SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, August 11, 2020

Case: **V20-0027 – 801 Mount Paran Road**
Staff Contact: Madalyn Smith (msmith@sandyspringsga.gov)
Report Date: July 22, 2020

REQUEST
Request for a Variance from Sec. 9.2.4.A to allow encroachment into the 50-foot undisturbed natural vegetative buffer (50-foot buffer) and the additional 25-foot impervious surface setback (25-foot setback) for an addition to an existing home and minor site improvements.

APPLICANT		
Property Owner: Larry Lord	Petitioner: Juan Del Rio of CET	Representative: n/a

SUMMARY
The applicant requests a variance to allow a home addition and minor site improvements largely related to an individual with disabilities. Staff finds that strict adherence to the stream buffers and additional impervious surface setback creates an extreme hardship.

RECOMMENDATION
Department of Community Development
Staff recommends **Approval** of **Variance** V20-0027.

MATERIALS SUBMITTED AND REVIEWED

Materials:

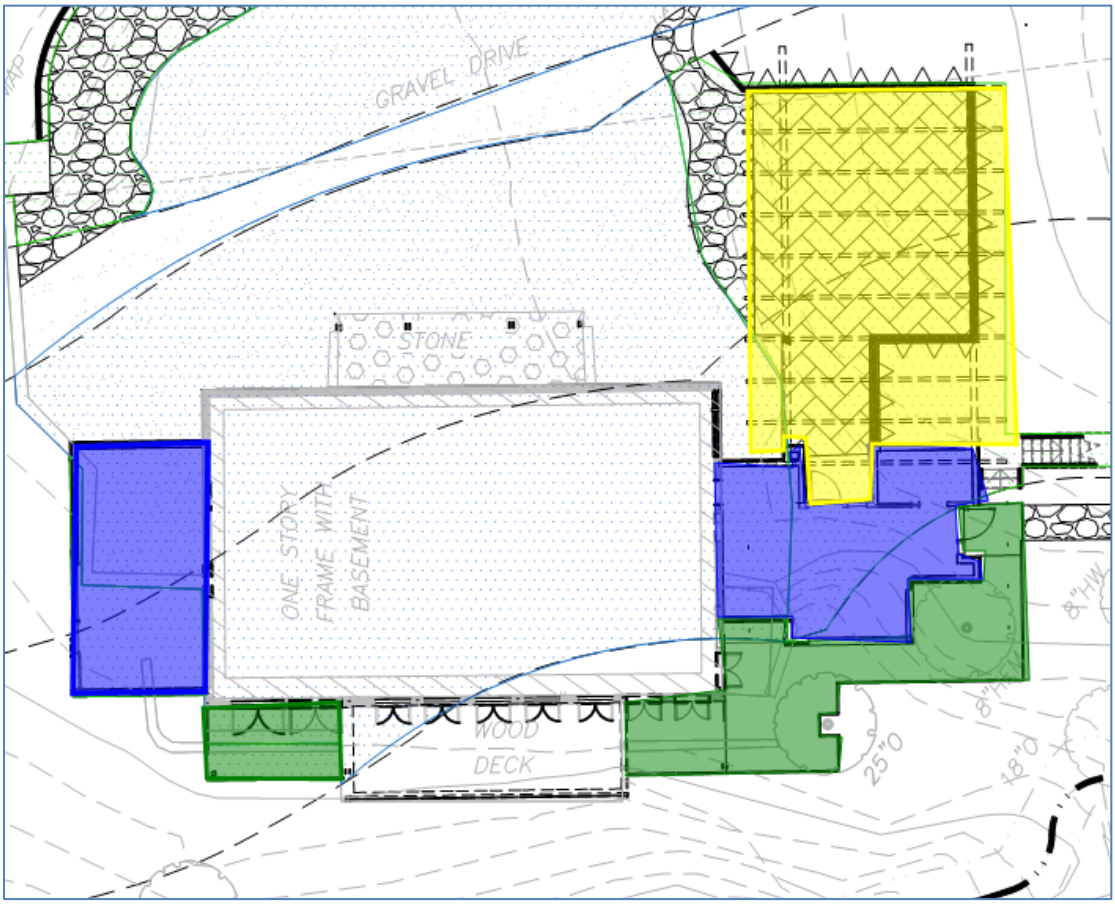
1. Application, received July 7, 2020
2. Updated Application received July 10, 2020
3. Survey, prepared by McClung Surveying, dated February 26, 2020, and received July 7, 2020

Plans:

1. "*Proposed Overall Site Exhibit*," prepared by Contineo Group, dated May 28, 2020, received July 10, 2020

PROPERTY INFORMATION	
Location:	801 Mount Paran Road (Parcel ID # 17 0162 LL1106)
Council District:	6 – Bauman
Road frontage:	Approximately 200 feet of frontage on Mount Paran Road
Acreage:	Approximately 2.2 acres
Current Zoning: Existing Land Use:	RE-2 (Residential Estate) Single Family Residential
Previous Zoning Case:	n/a
Character Area:	Protected Neighborhood

SITE PLAN (received July 10, 2020) (full size Site Plan in Package)



Blue: Home additions
Green: New decking
Yellow: New outdoor covered parking area

PROPOSED DEVELOPMENT

The subject lot is located near the intersection of Northside Drive and Mount Paran Road in the southwestern corner of Sandy Springs, and is developed with a single unit detached house and small detached studio. Approximately 50,000 SF of the 94,485 SF property is located within a stream buffer. The property is heavily wooded and vegetated with significantly sloping topography. The home and studio were constructed prior to the City's Development Code requirements.

The property is accessed from Mount Paran Road. The home is setback approximately 400 feet from the front property line and is located to the rear of the lot and as a result, now sits entirely within the stream buffers and additional setback. The homeowner is proposing two additions to the home: a master bath addition and an addition to accommodate and ADA toilet and elevator. They are also proposing additional wood decking and some minor site improvements such as adding a stormwater collection and reuse tank, refreshing portions of the gravel driveway, and adding a set of stairs to their rear landscape. The home additions and decks would be constructed on piers, which drastically reduces the impact on the stream buffers. The applicant has also proposed work in the 25-foot State Waters Buffer and has received the approval from the State Environmental Protection Division.

The following images show the existing conditions of 801 Mount Paran Road:

Studio and house from the driveway

View from the existing porch in the rear

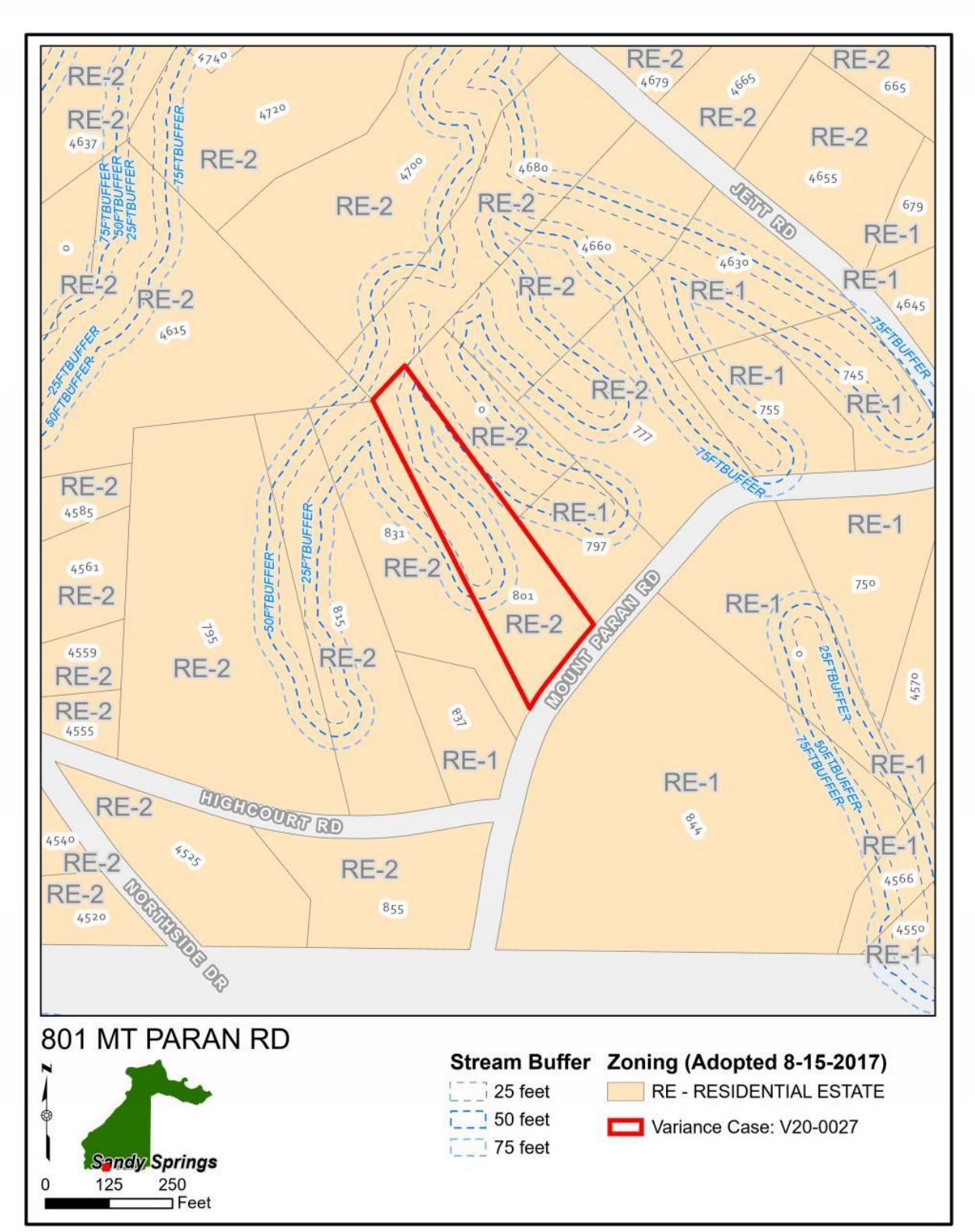
Location of handicap addition

(All photographs by Larry Lord, homeowner, July 24, 2020)

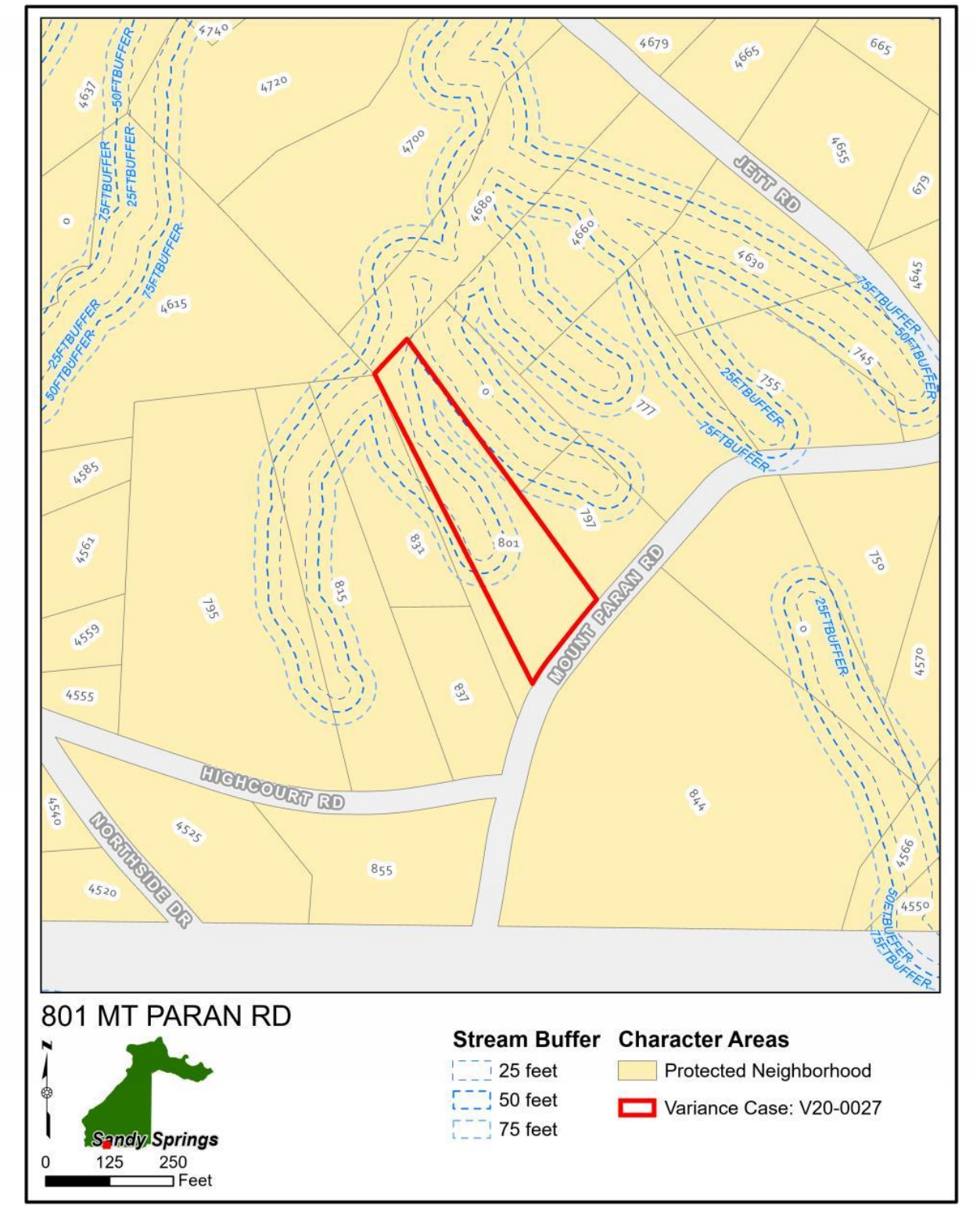
EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	**Zoning / Land use**	**Address(es)**	**Land area (acres) (approximate)**
North	Residential Estate / Single Family Residential	4680 Jett Road	2.57
East	Residential Estate / Single Family Residential	797 Mount Paran	1.13
South	Residential Estate / School	844 Mount Paran	9.1
West	Residential Estate / Single Family Residential	831 Mount Paran	2.5
PROPOSED DEVELOPMENT			
--	Residential Estate / Single Family Residential	801 Mount Paran	2

AERIAL IMAGE

ZONING MAP


801 MT PARAN RD
Sandy Springs
0 125 250
Feet
Stream Buffer
25 feet
50 feet
75 feet
Zoning (Adopted 8-15-2017)
RE - RESIDENTIAL ESTATE
Variance Case: V20-0027
MOUNT PARAN RD
HIGHCOURT RD
NORTHSIDE DR
JETT RD
RE-1
RE-2

CHARACTER AREA MAP



STREAM BUFFER VARIANCE CONSIDERATIONS

Per Sec. 9.2.4.B. of the Development Code, the following list of approval criteria for a Stream Buffer Variance provides guidance for making decisions on approval:

a. The property's shape, topography or other physical conditions existing on December 12, 2005 prevent land development unless a buffer or setback Variance is granted;

Finding: This property faces challenges due to the convergence of two stream buffers and significant sloping topography. The proposed additions and site improvements are mainly to allow greater access and ease of enjoyment of the property for the homeowner's handicapped son.

b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship.

Finding: There is no area on this property that is located outside of the buffer and setback that would allow for the proposed improvements. Staff finds that the strict adherence to the buffer and setback requirements would create an extreme hardship.

Variances will not be considered when actions of any property owner of a given property after December 12, 2005 have created conditions of a hardship on that property.

Finding: The site was developed before December 12, 2005, therefore the hardship conditions preceded that date.

The following factors will be considered by the Board of Appeals in determining whether to issue a Stream Buffer Variance:

- ***The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;***

Finding: Overall, the property drops in elevation approximately 100 feet, or 15% (considered a moderate slope), from the front to the rear.

- ***The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;***

Finding: There are two streams on the property, one to the east and one to the west, and the buffers from these streams converge and account for approximately 50% of the total lot area.

- ***The location and extent of the proposed buffer or setback intrusion;***

Finding:

Proposed Impervious Encroachment For Pool	
Buffer/Impervious Setback	**Encroachment (square feet)**
25' Impervious Setback	992
25' City Undisturbed Natural Vegetative Buffer	865
25' State Waters Buffer	465
Total:	*2332*

- ***Whether alternative designs are possible which require less intrusion or no intrusion;***
- ***The long-term and water quality impacts of the proposed Variance; and***
- ***Whether issuance of the Variance is at least as protective of natural resources and the environment.***

Finding: The entire home and accessory studio are located within two converging stream buffers so there is no alternative that accomplishes the goals of the homeowner that do not encroach into the buffers.

However, due to the nature of the topography, the improvements made to the home would be on piers, which greatly reduces the negative impacts of the intrusion. It is Staff's belief that there would be minimal disturbance and the tree canopy and vegetation of the buffers can be adequately maintained. The applicant is also proposing improvements to stormwater mitigation through the use of a stormwater collection and reuse tank.

COMMENTS FROM OTHER PARTIES

Sandy Springs Architect:
I've [reviewed] this and, assuming it is acceptable on other respects, it isn't anything that will have any design standard issues, especially since all of the existing construction is over 100 yards from the street and not visible and all the new construction is behind or beside existing.

It does also appear that the engineer's contention is correct that this design will minimize site disturbance during construction and throughout its life cycle. The topography is very challenging and this concept seems to meet the City's goals of eliminating mass grading and other significant alterations to natural topography, as we have seen with many other residential properties in the City.

There really isn't any way to add onto these structures without encroaching into these setbacks and these additions seem to be the minimum expansion any owner would need to bring the property to a level of current residential functionality and to address their son's accessibility needs.

Correspondence Received:
No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval** of **Variance** V20-0027—a request to allow encroachment into the 50-foot undisturbed buffer and additional 25-foot impervious surface setback for an addition to an existing home—subject to the following conditions:

1. The encroachment be limited or substantially similar to that shown on the "*Proposed Overall Site Exhibit*," prepared by Contineo Group, dated May 28, 2020, received July 10, 2020

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Case No.: _____
Planner's initials: _____

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 801 Mount Paran Rd	
	Parcel Tax ID: 17 0162 LL1106	
	Total acreage: 2.169	Council district: 6
	Current zoning: RE-2	Current use: Residential
	Character area: Protected neighborhood	

APPLICATION	Detailed request (include Code/Ordinance Section No.):
	The proposed house expansion will encroach in 25' state stream buffer, 50' City undisturbed natural vegetative buffer, and additional 25' setback from the 50' undisturbed buffer, per City ordinance section 9.2.4.a.1 and 9.2.4.a.2
	Petitioner: Juan Del Rio, CET
	Petitio[redacted]
	Phone: [redacted]

OWNER	Property owner: Larry Lord
	Owner's address: 801 Mount Paran Road NW, Atlanta, GA 30327
	Phone: [redacted]
	Signature (authorizing initiation of the process): Larry Lord
	If the property is under contract and the owner is unavailable to sign, provide a copy of the contract

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated application date:
Anticipated BOA date:	
ADDITIONAL INFORMATION NEEDED:	

CONTINEO GROUP

June 19, 2020

City of Sandy Springs - Planning Department
1 Galambos Way
Sandy Springs, GA 30328

RE: Stream Buffer Variance Application – 801 Mount Paran Road NW
Letter of Intent

1. Requested Variances:
Buffer variance application for the property located at 801 Mount Paran Road NW, Atlanta, GA, for a waiver of City's code sections 9.2.4.a.1 and 9.2.4.a.2.
2. Factual details about the proposed development:
The existing property is used as the main residence for the Lord's family. The existing house has footprint of 1,880 square feet including a deck. There is also a studio/office located east of the main house an its footprint is 480 square feet. The improvements consist on adding 690 square feet to the existing house footprint, 426 square feet of wood deck, parking area and stair connection to existing studio adjacent to the house.
3. Factual details about the site:
The property's shape is narrows and elongated. It goes from 200' of frontage along the street down to 100 along the back. The site has two streams running along the side property lines from east to west and the buffers from the streams cover a large portion of the property area. The property slopes swiftly and constantly from the entrance, located east of the house, towards the west side of the property. There is an approximate 57' differential between the entrance along the road and house elevation. There are no signs of soil erosion and the vegetation is in healthy condition along the streams and property overall.
4. Mitigation and restoration strategy:
Since the property improvements will be limited to the existing structures there will be minimal disturbance to the existing vegetation and trees. No trees are being proposed to be removed or damaged, but if the development of the final grading plans reflects trees critical root zones being impacted the City standards for tree protection and replacement will be applied. The proposed building addition takes into consideration two large trees close to the existing house, 26" Oak and 8" Hem. The proposed elevated deck expansion accommodates roof and structural design standards to maintain the trees in healthy conditions. Furthermore, the development incorporates a stormwater collection and reuse tank for all the roof stormwater. This tank is being designed to reduce the stormwater runoff from the existing and proposed house addition into the streams. This system will improve the vegetation and health of stream buffers.

5. Alternative design explored:
Based on the existing home location, harsh land topography, and stream buffers encroachment into the property, it is not possible to make any kind of home additions/improvements without impacting the buffers. We talk about improvements since this design is mainly driven by the accessibility needs of the owner's son.
We greatly appreciate your time and consideration. Please let me know any questions that may follow the review of the application.

Sincerely,

Juan Del Rio
Contineo Group

[redacted]

CONTINEO GROUP

June 19, 2020

City of Sandy Springs - Planning Department
1 Galambos Way
Sandy Springs, GA 30328

RE: Stream Buffer Variance Application – 801 Mount Paran Road NW
Variance Analysis

A. Property conditions:
Due to the property's shape, natural steep topography and structures location, it is not possible to make improvements to the structures unless the buffers are encroached into and a variance is obtained from the State and City. The stream that runs along the southwestern portion of the property gets as close as 15' from the existing house. No further proximity to this stream is being proposed. The existing and proposed improvements provide minimum disturbance by maintaining as much of the existing slopes and grades in the work areas.

B. Unusual Circumstances:
To avoid encroachment into the buffers a new house or structure would need to be built between 60' and 120' of the property frontage. Doing this type of construction will require major grading to accommodate the new structure and removal of large trees and ground vegetation. These two components to a new construction will have a large impact in the health of the streams, vegetation and improvement's budget. Furthermore, the proposed improvements are being driven by one of the resident's health conditions which require ADA accessibility in and around the house.

Notes:
a. Steep slopes throughout the property, large areas of the property encroached by the stream buffers, and proximity of existing structures to the intermittent stream running along the southwester portion of the property.
b. There are no wetlands or floodplain areas on the property. The stream center line, rested vegetation and buffers have been confirmed by environmental engineer and marked by survey incorporated with this request.
c. As shown in the exhibits attached to this application, the existing structures in the property have an area of 8,769 SF encroaching into the buffers. The proposed improvements will add 2,322 SF of impervious area to the property, while minimizing grading and removal of nature.
d. Alternative designs were considered, but due to the extents of the existing buffer areas in the property and accessibility needs of the improvements, it would take building a new house closer to the front setback and destroying healthy vegetation.

e. The proposed improvements include adding a stormwater collection and reuse system that will capture existing and proposed roof stormwater. This will reduce the existing stormwater runoff from the house and improve the stream's water quality. The improvements have also accommodated two large trees in proximity to the structure to allow for a long and healthy life. There is minimal ground vegetation in the areas that will be impacted.

f. The approval of this variance will not endanger or harm the existing stream or vegetation surrounding the improvement's area. The owner takes great pride at maintaining all natural environments around his property and the development is environmentally conscious taking into account the conditions mentioned above.

