



BOARD OF ZONING APPEALS JANUARY 18, 2018

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
5:30 PM

- I. CALL TO ORDER**
 - A. Election of Officers 2018**
- II. ROLL CALL**
- III. APPROVAL OF MEETING MINUTES**
 - A. September 21, 2017**
- IV. PUBLIC HEARING**
 - A. V-17-38 Academy Street Setback Variance**
Consideration of a setback variance to allow a covered porch to encroach five (5) feet into the ten (10) foot perimeter side setback in a residential subdivision. The subject property is located at 70 Academy Street (Lot 6) in the East of Main subdivision
- V. ITEMS FROM BOARD MEMBERS**
- VI. ITEMS FROM STAFF**
- VII. ADJOURNMENT**



BOARD OF ZONING APPEALS MEETING SUMMARY

September 21, 2107

Department of Community Development

WWW.ALPHARETTA.GA.US

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Board of Zoning Appeals, but not quoted or paraphrased. This document includes limited presentation by Board of Zoning Appeals and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Board of Zoning Appeals Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

II. ROLL CALL

Board Members Present:

- o Mike Webber, Chairman
- o John Monson, Vice Chairman
- o Eamon Keegan
- o Marc Gelber
- o Kyle Lewis
- o Wes Williams

Board Members Absent:

- o Hans Appen

Staff Present:

- o Michael Woodman, Senior Planner
- o Elle Taylor, Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

A. January 19, 2017

- ❖ Board Member Monson made a motion to approve the meeting minutes of January 19, 2017
 - The motion received a second from Board Member Keegan
 - The motion was approved by vote (6-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. V-17-22 Mereddy/12570 Pindell Circle Variance

Micheal Woodman, Senior Planner, presented consideration of a variance to reduce the impervious setback in order to allow a pool on a single-family detached lot. The subject property is located at 12570 Pindell Circle in the Pindell Glen subdivision off Mid Broadwell Road.

After presentation from the Applicant, reading of the Conditions and discussion of purpose of retaining wall:

- ❖ Board Member Monson made a motion to approve with Staff's Conditions
 - The motion received a second from Board Member Gelber
 - The motion was approved by vote (6-0)

B. V-17-33 Edman/Tree Ordinance

Micheal Woodman, Senior Planner, presented consideration of a reduction of recompense requirements. The subject property is located at 273 Milton Avenue.

After presentation from the Applicant and discussion from the Board:

- ❖ Board Member Monson offered a motion to approve with the conditions as outlined by staff except for a revision to Condition #1, changing "as depicted on the submitted plan" to "as depicted on the proposed plan"
 - The motion received a second from Council Member Keegan
 - The motion was approved 6-0
1. Applicant shall plant 30 inches of recompense trees on-site in addition to required standard lot density (about 11 inches depending on tree type) as depicted on the proposed plan. On-site tree recompense shall be planted prior to Certificate of Occupancy.
 2. Up to 10" of offsite tree replanting shall be permitted if applicant chooses with final location approval by Staff.

VII. ADJOURNMENT

There was a problem with the recording software for this meeting. It was recorded on Iphone.



BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-17-38 70 ACADEMY STREET SETBACK VARIANCE

BOARD OF ZONING APPEALS: JANUARY 18, 2018

II. RECOMMENDATION:

Approve V-17-38 70 Academy Street Setback Variance subject to the following conditions:

1. Lot 6 shall be developed substantially similar to site plan submitted by Travis Pruitt & Associates, Inc., dated 9/6/2017, except for modifications required to comply with the conditions below.
2. Developer shall supplement the 5' landscape strip along the west property line with minimum 4' evergreen shrubs, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, The Providence Group, is requesting consideration of a setback variance to allow a covered porch to encroach five (5) feet into the ten (10) foot perimeter side setback in a residential subdivision. The subject property is located at 70 Academy Street (Lot 6) in the East of Main subdivision.

DISCUSSION

The submitted request, if approved, would allow a covered porch to encroach five (5) feet into the ten (10) foot perimeter side setback in a residential subdivision. A covered porch is required to meet the required building setbacks. The subject property is located at 70 Academy Street (Lot 6) in the East of Main subdivision.

The property is zoned R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). Surrounding properties are Alpharetta First Baptist Church zoned SU (Special Use) and located to the north and west, East of Main Lot 5 zoned R-8A/D and located to the east and City Center zoned MU (Mixed Use) and located to the south.

