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OCT 28 2019

City of Sandy Springs  
Community Development

# MAYSON HOUSE VARIANCE ISSUANCE

Sandy Springs, Georgia  
10.25.2019





Marsh Creek Tributary 5  
FEMA Special  
Flood Hazard Areas

**Legend**

- Stream Centerline
- BFE
- XS (Letter, 100yr Elev)
- Fulton Co - 2ft topo
- Roads

**FEMA Flood Zone**

- FLOODWAY
- AE,
- X, 0.2 PCT

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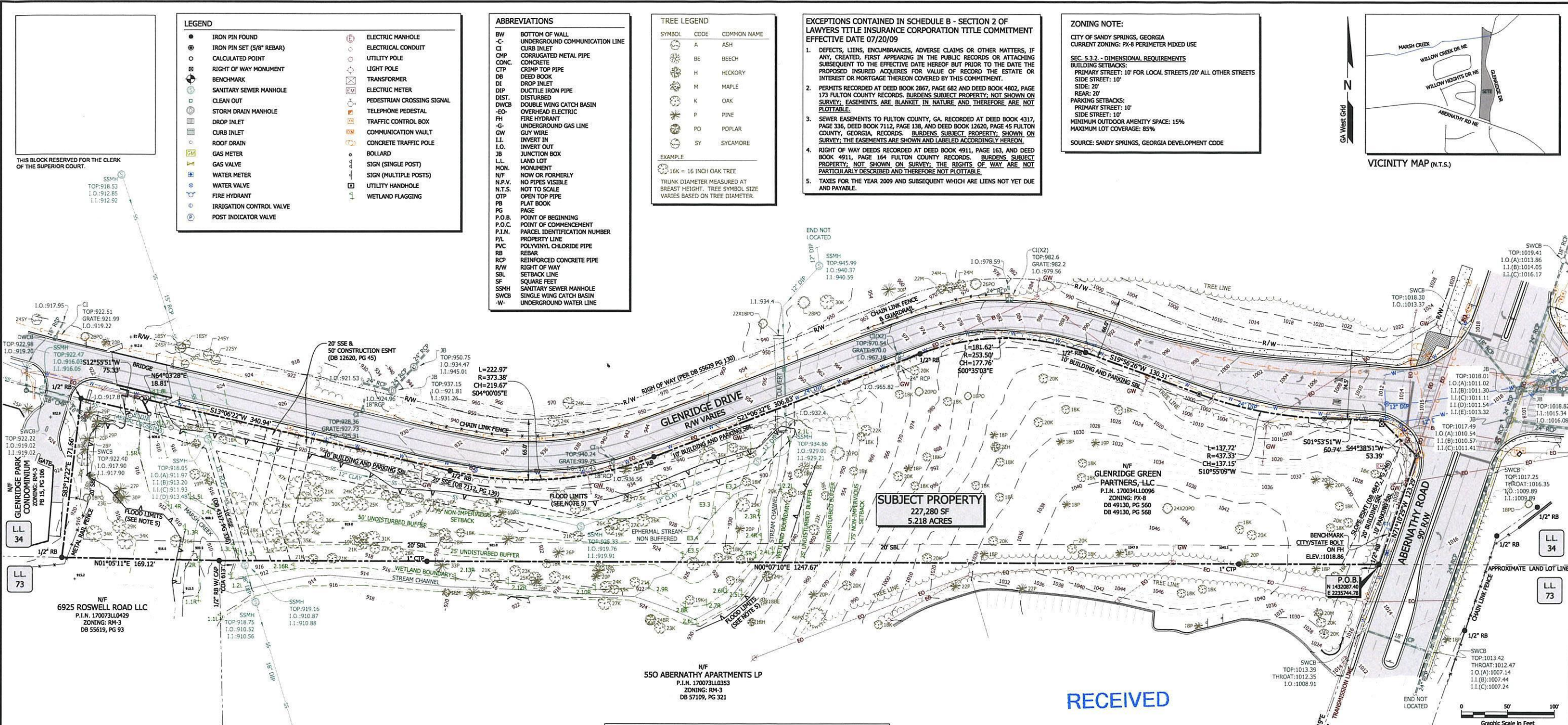
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0 50 100  
Feet

Kimley»Horn





**GENERAL NOTES:**

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 469,138 FEET. A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 61,481 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. A LEICA GPS900 WAS USED TO PERFORM A NETWORK-ADJUSTED REAL TIME KINEMATICS G.N.S.S. SURVEY REFERENCED TO THE EGPS C.O.R.S. NETWORK.
- THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE LOCATED BY ABOVE GROUND APPURTENANCES AND MARKINGS LEFT BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODS.COM AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
- PORTIONS OF THIS PROPERTY ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE A, PER F.I.R.M. MAP NUMBER 13121C053F & 13121C0163F, EFFECTIVE DATE SEPTEMBER 18, 2013.

**SURVEYOR'S CERTIFICATION**

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 herein. 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

**ALTA/NSPS CERTIFICATION**

To The John Hardy Group:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 8, 9, 11, 13, 14, 16, 17, 18 & 20 of Table A thereof. The field work was completed on November 21, 2017.  
Date of Plat or Map: November 27, 2017.

*Brian Douglas*  
Brian Douglas, Ga. R.L.S. 3373

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 34 of the 17th Land District, City of Sandy Springs, Fulton County, Georgia as shown on that certain ALTA/NSPS Land Title Survey prepared for The John Hardy Group, prepared by Land Engineering, Inc., and bearing the seal of Brian J. Douglas, Georgia Registered Land Surveyor Number 3373, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the westerly line of Land Lot 34 and the northerly right of way of Abernathy Road (having a 90 foot right of way width), said rebar having Georgia West Zone state plane coordinates of Northing: 1432087.40, Easting: 2235744.78. Thence along the westerly line of Land Lot 34 and common boundary line with (now or formerly) 550 Abernathy Apartments, LP North 00 Degrees 07 Minutes 10 Seconds East a distance of 1247.67 feet to a 1/2" rebar with cap found, said cap inscribed "COA 613"; Thence along the common boundary line with (now or formerly) 6925 Roswell Road LLC North 01 Degrees 05 Minutes 11 Seconds East a distance of 169.12 feet to a 1/2" rebar found; Thence leaving said land lot line along the common boundary with (now or formerly) Glenridge Park Condominium South 83 Degrees 12 Minutes 22 Seconds East a distance of 171.66 feet to a 1/2" rebar found on the westerly right of way of Glenridge Drive (having a variable width right of way); Thence along said right of way South 12 Degrees 55 Minutes 51 Seconds West a distance of 75.33 feet to a point; Thence North 64 Degrees 03 Minutes 28 Seconds East a distance of 18.81 feet to a point; Thence South 13 Degrees 06 Minutes 22 Seconds West a distance of 340.94 feet to a 1/2" rebar found; Thence along a curve to the left having a radius of 373.38 feet and an arc length of 222.97 feet, being subtended by a chord South 04 Degrees 00 Minutes 05 Seconds East for a distance of 219.67 feet to a 1/2" rebar found; Thence South 21 Degrees 06 Minutes 32 Seconds East a distance of 306.83 feet to a 1/2" rebar found; Thence along a curve to the right having a radius of 253.50 feet and an arc length of 181.62 feet, being subtended by a chord South 00 Degrees 35 Minutes 03 Seconds East for a distance of 177.76 feet to a 1/2" rebar found; Thence South 19 Degrees 56 Minutes 26 Seconds West a distance of 130.31 feet to a 5/8" rebar with cap set; Thence along a curve to the left having a radius of 437.33 feet and an arc length of 137.72 feet, being subtended by a chord South 10 Degrees 55 Minutes 09 Seconds West for a distance of 137.15 feet to a 5/8" rebar with cap set; Thence South 01 Degrees 53 Minutes 51 Seconds West a distance of 60.74 feet to a nail set in concrete at the northerly end of the mitered intersection of the westerly right of way of Glenridge Drive and the aforesaid northerly right of way of Abernathy Road; Thence South 44 Degrees 38 Minutes 51 Seconds West a distance of 53.39 feet to a nail set in concrete on the southerly end of said mitered right of way intersection; Thence along the northerly right of way of Abernathy Road North 71 Degrees 10 Minutes 29 Seconds West a distance of 123.29 feet to a 1/2" rebar found; said rebar also being the POINT OF BEGINNING.

Said property contains 227,280 square feet or 5.218 acres more or less.

REVISION / ISSUE NO.	DATE	DESCRIPTION
0	11-21-17	DATE OF FIELD SURVEY
1	4-5-18	ADDRESS ENVIRONMENTAL COMMENTS
2	5-23-19	UPDATE ROADWAY STRIPING AND RIGHT OF WAY

PREPARED BY:

**LAND ENGINEERING**  
1801 S Zack Hinton Parkway  
McDonough, Georgia 30253  
www.land.engineering  
678.814.4346  
GA LSF #0946

**ALTA / NSPS Land Title Survey**

Prepared for:

**The John Hardy Group**

**GLENRIDGE GREEN**  
Land Lot 34, 17th Land District,  
City of Sandy Springs, Fulton County, Georgia

DRAWN BY:	CKD BY:	SCALE:	SHEET:
MEW	BJD	1" = 20'	1
PROJ. NO.:	DATE:	ONE INCH	TOTAL SHEETS: 1
1078-001	NOVEMBER 27, 2017	AT FULL SCALE	