Please let me know any questions that may follow the review of the application.

Sincerely,

Juan Del Rio
Contineo Group
[redacted]

SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the authorization form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

Owner's name: Larry Lord	Sworn and subscribed before me this 6 day of July 20 20
Address: 801 Mount Paran Road NW	
City, State, Zip Code: Atlanta, GA 30327	Notary public: Erica N. Bruce
Email address: [redacted]	Seal: ERICA N BRUCE NOTARY PUBLIC My Commission Expires 04-30-2021 CHEROKEE COUNTY, GEORGIA
Phone number: [redacted]	
Owner's signature: Larry Lord	Commission expires: 04/30/2021

B- If the applicant is *not* the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized:

Applicant states under oath that:

☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or

☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or

☐ He/she has an estate of years which permits the applicant to apply (*attach a copy of the lease*)

Applicant's name:	Sworn and subscribed before me this
Company name:	
Address:	day of 20
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
Applicant's signature:	Commission expires:

SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART II

C- If an agent or attorney will represent the owner and/or the applicant:
Fill out the following section and have it notarized:

Agent's name: Juan Del Rio	Sworn and subscribed before me this
Company name: Contineo Group	6 day of July 20 20
Address: 755 Commerce Drive, Suite 800	Notary public: Erica N. Bruce
City, State, Zip Code: Decatur, GA 30030	Seal: ERICA N BRUCE NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 04-30-2021
Email address: [redacted]	
Phone number:	
Agent's signature: Juan P Del Rio	
Applicant's signature: Larry Lord	Commission expires: 04/30/2021

THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING PER CITY OF SANDY SPRINGS, GEORGIA RE-2

MINIMUM LOT AREA=	2 ACRES
MINIMUM LOT WIDTH=	200 FEET
MAXIMUM LOT COVERAGE=	25%
MINIMUM FRONT BUILDING SETBACK=	60 FEET
MINIMUM SIDE BUILDING SETBACK=	25 FEET
MINIMUM REAR BUILDING SETBACK=	50 FEET
MAXIMUM BUILDNG HEIGHT=	3 STORIES/40 FEET

MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.

TREE LEGEND

B	DENOTES BEECH TREE
HEM	DENOTES HEMLOCK TREE
HIC	DENOTES HICKORY TREE
HW	DENOTES HARDWOOD TREE
MAP	DENOTES MAPLE TREE
O	DENOTES OAK TREE
POP	DENOTES POPLAR TREE

MAGNETIC N

#4700 N/F ALLEN W. RITCHEY DB 23804 PG 191-192

N/F NANCY R. WILLIAMS

N/F SHANNON M. LORD DB 50248 PG 395-397

#797 N/F LARRY LORD PEGGY WALTON-WALKER DB 60342 PG 673

#831 N/F AMIN ALIBHAI DB 57075 PG 687-688

N34°30'13"E 99.88'

S42°24'01"E - 372.46'

S42°24'20"E - 285.79'

N34°58'09" - 708.34'

182.39' TO N.E. R/W OF HIGH COURT ROAD

MOUNT PARAN ROAD (40' R/W)

S32°20'30"W 36.25'

A=164.65'
R=676.55'
CHD=
S27°12'25"W
164.24'

25' STATE WATERS BUFFER

75' CITY OF SANDY SPRINGS BUFFER (SEE NOTE #8)

50'B

25'B

60'B

GRAVEL PARKING

GRAVEL DRIVE

CONCRETE DRIVE

ONE STORY FRAME WITH BASEMENT FF=962.41 BASEMENT FF=954.91

FRAME PLAY HOUSE

LONG BLOCK PLANTER

WOOD DECK

STONE WALL

CONC. WALL

1/2" OPEN TOP PIPE FOUND

3/4" OPEN TOP PIPE FOUND

1/2" CRIMP TOP PIPE FOUND

1/2" REBAR FOUND

NEIGHBOR'S METAL FENCE

NEIGHBOR'S LANDSCAPE BLOCK RETAINING WALL OVER R 1.0'±

NEIGHBOR'S STONE WALL AND COLUMNS

TOP BANK
℄ DITCH
TOP BANK

EP=1019.07

EP=1022.38

EP=1024.52

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

811 Know what's below. Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 508,799 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

10. CONTOUR INTERVAL= 2 FEET

11. ELEVATION DATUM= NAVD 1988

LEGEND

BL	DENOTES BUILDING LINE
PL	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
℄	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
— X — X —	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
— P — P —	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
— S — S —	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

FLOOD NOTE

THIS PROPERTY **IS** LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0143 F (SHADED ZONE "X") EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles *Georgia RLS No. 2646* *9-11-19*

NO.	REVISIONS	DATE
1.	REVISE CONTOURS AND FEE	2-26-20

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
LARRY LORD
PEGGY WALTON-WALKER

801 MOUNT PARAN ROAD
SANDY SPRINGS, GEORGIA
TOTAL AREA= 2.169± ACRES
OR 94,485± SQ. FT.

30' 15' 0' 30' 60'
SCALE IN FEET

DB: DP

LAND LOT 162
17TH DISTRICT
FULTON COUNTY
GEORGIA

PLAT PREPARED: 9-11-19
FIELD: 9-5-19 SCALE: 1"=30'

JOB#251284

PB
PG
DB
PG

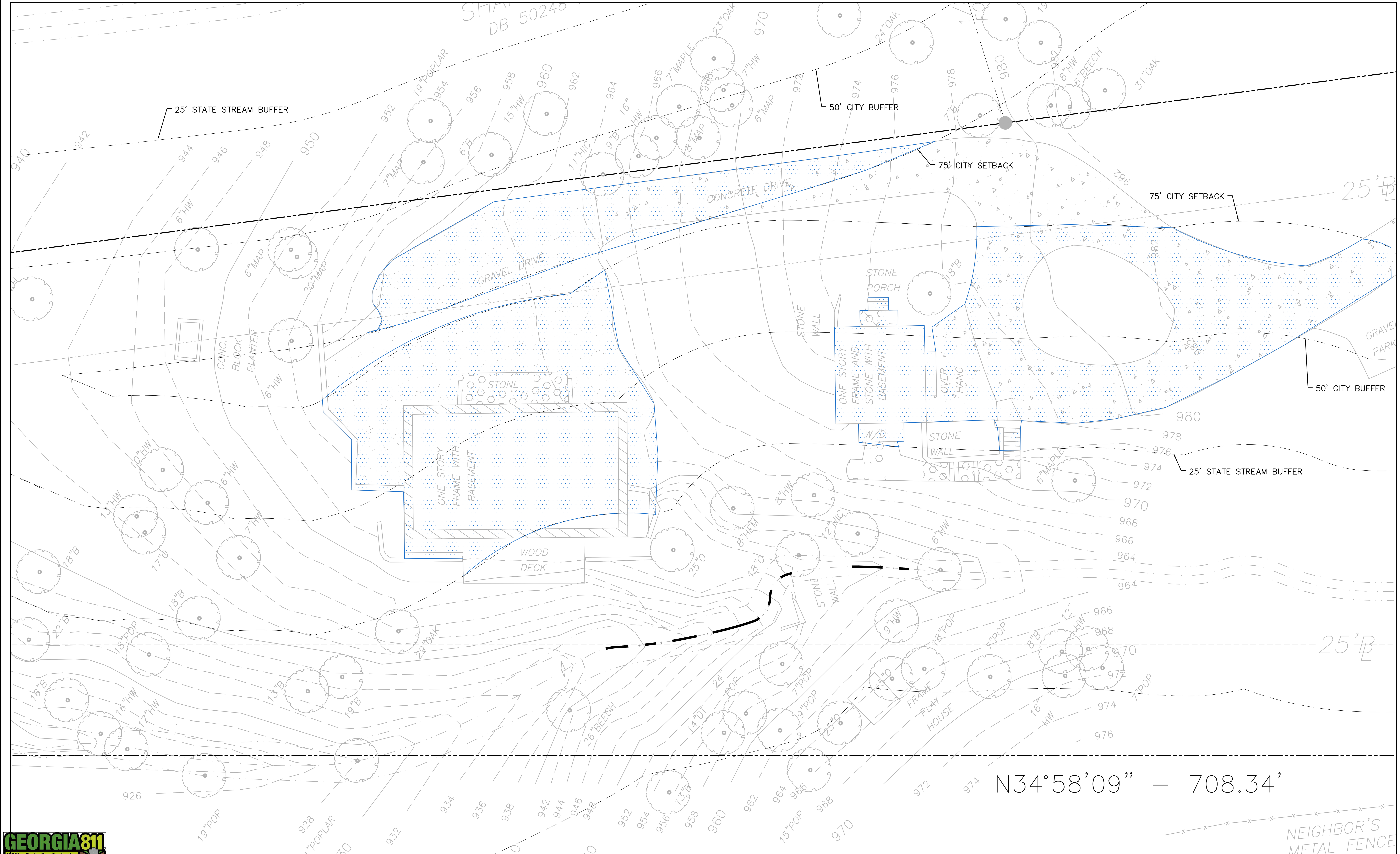
SITE AREA= 2.169 ACRES (94,485 SF)
ZONING RE-2

EXISTING IMPERVIOUS AREA INSIDE CITY BUFFER

STREAM BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
STATE BUFFER: 0'-25'	422 SF	887 SF	+465 SF (+110.2%)
CITY BUFFER ONLY: 25'-50'	2,997 SF	3,862 SF	+865 SF (+28.8%)
CITY SETBACK: 50'-75'	5,350 SF	6,342 SF	+992 SF (+18.5%)
TOTAL	8,769 SF	11,091 SF	+2,322 SF (+26.5%)

0 10' 20'
SCALE: 1"=10'



C:\USERS\CONTINEO03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2019\19-280 - LORD HOUSE ADDITION - MT PARAN\DWG

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

GEORGIA P.E. No. 27880 PROFESSIONAL ENGINEER BRYAN H. RUSSELL
GSWCC LEVEL II CERTIFICATION NO. 7219
EXPIRES: 8/7/2021

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

LARRY LORD
801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDAECKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW SANDY SPRINGS, GA

#	DATE	REVISIONS

DRAWN:	CHECK:
JPD	BHR
JOB NO:	DATE:
19-280	05/28/20

EXISTING SITE AREA EXHIBIT

SHEET

SITE AREA= 2.169 ACRES (94,485 SF)
ZONING RE-2

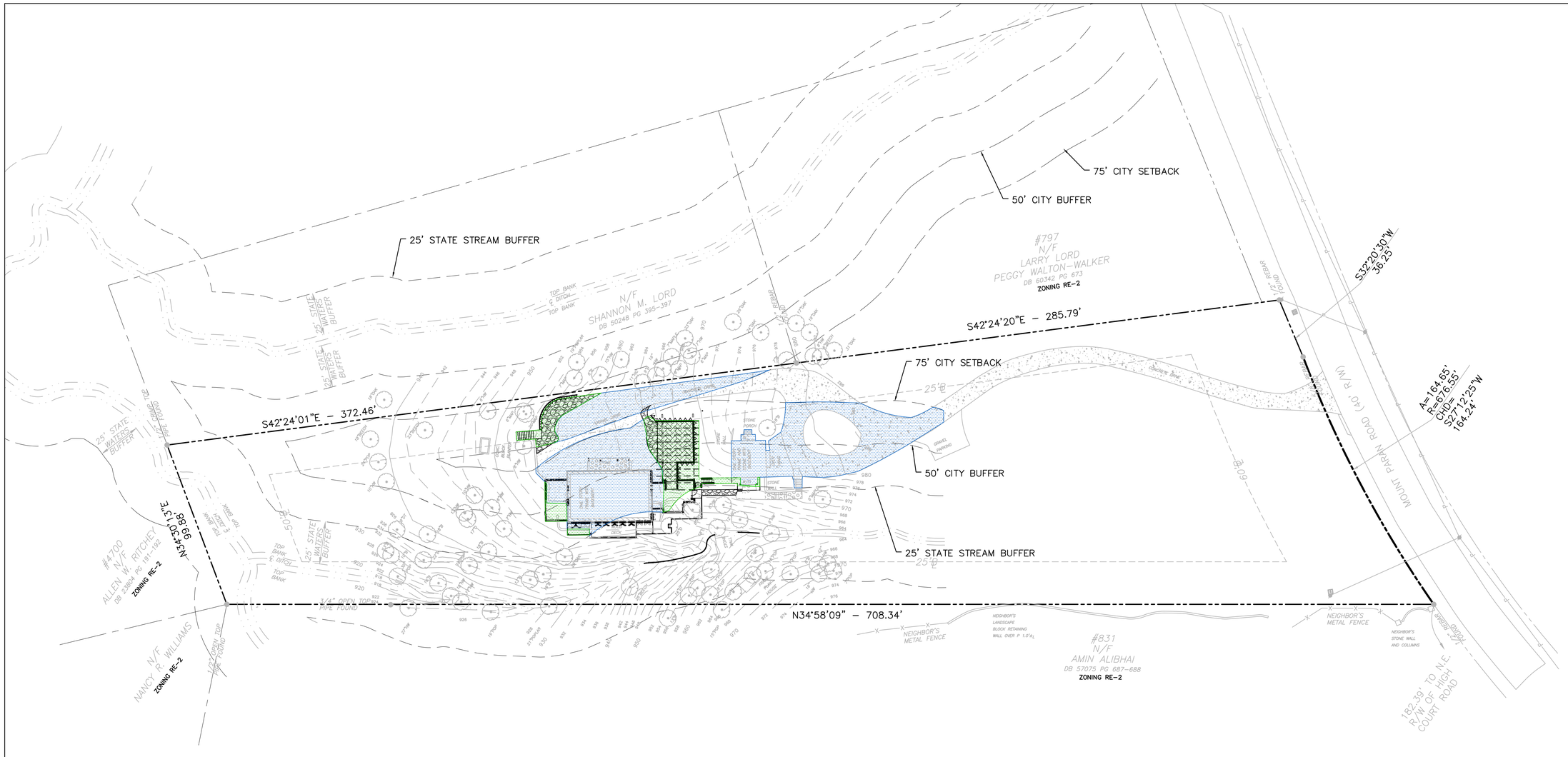
EXISTING IMPERVIOUS AREA INSIDE CITY BUFFER

PROPOSED IMPERVIOUS AREA ADDED INSIDE CITY BUFFER

STREAM BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
STATE BUFFER: 0'-25'	422 SF	887 SF	+465 SF (+110.2%)
CITY BUFFER ONLY: 25'-50'	2,997 SF	3,862 SF	+865 SF (+28.8%)
CITY SETBACK: 50'-75'	5,350 SF	6,342 SF	+992 SF (+18.5%)
TOTAL	8,769 SF	11,091 SF	+2,322 SF (+26.5%)

0 10' 20'
SCALE: 1"=10'



BRYAN H. RUSSELL No. 27880 PROFESSIONAL ENGINEER
GSWCC LEVEL II CERTIFICATION NO. 7219
EXPIRES: 8/7/2021

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

LARRY LORD
801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDAECKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

#	DATE	REVISIONS

DRAWN:	CHECK:
JPD	BHR
JOB NO:	DATE:
19-280	05/28/20

PROPOSED OVERALL SITE EXHIBIT

SHEET

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

C:\USERS\CONTINEO03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\P-DRIVE\ PROJECTS\2019\19-280 - LORD HOUSE ADDITION - MT PARAN\DWG

SITE AREA= 2.169 ACRES (94,485 SF)
ZONING RE-2

EXISTING IMPERVIOUS AREA INSIDE CITY BUFFER

PROPOSED IMPERVIOUS AREA ADDED INSIDE CITY BUFFER

STREAM BUFFER ENCROACHMENT CHART

BUFFER/IMPERVIOUS SETBACK	EXISTING	PROPOSED	DIFFERENCE
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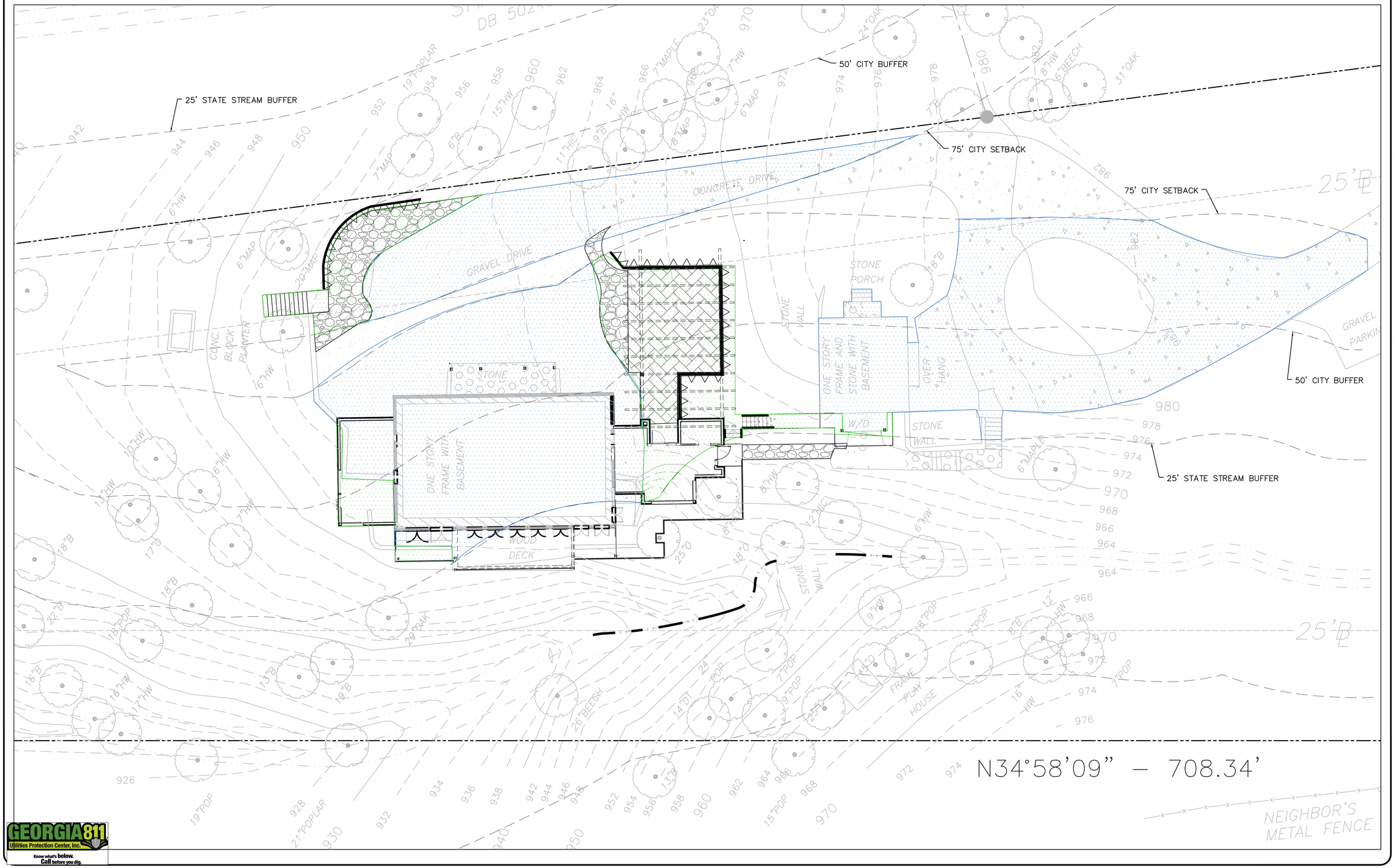
0 10' 20'
SCALE: 1"=10'



GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

C:\USERS\CONTINEO03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2019\19-280 - LORD HOUSE ADDITION - MT PARAN\DWG

BRYAN H. RUSSELL
No. 27880
PROFESSIONAL ENGINEER
GSWCC LEVEL II CERTIFICATION NO. 7219
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801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

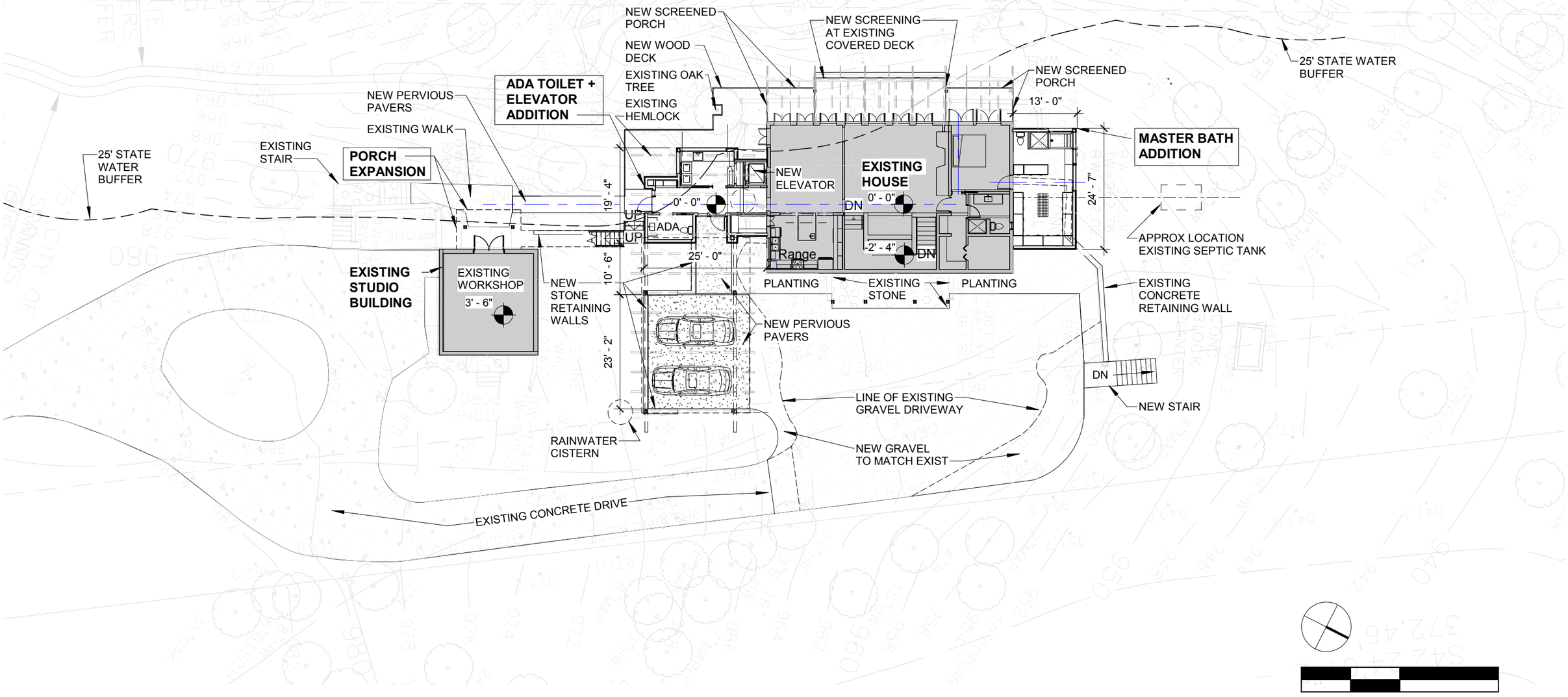
ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

#	DATE	REVISIONS

DRAWN:	CHECK:
JPD	BHR
JOB NO:	DATE:
19-280	05/28/20

PROPOSED SITE AREA EXHIBIT

SHEET



0' 10' 20' 40'