East of Main Lot 6 is a 0.15-acre single-family detached, undeveloped lot. The applicant's site plan depicts a 6' x 20' (120 square foot) covered porch encroaching five (5) feet into the ten (10) foot perimeter side setback. A five (5) foot landscape strip is located within the ten (10) foot perimeter side setback; however, the covered porch does not impact the landscape strip. Individual lots in East of Main have side setbacks of five (5) feet. However, Lot 6 is an end lot and includes a perimeter side setback on the west side of the property of ten (10) feet. Therefore, the proposed 5' encroachment of the covered porch into the 10' perimeter side setback is consistent with the side setbacks from most other lots in the East of Main subdivision.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The side setback for individual lots in East of Main is five (5) feet. However, Lot 6 is an end lot and includes a perimeter side setback on the west side of the property of ten (10) feet. Therefore, the proposed five (5) foot encroachment into the ten (10) foot perimeter side setback is consistent with the side setbacks from most lots in the East of Main subdivision.

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The side setback for individual lots in East of Main is five (5) feet. However, Lot 6 is an end lot and includes a perimeter side setback on the west side of the property of ten (10) feet. Therefore, the proposed five (5) foot encroachment into the ten (10) foot perimeter side setback is consistent with the side setbacks from most lots in the East of Main subdivision.

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The side setback for individual lots in East of Main is five (5) feet. However, Lot 6 is an end lot and includes a perimeter side setback on the west side of the property of ten (10) feet. Therefore, the proposed five (5) foot encroachment into the ten (10) foot perimeter side setback is consistent with the side setbacks from most lots in the East of Main subdivision.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's requested variance will not cause a substantial detriment to the public good, if conditions are placed on the property requiring screening and landscaping.

CONCURRENCES

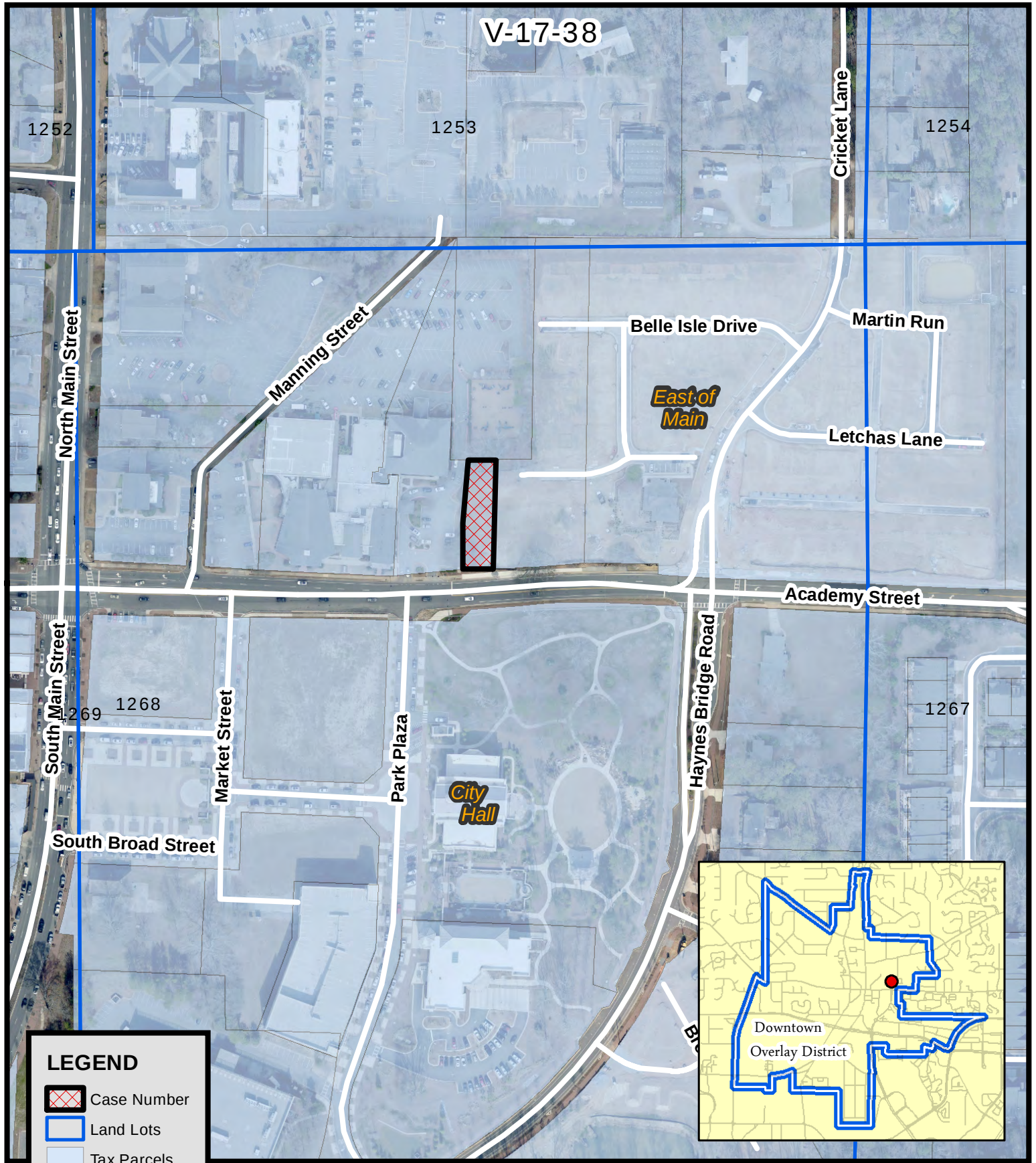
Staff has reviewed the application and is in general agreement with the variance request. The proposed five (5) foot encroachment into the ten (10) foot perimeter side setback is consistent with the side setbacks for lots in the East of Main subdivision. If approved, conditions are recommended requiring landscape screening.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan
- Elevation