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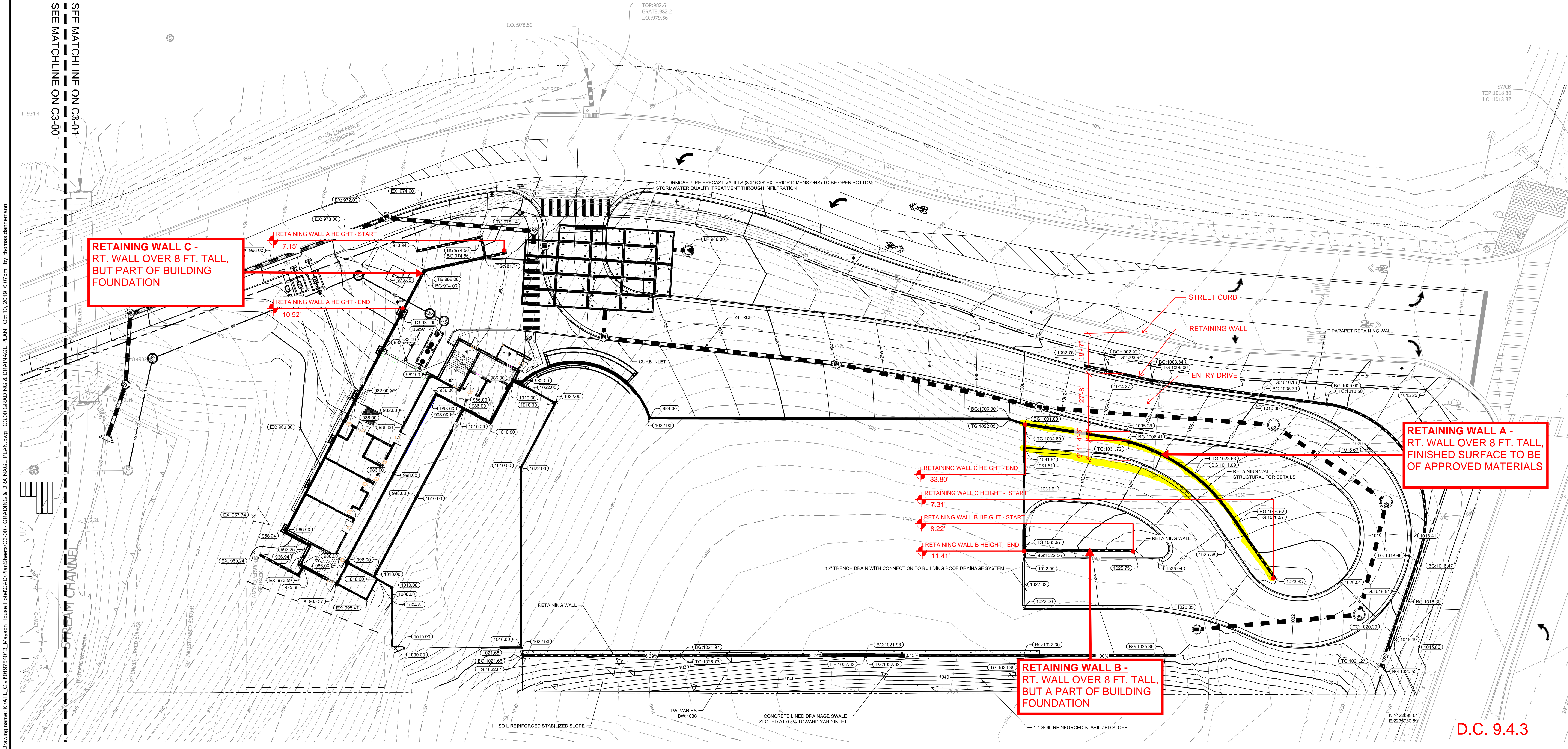






SEE MATCHLINE ON C3-01  
SEE MATCHLINE ON C3-00

Drawing name: K:\ATL\_Civil\019754013\_Mayson House Hotel\CAD\PlanSheets\C3-00 - GRADING & DRAINAGE PLAN.dwg Oct 10, 2019 6:07pm by: thomas.dannemann



GRADING & DRAINAGE NOTES:

1. SITE AREA: 5.00 ACRES  
DISTURBED AREA: 2.1 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE. UNLESS NOTED AS A RAMP, GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0153F & 13121C0181F, DATED 09/18/2013 & 09/18/2013.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

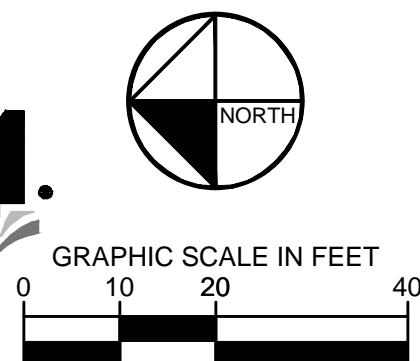
GRADING LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TOP GRADE AT WALL
- PROPOSED BOTTOM GRADE AT WALL
- PROPOSED TOP OF STAIR GRADE
- PROPOSED BOTTOM OF STAIR GRADE
- PROPOSED HIGH POINT GRADE
- PROPOSED LOW POINT GRADE
- PROPOSED TOP OF CURB GRADE
- PROPOSED BOTTOM OF CURB GRADE
- DRAINAGE FLOW ARROW

STORM DRAINAGE LEGEND:

- JUNCTION BOX
- HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- GRATE INLET (GDOT 10191A, TYPE A)
- SINGLE WING CATCH BASIN (GDOT 1033D)
- DOUBLE WING CATCH BASIN (GDOT 1034D)
- YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
- CLEAN OUT
- WATER QUALITY DEVICE (CONTECH CDS4040-8-C)
- OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- TRENCH DRAIN
- PROPOSED ROOF DRAIN PIPE
- PROPOSED STORM PIPE

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



RETAINING WALL C -  
RT. WALL OVER 8 FT. TALL,  
BUT PART OF BUILDING  
FOUNDATION

RETAINING WALL A -  
RT. WALL OVER 8 FT. TALL,  
FINISHED SURFACE TO BE  
OF APPROVED MATERIALS

RETAINING WALL B -  
RT. WALL OVER 8 FT. TALL,  
BUT A PART OF BUILDING  
FOUNDATION

D.C. 9.4.3

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
3830 EAST JONES BRIDGE ROAD  
SUITE 350  
NORCROSS, GA 30092  
PHONE (770) 825-0744  
WWW.KIMLEY-HORN.COM

GLENRIDGE GREEN PARTNERS, LLC

PREPARED FOR

NO.	DATE	BY
2	07/26/2019	TAD
1	06/02/2019	TAD

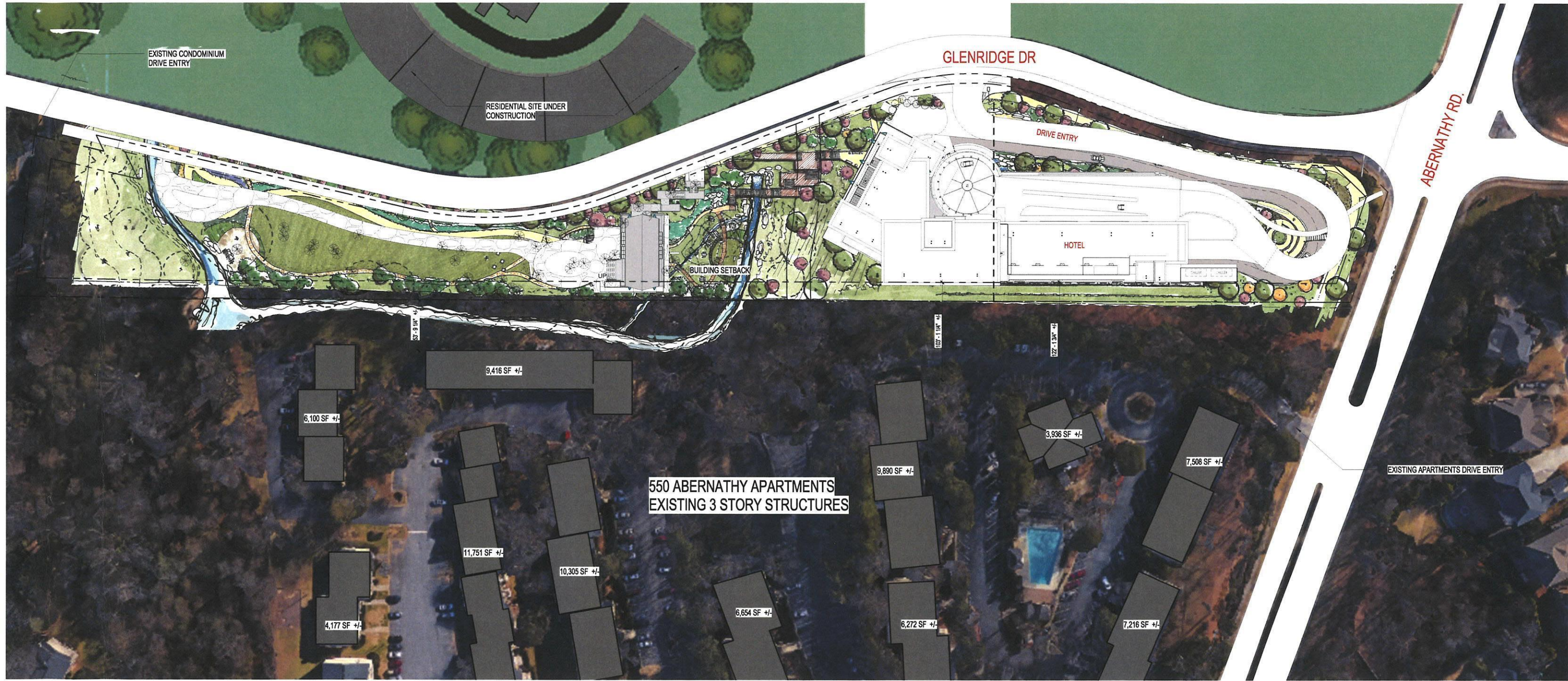
MAYSON HOUSE  
ABERNATHY ROAD  
SANDY SPRINGS, GEORGIA 30328  
LAND LOT 34, 17 DISTRICT

PROJECT

PRELIMINARY  
NOT FOR CONSTRUCTION

GSWCC CERT. (LEVEL III)	76490
DRAWN BY	KHA
DESIGNED BY	TAD
REVIEWED BY	BLH
DATE	07/26/2019
PROJECT NO.	019754013
TITLE	GRADING & DRAINAGE PLAN
SHEET NUMBER	C3.00