SCHEMATIC - SITE PLAN

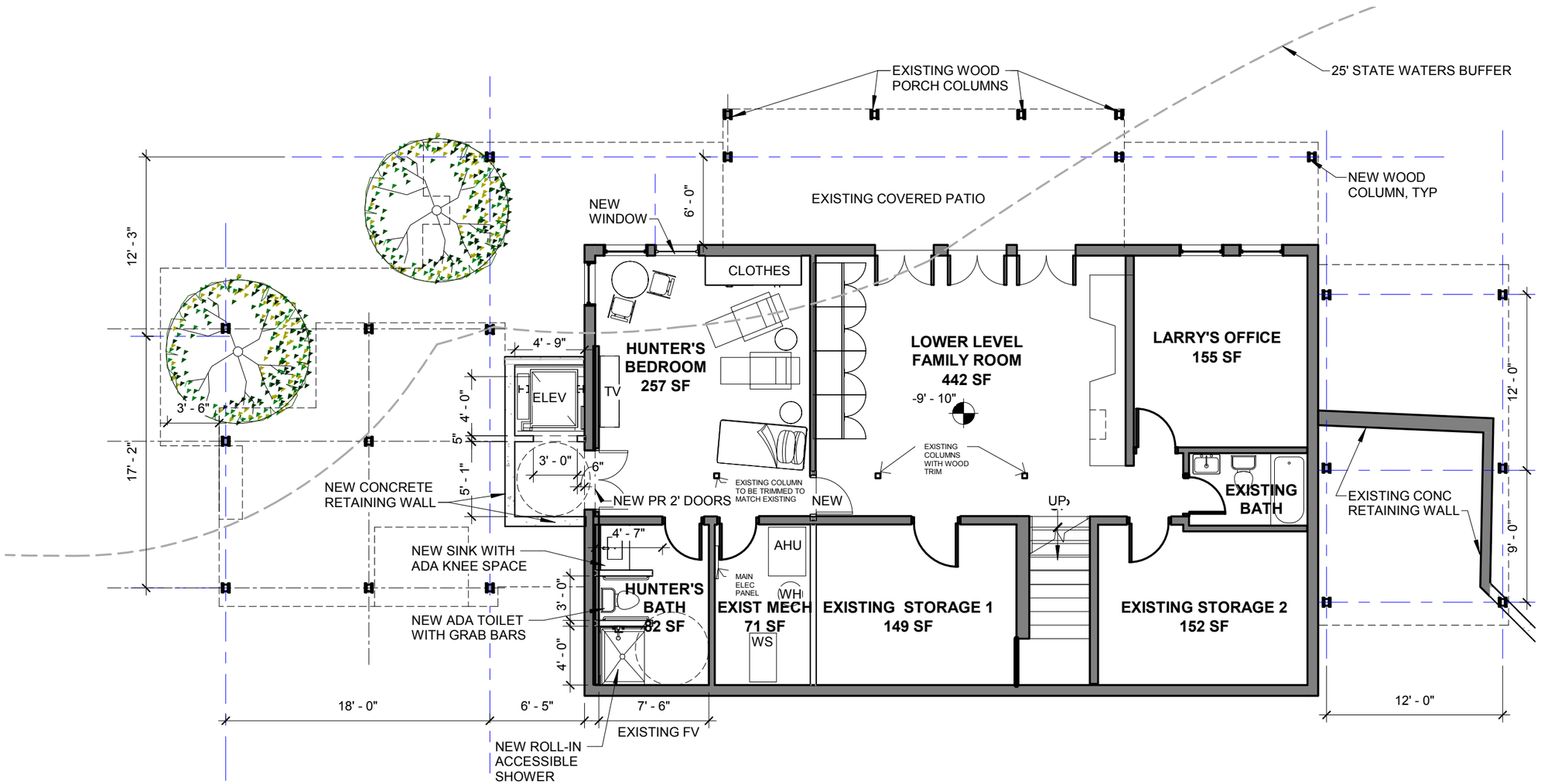
NOT RELEASED FOR CONSTRUCTION

LORD WALTON-WALKER RESIDENCE
801 Mount Paran Road, NW Atlanta, GA 30327

05/15/2020

1

HOUSER WALKER ARCHITECTURE



SCHEMATIC - LOWER FLOOR PLAN

NOT RELEASED FOR CONSTRUCTION

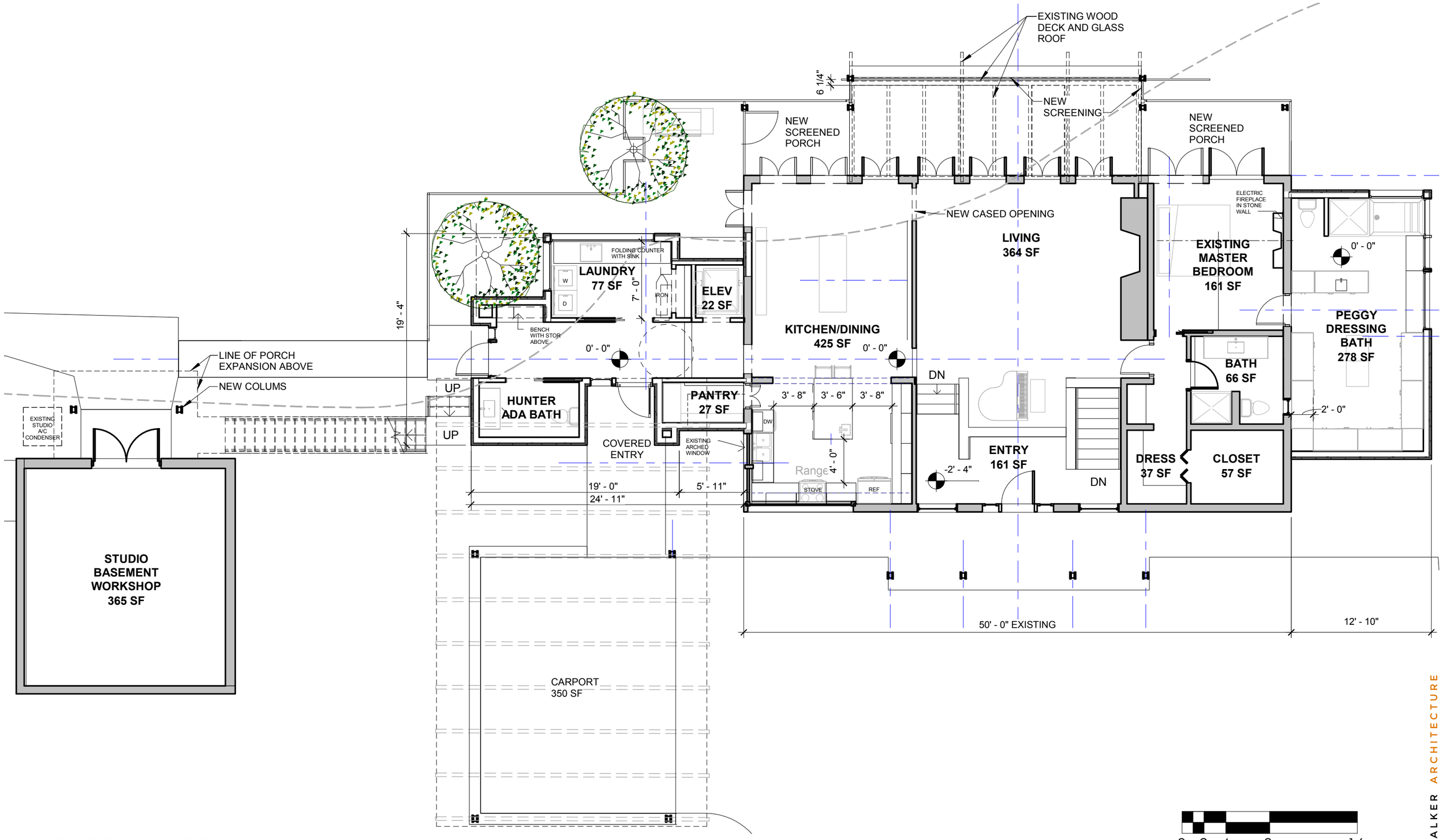
LORD WALTON-WALKER RESIDENCE
801 Mount Paran Road, NW Atlanta, GA 30327

0 2 4 8 16

05/15/2020

2

HOUSER WALKER ARCHITECTURE



SCHEMATIC - MAIN FLOOR PLAN

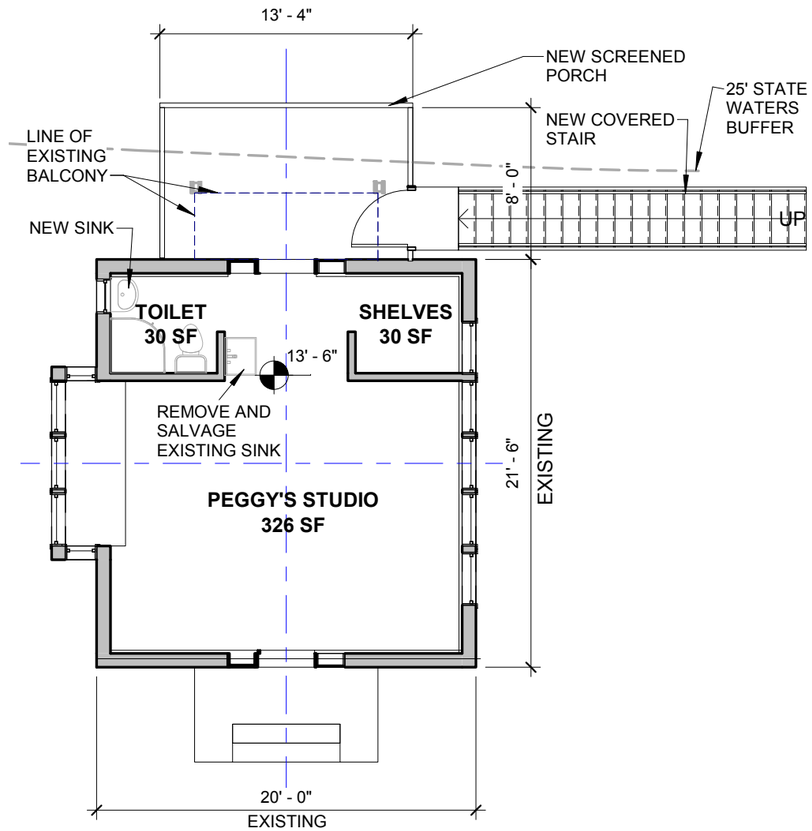
NOT RELEASED FOR CONSTRUCTION

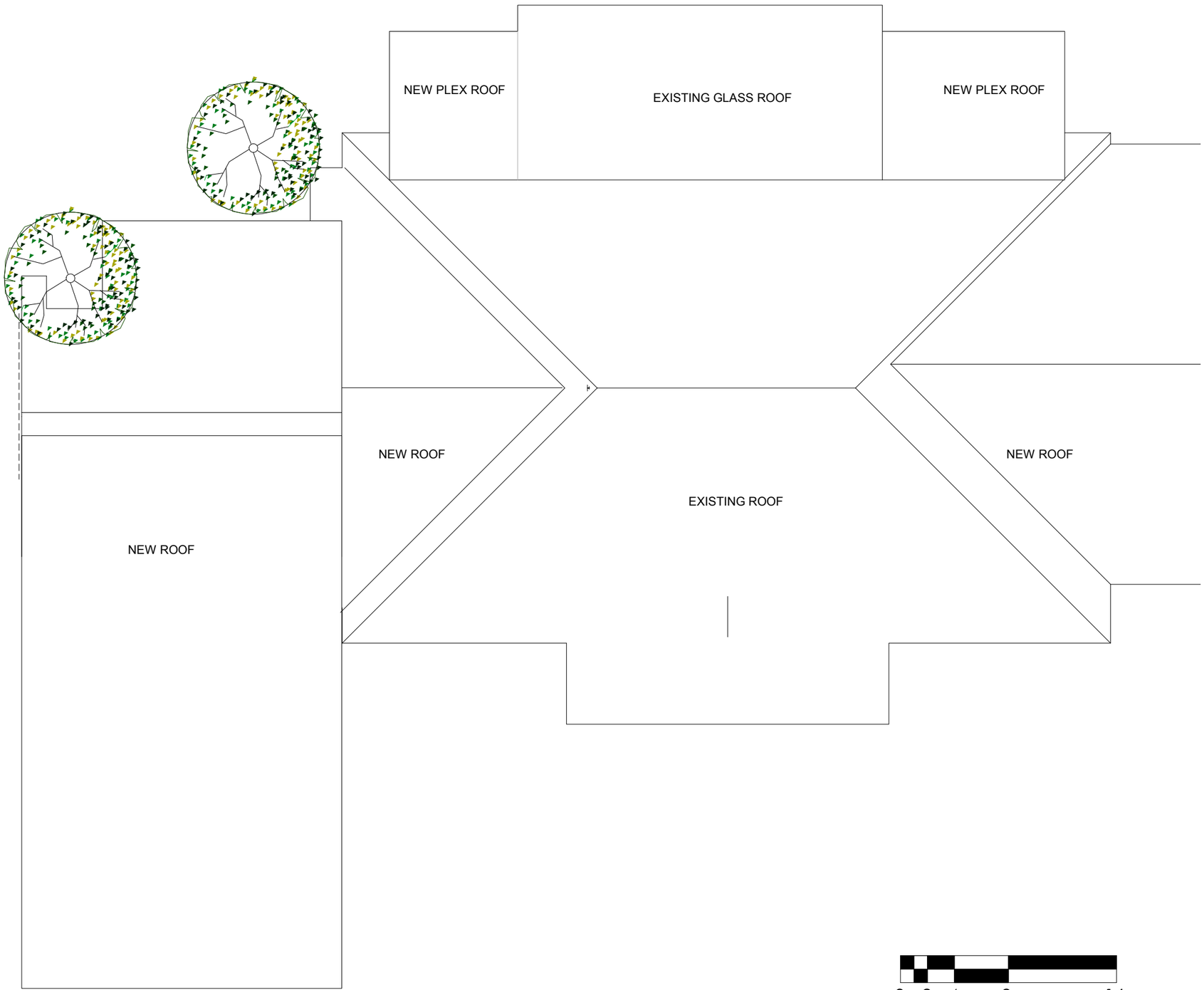
LORD WALTON-WALKER RESIDENCE
801 Mount Paran Road, NW Atlanta, GA 30327

05/15/2020

3

HOUSER WALKER ARCHITECTURE





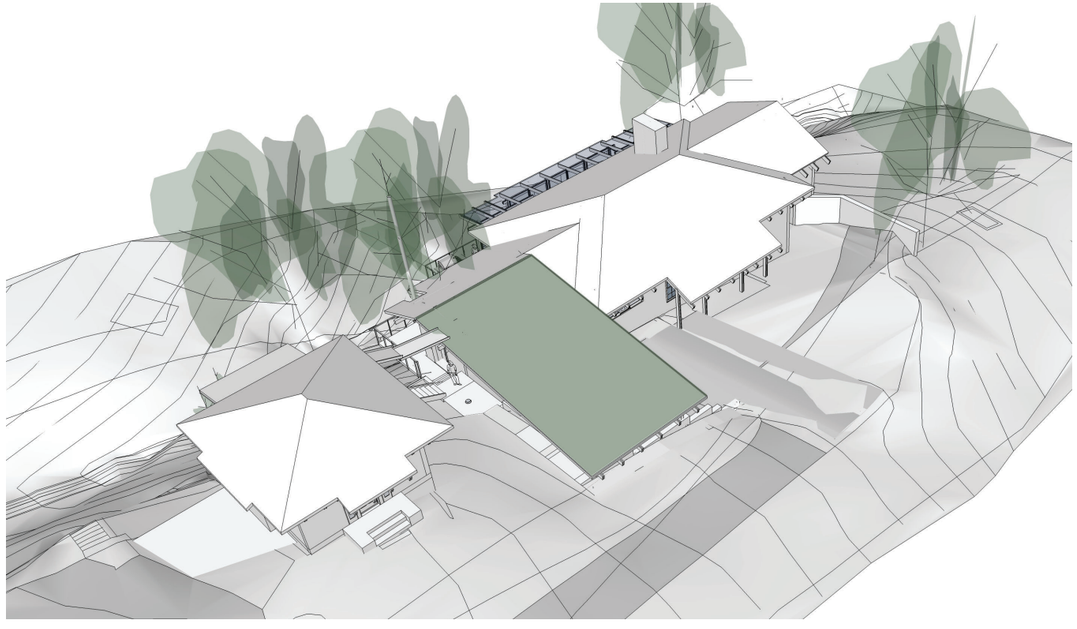
SCHEMATIC - STUDIO MAIN FLOOR PLAN

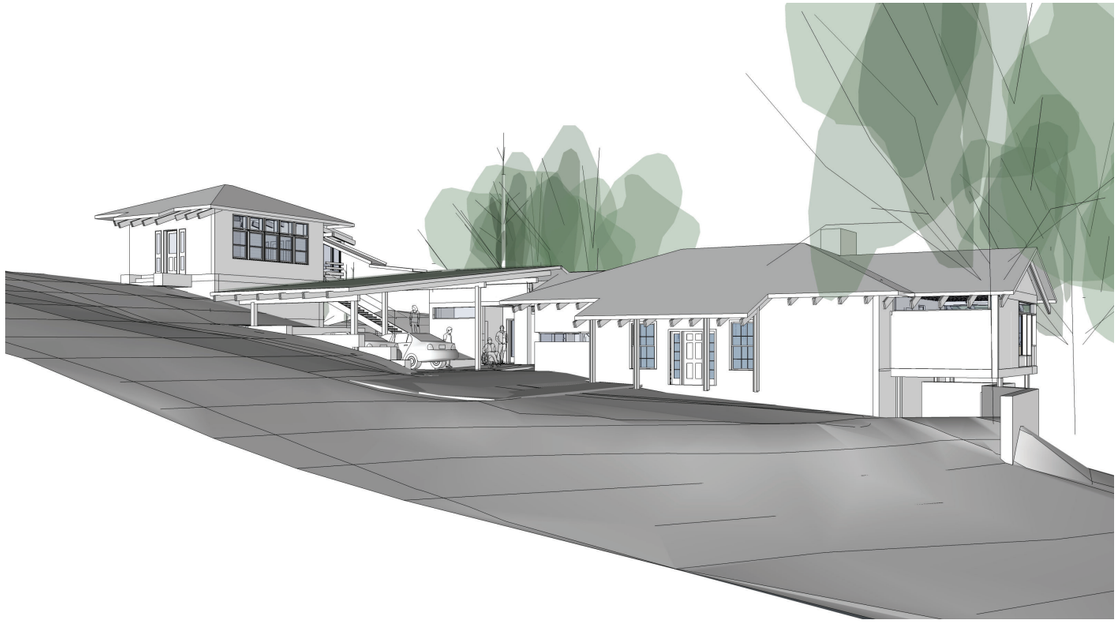
NOT RELEASED FOR CONSTRUCTION

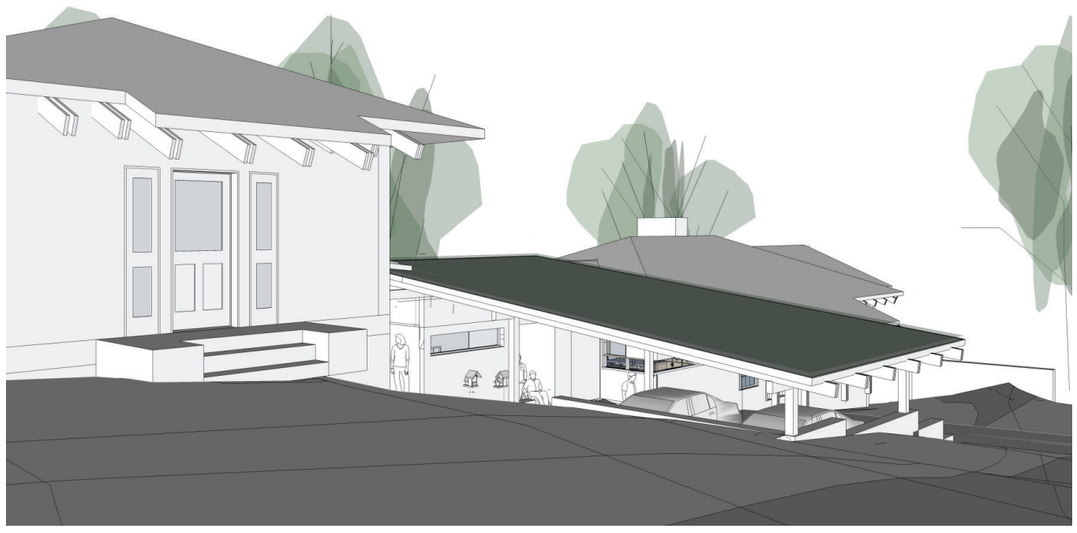
LORD WALTON-WALKER RESIDENCE
801 Mount Paran Road, NW Atlanta, GA 30327