Location Map
70 Academy Street

V-17-38
D/LL: 2/2/1268
BZA Date:1/18/18



Location Map Provided by:
Community Development - GIS



ALPHARETTA

FIRST BAPTIST CHURCH

January 11, 2017

City of Alpharetta

Board of Zoning Appeals

To whom it may concern,

Alpharetta Christian Academy, as an adjoining property owner, has no objection to the variance request for a building setback encroachment submitted by The Providence Group of Georgia, LLC for the property located at 70 Academy Street (East of Main-Lot 6).

Signed,

Alpharetta Christian Academy

44 Academy Street

Alpharetta GA, 30004

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 70 Academy Street - East of Main Lot 6

Contact Name: Meghan Rice

Telephone: 678-313-5785

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

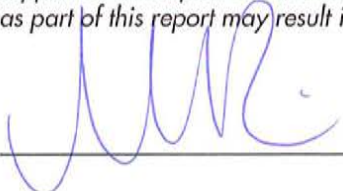
Alpharetta Christian Academy; board has no objection to variance and will provide a letter of support

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|---|---|
| ☐ Letter | ☐ Personal Visits |
| ☒ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: 

Date: 12/28/17

Print Form

Project Name: 70 Academy Street – East of Main Lot 6

List of Adjoining Property Owners notified of variance application

Richard Wernick, Board Member- Alpharetta Christian Academy

Greg Winchester, Board Member- Alpharetta Christian Academy

Copy of correspondence attached.

11/15/2017

• • •

Meghan Rice
The Providence Group of Georgia, LLC
11340 Lakefield Drive
Suite 250
Johns Creek, GA 30097

Alpharetta Christian Academy
44 Academy Street
Alpharetta GA 30004

To Whom It May Concern,

I am writing this letter to request your support as a neighbor for a variance request for the property located at 70 Academy Street (East of Main – Lot 6)

The Providence Group of Georgia, LLC is seeking a variance on the adjoining property located at 70 Academy Street to include a Covered Porch on the side of the home to be built on this property. The porch will not encroach on the landscape strip or affect the trees designated for the area.

The Providence Group respectfully requests your signature on the enclosed letter to indicate your support of our application. If you have any questions or concerns, you can reach me at 678-313-5785 or at mrice@theprovidencegroup.com.



Meghan Rice
Production Manager
The Providence Group of Georgia, LLC

PROJECT DESCRIPTION
SINGLE FAMILY DEVELOPMENT

SUBDIVISION / LOT
EAST OF MAIN - LOT 6

ADDRESS
70 ACADEMY STREET

SITE ZONING
R8 A/D

SITE AREA:
= 6,592 SQ. FT. or 0.15 AC.

DISTURBED AREA
± 5,398 S.F. OR 0.123 AC.