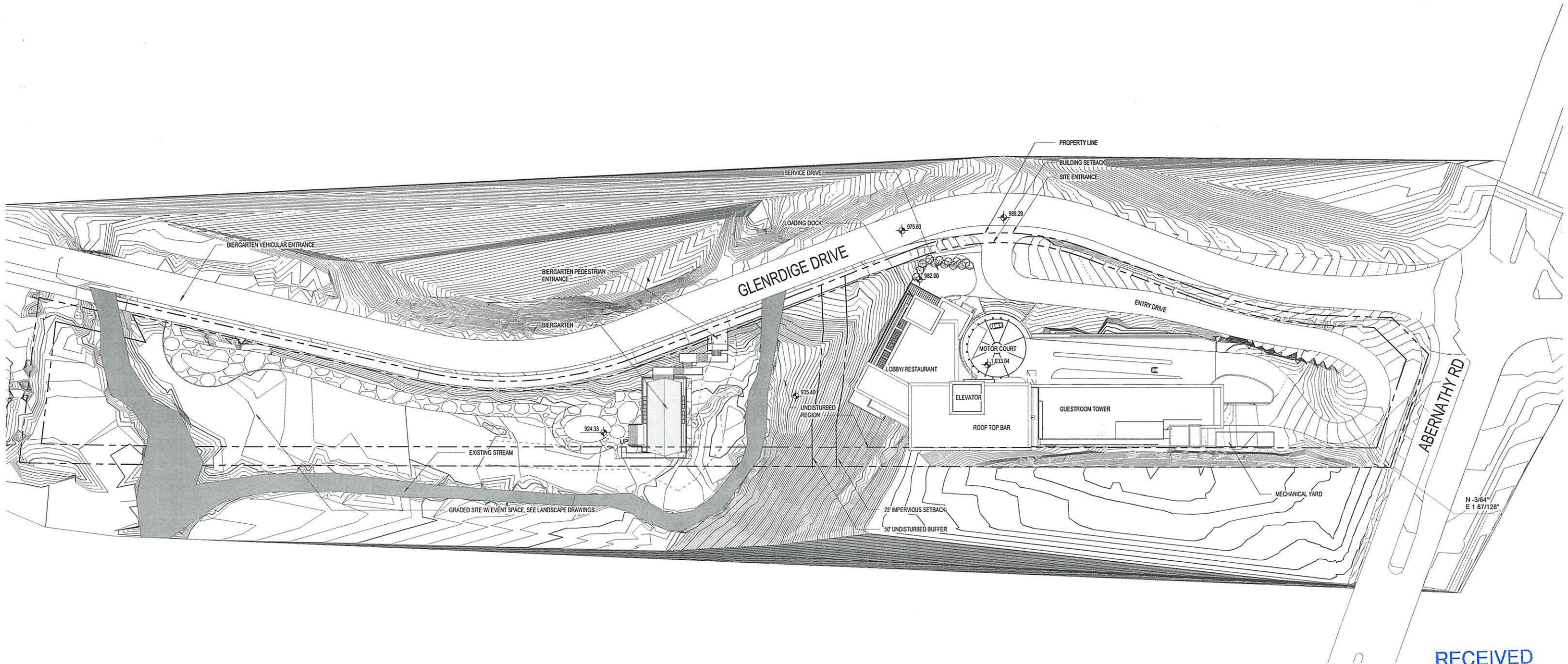




1 OVERALL MAYSON HOUSE PROJECT SITE REFERENCE PLAN  
A1.0A SCALE: 1" = 50'-0"







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1 OVERALL SITE PLAN - ARCHITECTURAL - MAYSON HOUSE  
AA0.0A SCALE: 1" = 50'-0"

Total area of site: 5.2 acres / 227,280 SF  
Building footprint: Hotel & Biergarten = (31,061 SF + 4,896 SF) = 35,957 SF / 15.8%  
Impervious surface: 67,447 SF / 29.5%  
- Entry drive and motor court = 34,686 SF  
- Building foot print = 31,061 SF  
- Biergarten = 1,700 SF  
Parking: G1 level (28,184 SF) and Lobby Level (12,864 SF) = 41,048 SF / 18% -  
Maximum spaces allowed = 1 per hotel quest room and 8 per 1000 SF at Restaurant - 161 spaces provided  
Loading: Required - min. 12 ft Width x 35 ft Depth - Provided - 25'-11-1/2" Width x 50'-6-1/2" Depth  
Landscape: 140,753 SF 61.9 % ( See landscape plan)  
Undisturbed Area 22,147 SF 9.7 %  
Floodplain: 67,921 SF 29.8%