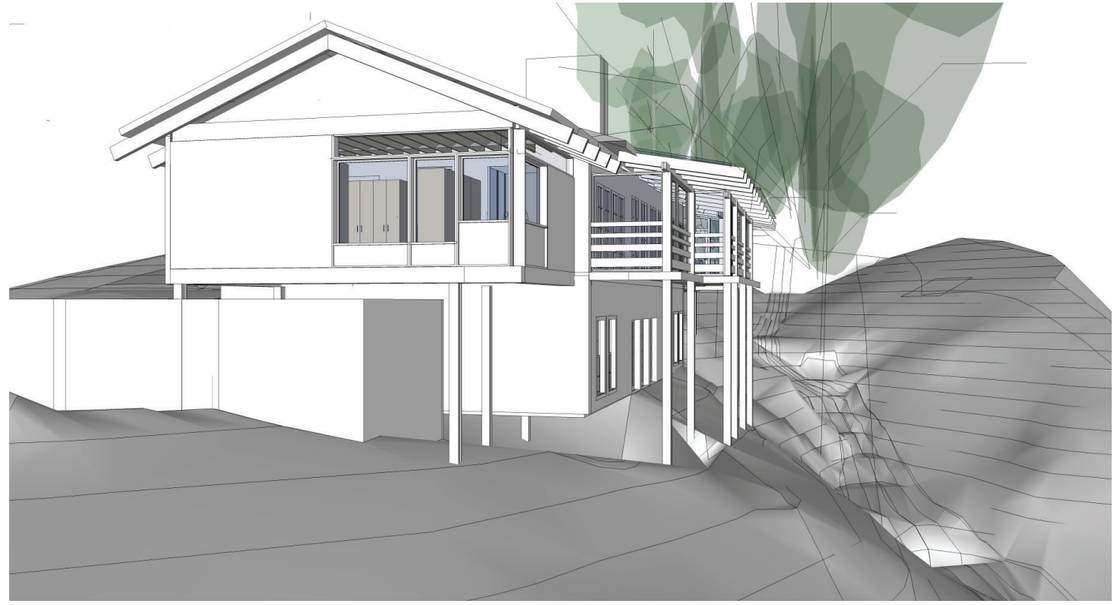
05/15/2020

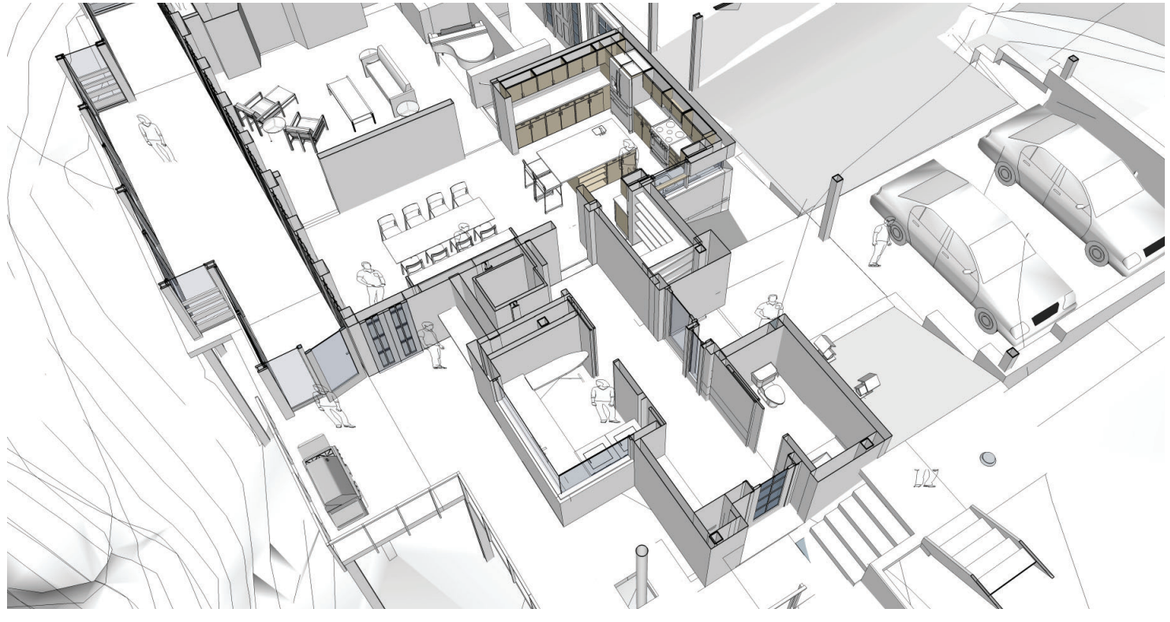
HOUSER WALKER ARCHITECTURE

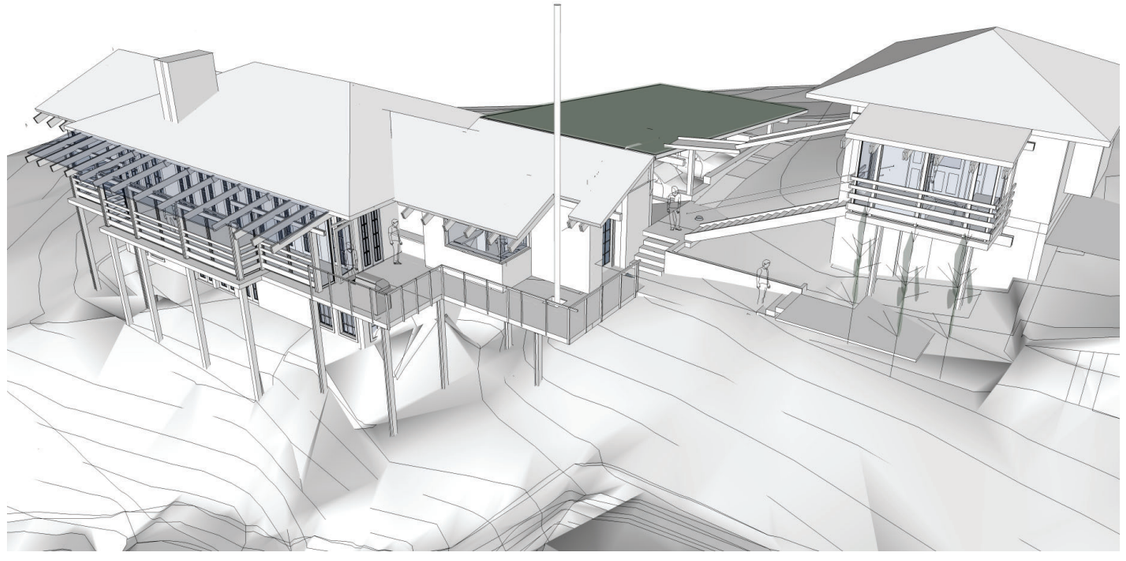


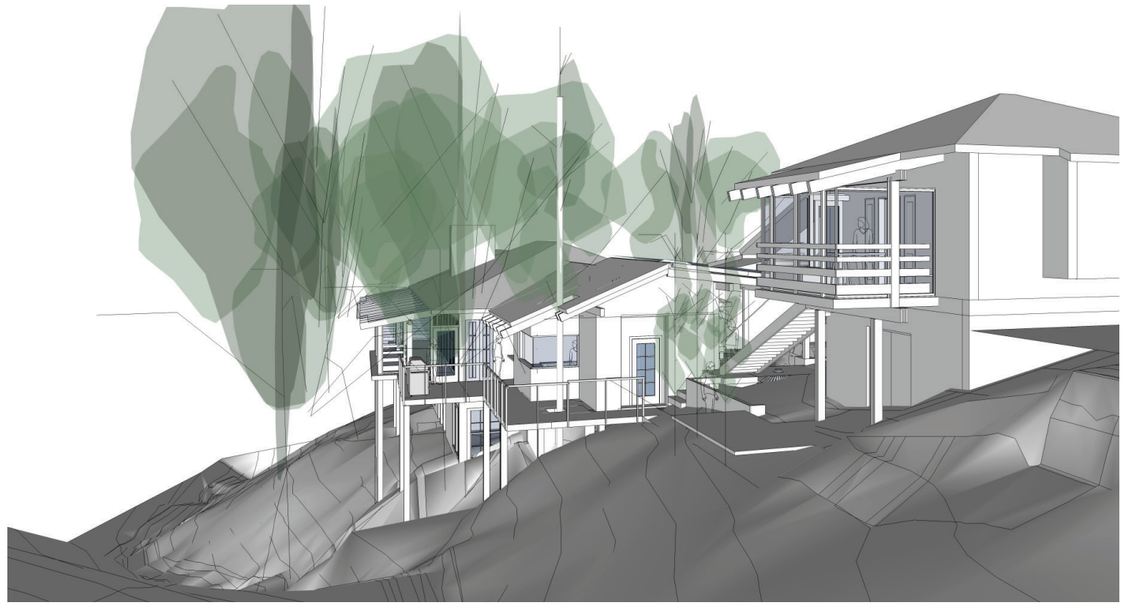




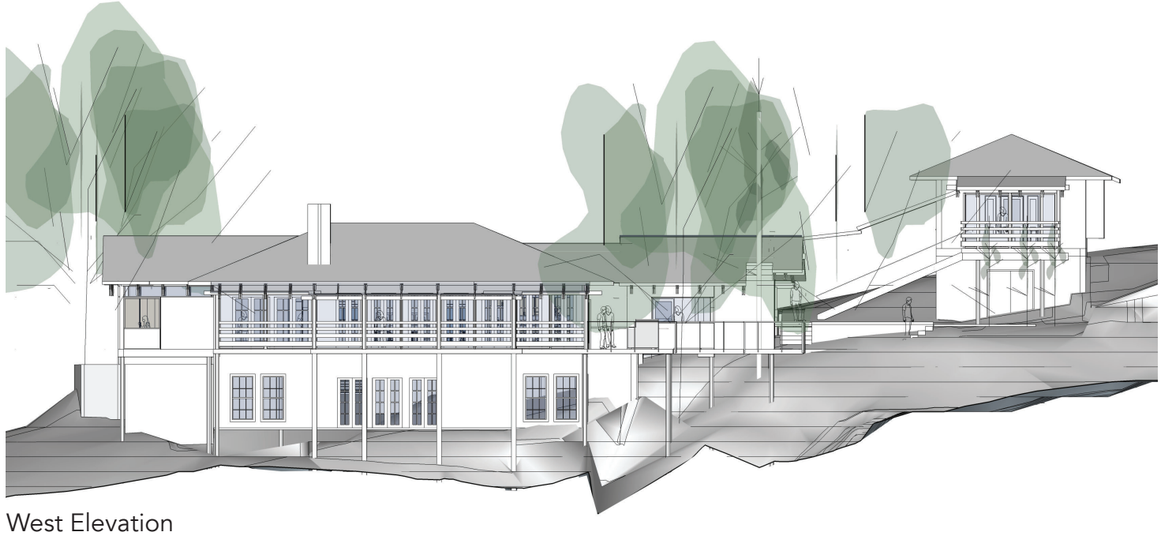








East Elevation



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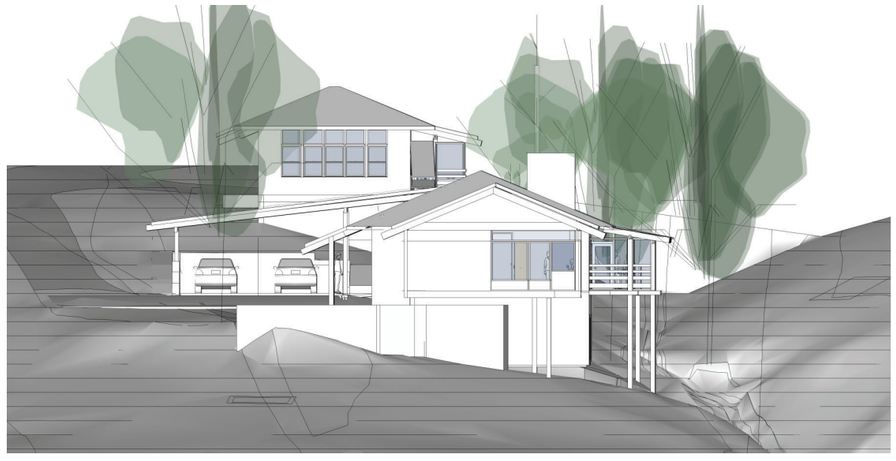

North Elevation

corblu
ECOLOGY GROUP

Mr. Michael Berry
Watershed Protection Branch
Environmental Protection Division
Georgia Department of Natural Resources
2 Martin Luther King Drive SW, Suite 1462
Atlanta, Georgia 30334

June 22, 2020

Subject: **Stream Buffer Variance Request – Criteria "g"**
801 Mount Paran Road
Sandy Springs, Georgia
Project No. 02-060320-01

VIA Email

Dear Mr. Berry:

On behalf of the applicant, Mr. Larry Lord, Corblu Ecology Group, LLC (Corblu) is pleased to submit this stream buffer variance request for major impacts to the 25-foot vegetated buffer on waters of the State of Georgia. Please find attached a completed Application for a 25-Foot Vegetative Buffer Encroachment and the necessary supporting documentation.

Corblu respectfully requests a stream buffer variance for the proposed buffer encroachments for the proposed residential addition and associated Americans with Disabilities Act (ADA) home improvements at 801 Mount Paran Road NW, Sandy Springs, Georgia pursuant to Georgia Department of Natural Resources, Environmental Protection Division, Erosion and Sedimentation Control Rules: 391-3-7.05(2)(g). Should you have any questions regarding this submittal or this project, please contact the undersigned at [redacted] Thank you for your prompt attention in this matter.

Sincerely,

CORBLU ECOLOGY GROUP, LLC

Törren Hoyord, CE, WPIT
Project Scientist

Richard W. Whiteside, PhD, CWB, CSE
President

Enclosure: Application for a 25-foot Vegetative Buffer Encroachment

c: Mr. Larry Lord – via email
Mr. Bryan Russell, Contineo Group – via email

APPLICATION for a 25-foot VEGETATIVE BUFFER ENCROACHMENT

Rule 391-3-7.05(2)(g)

for

801 Mount Paran Road

Prepared for:

Mr. Larry Lord

Prepared by:

corblu
ECOLOGY GROUP

Corblu Project No. 02-060320-01

June 22, 2020

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2.8 For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following:.....4
(a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the Georgia Stormwater Management Manual or the equivalent and if applicable, the Coastal Stormwater Supplement to the Georgia Stormwater Management Manual. 4
(b) Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD. 4

(c) For projects within the buffer of or upstream and within ten linear miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s). 4

2.9 For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and supporting documentation as submitted to the USACE under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344. 5

2.10 For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are non-jurisdictional Waters of the U.S. under Section 404 of the Clean Water Act. 5

2.11 Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property. 5

2.12 Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request. 6

2.13 Site map that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey.....6

2.14 Erosion, Sedimentation and Pollution Control Plan with a dated and numbered detailed Site Plan delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts. 6

2.15 Stormwater Control Plan once site stabilization is achieved, when required by a local stormwater ordinance. 6

3.0 Conclusion....6

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FIGURES

1. Site Location Map
2. Site Waters Map
3. Site Soils Map

APPENDICES

A. Fulton County Property Record – 801 Mount Paran Road
B. Stream Buffer Variance Application Form
C. Pre-Existing and Proposed State Buffer Variance Exhibits
D. Awareness Letter from the City of Sandy Springs
E. Erosion, Sedimentation, and Pollution Control Plan

1.0 INTRODUCTION

Corblu Ecology Group, LLC (Corblu) and Contineo Group are assisting Mr. Larry Lord (applicant) in the development of a home improvement/addition associated with the Americans with Disabilities Act (ADA) to an existing residential lot which is 2.17 acres in size, located at 801 Mount Paran Road NW, Sandy Springs, Georgia (33.879965° N, -84.411241° W) (Figure 1). The proposed non-exempt buffer encroachment will disturb a total of 61.2 linear feet (LF) [506 square feet (sq. ft.)] of buffer impacts located within the 25-foot protected buffer of an unnamed intermittent stream (Criteria g). Please note, no impacts to the stream are proposed.

This buffer variance request is pursuant to Georgia Department of Natural Resources (GDNR), Environmental Protection Division (EPD) Rule 391-3-7 for projects that involve the construction of one (1) single family home for residential use by the owner of the subject property and, at the time of adoption of this rule, there is no opportunity to develop the home under any reasonable design configuration unless a buffer variance is granted. [Section 391-3-7.05(2)(g)].

Please note, the existing residential structures located within the project site encroach 345 sq. ft. of protected buffer. The two original residential structures were built in 1976 before protected stream buffers were regulated by the EPD. Additionally, we understand variances will be considered for such single family homes only if construction is initiated or local government approval is obtained prior to January 10, 2005, as is the case for this project. A copy of the parcel's tax appraisal with the year built listed can be found in Appendix A.

This submittal identifies the Permanent Buffer Impact Checklist items as specified in the EPD 25-foot Buffer Encroachment Application Form (Appendix B) and our response to each of the applicable checklist items (Section 2.0). Also, the appropriate figures and other required supporting documentation are provided as indicated within the text of this submittal.

2.0 BUFFER IMPACT CHECKLIST

2.1 Narrative description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary.

On behalf of the applicant, Mr. Lord, Contineo Group has prepared a home improvement/addition plan for the subject residence located at 801 Mount Paran Road NW, Sandy Springs, Georgia (Figure 1). The proposed buffer encroachment is required to disturb an intermittent stream buffer to accommodate the construction of a home

improvement/addition and associated ADA access ramp. The intermittent stream of concern, S1, originates on-site west of the existing residence and flows northwest until it reaches intermittent stream S2 which flows northeast along the northern boundary of the residential lot (Figure 2). The proposed development will require unavoidable minor impacts to 506 sq. ft. of S1's buffer (Appendix C).

The proposed improvement/addition at this location will use the same existing infrastructure (current roads, utility lines, etc.) serving the existing structure; therefore, no additional disturbance/impacts are proposed.

2.2 Calculation of total area and length of buffer disturbance.

As discussed above (Section 1.0), major stream buffer impacts to 506 sq. ft. (61.2 LF) are proposed for the residential improvement/addition (Appendix C).

2.3 Letter from the Local Issuing Authority (LIA), when applicable, stating that the LIA has visited the site and determined the presence of State waters that require a buffer and that a stream buffer variance is required as per the local erosion and sedimentation control ordinance.

See Appendix D for the email exchange with the LIA.

2.4 For projects within the buffer of or upstream and within one linear mile of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

This project is located within one linear mile of a State 303(d) listed stream, Long Island Creek. Long Island Creek is listed as "non-supporting" designated use by EPD under Section 303(d) of the Federal Water Pollution Control Act Amendment of 1972 [3 U.S.C. Section 1313(d)] due to fecal coliform and fish community impairments from urban runoff. The Total Maximum Daily Load (TMDL) was completed for fecal coliform in 2003 and revised in 2008, and fish community impairments in 2008. The proposed home improvement/addition and access ramp development will be constructed with adequate stormwater controls as required by the City of Sandy Springs in accordance with EPD standards and will be served by municipal sanitary sewer; therefore, the proposed project will not contribute to uncontrolled urban runoff pollutants to the surrounding waters or fecal coliform.

2.5 For all minor buffer impacts, a Re-Vegetation Plan with a descriptive narrative as described in the EPD guidance document, *Streambank and Shoreline Stabilization*, and/or a plan for permanent vegetation as per the *Manual for Erosion and Sedimentation Control in Georgia*.

Not applicable; impacts for the proposed buffer encroachments are considered major buffer impacts.

2.6 For all major buffer impacts, a Buffer Mitigation Plan with a descriptive narrative addressing impacts to critical buffer functions based on an evaluation of existing buffer conditions and predicted post buffer conditions pursuant to DNR Rule 391-3-7.05(7).

(a) The variance shall be the minimum reduction in buffer width necessary to provide relief. Streams shall not be piped if a buffer width reduction is sufficient to provide relief.

The proposed development has been designed to occupy the minimum space necessary resulting in the impact of 61.2 LF/506 sq. ft. of buffer. Due to the location of the stream and associated buffers and existing residential footprint, along with ADA requirements for the access ramp, reduction of the buffer encroachment is not feasible to facilitate the proposed home addition/improvement.

(b) Disturbance of existing buffer vegetation shall be minimized.

The proposed home addition/improvement will encroach in 61.2 LF/506 sq. ft. of buffer (non-exempt). As demonstrated in the attached stream buffer variance exhibit (Appendix C), 83% of streams and their associated buffers on-site will be avoided. The impacts have been minimized to the maximum extent practicable.

(c) Mitigation is required for all major buffer impacts and shall offset the buffer encroachment and any loss of buffer functions. Where lost functions cannot be replaced, mitigation shall provide other buffer functions that are beneficial. Buffer functions include, but are not limited to:

<u>Water Quality Protection</u>

The proposed residential addition is not expected to generate or contribute phosphorus, nitrogen, fecal coliform, or metals to State waters since the proposed site development is served by public sanitary wastewater controls.

Terrestrial Habitat, Food Chain and Migration Corridor

The project area supports two existing residential structures and is located within a highly developed urban area. Due to the project's location and minimal stream buffer impact (i.e., 506 sq. ft.), it is expected the proposed home addition/improvement will have minimal impact on the terrestrial wildlife habitat, food chain, and travel corridors in the urban areas of the City of Sandy Springs, where such habitats are significantly limited.

Buffer Mitigation

As per the DNR, Buffer Mitigation Guidance, the proposed project will require 59 stream buffer mitigation credits to compensate for the 506 sq. ft. of permanent impacts. All mitigation credits will be purchased from an approved U.S. Army Corps of Engineers (USACE) stream mitigation bank within the same watershed (i.e. Upper Chattahoochee River) as the project site. Please see mitigation calculations below:

$$506\ ft^2\ of\ impact\ \times 0.046\ credits\ per\ ft^2 \times 2.5\ factor\ for\ off\text{-}site$$
$$= 58.19\ stream\ credits$$
$$= \mathbf{59\ stream\ credits}$$

2.7 For variance requests under DNR Rules 391-3-7.05(2)(h), (i), (j) and (k), the application must include documentation that the project will mitigate buffer disturbances based on the EPD guidance document, *Stream Buffer Mitigation Guidance*, addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection.

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(g).

2.8 For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following:

(a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the Georgia Stormwater Management Manual or the equivalent and if applicable, the Coastal Stormwater Supplement to the Georgia Stormwater Management Manual.

(b) Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD.

(c) For projects within the buffer of or upstream and within ten linear miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if

applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(g).

2.9 For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and supporting documentation as submitted to the USACE under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344.

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(g).

2.10 For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are non-jurisdictional Waters of the U.S. under Section 404 of the Clean Water Act.

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(g).

2.11 Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

The project site is located on the Sandy Springs, Georgia U.S. Geologic Survey (USGS) 7.5-minute topographic quadrangle map (Figure 1). A site visit was conducted on the 2.17-acre project site by Corblu personnel on June 11, 2020 to review of the site map provided by Contineo Group. A total of approximately 356.87 LF of intermittent stream (Figure 2) was observed. The City of Sandy Springs has provided verification of state waters requiring a buffer (Appendix D).

The project site is located in a developed urban area on an existing residential lot surrounded by residential development on all sides. The existing stream buffer within the proposed area for the home improvement/addition is primarily comprised of hardwood trees, and early successional species such as tulip poplar (*Liriodendron tulipifera*), American holly (*Ilex opaca*), Christmas fern (*Polystichum acrostichoides*), and English ivy (*Hedera helix*).

Slopes on the project site range from 6% to 60%, and soils are mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service (NRCS) as Cecil sandy loam (CeC2) and Grover-Mountain Park complex (GaF). Neither of these soils are considered hydric soils (Figure 3).

2.12 Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request.

The applicant will provide additional information as requested by EPD.

2.13 Site map that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey.

Appendix B and C include all natural features as determined by field survey.

2.14 Erosion, Sedimentation and Pollution Control Plan with a dated and numbered detailed Site Plan delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts.

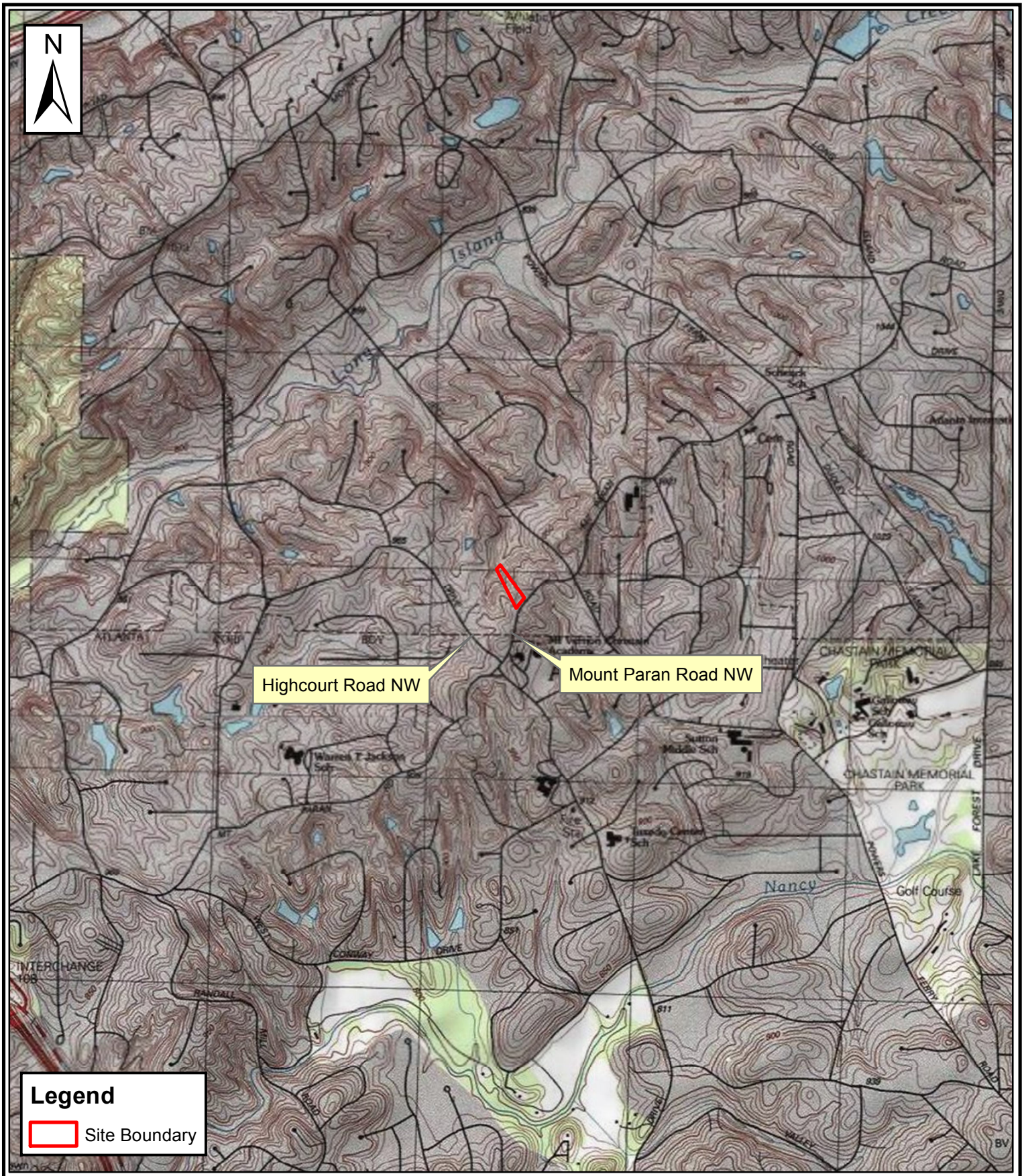
Appendix E includes the proposed Erosion, Sedimentation, and Pollution Control Plan.