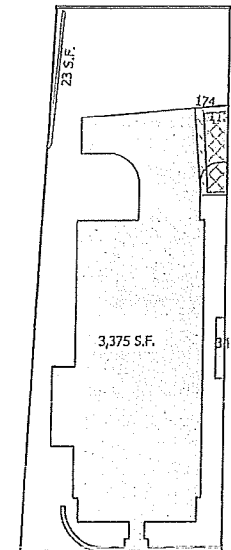
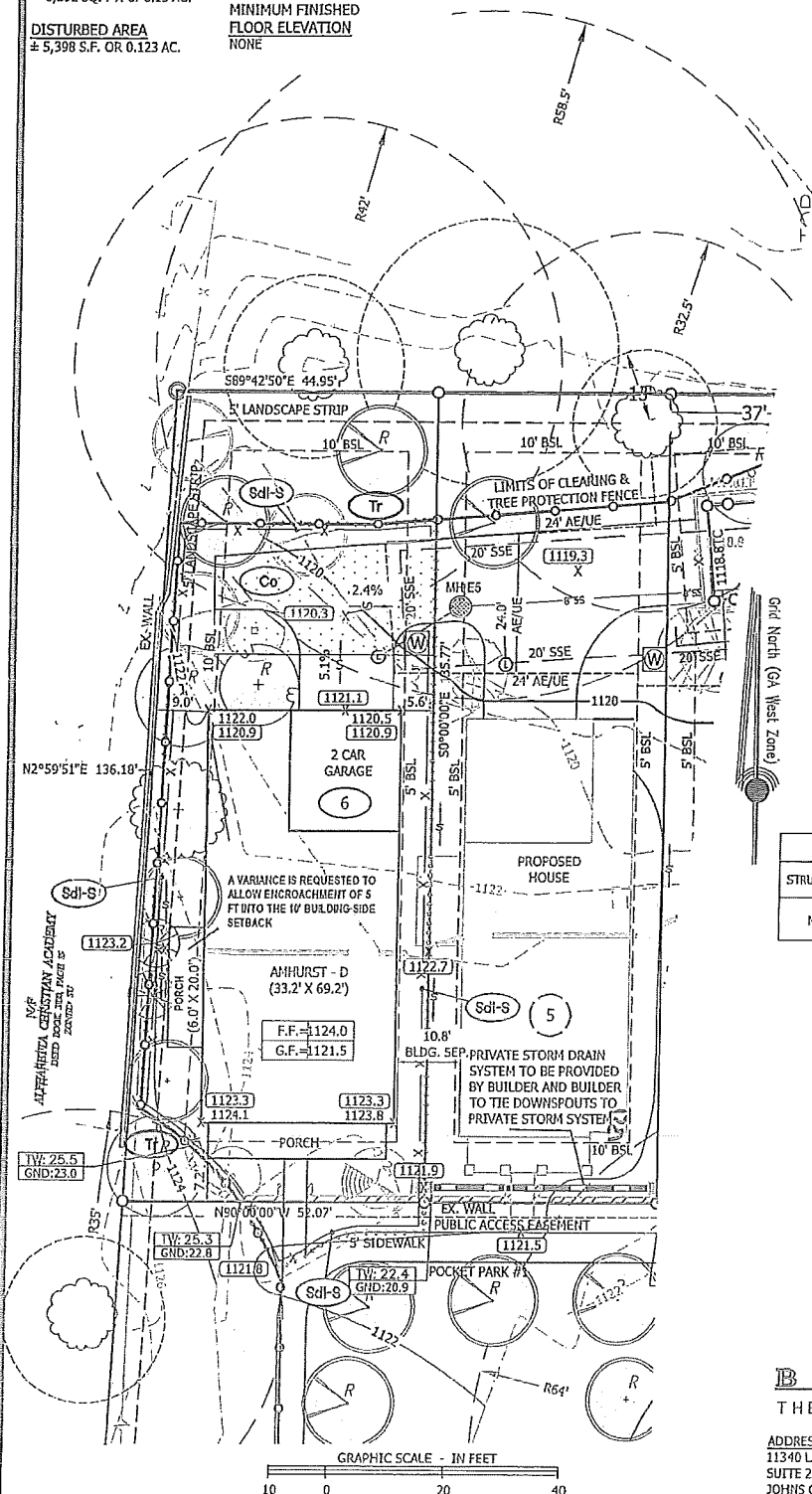
BUILDING SETBACKS
FRONT: 10'
SIDE: 5'
REAR: 5'
SETBACKS ALONG ACADEMY STREET:
20' MIN. FRONT YARD
5' MIN. SIDE YARD
10' MIN. REAR YARD

FRONT:
(PORCHES MAY ENCROACH UP TO 10')
SIDE:
(FIREPLACE CHASES MAY ENCROACH UP TO 2')

MINIMUM FINISHED FLOOR ELEVATION
NONE

DISTURBED AREA = 5,398 S.F.
IMPERVIOUS AREA = 3,432 S.F.
ZONING BUFFER AREA = 0 S.F.
STREAM BUFFER AREA = 0 S.F.
ACCESS/UTILITY EASEMENT AREA = 174 S.F.
DRAINAGE/SEWER EASEMENT AREA = 112 S.F.

PROPOSED BUILDING COVERAGE		
ALLOWABLE IMPERVIOUS AREA LOT 6=2,900 S.F.		
TOTAL IMPERVIOUS AREA ON LOT	TOTAL LOT AREA	PERCENTAGE OF IMPERVIOUS COVERAGE
3,432 S.F.	6,593 S.F.	52.1%



SANITARY STRUCTURE INFORMATION		
STRUCTURE ID	TOP ELEVATION	INVERT ELEVATIONS, PIPE SIZE, AND PIPE TYPE
MH-5	1119.64	INV (8" SAN OUT TO E)=1111.64

GSWC #0000057068



For The Firm
Travis Pruitt & Associates, Inc.