191 Peachtree Street NE  
Suite 2400  
Atlanta, GA 30303-1770  
(404) 237-2000  
coopercarry.com

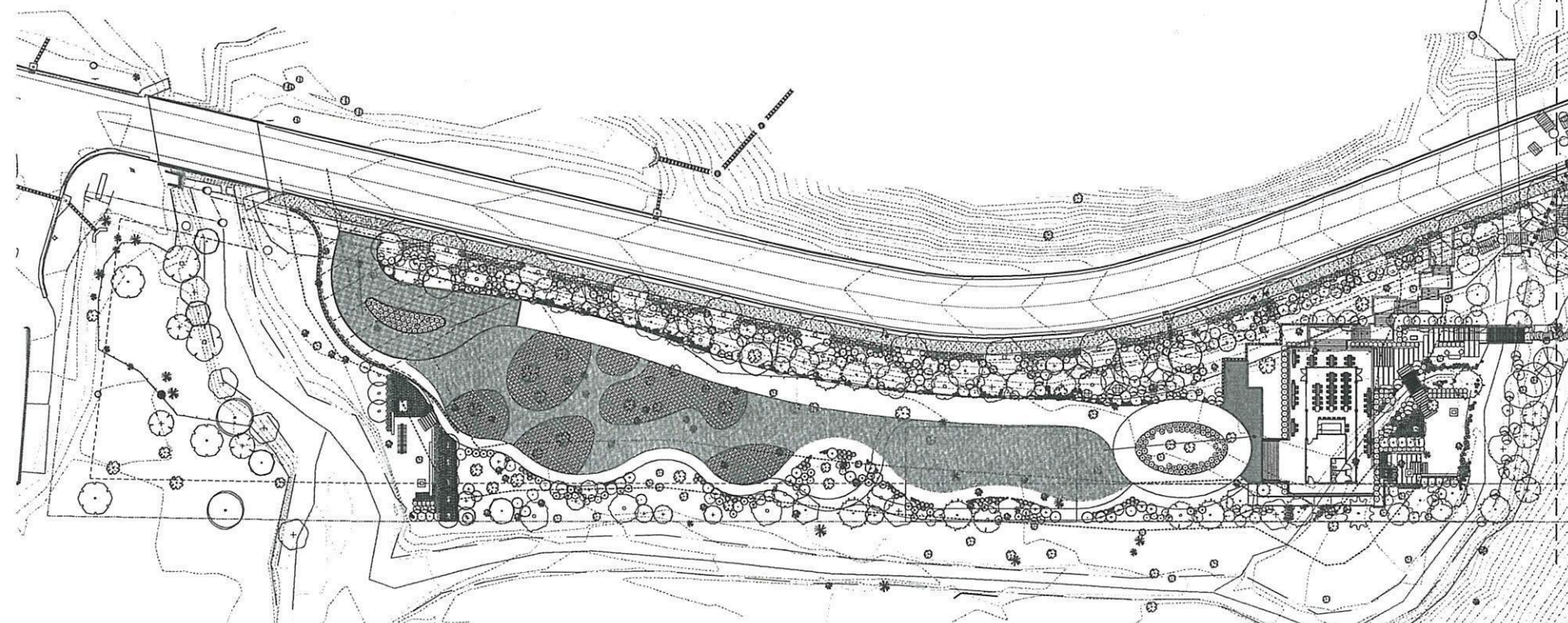
© 2019 COOPER CARRY

## 2 SCOPE DOCUMENTS

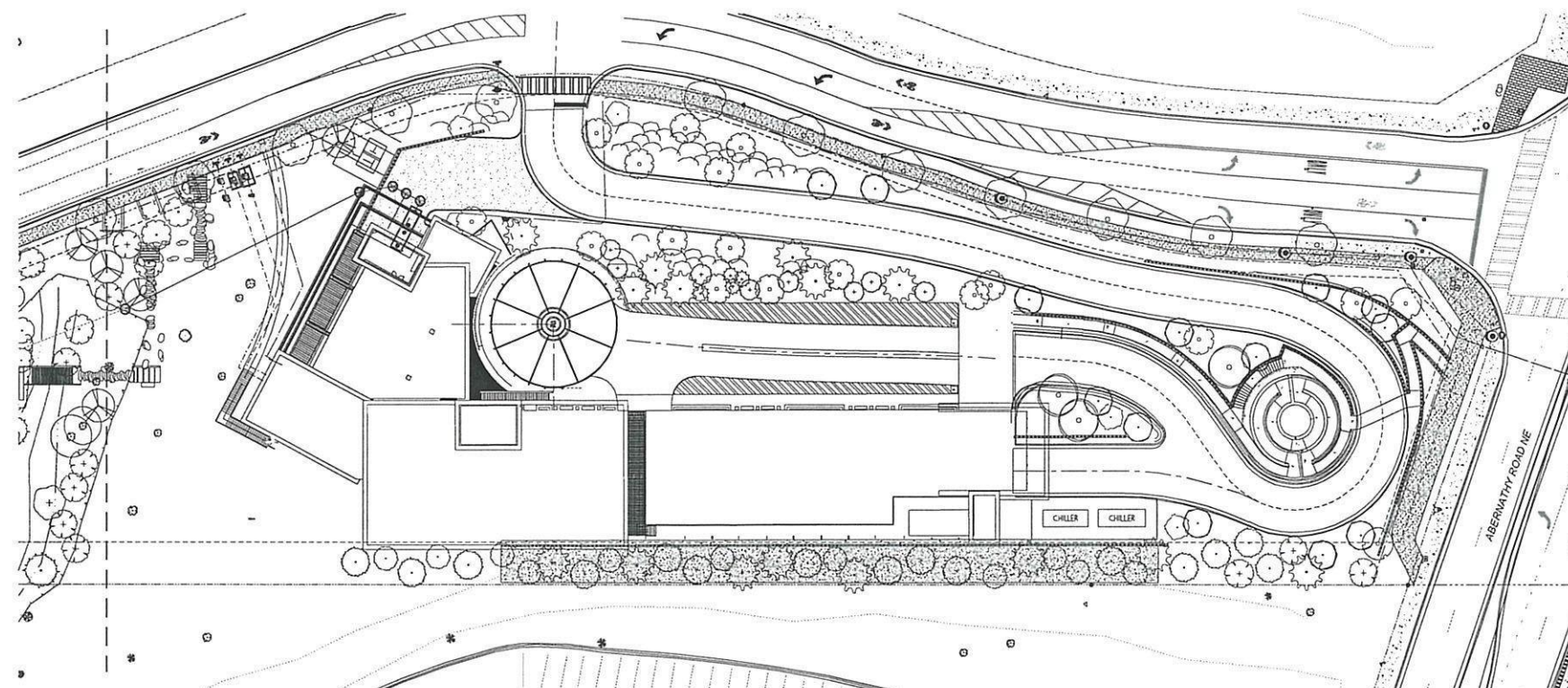
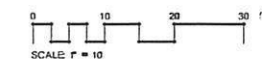
The Contract Documents issued for the Design Development are intended to be a full bill of development and as such, may not have all conditions not coordinated. The Contractor shall respond to all requests for clarification and coordinate planning and execution of the Work, and shall undertake necessary for the proper installation and completion of the Work, as shown, specified, measured, intended or required for a complete Project. For Work of design, design, systems, assemblies, components and materials shall comply with all national, state and local code requirements. The Contractor shall conform to the Owner and Architect in every fashion, of any discovered conditions and/or conditions or errors in the Contract Documents.

## ISSUANCE:

No.	Drawing/Issue Description	Date
	SCHEMATIC DESIGN	04/07/2017
	DESIGN DEVELOPMENT	07/09/2017



1 LANDSCAPE PLAN  
L401



2 LANDSCAPE PLAN



MAYSON HOUSE

700 ABERNATHY RD NE  
SANDY SPRINGS, GA 30328  
GLENRIDGE GREEN PARTNERS,  
LLC

## LANDSCAPE PLAN

ROBERT NEAL	20170358,04
Study Manager	Phone
TJB	07/26/19
Phone Manager	Cell
CER	
Phone Manager	
AWH	
Staff Assistant	
K BUND	
Language Services	

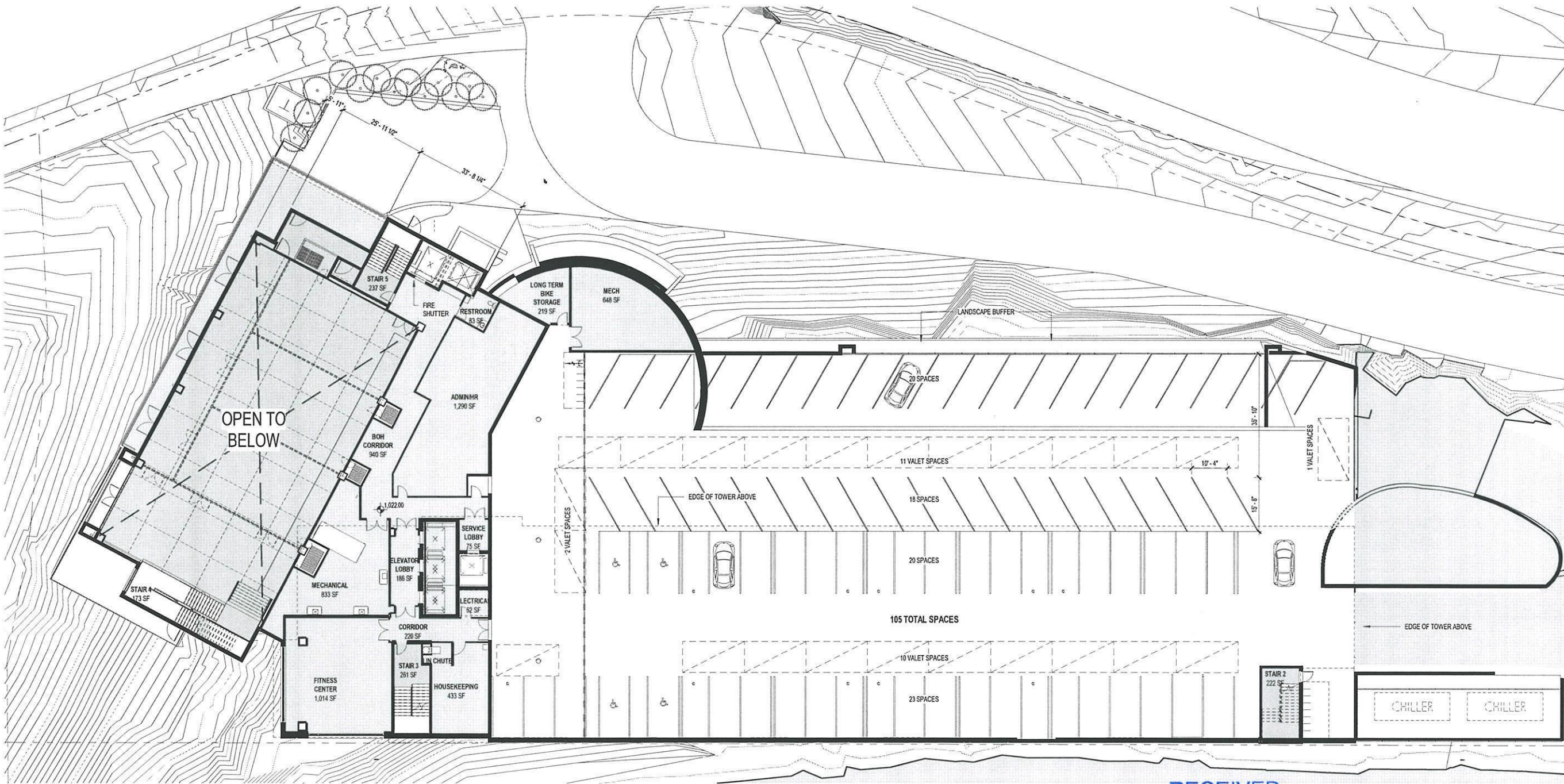
1000

PROJECT NUMBER: 20170358 PROJECT NAME: MAYSON HOUSE  
4.01 - LANDSCAPE PLAN  
C:\2017\20170358-67 drawings\4 subcond\mshd\20170358\_LP.dwg  
01/12/2019 3:17 PM



COLOR FILL LEGEND

- CIRCULATION
- REVENUE
- TERRACE
- GUESTROOM
- BOH
- VERTICAL CIRCULATION



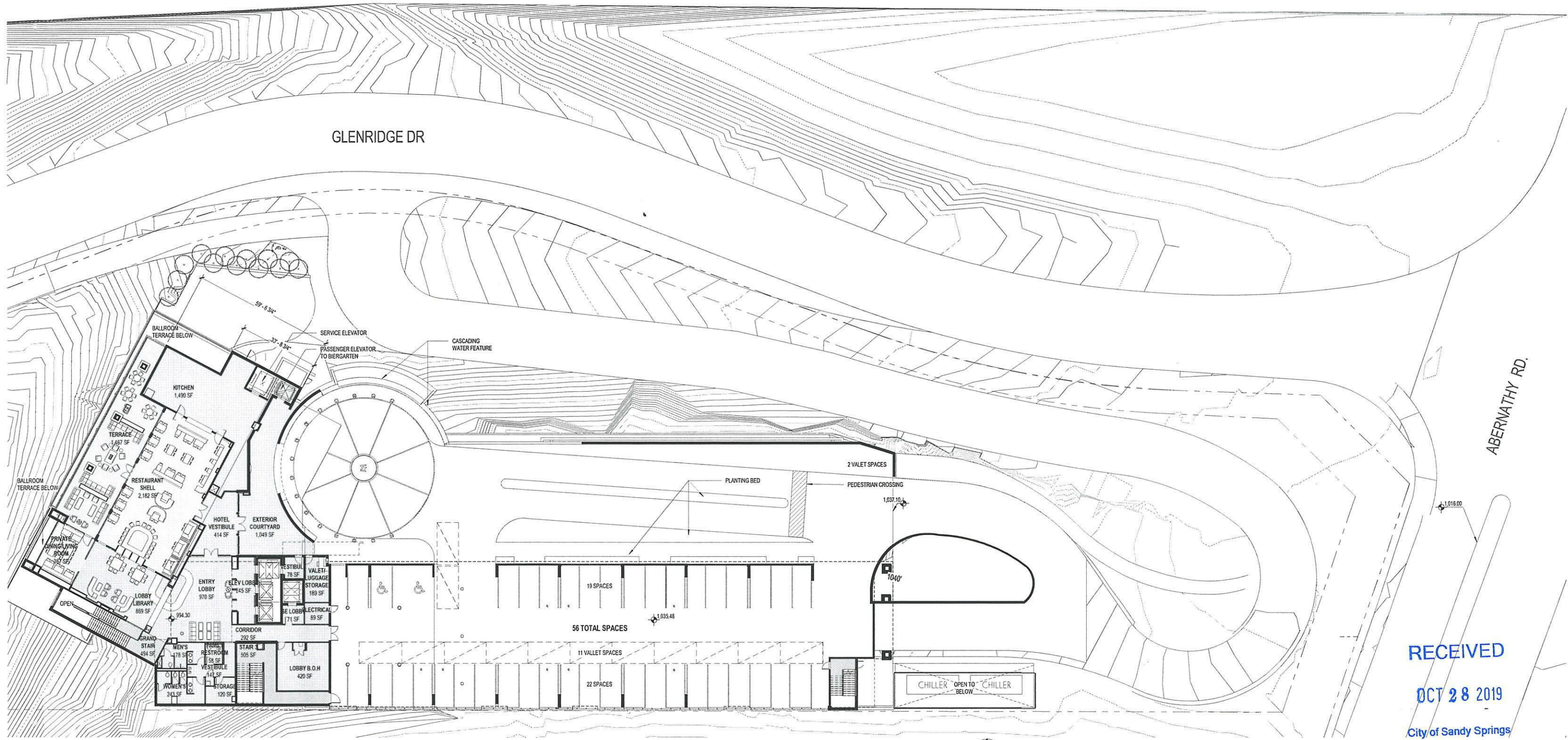
1 LEVEL G1 - PARKING  
A106 SCALE: 1/16" = 1'-0"