2.15 Stormwater Control Plan once site stabilization is achieved, when required by a local stormwater ordinance.

Not applicable; a Stormwater Control Plan is not required for this project.

3.0 CONCLUSION

Mr. Lord proposes to construct a residential addition/improvement and associated ADA access ramp to his existing home on the 2.17-acre project site. The development will result in unavoidable minor impacts to 506 sq. ft. of intermittent stream buffer required to construct the aforementioned addition/improvement and associated ramp under ADA requirements. Portions of the existing residential structure, constructed in 1976, are located in the stream buffer, and the proposed home addition/improvement will result in minimal additional buffer encroachment. As mentioned above, the purchase of buffer credits (i.e., stream credits) from an approved USACE mitigation bank will offset the loss of water quality functions associated with the stream buffer encroachment.



Base Map Source: USGS, U.S. Topographic 7.5-minute map for Sandy Springs, Georgia

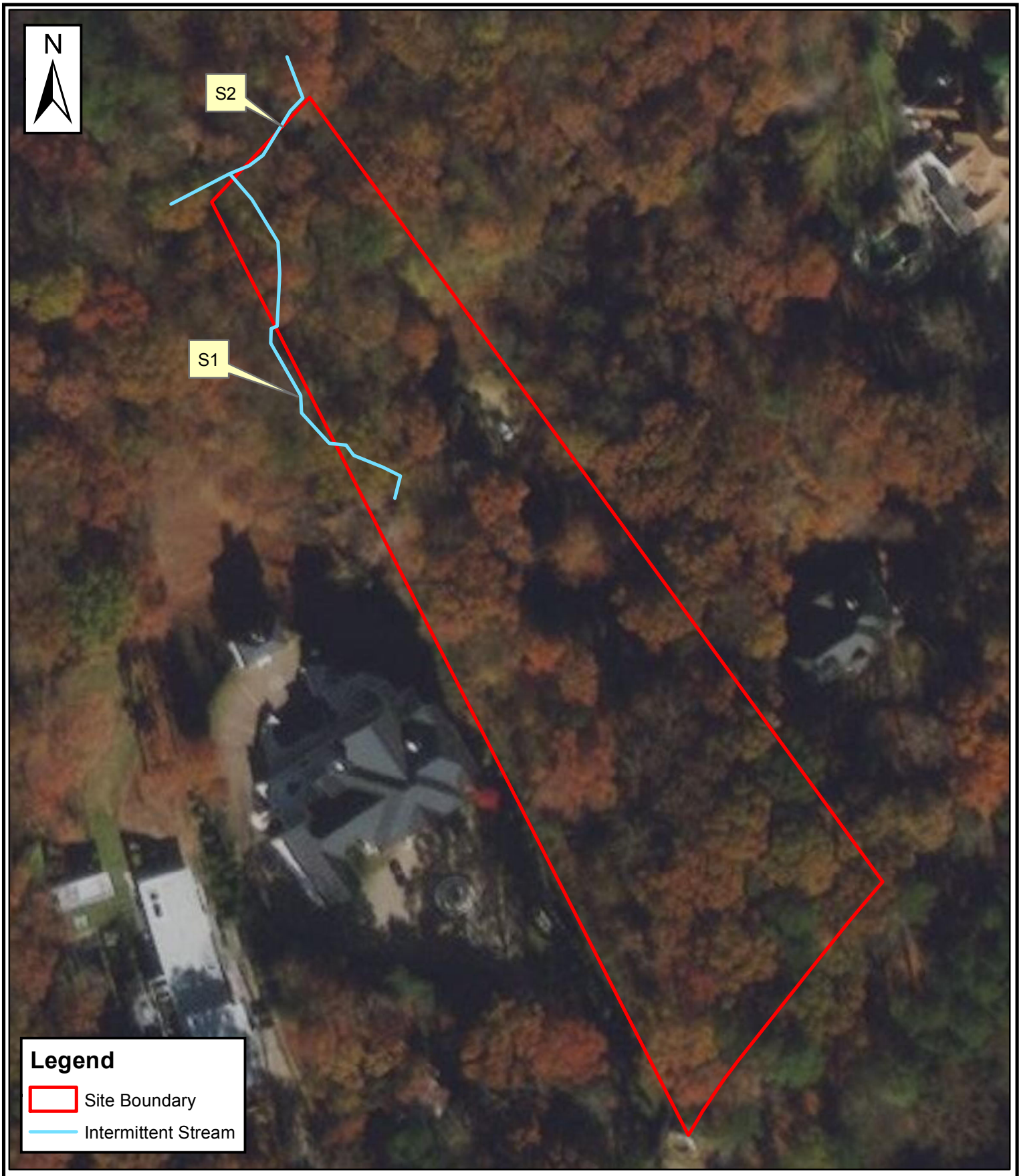
1:24,000

2,600 1,300 0 2,600 Feet

801 Mount Paran Road
Contineo Group
Sandy Springs, Georgia

corblu ECOLOGY GROUP

Figure 1
Site Location Map
Project No. 02-060320-01



Base Map Source: ESRI Aerial Imagery

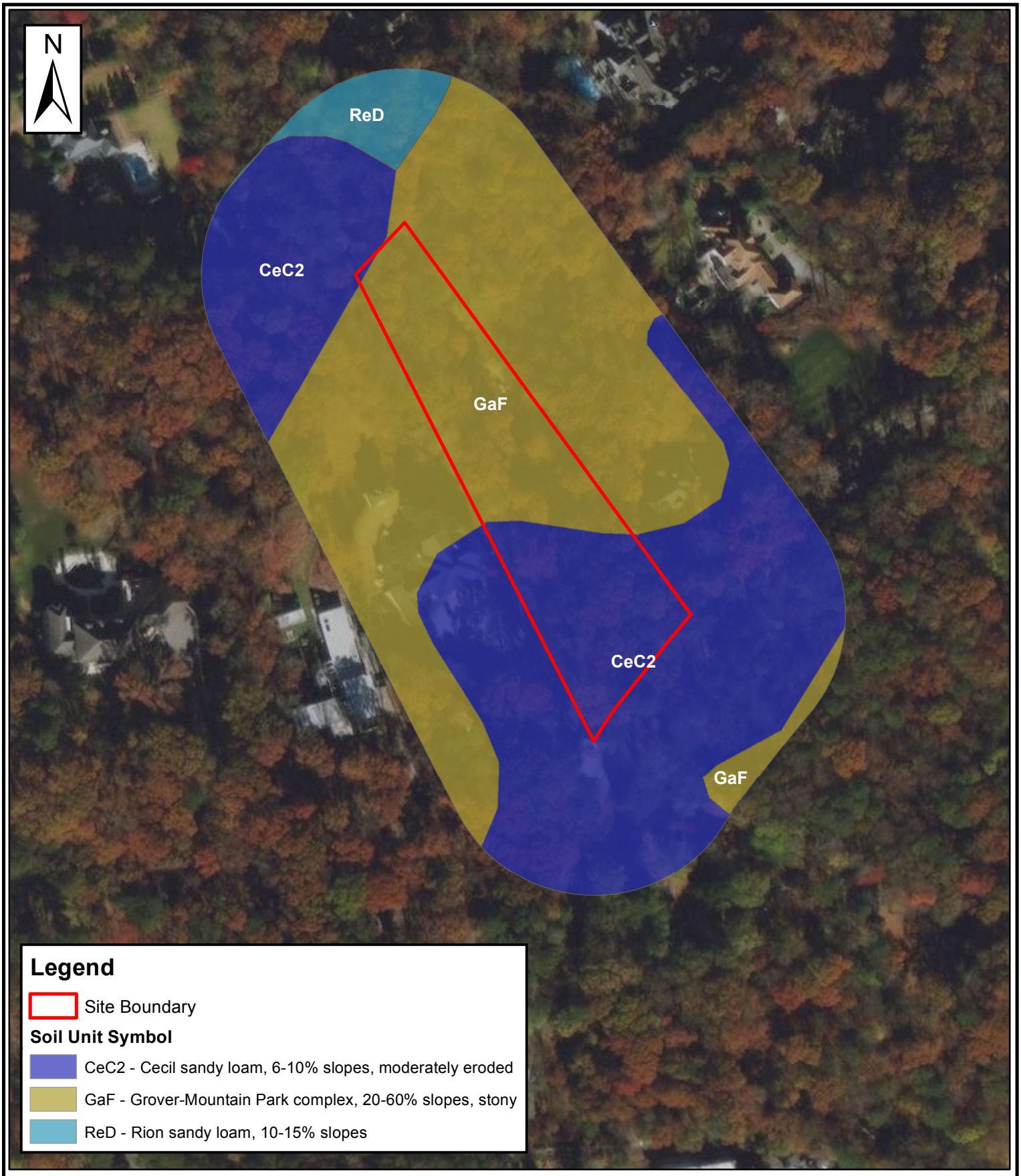
1:1,000

110 55 0 110 Feet

801 Mount Paran Road
Contineo Group
Sandy Springs, Georgia

corblu ECOLOGY GROUP

Figure 2
Site Waters Map
Project No. 02-060320-01



Base Map Source: NRCS, Soil Survey of Fulton County, Georgia, 2018

1:2,000

230 115 0 230 Feet

801 Mount Paran Road
Contineo Group
Sandy Springs, Georgia

corblu ECOLOGY GROUP

Figure 3
Site Soils Map
Project No. 02-060320-01

APPENDIX A

Fulton County Property Record – 801 Mount Paran Road

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/HJDO 'HVFULSWLRQ
3URSHUW\&ODVV 5 5HVLGHQWLDO/RWV
1HLJKERUKRRG ˆ
7D['LVWULFW ˘˝
=RQLQJ 5
$FUHV
+RPHVWHDG 1
([HPSWLRQV

9LHZ 0DS

2ZQHU

/RUG/DUU\
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$7/$17$ *$ ˆ

/DQG

'HVFULSWLRQ	/DQG7\SH	/DQG&RGH	6TXDUH)HHW	$FUHV	3ULFH
35,0 $5< 6,7(	6		˙ˆ		˙ ˝

7RWDO$FUHV˛

7RWDO/DQG9DOXH˛
˙ ˝

5HVLGHQWLDO,PSURYHPHQW,QIRUPDWLRQ

&DUG		+HDWLQJ6\VWHP	: $50 $,5
6WRULHV		+HDW	& (175$/ : ,7+ $ &
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6W\OH	5$1 & +	0DVRQU\)LUHSODFHV	
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5HV6T)W	˘	3UH)DE)LUHSODFH	
%DVHPHQW	)8//	0LVFHOODQHRXV)HDWXUH	
)LQLVKHG%VPW6T)W		0LVFHOODQHRXV)HDWXUH	
)XOO%DWK +DOI%DWK		*UDGH)DFWRU	% ˘
%HGURRPV		&RVW 'HVLJQ)DFWRU	
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$GGLWLRQDO,L[WXUHV			

$FFHVVRU\,QIRUPDWLRQ

&DUG

'HVFULSWLRQ	<HDU%XLOW	$UHD	*UDGH	9DOXH
0 6 8 7,/	˝ˆ˘	˙	' %(/2: $9(5$*(	˙ˆ

6DOHV

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9DOXDWLRQ

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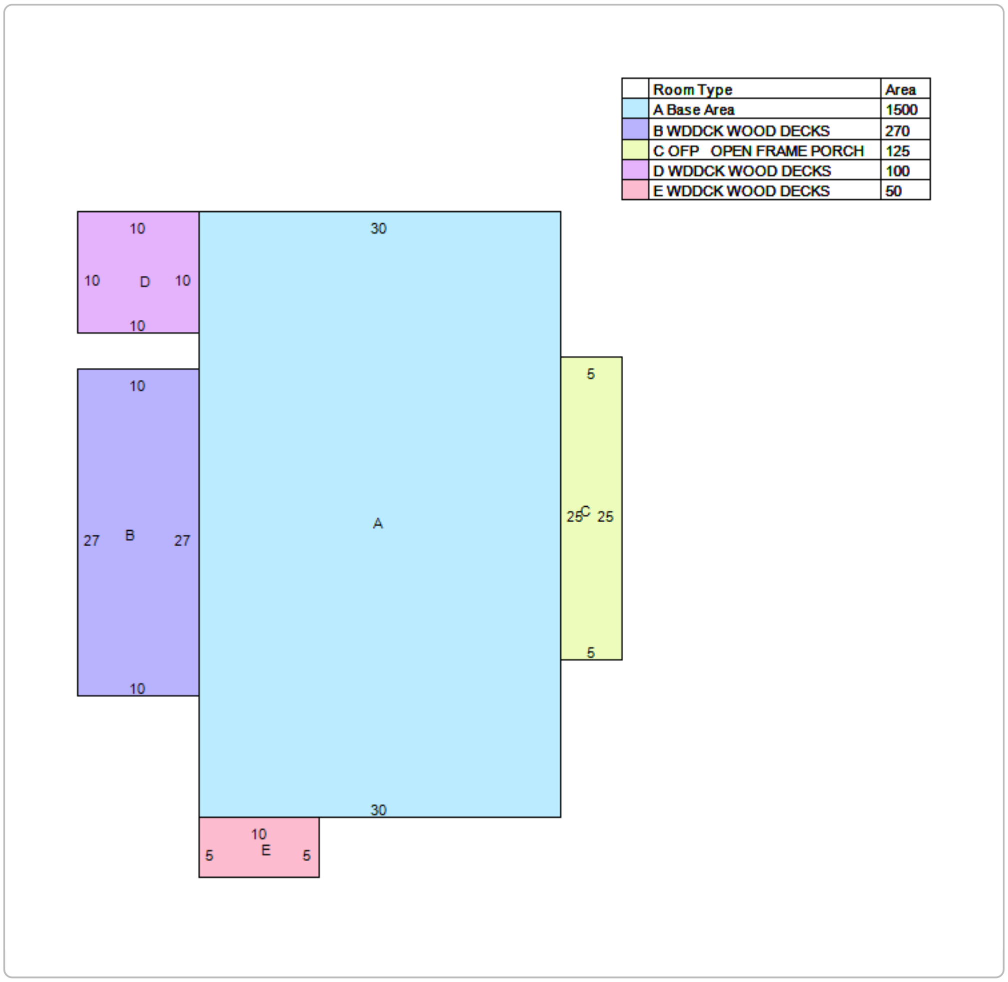
7RWDO9DOXH	˘˘	˘ ˝˘	˘ˆ˝˙	˘ˆ˝˙	˘ˆ˝˙	˘˝˘˘
b b	b	b	b	b	b	b
b $VVHVVHG 9DOXH	˘	ˆ˙	˝	˝	˝	˙

6NHWFKHV

Room Type	Area
A Base Area	1500
B WDDCK WOOD DECKS	270
C OFP OPEN FRAME PORCH	125
D WDDCK WOOD DECKS	100
E WDDCK WOOD DECKS	50



1 RGDWDDYDLODEOHIRUWKHIROORZLQJPRGXOHV&RPPHUFLDO,PSURYHPHQW,QIRUPDWLRQ

/DVW'DWD8SORDG
9HUVLRQ

APPENDIX B

Stream Buffer Variance Application Form

GEORGIA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

REVISED MAY 2016
APPLICATION FOR A 25-FOOT VEGETATIVE BUFFER ENCROACHMENT ON DESIGNATED WARM WATERS OF THE STATE

(Required prior to conducting land disturbing activities within the State-mandated 25-foot buffer in accordance with the Erosion and Sedimentation Act of 1975, as amended, O.C.G.A. 12-7-6(b)(15))

Property Owner's Name *(Person)*: Mr. Larry Lord

Company Name *(if applicable)*: Contineo Group c/o Mr. Bryan Russell

Current M[redacted]

Telephone[redacted]

Contact Person's Name and Address: Törren Hoyord, 3225 S. Cherokee Lane, Bldg. 800 Woodstock, GA 30188

Contact Person's Telephone: 7[redacted]

Contact Person's Company Name *(if applicable)*: Corblu Ecology Group, LLC

Project Name: 801 Mount Paran Road

Total Project Disturbed Acreage: 0.11 acres (0.012 acre within the 25' buffer)

Type of Project: Residential Development

Buffer Variance Criteria *(391-3-7.05(2)(a) – (k))*: (g)

Location of Buffer Impacts:

Town *(list only if the buffer impacts are located within jurisdictional boundaries of the municipality)*: Sandy Springs
County *(list only if the buffer impacts are located within jurisdictional boundaries of the county)*:

GPS Coordinates *(decimal degrees)*: Latitude: 33.879965 Longitude: -84.411241

Watershed Name and 8-digit HUC *(Hydrologic Unit Code)*: Upper Chattahoochee (03130001)

Detailed Directions to Project *(attach location map and USGS quad sheet)*: The proposed project is located northeast of the Highcourt Road NW and Mount Paran Rpad NW intersection at 801 Mount Paran Road in Sandy Springs, Georgia. Please see Figure 1.

Name of State water(s) Impacted: unnamed intermittent tributary of Long Island Creek
(if unnamed, indicate the first named waterbody that this State water flows into)

Total Area of Buffer Disturbance *(square feet)*: 506

Total Length of Buffer Disturbance *(linear feet)*: 61.2

Signature: _____ **Date:** 6/22/2020

1) Pursuant to DNR Rule 391-3-7.05, buffer variance applications will be reviewed by the Director only where the applicant provides reasonable evidence that impacts to the buffer have been avoided or minimized to the fullest extent practicable and only for the following criteria:

(a) The project involves the construction or repair of an existing infrastructure project or a structure that, by its nature, must be located within the buffer. Such structures include, but are not limited to dams, public water supply intake structures, detention/retention ponds, waste water discharges, docks including access ways, boat launches including access ways, and stabilization of areas of public access to water; or

(b) The project will result in the restoration or enhancement to improve water quality and/or aquatic habitat quality; or

(c) Buffer intrusion is necessary to provide reasonable access to a property or properties; or

(d) The intrusion is for water and sewer lines that cannot reasonably be placed outside the buffer, and stream crossings and vegetative disturbance are minimized; or

(e) Crossing for utility lines, including but not limited to gas, liquid, power, telephone, and other pipelines, provided that the number of crossings and the amount of vegetative disturbance are minimized; or

(f) Recreational foot trails and viewing areas, providing that impacts to the buffer are minimal; or

(g) The project involves construction of one (1) single family home for residential use by the owner of the subject property and, at the time of adoption of this rule, there is no opportunity to develop the home under any reasonable design configuration unless a buffer variance is granted. Variances will be considered for such single family homes only if construction is initiated or local government approval is obtained prior to January 10, 2005; or

(h) For non-trout waters, the proposed land disturbing activity within the buffer will require a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, and the Corps of Engineers has approved a mitigation plan to be implemented as a condition of such a permit; or

(i) For non-trout waters, a plan is provided for buffer intrusion that shows that, even with the proposed land disturbing activity within the buffer, the completed project will result in maintained or improved water quality downstream of the project; or

(j) For non-trout waters, the project with a proposed land disturbing activity within the buffer is located in, or upstream and within ten linear miles of, a stream segment listed as impaired under Section 303(d) of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1313(d) and a plan is provided that shows that the completed project will result in maintained or improved water quality in such listed stream segment and that the project has no adverse impact relative to the pollutants of concern in such stream segment; or

(k) The proposed land disturbing activity within the buffer is not eligible for a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, but includes required mitigation in accordance with the current EPD *Buffer Mitigation Guidance* document, and involves:

(1) piping, filling or re-routing of non-trout waters that are not jurisdictional Waters of the U.S.; or

(2) stream buffer impacts due to new infrastructure projects adjacent to State waters (jurisdictional and non-jurisdictional Waters of the U.S.). This criterion shall not apply to maintenance and/or modification to existing infrastructure, which are covered under 391-3-7.05(2)(a).

NOTE: Projects that include "streambank or shoreline stabilization" (e.g., criterion (a)) or "streambank restoration" (e.g., criterion (b)) should adhere to the most current guidance documents**:** *Streambank and Shoreline Stabilization Guidance*, *Guidelines for Streambank Restoration* and *Streambank and Shoreline Stabilization – Techniques to Control Erosion and Protect Property*.

Projects reviewed under criteria (h), (i), (j) or (k) should adhere to the most current EPD guidance document, *Buffer Mitigation Guidance*, when applicable. All guidance documents are available on the EPD website, www.epd.georgia.gov.

.

2) Mail completed buffer variance application to:

Erosion and Sedimentation Control Unit
Georgia Environmental Protection Division
2 Martin Luther King Jr Drive SW, Suite 1462
Atlanta, GA 30334

NOTE: APPLICATIONS MUST BE ON THE MOST CURRENT FORMS PROVIDED BY EPD.

3) Address all items on the attached Buffer Impact Checklist and submit the completed checklist and other pertinent information with the buffer variance application to EPD.

NOTE: INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT.

4) Within 60 days of receipt of a complete buffer variance application, EPD will either provide written comments to the applicant or propose to issue a buffer variance. EPD may request additional information related to the project necessary to effectively evaluate the buffer variance application. When EPD proposes to issue a buffer variance, the application process will continue in the following order:

(a) EPD will issue a public notice.

(b) The public notice shall describe the proposed buffer encroachment, the location of the project, where the public can review site plans, and where comments should be sent.

(c) The public shall have 30 days to comment on the proposed buffer variance.

(d) Public notices are posted on EPD's website at https://epd.georgia.gov/public-advisories-requests-state-waters-buffer-variance.

BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and site maps should be submitted as attachments:

Y / N / NA

Y	(1)	Narrative description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary**.**
Y	(2)	Delineate the total area (square feet) and length (linear feet) for each criterion and Calculate the totals for all buffer disturbances.
Y	(3)	Letter from the Local Issuing Authority (LIA), when applicable, stating that the LIA has visited the site and determined the presence of State waters that have a point of wrested vegetation that require a buffer and that a buffer variance is required as per the local erosion and sedimentation control ordinance.
Y	(4)	For projects within the buffer of or upstream and within one **linear** mile of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).
NA	(5)	For all **minor buffer impacts*** (as defined in DNR Rules 391-3-7.01), a **Re-Vegetation Plan** with a descriptive narrative as described in the EPD guidance document, *Streambank and Shoreline Stabilization*, and/or a plan for permanent vegetation as per the *Manual for Erosion and Sedimentation Control in Georgia*.
Y	(6)	For all **major buffer impacts*** (as defined in DNR Rules 391-3-7.01), a **Buffer Mitigation Plan** with a descriptive narrative addressing impacts to critical buffer functions based on an evaluation of existing buffer conditions and predicted post buffer conditions pursuant to DNR Rule 391-3-7.05(7).
NA	(7)	For variance requests under DNR Rules 391-3-7.05(2)(h),(i), (j) and (k), the application must include documentation that the project will mitigate buffer disturbances based on the EPD guidance document, *Buffer Mitigation Guidance*, addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection.
NA	(8)	For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following: (a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the *Georgia Stormwater Management Manual* or the equivalent and if applicable, the *Coastal Stormwater Supplement to the Georgia Stormwater Management Manual*. (b) Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD. (c) For projects within the buffer of or upstream and within ten **linear** miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and supporting documentation, and site maps should be submitted as attachments:

Y / N / NA

NA	(9)	For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and mitigation calculations as submitted to the United States Army Corps of Engineers (USACE) under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344.
NA	(10)	For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are **non-jurisdictional** Waters of the U.S. under Section 404 of the Clean Water Act.
Y	(11)	Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.
Y	(12)	Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request.
Y	(13)	**Site Map** that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey.
Y	(14)	**Erosion, Sedimentation and Pollution Control Plan** with a dated and numbered detailed **Site Plan** delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts. ***NOTE: THE EXACT AREA OF THE BUFFER TO BE IMPACTED MUST BE ACCURATELY AND CLEARLY INDICATED ON THE PLANS.***
NA	(15)	**Stormwater Control Plan** once site stabilization is achieved, when required by a local stormwater ordinance.

NOTES:

Minor Buffer Impact, as defined in DNR Rules 391-3-7.01, means an impact that upon completion yields no additional above ground, man-made materials or structures within the buffer, and maintains the original grade, and results in less than 5,000 square feet of buffer impacts per stream crossing and/or less than 5,000 square feet of buffer impacts per individual area of encroachment for each project.

Major Buffer Impact, as defined in DNR Rules 391-3-7.01, means any impact that does not meet the definition of **Minor Buffer Impact**.

APPENDIX C

Pre-Existing and Proposed State Buffer Variance Exhibits

345 SF — EXISTING AREA INSIDE 25' STATE BUFFER

0 30' 60'
SCALE: 1"=30'

SITE OVERALL VIEW

75' CITY BUFFER

75' CITY BUFFER

25' STATE BUFFER

25' STATE BUFFER

75' CITY OF SPRINGS

25' STATE WATERS BUFFER

N34°58'09" – 708.34'

CONCRETE DRIVE

GRAVEL DRIVE

STONE PORCH

STONE WALL

ONE STORY FRAME AND STONE WITH BASEMENT

OVER HANG

W/D

STONE WALL

ONE STORY FRAME WITH BASEMENT

STONE WALL

FRAME PLAY HOUSE

CONC. BLOCK PLANTER

6"MAPLE

19"POPLAR

7"MAPLE

23"OAK

24"OAK

31"OAK

8"HW

6"BEECH

7"HW

15"HW

16" HW

11"HIC

9"B

6"MAP

8"MAP

7"B

6"HW

6"MAP

20"MAP

23"BEECH

18"B

10"HW

13"HW

6"HW

17"O

7"HW

9"DT

10"B

22"B

18"POP

18"B

30" POP

16"B

16"HW

17"HW

27"HW

19"POP

21"POPLAR

13"B

19"B

29"OAK

26"BEECH

14"DT

24" POP

7"POP

9"POP

25"O

13"B

15"POP

18"O

8"HEM

12"HIC

6"HW

9"HW

18"POP

7"POP

8"B

12" HW

16" HW

7"POP

Bryan H. Russell P.E.

BRYAN H. RUSSELL
No. 27880
PROFESSIONAL ENGINEER
OF GEORGIA

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

LARRY LORD
801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDAECKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

#	DATE	REVISIONS

DRAWN:	CHECK:
JPD	BHR
JOB NO:	DATE:
19–280	05/28/20

EXISTING SITE AREA EXHIBIT

SHEET

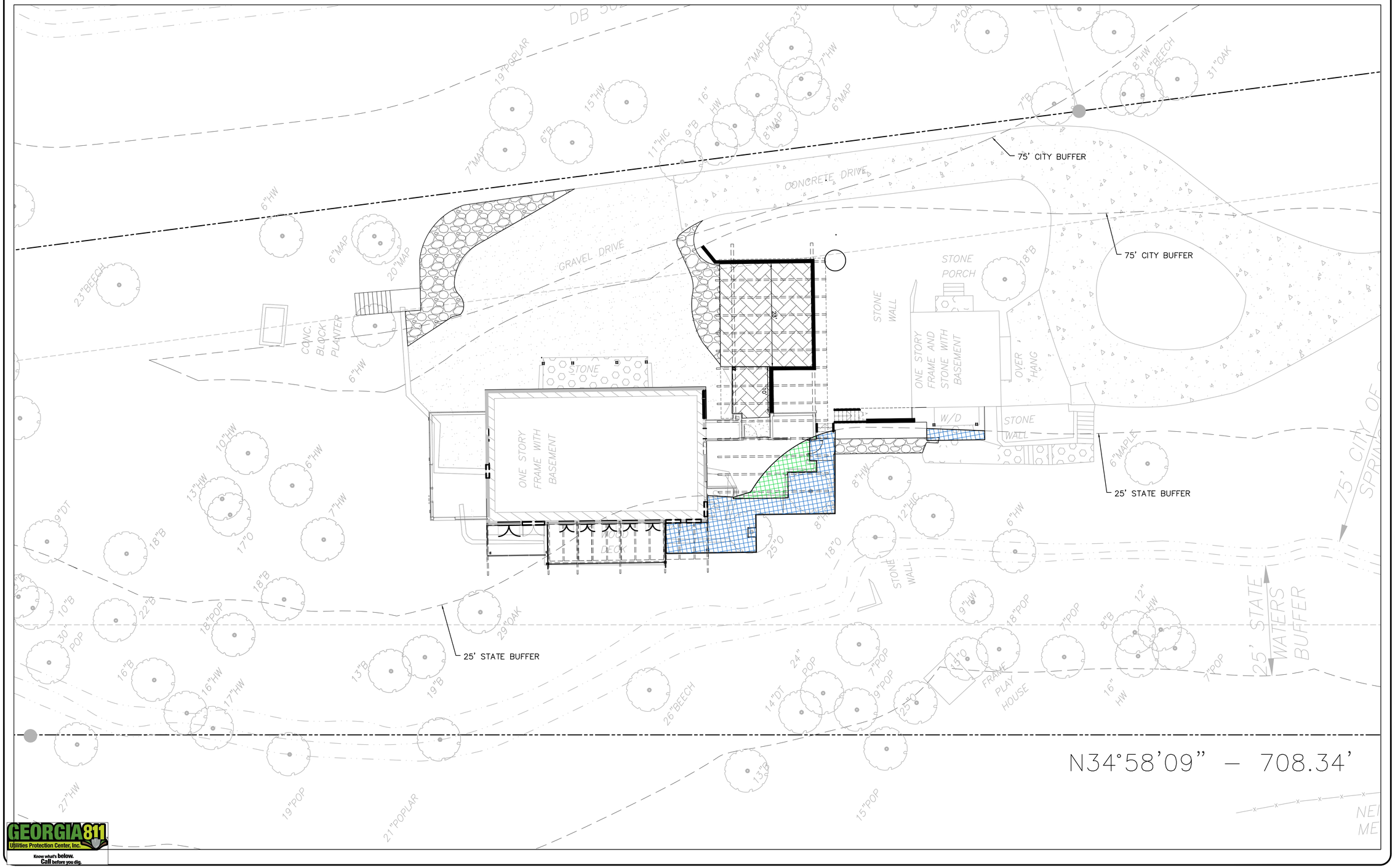
GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

C:\USERS\CONTINEO03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2019\19-280 - LORD HOUSE ADDITION - MT PARAN\DWG

HOUSE EXPANSION PROJECT IMPERVIOUS AREA ADDITION

96 SF — PROPOSED HOUSE ADDITION FOR ADA BATHROOM AND ELEVATOR

410 SF — PROPOSED DECK ADDITION FOR ADA ACCESS



0 30' 60'

SCALE: 1"=30'

SITE OVERALL VIEW

Bryan H. Russell, P.E.
No. 27880 PROFESSIONAL ENGINEER
BRYAN H. RUSSELL

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801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING

JURISDICTION: CITY OF SANDY SPRINGS

LOCATION: 801 MOUNT PARAN ROAD NW SANDY SPRINGS, GA

#	DATE	REVISIONS

DRAWN:	CHECK:
JPD	BHR
JOB NO:	DATE:
19-280	05/28/20

PROPOSED SITE AREA EXHIBIT

SHEET

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

C:\USERS\CONTINEO03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2019\19-280 - LORD HOUSE ADDITION - MT PARAN\DWG

APPENDIX D

Awareness Letter from the City of Sandy Springs

Törren Hoyord

From: Juan Del Rio [redacted]
Sent: Friday, June 19, 2020 3:24 PM
To: Törren Hoyord
Subject: Fwd: 801 Mount Paran - Letter of Awareness

Hello Torren,
please see below for the letter of awareness from the City environmental engineer.
If you need anything else from his side, please feel free to reach out to him directly and copy me.
Thank you

Sincerely,

Juan Pablo Del Rio | **Civil Engineer, PM**

Contineo Group

[redacted]
www.tcg.engineer
Corporate Location: 755 Commerce Drive | Suite 800 | Decatur | Georgia | 30030

---------- Forwarded message ---------
From: **Sanders, James** <JSanders@sandyspringsga.gov>
Date: Fri, Jun 19, 2020 at 3:21 PM
Subject: RE: 801 Mount Paran - Letter of Awareness
To: Juan Del Rio [redacted]

To the Ga. EPD, DNR

The City of Sandy Springs, Ga. is aware, Larry Lord, the owner of 801 Mount Paran Rd. will be seeking a variance to the 25' state waters buffer to construct a small addition to the house. I have made a site visit to determine the extent of the buffers and have communicated this information to the owner and site design professionals to be shown on the site plan.

Thank You

James Sanders

Chief Environmental Compliance Officer

Cell 770-687-5153

City of Sandy Springs, Ga.

1 Galambos Way

Sandy Springs, Ga. 30328

From: Juan Del Rio [redacted]
Sent: Friday, June 19, 2020 10:01 AM
To: Sanders, James <JSanders@SandySpringsga.gov>
Cc: Törren Hoyord [redacted]
Subject: Re: 801 Mount Paran - Letter of Awareness

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning James, I hope you're doing well.

I'm following up on our call Tuesday in regards to the "letter of awareness".

Can you please send us a copy. Larry can't find an email where you sent it to him. Thank you

Sincerely,

Juan Pablo Del Rio | **Civil Engineer, PM**

Contineo Group

[redacted]

www.tcg.engineer

Corporate Location: 755 Commerce Drive | Suite 800 | Decatur | Georgia | 30030

On Mon, Jun 15, 2020 at 12:36 PM Juan Del Rio <JuanD@thecontineogroup.com> wrote:

> Hello James, I hope you're doing well.
>
> We finally got the revised survey showing the buffers as you requested previously.
>
> Please see attached and I will be in the look out for the letter of awareness.
>
> I'm copying the environmental consultant that will be in charge of the State approval in case you all need to exchange some info.
>
> Thank you

Sincerely,

Juan Pablo Del Rio | **Civil Engineer, PM**

Contineo Group

[redacted]

www.tcg.engineer

Corporate Location: 755 Commerce Drive | Suite 800 | Decatur | Georgia | 30030

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---------- Forwarded message ---------
From: **Amy Leathers** <[redacted]
Date: Thu, Jun 11, 2020 at 9:00 AM
Subject: RE: Letter of Awareness
To: Larry Lord <[redacted]
Cc: Bryan H. Rus[redacted]om>, Juan Del Rio [redacted]

Larry,

Did you get a revised survey from Jeff eliminating the 25' buffer from the stone outcrop to Mt Paran? Your email below asked him for it.

Far below James said he needed this "final draft of the survey" to issue the letter.

Amy Leathers

[redacted]

From: Sanders, James <JSanders@SandySpringsga.gov>
Sent: Thursday, [redacted]
To: Larry Lord <[redacted]
Cc: 'Amy Leathe[redacted]
Subject: RE: 801 Mt Paran

Yes, this is what we would like to see and when we get the final draft of the survey, I will issue a "Letter of Awareness" that describes the buffers and you will attach it to your variance application to the EPD.

Thank You

James Sanders

Chief Environmental Compliance Officer

Cell 770-687-5153

City of Sandy Springs, Ga.

1 Galambos Way

Sandy Springs, Ga. 30328

From: Larry Lord <[redacted]
Sent: Wednesday, April 15, 2020 4:41 PM
To: Jeff McClung <[redacted]
Cc: Sanders, James <[redacted]>; Amy Leathers [redacted]
Subject: RE: 801 Mt Paran

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jeff

James visited the site today and agreed that the that intermittent flowing water begins and continuing to the northwest (I marked on a copy of your survey). He considers the bottom of the slope from there on to the southeast and up to Mount Paran Road to not be intermittent flowing water so it can be eliminated from your drawing.

Please modify the drawings and eliminate the 25’ buffer from the stone outcropping up to Mount Paran Road.

Larry

From: Jeff McClung <[redacted]
Sent: Wednesday, March 11, 2020 5:12 PM
To: Larry Lord <[redacted]
Subject: RE: 801 Mt Paran

Hi Larry, Attached is a copy of the GIS maps showing what they would consider to be the buffer lines.

Please see our note # 8. These buffer lines can be removed but only by them.

We normally get an email from one of the engineer's in that department on their letterhead for our files.

Thanks,

Jeff McClung

McClung Surveying Inc.

4833 South Cobb Drive

Suite 200

Smyrna, Georgia 30080

[redacted]

www.mcclungsurveying.com

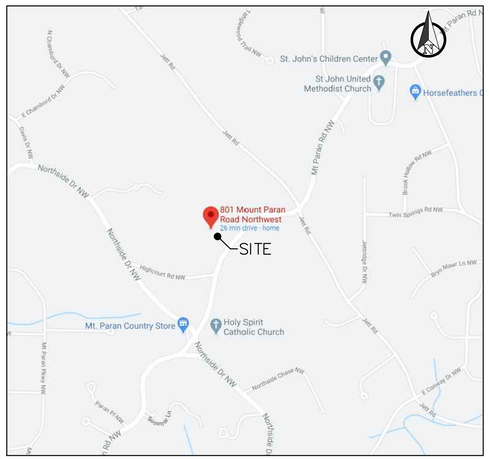
Please use the property address or job number in the subject line when replying for faster response times.

APPENDIX E

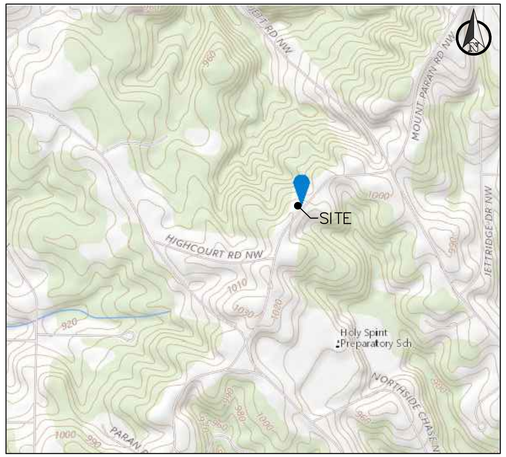
Erosion, Sedimentation, and Pollution Control Plan

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

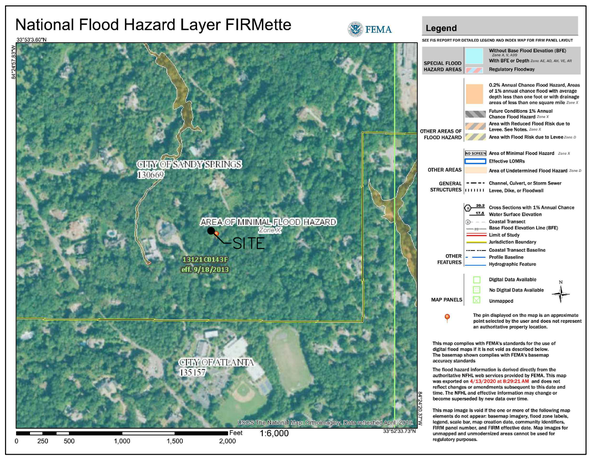
801 MOUNT PARAN ROAD NW
ATLANTA, GA 30327
PARCEL ID: 17 0162 LL 1106



VICINITY MAP
N.T.S.



USGS QUAD MAP
N.T.S.



FEMA MAP
N.T.S.

GENERAL NOTES:

CONTRACTOR'S RESPONSIBILITY TO INCLUDE, BUT NOT LIMITED TO:

1. *WORK TO BE COMPLETED PER FEDERAL, STATE AND LOCAL CODES DURING ALL PHASES OF THE PROJECT.*
2. *VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.*
3. *COORDINATE WITH UTILITY PROVIDERS TO CONFIRM THE LOCATION OF EXISTING AND PROPOSED SERVICES WILL BE ADEQUATE FOR THE DEVELOPMENT. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY O'F THE EXISTING UTILITY LOCATIONS AND PROPOSED LOCATIONS ARE APPROXIMATE IN NATURE.*
4. *CONSTRUCTION LIMITS SHALL BE PROPERLY MARKED AND BARRIERS CREATED AS NECESSARY TO PROTECT CONSTRUCTION PERSONNEL AS WELL AS THE PUBLIC, OSHA AND ALL OTHER GOVERNING STANDARDS.*
5. *PROVISION OF ALL NECESSARY WORK IN ORDER TO CAUSE THE PROJECT TO BE COMPLETED WHETHER OR NOT THE WORK IS SPECIFICALLY DESCRIBED WITHIN THE PROJECT DESIGNS OR REQUIRED BY REGULATION IN THE COURSE OF WORK.*
6. *EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT.*
7. *DEMOLITION RESPONSIBILITIES:*
   - *A. CONSTRUCTION DEBRIS AND REFUSE RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE CONSTRUCTION LOCATION UNDER MEANS THAT ADHERE TO FEDERAL, STATE AND LOCAL REGULATIONS. UNDER NO CIRCUMSTANCES SHALL REFUSE MANAGEMENT COMPROMISE THE DELIVERY SCHEDULE OR QUALITY OF THE PROJECT.*
   - *B. FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE ADHERED TO AT ALL TIMES DURING DEMOLITION.*
   - *C. PRIOR TO DEMOLITION COMMENCEMENT, CONTACT LOCAL "CALL DIG" SERVICES.*
   - *D. PROPER SHORING AND BRACING SYSTEMS SHALL BE UTILIZED FOR ALL EXACTIONS AT ALL TIMES. COMPLETELY FILL ALL EXCAVATIONS AT THE END OF EACH DAY.*
   - *E. BURNING OF MATERIALS IS PROHIBITED EXCEPT BY PROPER PERMIT FROM GOVERNING AGENCY.*
   - *F. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.*
   - *G. EROSION CONTROL MEASURES DURING DEMOLITION PHASE SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT, PER FEDERAL, STATE AND LOCAL CODES. NO EARTHMOVING OR DISTURBANCE SHALL BE CAUSED TO HAPPEN UNTIL ALL APPROPRIATE MEASURES HAVE BEEN PUT INTO PLACE.*

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

PROPERTY OWNER / DEVELOPER

LARRY LORD
801 MOUNT PARAN ROAD NW
ATLANTA, GA 30327
TEL: 404-372-0990
LARRYLORD@LORDAECKSARGENT.COM

PROJECT CIVIL ENGINEER

CONTINEO GROUP, LLC
755 COMMERCE DRIVE, SUITE 800
DECATUR, GA 30030
BRYAN H. RUSSELL, PE
CONTACT: JUAN DEL RIO
404-399-5192
JUAND@THECONTINEOGROUP.COM

24-HOUR EMERGENCY CONTACT:

CONTACT: LARRY LORD
CELL: 404-372-0990
EMAIL: LARRYLORD@LORDAECKSARGENT.COM

PROPERTY AREA DATA

TOTAL AREA OF PROPERTY: 2.17 ACRES
TOTAL AREA OF DISTURBANCE: 0.11 ACRES (5,180 SF)

GPS LOCATION (DECIMAL DEGREES)

LATITUDE: 33.879965
LONGITUDE: -84.411241

SHEET INDEX

C01	COVER SHEET
C02	SITE / UTILITY PLAN
C03	GRADING / DRAINAGE PLAN
C04	EROSION CONTROL PHASE 1 AND 2 PLAN
C05	EROSION CONTROL PHASE 3 AND DETAILS
S1	SURVEY (BY OTHERS)

BRYAN H. RUSSELL P.E.
No. 27880 PROFESSIONAL ENGINEER
GSWCC LEVEL II CERTIFICATION NO. 7219
EXPIRES: 8/7/2021

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801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW
SANDY SPRINGS, GA

#	DATE	REVISIONS

DRAWN:	CHECK:
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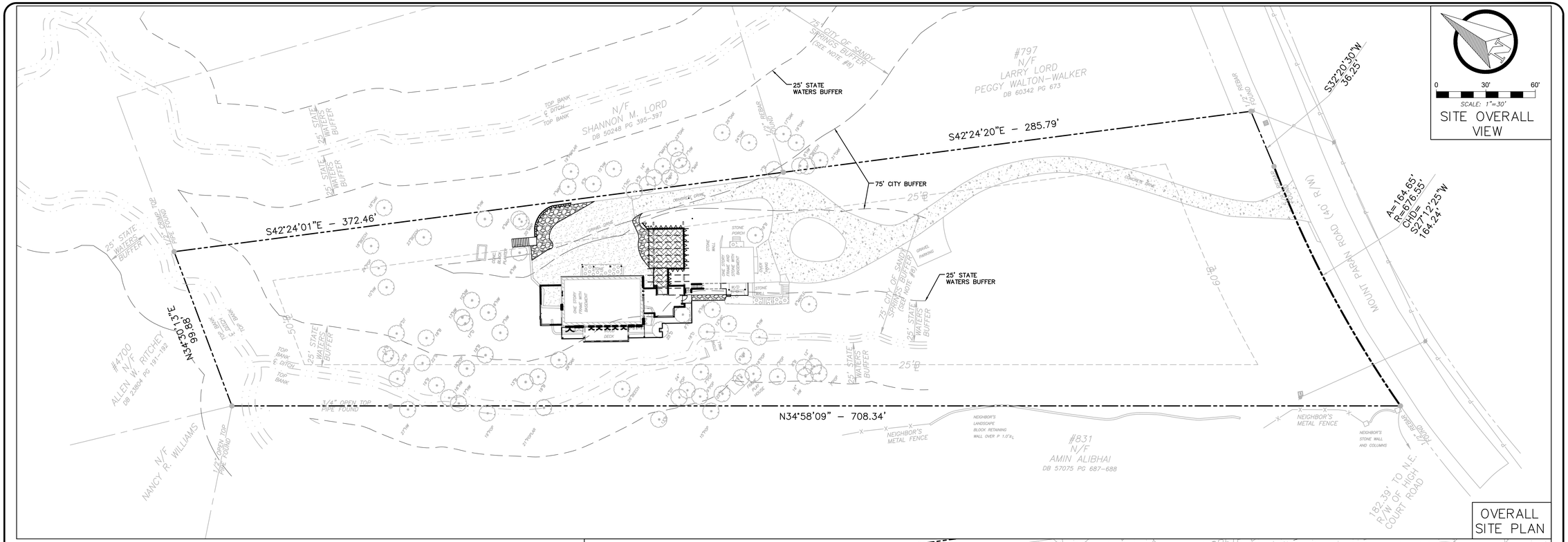
JOB NO:	DATE:
19-280	05/28/20