B U I L D E R
THE PROVIDENCE GROUP, LLC

ADDRESS:
11340 LAKEFIELD DRIVE,
SUITE 250
JOHNS CREEK, GA 30097

24 HOUR EMERGENCY CONTACT
BERNIE KNOLL
770-527-4077

NO.	REVISIONS
7	
6	
5	
4	
3	
2	
1	

SITE PLAN
LOT 06

EAST OF MAIN

LAND LOT 1268 ~ 2nd DISTRICT ~ 2nd SECTION
CITY OF ALPHARETTA ~ FULTON COUNTY ~ GEORGIA



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com

Contact Person:
Jon Lyons

DATE: 09-05-17
SCALE: 1" = 20'
CL: Lot 06
DT: 1-16-0585
CLIENT: THE PROVIDENCE GROUP
DRAWN BY: KLG/A/K
Sheet No. 1 of 13

11/15/2017

• • •

City of Alpharetta
Board of Zoning Appeals

To Whom It May Concern,

Alpharetta Christian Academy, as an adjoining property owner, has no objection to the variance request for a building setback encroachment submitted by The Providence Group of Georgia, LLC for the property located at 70 Academy Street (East of Main – Lot 6).

Signed,

Alpharetta Christian Academy
44 Academy Street
Alpharetta GA 30004

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT 2 PARK PLAZA ALPHARETTA, GA 30009

1.

This page should be the first page in each of your completed application packets.
2.

It is preferred that all responses be typed. Illegible applications will not be accepted.
3.

Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4.

Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5.

Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6.

If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name:

Meghan Rice

Telephone:

678-313-5785

Address:

11340 Lakefield Drive

Suite:

250

City

Johns Creek

State:

GA

Zip:

30097

Fax:

Mobile Tel:

678-313-5785

Email:

mrice@theprovidencegroup.com

Subject Property Information:

Address:

70 Academy Street

Current Zoning:

R-8A

District:

2

Section:

2

Land Lot:

1268

Parcel ID:

22 498412680860

Proposed Zoning:

Current Use:

Single Family Residential

This Application For *(Check All That Apply):*

- ☐ Conditional Use

☐ Master Plan Amendment
- ☐ Rezoning

☐ Master Plan Review
- ☒ Variance

☐ Public Hearing
- ☐ Comprehensive Plan Amendment

☐ Other *(Specify):* _____

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

The width of the lot prevents the porch from being built within the current setback.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

The homeowner would not be able to have covered livable space outdoors under the current setback requirement.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No. The Landscape Strip will be unaffected; there would be no detrimental effect from granting relief of the building setback.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: GRBK Academy, LLC Telephone: 678-475-9400

Address: 2805 N. Dallas Parkway Suite:

City Plano State: TX Zip: 75093 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

Name of Authorized Applicant: Meghan Rice - The Providence Group of Georgia, LLC Telephone: 678-313-5785

Address: 11340 Lakefield Drive Suite: 250

City Johns Creek State: GA Zip: 30097 -

So Sworn and Attested:

Owner Signature: [Signature] Date: 11-7-2017

Notary:

Notary Signature: [Signature] Date: 11-7-2017



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Meghan Rice - The Providence Group of Georgia, LLC

Subject Public Hearing Case:

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A

Position: N/A

Description of Contribution: N/A

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:

Date:

11.15.17

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Single Family Residential

Applicant's Request (Please itemize the proposal):

Allow side porch to encroach over the 10' side building setback 5'

Applicant's Intent *(Please describe what the proposal would facilitate):*

Allowing the side porch would enhance the architectural aesthetics of the home and be consistent with the overall design of the community.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name:70 Academy Street - East of Main Lot 6

Contact Name: Meghan RiceTelephone: 678-313-5785

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Alpharetta Christian Academy	

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- ☒ Letter
- ☐ Personal Visits
- ☒ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Telephone, Email, Personal Visits or Letters are all acceptable methods of contact with any questions or concerns

SITE PLAN CHECK LIST

This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.

Applications that include site plan documents that do not meet these requirements will not be accepted.