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OCT 28 2019  
N



COLOR FILL LEGEND

CIRCULATION	REVENUE	TERRACE	VERTICAL CIRCULATION
GUESTROOM	BOH		



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1 LEVEL 1 - LOBBY  
A107 SCALE: 1" = 20'-0"



COLOR FILL LEGEND

CIRCULATION

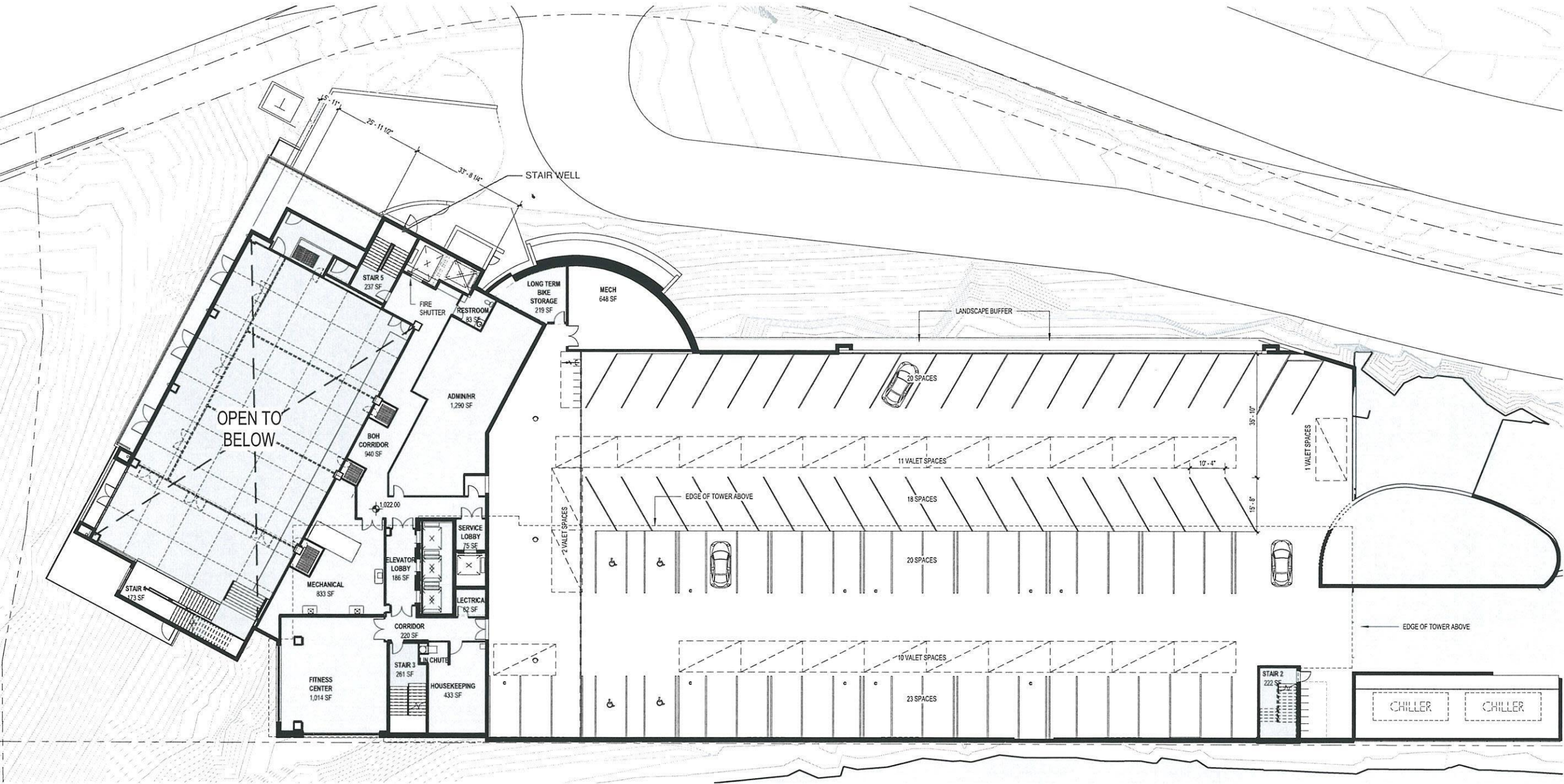
GUESTROOM

REVENUE

BOH

TERRACE

VERTICAL CIRCULATION



1 LEVEL G1 - PARKING  
A106 SCALE: 1/16" = 1'-0"

RECEIVED



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REFERENCE PLANS



CIRCULATION

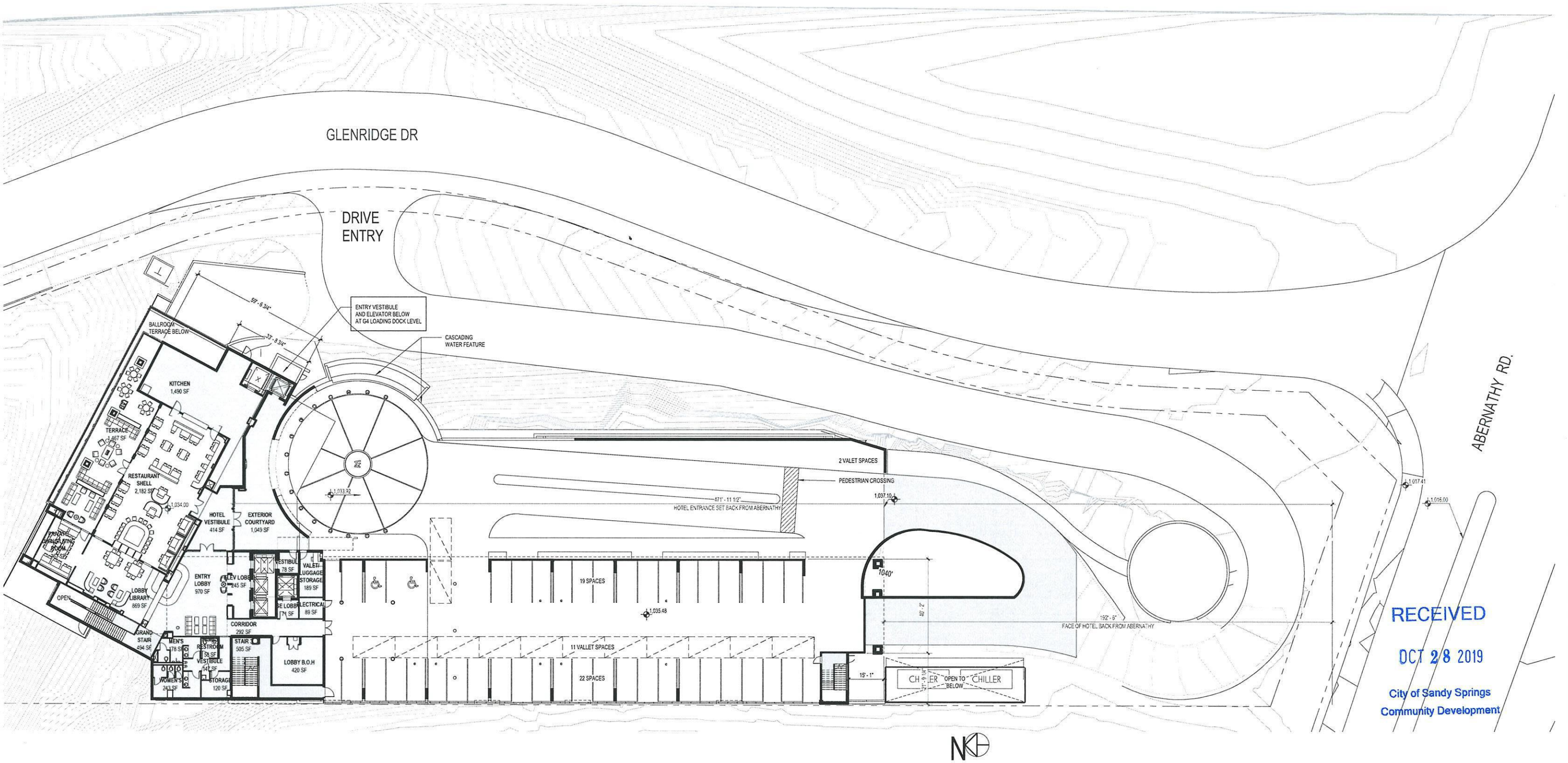
GUESTROOM

REVENUE

BOH

TERRACE

VERTICAL CIRCULATION



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1 LEVEL 1 - LOBBY - 5.6.2  
AA1.0 SCALE: 1" = 20'-0"