COVER

SHEET C01

C:\USERS\CONTINEO03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2019\19-280 - LORD HOUSE ADDITION - MT PARAN\DWG

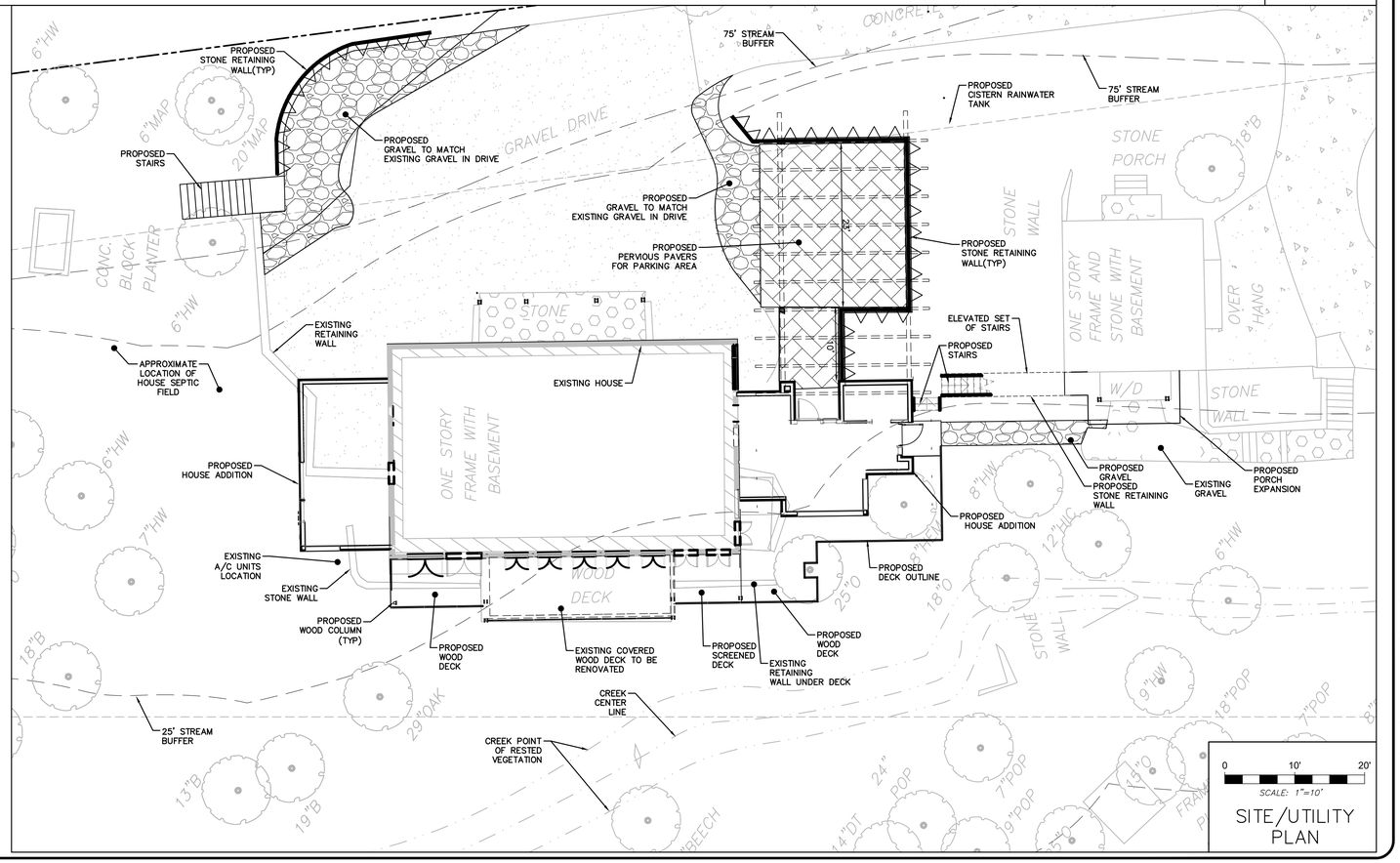


OVERALL SITE PLAN

0 30' 60'

SCALE: 1"=30'

SITE OVERALL VIEW



0 10' 20'

SCALE: 1"=10'

SITE/UTILITY PLAN

SITE NOTES:

1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
4. CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
5. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
6. ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY NOTES:

1. PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAYS AND OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
2. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH GOVERNING LOCAL STANDARDS, LATEST EDITION.
3. CONTRACTOR SHALL UTILIZE SCHEDULE 40 PVC OR DUCTILE IRON PIPE FOR ALL SEWER SYSTEMS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ANY FINAL AS-BUILTS AND EASEMENT PLATS.
5. CONTRACTOR TO DELIVER ALL WATER AND SEWER SYSTEMS WITH A MINIMUM OF 10' HORIZONTAL AND 2' VERTICAL SEPARATIONS.
6. BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ELECTRICAL SERVICES TO THE BUILDING, WHICH INCLUDE, BUT NOT LIMITED TO, TRANSFORMERS, TRANSFORMER PADS, METERS, ETC…
7. CONTRACTOR SHALL COMPARE ALL CIVIL AND BUILDING PLAN SETS PRIOR TO CONSTRUCTION. THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY UTILITY DISCREPANCIES.

DEMO NOTES:

1. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR UNLESS APPROVED FOR REUSE ON SITE BY THE STRUCTURAL, GEOTECHNICAL ENGINEERS AND GOVERNING AGENCIES.
2. REMOVAL OF THE EXISTING STRUCTURES SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND OR LOCAL LAWS AND ORDINANCES.
3. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.
4. PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN BY THE CONTRACTOR FOR OWNER, SHOWING EXISTING CONDITIONS OF THE SITE AND ADJOINING BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
5. EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE INCURRED DURING THE CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES.
6. IT IS THE RESPONSIBILITY OF CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS DUMPED FROM THIS SITE ONTO OTHER PROPERTIES. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL TRY TO REDUCE AIRBORNE DUST THROUGH OUT THE ENTIRE JOB. THIS MAY BE DONE BY WATERING DOWN AREAS AFFECTED BY THIS WORK.
7. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL UTILITY COMPANIES AND DEPARTMENTS 72 HOURS, OR AS REQUIRED, BEFORE DEMOLITION IS TO START, TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE PROCESS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS. NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY ALL FEDERAL, STATE, COUNTY, CITY AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL MAKE AN EFFORT TO SALVAGE ANY VEGETATION OR OTHER LANDSCAPING MATERIALS WHEN AND WHERE POSSIBLE. NOTIFY LANDSCAPE ARCHITECT AND OWNER OF RELOCATION AREA TO PREVENT ANY FUTURE ISSUES.

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

C:\USERS\CONTINEO03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2019\19-280 - LORD HOUSE ADDITION - MT PARAN\DWG

Bryan H. Russell P.E. No. 27880 PROFESSIONAL ENGINEER BRYAN H. RUSSELL
GSWCC LEVEL II CERTIFICATION NO. 7219
EXPIRES: 8/7/2021

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SUITE 800
DECATUR, GA 30030
770.335.9403
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LARRY LORD
801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDAECKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

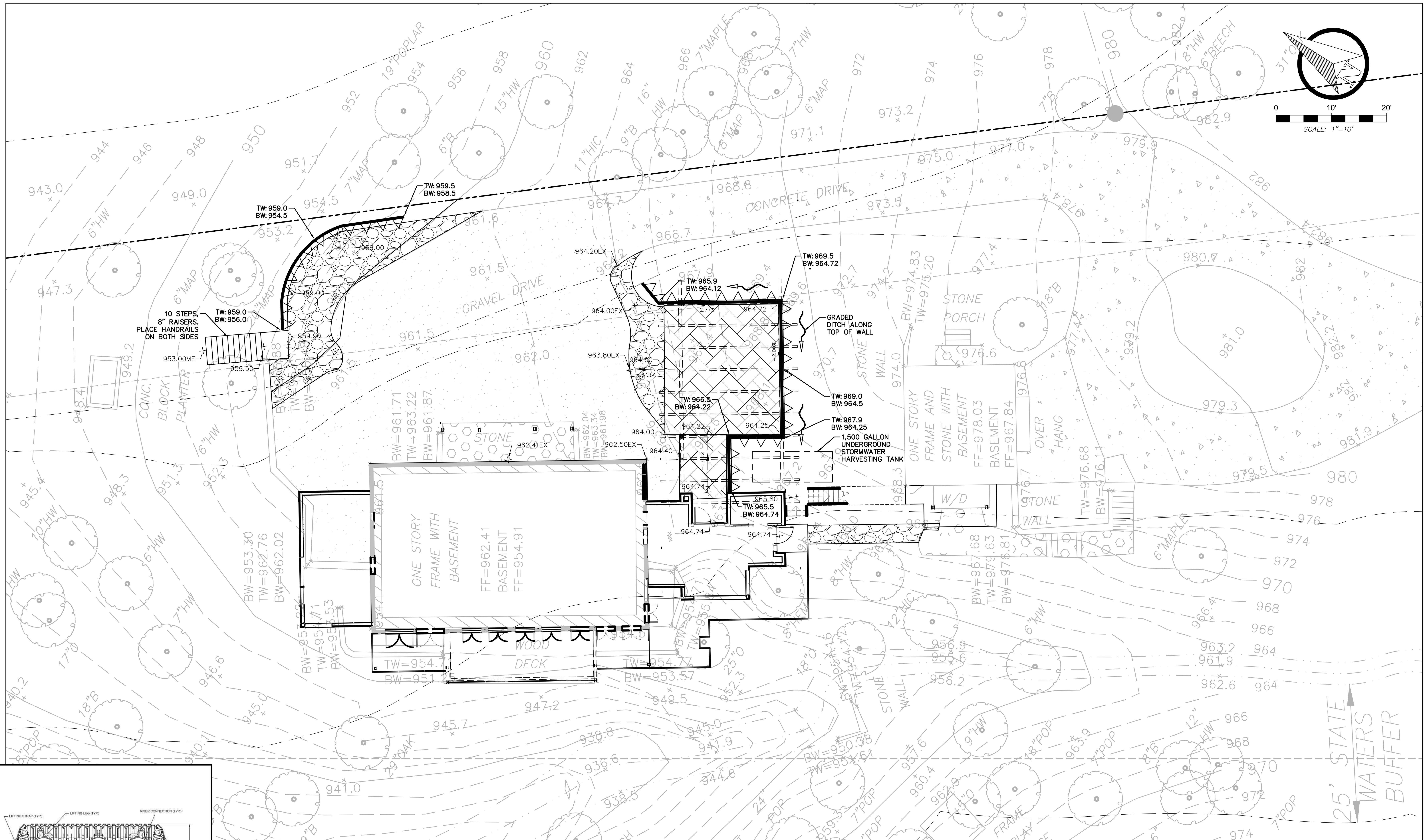
ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW SANDY SPRINGS, GA

#	DATE	REVISIONS

DRAWN:	CHECK:
JPD	BHR
JOB NO:	DATE:
19-280	05/28/20

SITE / UTILITY PLAN

SHEET C02

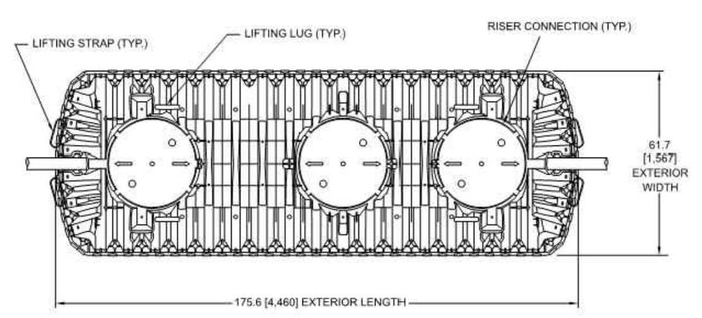


IM-1530 General Specifications and Illustrations

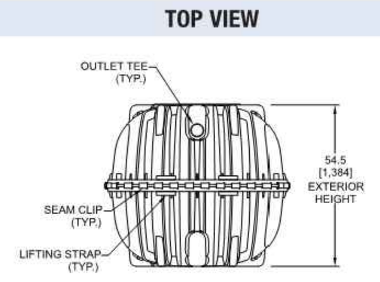
The IM-1530 is an injection molded two piece mid-seam plastic tank. The IM-1530 injection molded plastic design allows for a mid-seam joint that has precise dimensions for accepting an engineered EPDM gasket. Infiltrator's gasket design utilizes technology from the water industry to deliver proven means of maintaining a watertight seal.

The two-piece design is permanently fastened using a series of non-corrosive plastic alignment dowels and locking seam clips. The IM-1530 is assembled and sold through a network of certified Infiltrator distributors.

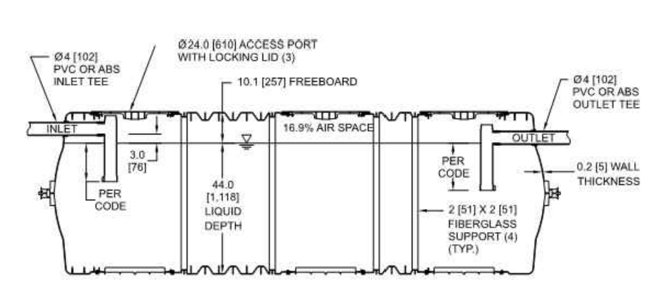
IM-1530	
Working Capacity	1537 gal (5818 L)
Total Capacity	1787 gal (6765 L)
Airspace	16.9%
Length	176" (4460 mm)
Width	62" (1567 mm)
Length-to-Width Ratio	2.8 to 1
Height	55" (1384 mm)
Liquid Level	44" (1118 mm)
Invert Drop	3" (76 mm)
Fiberglass Supports	4
Compartments	1 or 2
Maximum Burial Depth	48" (1219 mm)
Minimum Burial Depth	6" (152 mm)
Maximum Pipe Diameter	4" (100 mm)
Weight	501 lbs (228 kg)



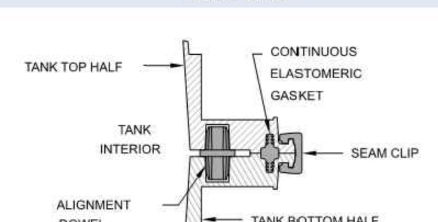
TOP VIEW



END VIEW



SIDE VIEW

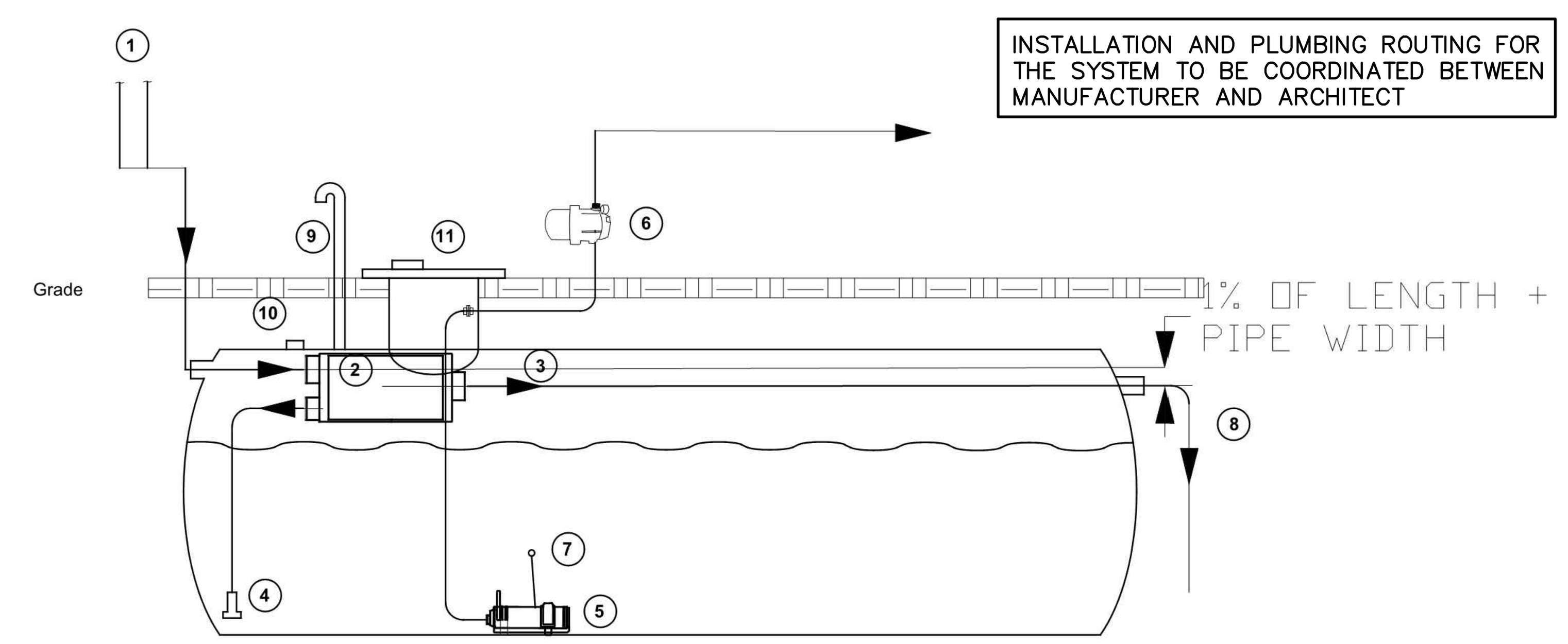


MID-HEIGHT SEAM SECTION

INFILTRATOR systems inc.
4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
860-577-7000 • Fax 860-577-7001
1-800-221-4436
www.infiltratorsystems.com

Contact Infiltrator Systems' Technical Services Department for assistance at 1-800-221-4436

INSTALLATION AND PLUMBING ROUTING FOR THE SYSTEM TO BE COORDINATED BETWEEN MANUFACTURER AND ARCHITECT



1. Rainwater collection point (roof drains, gutters, etc.)
2. Rainwater enters the jump filter and is processed. (Possible 97% diverted to storage tank.)
3. Remaining water from prefilter to overflow.
4. Smoothing Inlet - "flow-calming" device to eliminate turbulence of the incoming water as it enters the tank.
5. Submersible Pump
6. Electrovarem pump controller w/pressure tank
7. Low water cut off float switch
8. Pipe overflow to BMP or storm drain
9. Vent (sized as required)
10. Auxillary inlet (sized as required)
11. Manhole

RAINWATER HARVESTING SYSTEM DETAIL

BELOW-GROUND TANK WITH SUBMERSIBLE PUMP, NO PRESSURE TANK, NO FILTRATION — **NOT TO SCALE**

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

C:\USERS\CONTINEO03\DROPBOX (CONTINEO–MASTER)\CONTINEO–MASTER\(P–DRIVE) PROJECTS\2019\19–280 – LORD HOUSE ADDITION – MT PARAN\DWG

GEORGIA PROFESSIONAL ENGINEER No. 27880 BRYAN H. RUSSELL P.E.
GSWCC LEVEL II CERTIFICATION NO. 7219 EXPIRES: 8/7/2021

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801 MOUNT PARAN ROAD NW
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ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW SANDY SPRINGS, GA

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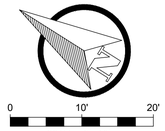
GRADING / DRAINAGE PLAN

SHEET C03



PROJECT CIVIL ENGINEER

CONTINEO GROUP, LLC
755 COMMERCE DRIVE, SUITE 800
DECATUR, GA 30030
BRYAN H. RUSSELL, PE
CONTACT: JUAN DEL RIO
404-399-5192
JUAND@THECONTINEOGROUP.COM

24-HOUR EMERGENCY CONTACT:

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CELL: 404-372-0990
EMAIL: LARRYLORD@LORDAECKSARGENT.COM

PROPERTY AREA DATA

TOTAL AREA OF PROPERTY: 2.17 ACRES
TOTAL AREA OF DISTURBANCE: 0.11 ACRES (5,180 SF)

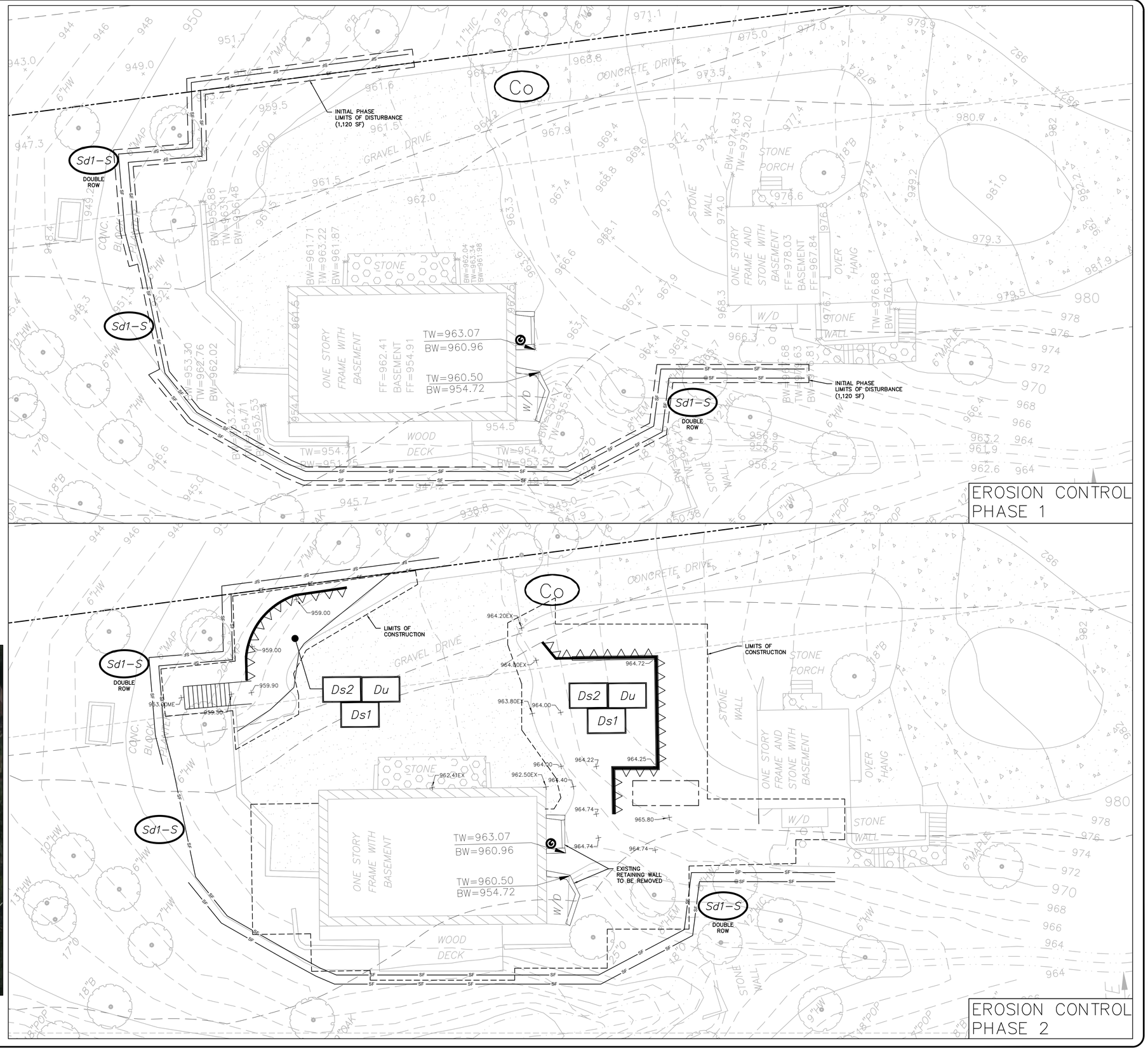
GPS LOCATION (DECIMAL DEGREES)

LATITUDE: 33.879965
LONGITUDE: -84.411241

THERE ARE WETLANDS OR STATE WATERS LOCATED WITHIN 200FT FROM THIS PROJECT SITE.
THERE ARE APPLICABLE 25' OR 50' UNDISTURBED BUFFERS LOCATED WITHIN THIS PROJECT SITE.
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF SANDY SPRINGS OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND DISTURBANCE.
NO TREES TO BE REMOVED OR DAMAGED

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	1.5	39.4%
GaF	Grover-Mountain Park complex, 20 to 60 percent slopes, stony	2.4	60.6%
ReD	Rion sandy loam, 10 to 15 percent slopes	0.0	0.0%
Totals for Area of Interest		**3.9**	**100.0%**

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.