☒	Element Description
☒	Key and/or legend and site location map with North arrow
☒	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
☒	Acreage of the subject property.
☒	Location of land lot lines and identification of land lots.
☒	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
☒	Proposed streets on the subject site.
☒	Current zoning of the subject site and adjoining properties.
☒	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
☒	Location of proposed buildings with square footages, heights, and stories.
☒	Layout and minimum lot size of proposed single-family residential lots.
☒	Topography of subject site.
☒	Required and proposed setbacks.
☒	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
☒	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
☒	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
☒	Required and proposed parking spaces, loading, and unloading facilities.
☒	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
☒	Proposed stormwater management facilities.
☒	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
☒	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
☒	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

AMHURST



FRONT ELEVATION 'D'

the PROVIDENCE group	
THE PROVIDENCE GROUP OF GEORGIA, LLC 36360 LAKEFIELD COURT SUWANEE, GEORGIA 30024 TEL: 678.453.4400 FAX: 678.453.9925	
Cover Sheet	AMHURST GARAGE: RIGHT LOT: 6 FOR
© 2014 by The Providence Group. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means without the written consent of The Providence Group.	
REVISION LOG	
REVISION NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
DRAWING SET DATE	08/04/14
CS	

PROJECT DESCRIPTION
SINGLE FAMILY DEVELOPMENT

SUBDIVISION / LOT
EAST OF MAIN - LOT 6

ADDRESS
70 ACADEMY STREET

SITE ZONING
R8 A/D

SITE AREA:
= 6,592 SQ. FT. or 0.15 AC.

DISTURBED AREA
± 5,398 S.F. OR 0.123 AC.

BUILDING SETBACKS
FRONT: 10'
SIDE: 5'
REAR: 5'

SETBACKS ALONG ACADEMY STREET:
20' MIN. FRONT YARD
5' MIN. SIDE YARD
10' MIN. REAR YARD

FRONT:
(PORCHES MAY ENCROACH UP TO 10')
SIDE:
(FIREPLACE CHASES MAY ENCROACH UP TO 2')

MINIMUM FINISHED
FLOOR ELEVATION
NONE

DISTURBED AREA = 5,398 S.F.

IMPERVIOUS AREA = 3,432 S.F.

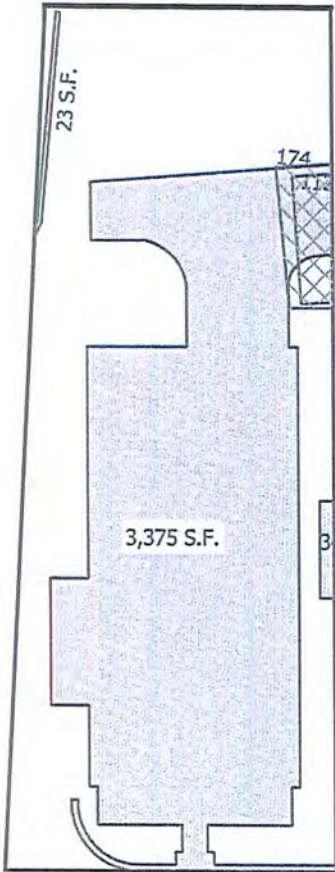
ZONING BUFFER AREA = 0 S.F.

STREAM BUFFER AREA = 0 S.F.

ACCESS/UTILITY EASEMENT AREA = 174 S.F.

DRAINAGE/SEWER EASEMENT AREA = 112 S.F.

PROPOSED BUILDING COVERAGE		
ALLOWABLE IMPERVIOUS AREA LOT 6=2,900 S.F.		
TOTAL IMPERVIOUS AREA ON LOT	TOTAL LOT AREA	PERCENTAGE OF IMPERVIOUS COVERAGE
3,432 S.F.	6,593 S.F.	52.1%



SANITARY STRUCTURE INFORMATION		
STRUCTURE ID	TOP ELEVATION	INVERT ELEVATIONS, PIPE SIZE, AND PIPE TYPE
MH-E5	1119.64	INV (8" SAN OUT TO E4)=1111.64

GSWC #0000057068



For The Firm
Travis Pruitt & Associates, Inc.