REFERENCE PLANS



COLOR FILL LEGEND

CIRCULATION

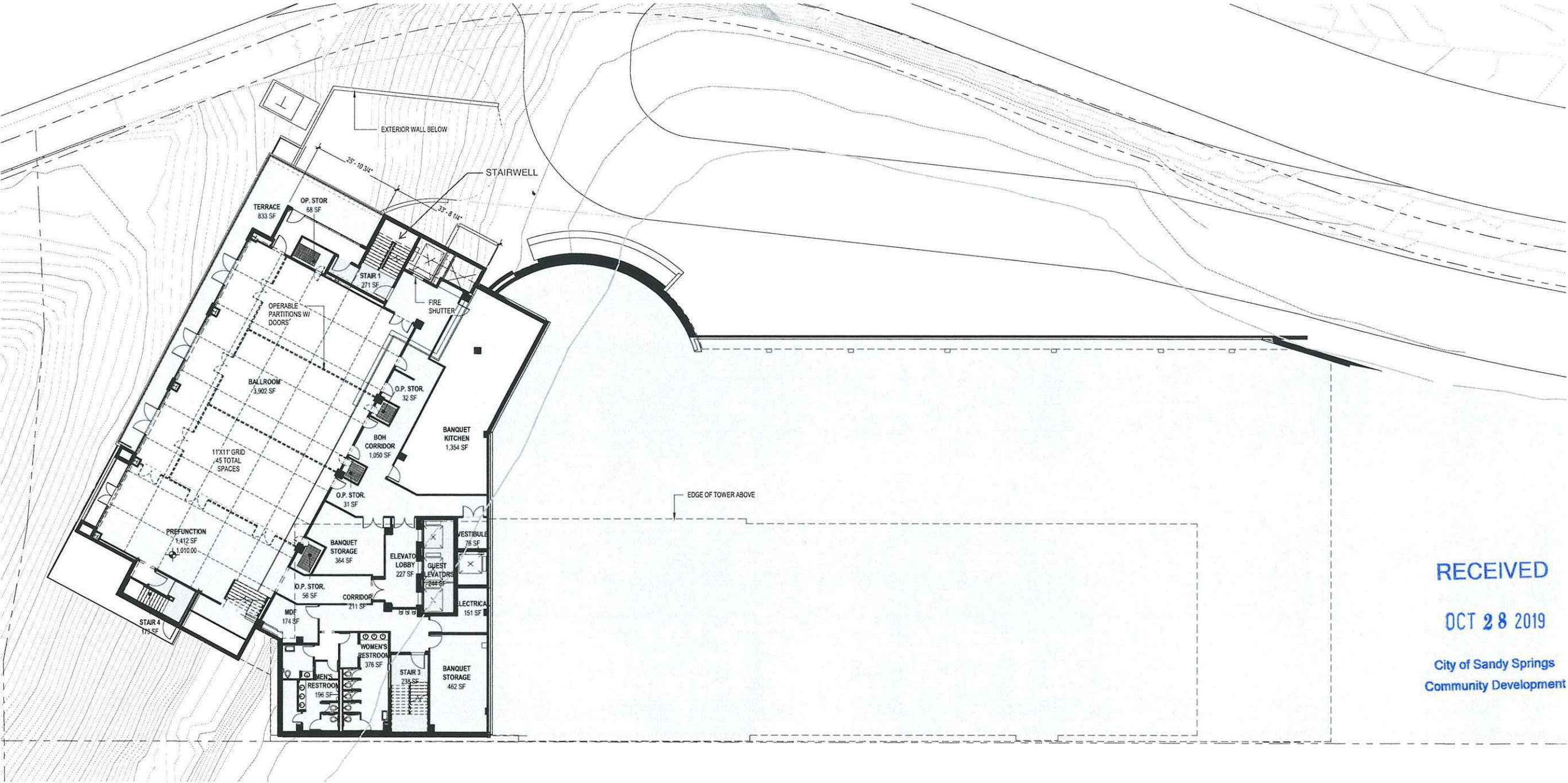
GUESTROOM

REVENUE

BOH

TERRACE

VERTICAL CIRCULATION



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1

A105

LEVEL G2 - MEETING

SCALE: 1/16" = 1'-0"



REFERENCE PLANS



COLOR FILL LEGEND

CIRCULATION

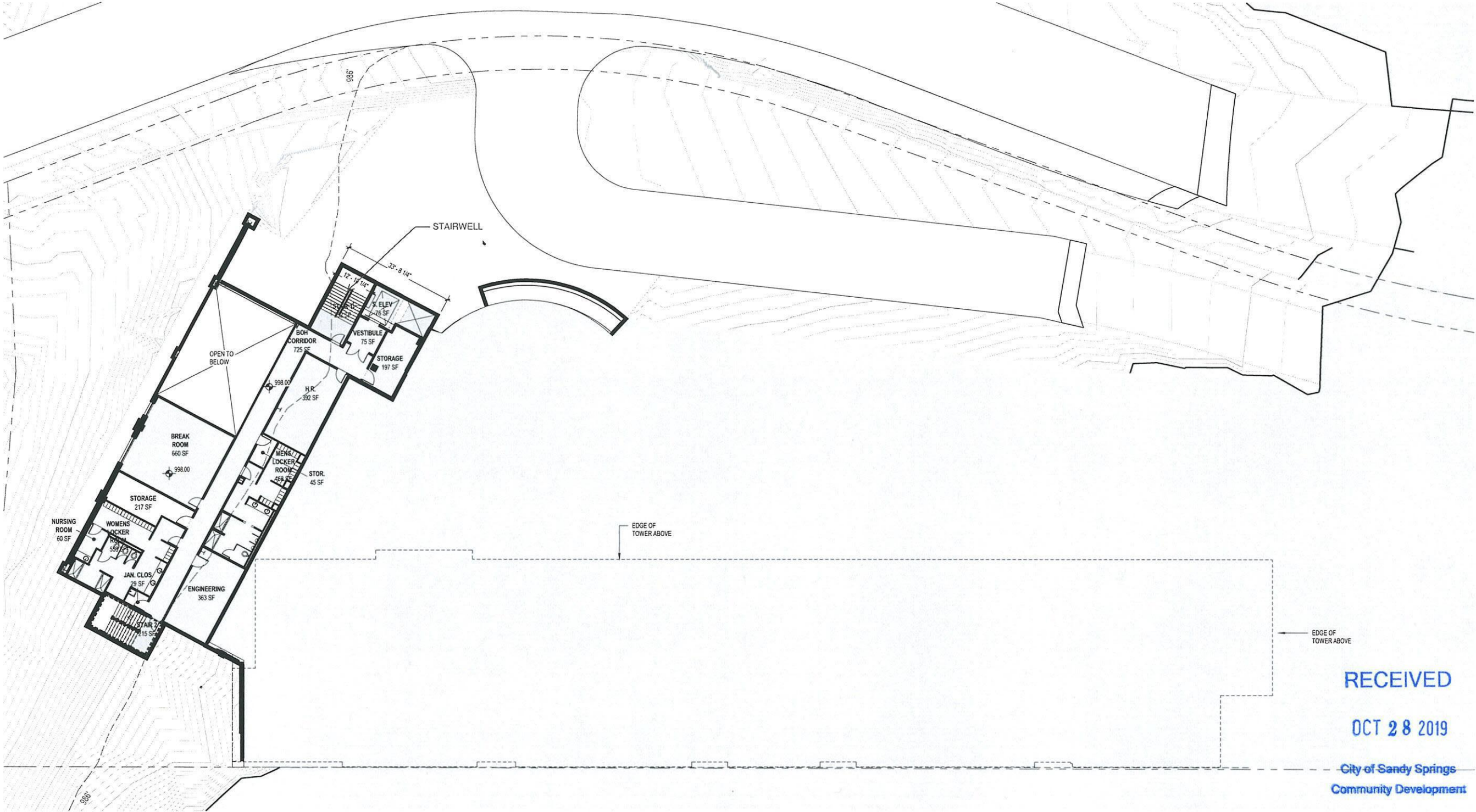
GUESTROOM

REVENUE

BOH

TERRACE

VERTICAL CIRCULATION



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1  
A104  
LEVEL G3-SERVICE  
SCALE: 1/16" = 1'-0"