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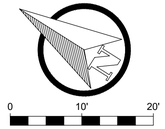
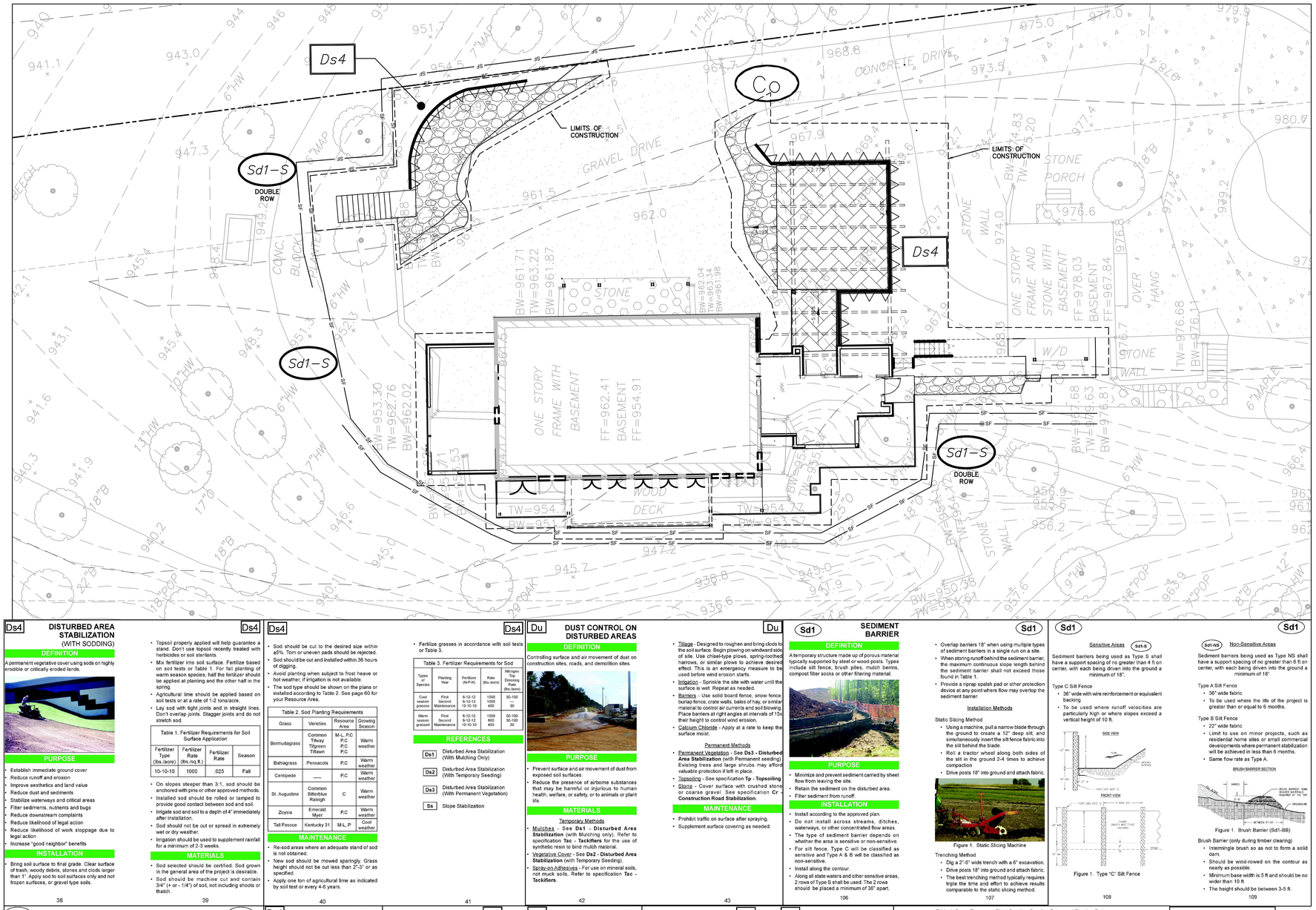
EROSION CONTROL INITIAL AND FINAL PHASE

SHEET C04



SILT FENCE TO BE REMOVED AFTER ALL SOILS ARE STABILIZED



Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

DEFINITION

A permanent vegetative cover using sods on highly erodible or critically eroded lands.

PURPOSE

- Establish immediate ground cover
- Reduce runoff and erosion
- Improve aesthetics and land value
- Reduce dust and sediments
- Stabilize waterways and critical areas
- Filter sediments, nutrients and bugs
- Reduce downstream complaints
- Reduce likelihood of legal action
- Reduce likelihood of work stoppage due to legal action
- Increase "good neighbor" benefits

INSTALLATION

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

Table 1. Fertilizer Requirements for Soil Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

- Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.
- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

PURPOSE

- Establish immediate ground cover
- Reduce runoff and erosion
- Improve aesthetics and land value
- Reduce dust and sediments
- Stabilize waterways and critical areas
- Filter sediments, nutrients and bugs
- Reduce downstream complaints
- Reduce likelihood of legal action
- Reduce likelihood of work stoppage due to legal action
- Increase "good neighbor" benefits

INSTALLATION

- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

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- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.

Ds4

- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather; if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Table 2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifdwarf	M-L, P,C P,C P,C P,C	Warm weather
Bahiagrass	Pensacola	P,C	Warm weather
Centipede	——	P,C	Warm weather
St. Augustine	Common Bitterblue Raleigh	C	Warm weather
Zoysia	Emerald Myer	P,C	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.

Ds4

- Fertilize grasses in accordance with soil tests or Table 3.

Table 3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 5-12-12 10-10-10	1500 1000 400	50-100 30
Warm season grassed	First Second Maintenance	6-12-12 5-12-12 10-10-10	1500 800 400	50-100 50-100 30

REFERENCES

- **Ds1** Disturbed Area Stabilization (With Mulching Only)
- **Ds2** Disturbed Area Stabilization (With Temporary Seeding)
- **Ds3** Disturbed Area Stabilization (With Permanent Vegetation)
- **Ss** Slope Stabilization

Du DUST CONTROL ON DISTURBED AREAS

DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE

- Prevent surface and air movement of dust from exposed soil surfaces.
- Reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

Du

- Tillage - Designed to roughen and bring clods to the soil surface. Begin plowing on windward side of site. Use chisel-type plows, spring-toothed harrows, or similar plows to achieve desired effect. This is an emergency measure to be used before wind erosion starts.
- Irrigation - Sprinkle the site with water until the surface is wet. Repeat as needed.
- Barriers - Use solid board fence, snow fence, burlap fence, crate walls, bales of hay, or similar material to control air currents and soil blowing. Place barriers at right angles at intervals of 15x their height to control wind erosion.
- Calcium Chloride - Apply at a rate to keep the surface moist.

Permanent Methods

- Permanent Vegetation - See **Ds4 - Disturbed Area Stabilization** (with Permanent seeding). Existing trees and large shrubs may afford valuable protection if left in place.
- Topsoiling - See specification **Tp - Topsoiling**.
- Stone - Cover surface with crushed stone or coarse gravel. See specification **Cr - Construction Road Stabilization**.

MAINTENANCE

- Prohibit traffic on surface after spraying.
- Supplement surface covering as needed.

Sd1 SEDIMENT BARRIER

DEFINITION

A temporary structure made up of porous material typically supported by steel or wood posts. Types include silt fence, brush piles, mulch berms, compost filter socks or other filtering material.

PURPOSE

- Minimize and prevent sediment carried by sheet flow from leaving the site.
- Retain the sediment on the disturbed area.
- Filter sediment from runoff.

INSTALLATION

- Install according to the approved plan.
- Do not install across streams, ditches, waterways, or other concentrated flow areas.
- The type of sediment barrier depends on whether the area is sensitive or non-sensitive.
- For silt fence, Type C will be classified as sensitive and Type A & B will be classified as non-sensitive.
- Install along the contour.
- Along all state waters and other sensitive areas, 2 rows of Type S shall be used. The 2 rows should be placed a minimum of 36" apart.

Sd1

- Overlap barriers 18" when using multiple types of sediment barriers in a single run on a site.
- When storing runoff behind the sediment barrier, the maximum continuous slope length behind the sediment barrier shall not exceed those found in Table 1.
- Provide a riprap spalsh pad or other protection device at any point where flow may overtop the sediment barrier.

Installation Methods

Static Slicing Method

- Using a machine, pull a narrow blade through the ground to create a 12" deep slit, and simultaneously insert the silt fence fabric into the slit behind the blade.
- Roll a tractor wheel along both sides of the slit in the ground 2-4 times to achieve compaction
- Drive posts 18" into ground and attach fabric.

Figure 1. Static Slicing Machine

Trenching Method

- Dig a 2"-6" wide trench with a 6" excavation.
- Drive posts 18" into ground and attach fabric.
- The best trenching method typically requires triple the time and effort to achieve results comparable to the static slicing method.

Sd1

Sensitive Areas Sd1-S

Sediment barriers being used as Type S shall have a support spacing of no greater than 4 ft on center, with each being driven into the ground a minimum of 18".

Type C Silt Fence

- 36" wide with wire reinforcement or equivalent backing
- To be used where runoff velocities are particularly high or where slopes exceed a vertical height of 10 ft.

Figure 1. Type "C" Silt Fence

Sd1

Non-Sensitive Areas Sd1-NS

Sediment barriers being used as Type NS shall have a support spacing of no greater than 6 ft on center, with each being driven into the ground a minimum of 8".

Type A Silt Fence

- 36" wide fabric
- To be used where the life of the project is greater than or equal to 6 months.

Type B Silt Fence

- 22" wide fabric
- Limit to use on minor projects, such as residential home sites or small commercial developments where permanent stabilization will be achieved in less than 6 months.
- Same flow rate as Type A.

Figure 1. Brush Barrier (Sd1-BB)

Brush Barrier (only during timber clearing)

- Intermingle brush so as not to form a solid dam.
- Should be wind-rowed on the contour as nearly as possible
- Minimum base width is 5 ft and should be no wider than 10 ft.
- The height should be between 3-5 ft.

Sd1

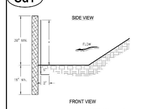

Figure 2. Type "A" & "B" Silt Fence

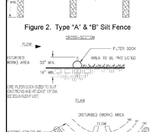

Figure 3. Compost Filter Sock - Type "B"

Table 1. Criteria for Sediment Barrier Placement

Land Slope (%)	Maximum Slope Length Behind Fence (ft)
<2	100
2-5	75
5-10	50
10-20	25
>20	15

MAINTENANCE

- Remove the sediment once it has accumulated to one-half the original height of the barrier.
- Replace barrier whenever it has deteriorated to such an extent that the effectiveness of the product is reduced (~ 6 months) or the height of the product is not maintaining 80% of its properly installed height.
- Remove and dispose of all accumulated sediment at the barrier before it is removed.
- Leave in place until all disturbed areas are permanently stabilized.

Table 2. Post Size

Type	Min. Length	Type of Post	Size of Post
NS	4'	Oak Steel Soft Wood	1.5"x1.5" 1.15lb/ft min 3' or 2"x4"
S	4'	Oak Steel	2"x2" 1.15lb/ft. min

Figure 1. Thomas Carpenter, CPESC, Carpenter Erosion Control.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

A temporary cover of plant residues or other suitable materials, produced on site if possible, applied to the soil surface.

PURPOSE

- Reduce runoff and erosion
- Modify soil temperature
- Conserve moisture
- Prevent surface compaction and crusting
- Control undesirable vegetation
- Increase biological activity in the soil

INSTALLATION

- Apply mulch or temporary grassing to all exposed areas within 14 days of disturbance.
- Applicable to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover.
- Mulch can be used as a singular erosion control device for up to 6 months.
- Apply at the appropriate depth. Refer to Table 1 for specific materials.

Site Preparation

- Grade to permit the use of equipment for applying and anchoring mulch

Ds1

- Install needed erosion control measures such as dikes, berms, and sediment barriers.
- Loosen compacted soil to a minimum depth of 3".

Applying Mulch

- Apply dry straw or hay and wood chips uniformly by hand or by mechanical equipment.
- Apply 20-30 lbs of nitrogen/acre if the area will eventually be covered with perennial vegetation.
- Apply polyethylene film on exposed areas.

Anchoring Mulch

- Press straw or hay into the soil with a disk harrow immediately after application. Tackifiers may be used when spreading mulch with blower-type equipment.
- Anchor wood waste using the appropriate size netting
- Trench polyethylene at the top as well as incrementally as necessary.

Table 1. Mulching Application Requirements

Material	Rate	Depth
Straw or hay	-	2" to 4"
Wood waste, chips, sawdust, bark	-	2" to 3"
Polyethylene film	Secure with soil, anchors, weights	-
Geotextiles, jute matting, netting, etc.	See manufac-turer's recom-mendations	-

MAINTENANCE

- The appropriate depth and 90% cover shall be maintained at all times.

REFERENCES

- **Tac** Tackifiers

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

PURPOSE

- Reduce runoff and sediment damage of down stream resources
- Protect the soil surface from erosion
- Improve wildlife habitat
- Improve aesthetics
- Improve filth, infiltration, and aeration as well as organic matter for permanent plantings

INSTALLATION

- Apply mulch or temporary grassing to all exposed areas within 14 days of disturbance.
- Applicable to rough graded areas that will be exposed for less than 6 months.
- Coordinate with permanent measures to ensure economical and effective stabilization.
- Take note of which species are not appropriate for companion crop plantings.
- When the soil has been sealed by rainfall or consists of smooth cut slopes, scarify the soil in order to provide a place for the seed to lodge and germinate.

Ds2

- Apply agricultural lime at the rate determined by soil test pH.
- Apply lime before land preparation and incorporate with a disk, ripper, or chisel.
- On steep slopes, apply fertilizer hydraulically.
- Select grass or grass-legume mixtures based on the area and season of the year.
- Apply seed uniformly by hand, cyclone seeder, drill, cultipacker-seeder, or hydraulic seeder.
- The appropriate depth of planting is 10x the seed diameter.
- Apply irrigation at a rate that will not cause runoff and erosion. Thoroughly wet the soil to insure germination of the seed.

MAINTENANCE

- Re-seed areas where an adequate stand of temporary vegetation fails to emerge.
- If optimum conditions for temporary vegetation is lacking, mulch can be used a singular erosion control device.

REFERENCES

- **Ds1** Disturbed Area Stabilization (With Mulching Only)
- **Tac** Tackifiers

Ds2

Figure 2. Browntop Millet

Figure 3. Ryegrass

Figure 3. Rye

Table 1. Some Temporary Plant Species, Seeding Rates and Planting Dates

Species	Rates Per 1,000 sq. ft.	Rates per Acre	Planting Dates by Region		
			M-L	P	C
Barley Alone	3.3 lbs.	3 bu.	9/1-10/31	9/15-11/15	10/1-12/31
Barley in Mixtures	.6 lbs.	.5 bu.			
Lespedeza, Annual	0.9 lbs.	40 lbs.	3/1-3/31	3/1-3/31	2/1-2/28
Lespedeza in Mixtures	0.2 lbs.	10 lbs.			
Lovegrass, Weeping	0.1 lbs.	4lbs.	4/1-5/31	4/1-5/31	3/1-5/31
Lovegrass in Mixtures	.05 lbs.	2 lbs.			
Millet, Browntop	.9 lbs.	40 lbs.	4/15-6/15	4/15-6/30	4/15- 6/30
Millet in Mixtures	.2 lbs.	10 lbs.			
Millet, Pearl	1.1 lbs.	50 lbs.	5/15-7/15	5/1-7/31	4/15-8/15
Oats Alone	2.99 lbs.	4 bu.	9/1-11/15	9/15-11/15	9/15-11/15
Oats in Mixtures	.7 lbs.	1 bu.			

Table 1. Some Temporary Plant Species, Seeding Rates and Planting Dates (continued)

Species	Rates Per 1,000 sq. ft.	Rates per Acre	Planting Dates by Region		
			M-L	P	C
Rye (Grain) Alone	3.9 lbs.	3 bu.	8/15-10/31	9/15-11/30	10/1-12/31
Rye in Mixtures	.6 lbs.	.5 bu.			
Ryegrass	0.9 lbs.	40 lbs.	8/15-11/15	9/1-12/15	9/15-12/31
Sudangrass	1.4 lbs.	60 lbs.	5/1-7/31	5/1-7/31	4/1-7/31
Triticale Alone	3.3 lbs.	3 bu.	NA	NA	10/15-11/30
Triticale in Mixtures	.6 lbs.	.5 bu.			
Wheat Alone	4.1 lbs.	3 bu.	9/15 -11/30	10/1-12/15	10/15-12/31
Wheat in Mixtures	7 lbs.	.5 bu.			

1. Unusual site conditions may require heavier seeding rates.
2. Seeding dates may need to be altered to fit temperature variations and local conditions.
3. For Major Land Resource Areas (MLRAs), see page 60.
4. Seeding rates are based on pure live seed (PLS).

Table 2. Fertilizer Requirements for Temporary Vegetation

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	N Top Dressing Rate (lbs./acre)
Cool season grasses	First	6-12-12	1500	50-100
	Second Maintenance	5-12-12	1000	30
		10-10-10	400	——
Cool season grasses & Legumes	First	6-12-12	1500	50-100
	Second Maintenance	5-12-12	1000	30
		0-10-10	400	——
Temporary cover, cools seeded alone	First	10-10-10	500	30
	Second Maintenance	6-12-12	1500	50-100
		10-10-10	400	30
Warm season grasses				

Bryan H. Russell P.E.
No. 27880
PROFESSIONAL ENGINEER
BRYAN H. RUSSELL
GSWCC LEVEL II CERTIFICATION NO. 7219
EXPIRES: 8/7/2021

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg.engineer

LARRY LORD
801 MOUNT PARAN ROAD NW.
ATLANTA, GA 30327
404.372.0990
LARRYLORD@LORDAECKSARGENT.COM

801 MOUNT PARAN ROAD NW
- HOUSE ADDITION -

ISSUED FOR: PERMITTING
JURISDICTION: CITY OF SANDY SPRINGS
LOCATION: 801 MOUNT PARAN ROAD NW SANDY SPRINGS, GA

REVISIONS

#	DATE

DRAWN: JPD
CHECK: BHR
JOB NO: 19-280
DATE: 05/28/20

EROSION CONTROL PHASE 3

SHEET C05

C:\USERS\CONTINEO03\DROPBOX (CONTINEO-MASTER)\CONTINEO-MASTER\(P-DRIVE) PROJECTS\2019\19-280 - LORD HOUSE ADDITION - MT PARAN\DWG

THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING PER CITY OF SANDY SPRINGS, GEORGIA RE-2

MINIMUM LOT AREA=	2 ACRES
MINIMUM LOT WIDTH=	200 FEET
MAXIMUM LOT COVERAGE=	25%
MINIMUM FRONT BUILDING SETBACK=	60 FEET
MINIMUM SIDE BUILDING SETBACK=	25 FEET
MINIMUM REAR BUILDING SETBACK=	50 FEET
MAXIMUM BUILDNG HEIGHT=	3 STORIES/40 FEET

MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.

TREE LEGEND

B	DENOTES BEECH TREE
HEM	DENOTES HEMLOCK TREE
HIC	DENOTES HICKORY TREE
HW	DENOTES HARDWOOD TREE
MAP	DENOTES MAPLE TREE
O	DENOTES OAK TREE
POP	DENOTES POPLAR TREE

MAGNETIC N

#4700 N/F ALLEN W. RITCHEY DB 23804 PG 191-192

N/F NANCY R. WILLIAMS

N/F SHANNON M. LORD DB 50248 PG 395-397

#797 N/F LARRY LORD PEGGY WALTON-WALKER DB 60342 PG 673

#831 N/F AMIN ALIBHAI DB 57075 PG 687-688

N34°30'13"E 99.88'

S42°24'01"E - 372.46'

S42°24'20"E - 285.79'

N34°58'09" - 708.34'

182.39' TO N.E. R/W OF HIGH COURT ROAD

MOUNT PARAN ROAD (40' R/W)

S32°20'30"W 36.25'

A=164.65'
R=676.55'
CHD=
S27°12'25"W
164.24'

25' STATE WATERS BUFFER

75' CITY OF SANDY SPRINGS BUFFER (SEE NOTE #8)

50'B

25'B

60'B

GRAVEL PARKING

GRAVEL DRIVE

CONCRETE DRIVE

ONE STORY FRAME WITH BASEMENT FF=962.41 BASEMENT FF=954.91

FRAME PLAY HOUSE

LONG BLOCK PLANTER

WOOD DECK

STONE WALL

CONC. WALL

1/2" OPEN TOP PIPE FOUND

3/4" OPEN TOP PIPE FOUND

1/2" CRIMP TOP PIPE FOUND

1/2" REBAR FOUND

NEIGHBOR'S METAL FENCE

NEIGHBOR'S LANDSCAPE BLOCK RETAINING WALL OVER R 1.0'±

NEIGHBOR'S STONE WALL AND COLUMNS

TOP BANK
℄ DITCH
TOP BANK

EP=1019.07

EP=1022.38

EP=1024.52

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

811 Know what's below. Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 508,799 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

10. CONTOUR INTERVAL= 2 FEET

11. ELEVATION DATUM= NAVD 1988

LEGEND

BL	DENOTES BUILDING LINE
PL	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
℄	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
— X — X —	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
— P — P —	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
— S — S —	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

FLOOD NOTE

THIS PROPERTY **IS** LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0143 F (SHADED ZONE "X") EFFECTIVE DATE: SEPTEMBER 18, 2013. FULTON COUNTY, GEORGIA

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles *Georgia RLS No. 2646* *9-11-19*

NO.	REVISIONS	DATE
1.	REVISE CONTOURS AND FEE	2-26-20

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
LARRY LORD
PEGGY WALTON-WALKER

801 MOUNT PARAN ROAD
SANDY SPRINGS, GEORGIA
TOTAL AREA= 2.169± ACRES
OR 94,485± SQ. FT.

30' 15' 0' 30' 60'
SCALE IN FEET

DB: DP

LAND LOT 162
17TH DISTRICT
FULTON COUNTY
GEORGIA

PLAT PREPARED: 9-11-19
FIELD: 9-5-19 SCALE: 1"=30'

JOB#251284

PB
PG
DB
PG