B U I L D E R
THE PROVIDENCE GROUP, LLC

ADDRESS:
11340 LAKEFIELD DRIVE,
SUITE 250
JOHNS CREEK, GA 30097

24 HOUR EMERGENCY CONTACT
BERNIE KNOLL
770-527-4077

7	
6	
5	
4	
3	
2	
1	
REVISIONS	

SITE PLAN
LOT 06

EAST OF MAIN

LAND LOT 1268 ~ 2nd DISTRICT ~ 2nd SECTION
CITY OF ALPHARETTA ~ FULTON COUNTY ~ GEORGIA



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Contact Person:
Jon Lyons

DATE: 09-06-17
SCALE: 1"= 20'
CN: Lot G06
JN: 1-16-0585
CLIENT: THE PROVIDENCE GROUP
DRAWN BY: KLG/MK
Sheet No. 1 of 13

GENERAL NOTES

1. THE HOUSE, DRIVEWAY, DECK, PORCH, WALL, AND SIDEWALK BETWEEN FRONT PORCH AND DRIVEWAY ARE PROPOSED IMPROVEMENTS TO THIS LOT.
2. IMPROVEMENTS SHOWN ON ADJACENT LOTS TO BE PERFORMED UNDER A SEPARATE PERMIT FOR THAT LOT.
1. IF A RETAINING WALL IS PROPOSED OVER 4' IN REVEALED HEIGHT, INCLUDE THE STRUCTURAL DESIGN, SIGNED, DATED, AND SEALED BY A GEORGIA P.E. (A SEPARATE BUILDING PERMIT WILL BE REQUIRED).
2. FOUNDATIONS SHALL EXTEND A MINIMUM OF 6" BELOW NATURAL GRADE.
3. CURBS AND GUTTERS SHALL BE KEPT CLEAR OF CONSTRUCTION DEBRIS AT ALL TIMES.
4. NO DECKS, PATIO'S, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
5. OWNER OR CONTRACTOR NEEDS TO SIGN UP AND ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS. CLASSES ARE HELD THE FIRST THURSDAY OF EVERY MONTH AT 3:00 PM. TO SIGN UP PLEASE CALL THE FRONT DEST OF THE CITY OF ALPHARETTA ENGINEERING, PUBLIC WORKS DEPARTMENT @ 678-597-6200.
6. BUILDER IS RESPONSIBLE FOR ANY ENCORACHMENTS INVOLVING FEATURES NOT CLEARLY AND ACCURATELY SPECIFIED ON PROVIDED ARCHITECTURAL PLANS. HOUSE DIMENSIONS ARE FROM OUTSIDE EDGE OF FRAMING TO OUTSIDE EDGE OF FRAMING AND DOES NOT INCLUDE EAVES/OVERHANGS, FOOTING/FOUNDATION AND FACADE MATERIALS, WHICH MAY CAUSE ENCROACHMENTS ON BUILDING SETBACK LINES. BUILDER WILL NEED TO APPLY FOR A VARIANCE WHERE ENCROACHMENT OCCURES.
7. THIS PLAN IS FOR ACQUIRING BUILDING PERMIT ONLY. BUILDER SHALL USE ARCHITECTURAL PLANS FOR HOUSE CONSTRUCTION.
8. THE ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCROACH ON AN EASEMENT, OR BUFFER. THE OWNER AND/OR PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCROACHMENT OF EASEMENTS AND BUFFERS.

DRIVEWAY INDEMNIFICATION NOTE

THE CITY OF ALPHARETTA AND FULTON COUNTY PERSONNEL AND /OR AGENTS, SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS, AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THIS RECORDED LOT, FOR THE PURPOSES OF INSPECTION, REPAIR, AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN SAID EASEMENT.

DRIVEWAY SLOPE AT SIDEWALK NOTE:

SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2%, INCLUDING DRIVEWAY CROSSING. ALL SIDEWALKS, CROSSWALKS, AND RAMPS SHALL MEET ADA STANDARDS GDOT DETAILS.

TREE NOTES

1. ALL TREES MUST BE PLANTED AT LEAST 5' FROM ANY UTILITY OR STORM DRAIN.
2. THERE ARE SPECIMEN TREES (24" HARDWOODS AND 30" PINES), WITHIN 30' OF THE PROPOSED LIMITS OF DISTURBANCE.
3. THERE ARE 18" TREES ON SITE.
4. THERE ARE TREE SAVE AREAS ON THIS LOT.
5. PLANTINGS SHOWN OUTSIDE THE LIMITS OF DISTURBANCE ARE TO BE PLANTED AFTER FINAL STABILIZATION BUT PRIOR TO CO.
6. **PROPOSED LANDSCAPING IMPACTED BY CONSTRUCTION SHALL BE REMOVED AND REPLANTED ONCE CONSTRUCTION IS COMPLETE.**

SITE PLAN LEGEND	
CO	CLEAN OUT
UE	UTILITY EASEMENT
--- S ---	SANITARY SEWER EAEMENT
DE	DRAINAGE EASEMENT
LL	LAND LOT
F.F.	FINISHED FLOOR
G.F.	GARAGE FLOOR
B.F.	BASEMENT FLOOR
A.G.	ADJACENT GRADE
S/W	SIDEWALK
R/W	RIGHT-OF-WAY
•••••	LIMITS OF DISTURBANCE
BOC	BACK OF CURB
TC	TOP OF CURB
HG	GROUND ELEVATION HIGH-SIDE OF RETAINING WALL
LG	GROUND ELEVATION LOW-SIDE OF RETAINING WALL
CMP	CORRUGATED METAL PIPE
AE	ACCESS EASEMENT
BC	BOTTOM OF CURB
BSL	BUILDING SETBACK LINE
TD	TURNED-DOWN FOOTING
—○—○—○—	TREE SAVE TAPE
—■—■—■—	WIRE BACKED TREE SAVE FENCE

7		
6		
5		
4		
3		
2		
1		
REVISIONS		

SITE PLAN
LOT 06

EAST OF MAIN

LAND LOT 1268 ~ 2nd DISTRICT ~ 2nd SECTION
CITY OF ALPHARETTA ~ FULTON COUNTY ~ GEORGIA

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REFERENCE PLAT
THE FINAL PLAT FOR EAST OF MAIN BY TRAVIS PRUITT & ASSOCIATES, INC.. RECORDED IN PLAT BOOK 397 PAGES 104-110, DATED 2/1/2017.