REFERENCE PLANS



COLOR FILL LEGEND

CIRCULATION

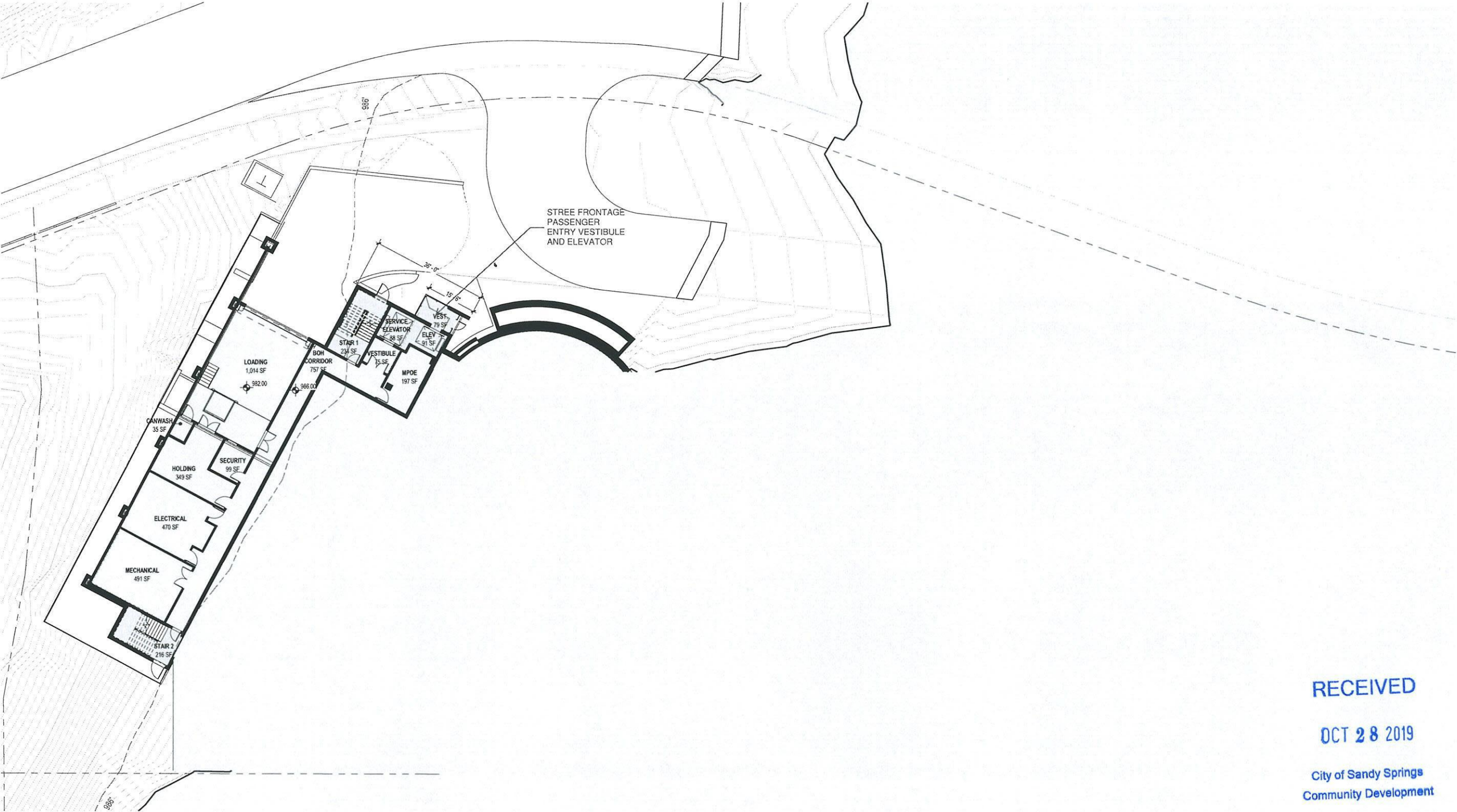
GUESTROOM

REVENUE

BOH

TERRACE

VERTICAL CIRCULATION



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1  
A103 LEVEL G4 - LOADING  
SCALE: 1/16" = 1'-0"

REFERENCE PLANS

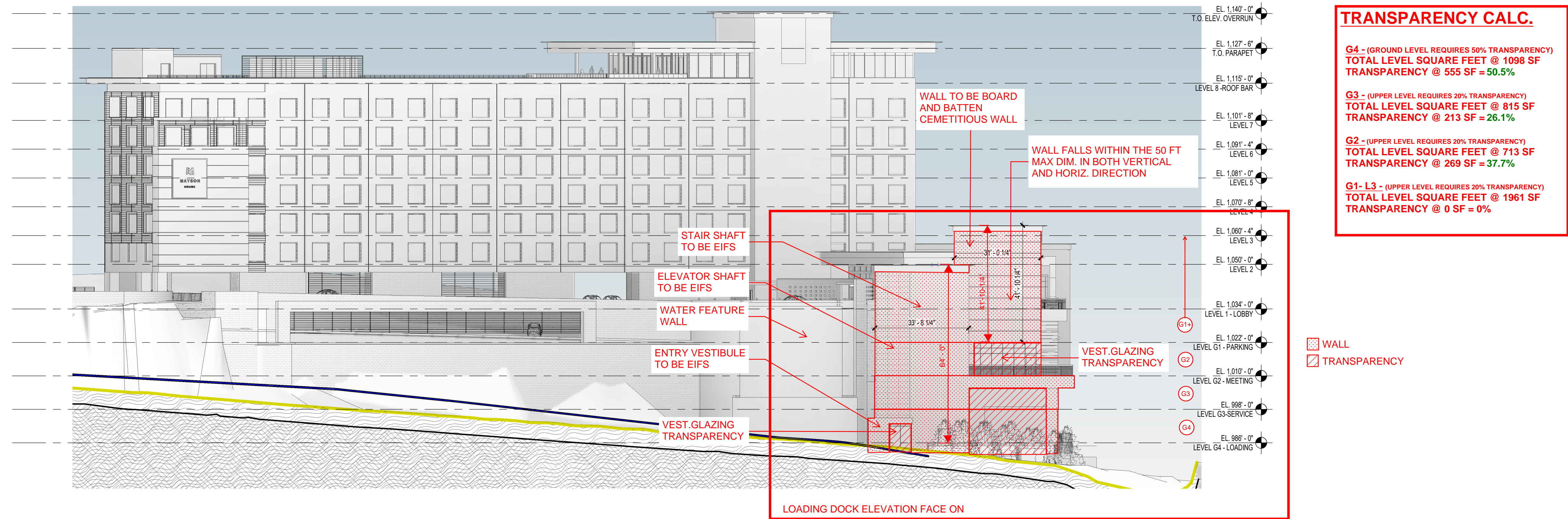


NOTE TO REVIEWER:

11/06/2019

- THE ELEVATION BELOW IS PROVIDED TO INDICATE MATERIAL/COLOR VARIATION (EIFS & CEMENTITIOUS PANEL), ARCHITECTURAL FENESTRATION (ACCENTUATED METAL PARAPET COPING, BOARD AND BATTEN, EIFS TEXTURED FINISHES), AND HORIZONTAL ARTICULATION (OVERHANG & WALL PLANE CHANGES), IN ADDITION TO GLAZING AS A WAY TO BREAK UP THE FACADE AND MINIMIZE THE BLANK WALL IMPACT AT THE LOADING DOCK

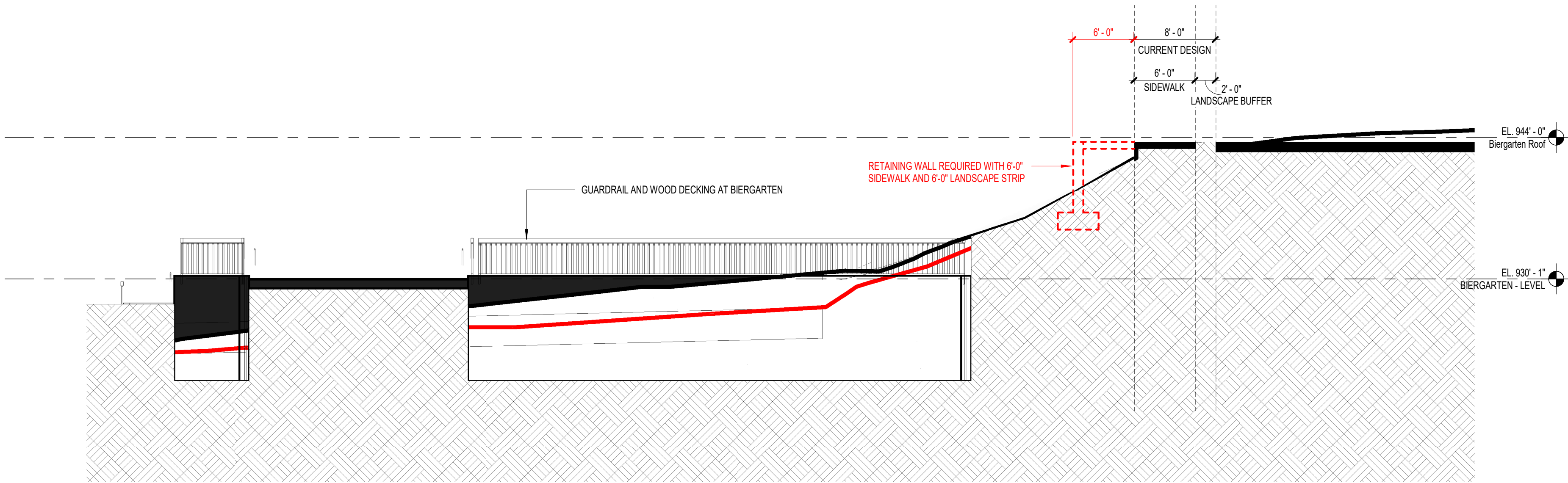
- THE LOADING DOCK FACADE, AT IT'S CLOSEST ADJACENCY, IS 45'-9" FROM THE PROPERTY LINE AND 56'-3" FROM THE STREET, SEE AA1.19B FOR DIMENSION STRING. REVIEWER TO NOTE, AT THE GLENRIDGE DR. STREET LEVEL APPROACH INTO THE DRIVE AISLE, THE STREET IS AT A 6'-0" TO 8'-0" LOWER ELEVATION THAN LEVEL G4 WHICH WILL AFFECT LINE OF SIGHT INTO THE LOADING DOCK FOR NOTES SEE AA1.19A