FLOOD HAZARD NOTE
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. F.I.R.M. MAP NUMBER 13121C0058F FOR FULTON COUNTY, GEORGIA DATED 9/18/2013

REFERENCE PLAT
CONSTRUCTION PLANS FOR ACADEMY STREET TRACT BY TRAVIS PRUITT & ASSOCIATES, INC. DATED 10-06-2015 AND LAST REVISED 09-07-2016.

TOPOGRAPHIC INFORMATION
CONSTRUCTION PLANS FOR ACADEMY STREET TRACT BY TRAVIS PRUITT & ASSOCIATES, INC. DATED 10-06-2015 AND LAST REVISED 09-07-2016.

TOPOGRAPHIC INFORMATION
TRAVIS PRUITT PERFORMED FIELD RUN TOPO ON LOTS 1-12, 21-24, 37-43, 51-57, AND 66-78 DATED 11-17-2016.

- EROSION CONTROL NOTES
1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE THE INSTALLATION OF EROSION CONTROL AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED BY THE GENERAL CONTRACTOR.
5. ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
6. FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
7. WATERS OF THE STATE DO NOT EXIST WITHIN 200 FEET OF THESE LOTS.
8. NO GRADED SLOPE SHALL EXCEED 2H:1V.
9. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED.
10. ALL GRADED AREAS SHALL BE GRASSED IMMEDIATELY WITH A PERENNIAL TYPE GROWTH. THE MATERIAL USED SHALL BE SUITABLE TO THE SEASON OF THE YEAR. REFER TO THE APPENDIX OF THE ON-SITE EROSION CONTROL MANUAL PREPARED BY THE STATE SOIL AND WATER CONSERVATION COMMITTEE OF GEORGIA.
11. ALL DRAINAGE SWALES SHALL HAVE A MINIMUM OF 2% SLOPE.
12. ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITH A MINIMUM OF 3000 POUNDS PER SQUARE FOOT UNDER THE BUILDING FOUNDATION.
13. ALL GRASSING SHALL BE MAINTAINED UNTIL THE AREA IS STABILIZED.
14. ALL DRAINAGE SWALES AND SLOPES THAT EXCEED 5% SLOPE SHALL BE STABILIZED WITH A PERENNIAL TYPE SUITABLE TO THE SEASON OF THE YEAR AND MAINTAINED UNTIL STABILIZED OR OTHER ADEQUATE EROSION CONTROL MEASURES HAVE BEEN PROVIDED.
15. SILT FENCES SHALL BE CONSTRUCTED ON THE DISCHARGE SIDE OF ALL SLOPES FOR STABILIZATION AND EROSION CONTROL.
16. CURBS AND GUTTERS SHALL BE KEPT CLEAR OF CONSTRUCTION DEBRIS AT ALL TIMES.

SANITARY SEWER CONSTRUCTION NOTES

1. SANITARY SEWER LATERALS SHALL BE LOCATED BEFORE BEGINNING ANY CONSTRUCTION.
2. PERMITS FOR NEW SANITARY SEWER CONNECTIONS MAY BE OBTAINED FROM THE SITE DEVELOPMENT SECTION, DEPARTMENT OF PUBLIC WORKS.
3. DIRECT CONNECTIONS OF SEWER LATERALS OF LESS THAN EIGHT (8) INCHES IN DIAMETER TO MANHOLES ARE NOT PERMITTED. DIRECT THE SEWER LATERAL CONNECTION TO A WYE IN THE SEWER MAIN.
4. CONNECTIONS TO THE SANITARY SEWER MAIN LINES SHALL BE PERPENDICULAR TO THE SEWER MAIN, THE MAXIMUM SKEW FROM PERPENDICULAR SHALL NOT EXCEED 15 DEGREES FROM PERPENDICULAR.
5. A CLEAN-OUT, LOCATED JUST INSIDE THE PROPERTY LINE, IS REQUIRED FOR SIX INCH SEWER CONNECTIONS.

GSWC #0000057068



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DATE: 09-06-17
SCALE: 1"= 20'
CN: Lot G06
JN: 1-16-0585
CLIENT: THE PROVIDENCE GROUP
DRAWN BY: KLG/MK
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