1 GLENRIDGE ELEVATION - 5.6.2  
AA1.2B SCALE: 3/64" = 1'-0"

D.C.5.6.2





1  
AA1.15.0  
SECTION @ BIERGARTEN SIDEWALK AND STREET LEVEL  
SCALE: 1/8" = 1'-0"

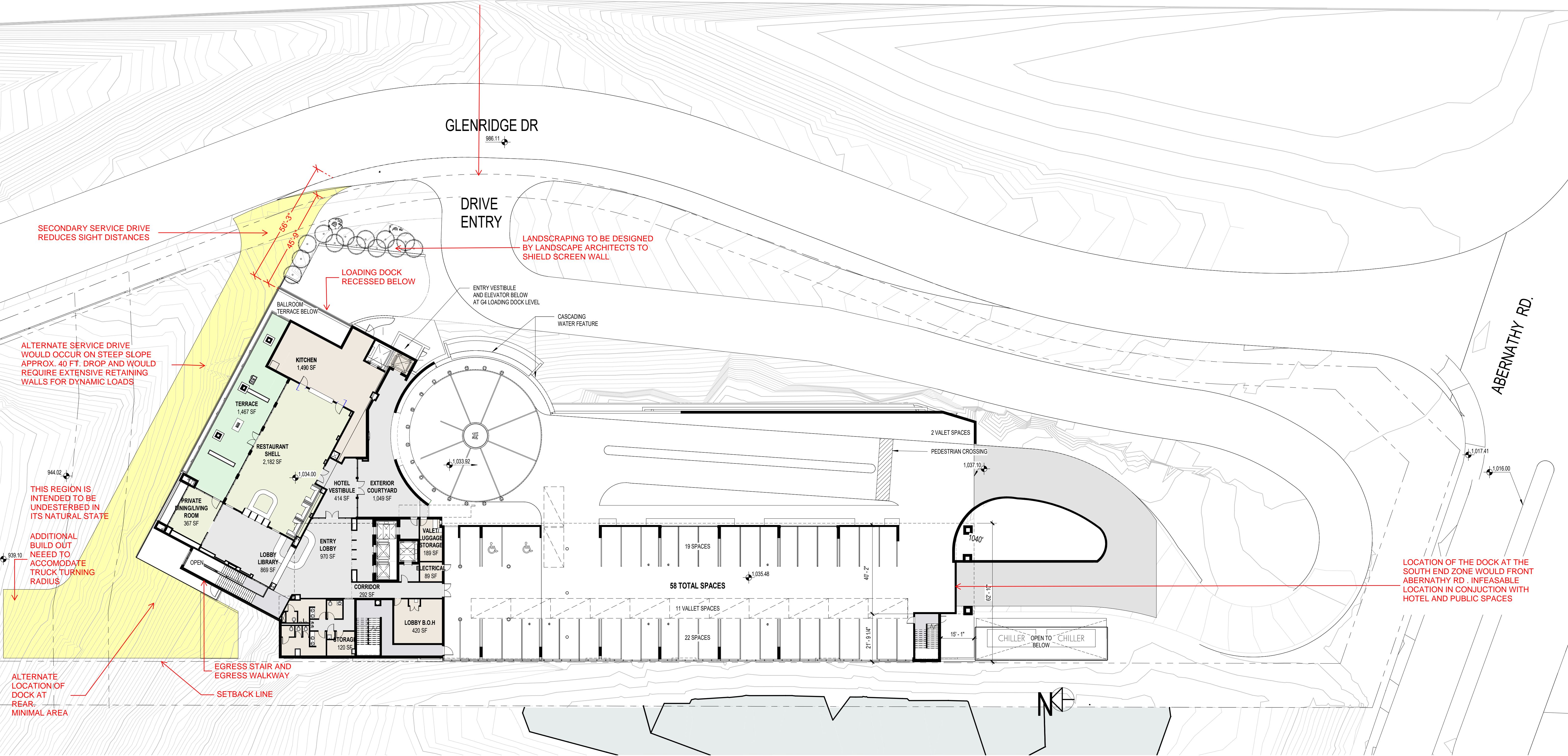


11/06/2019

THERE IS LIMITED ACCESS TO THE SITE GIVEN THE EXTREME STEEP SLOPES.

THE LOCATION OF HOTEL VEHICULAR ENTRY AS DIRECTED BY THE CITY OF SANDY SPRINGS MAXIMIZES SITE DISTANCES AT BOTH ENTRY AND EXIT TO AND FROM SITE.

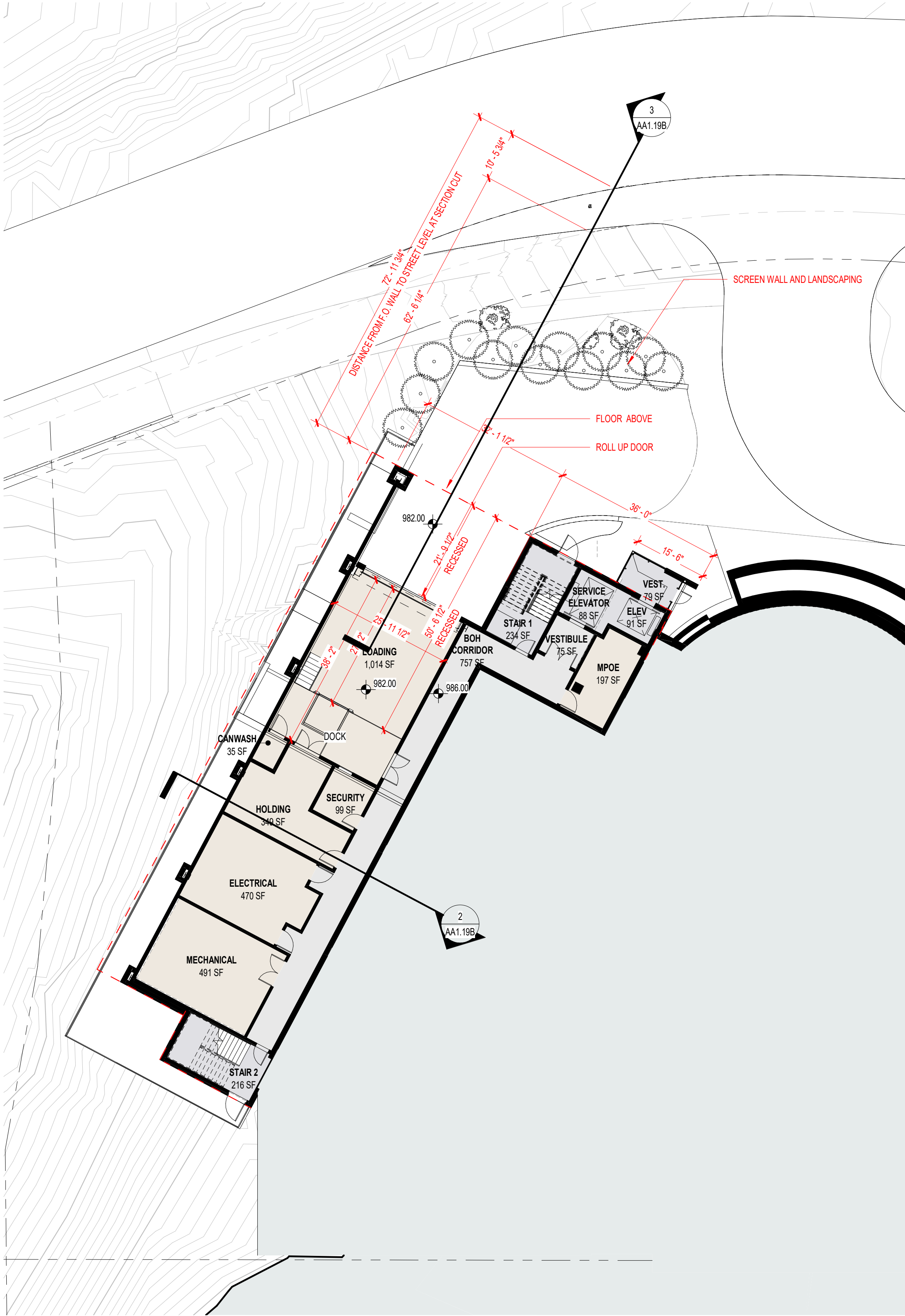
A SECONDARY SERVICE DRIVE WOULD HAVE TO BE IN CLOSE PROXIMITY TO THE MAIN ENTRANCE AND WOULD LIMIT SIGHT DISTANCES AND CREATE A SAFETY HAZARD



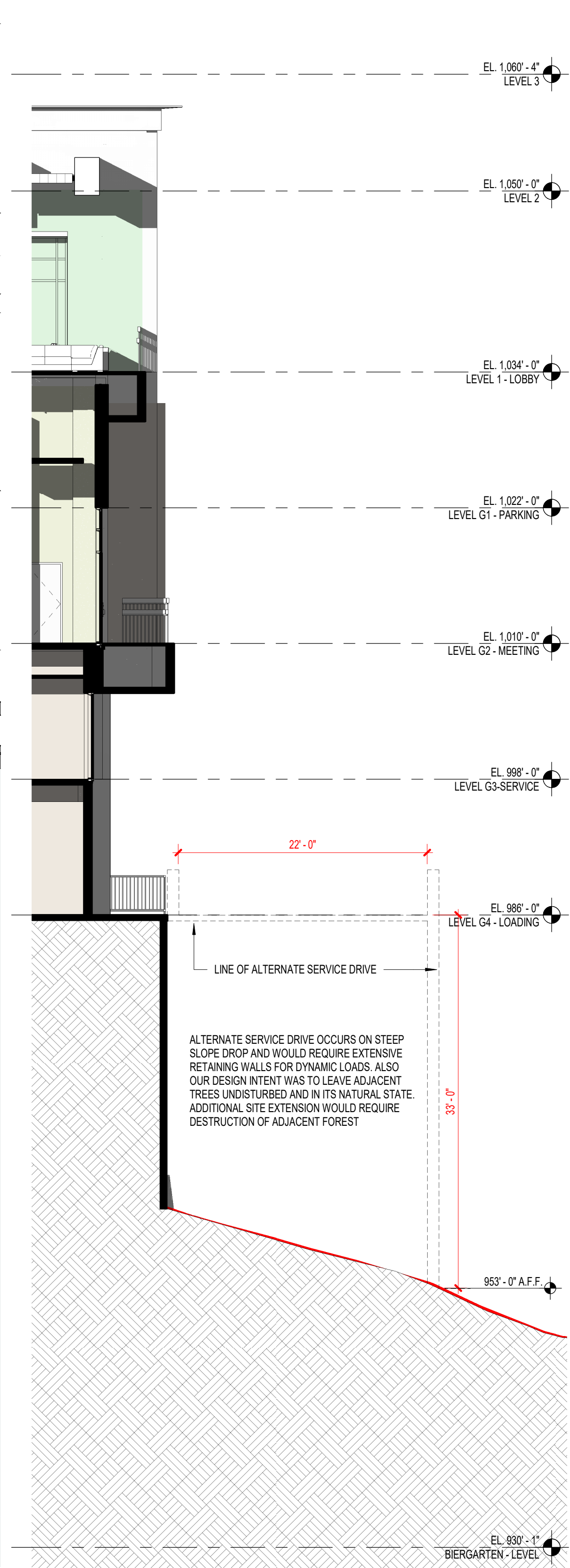
1 LEVEL 1 - LOBBY - D.C. - 8.1.10.C.3  
AA1.19A SCALE: 3/64" = 1'-0"

D.C. - 8.1.10.C.3

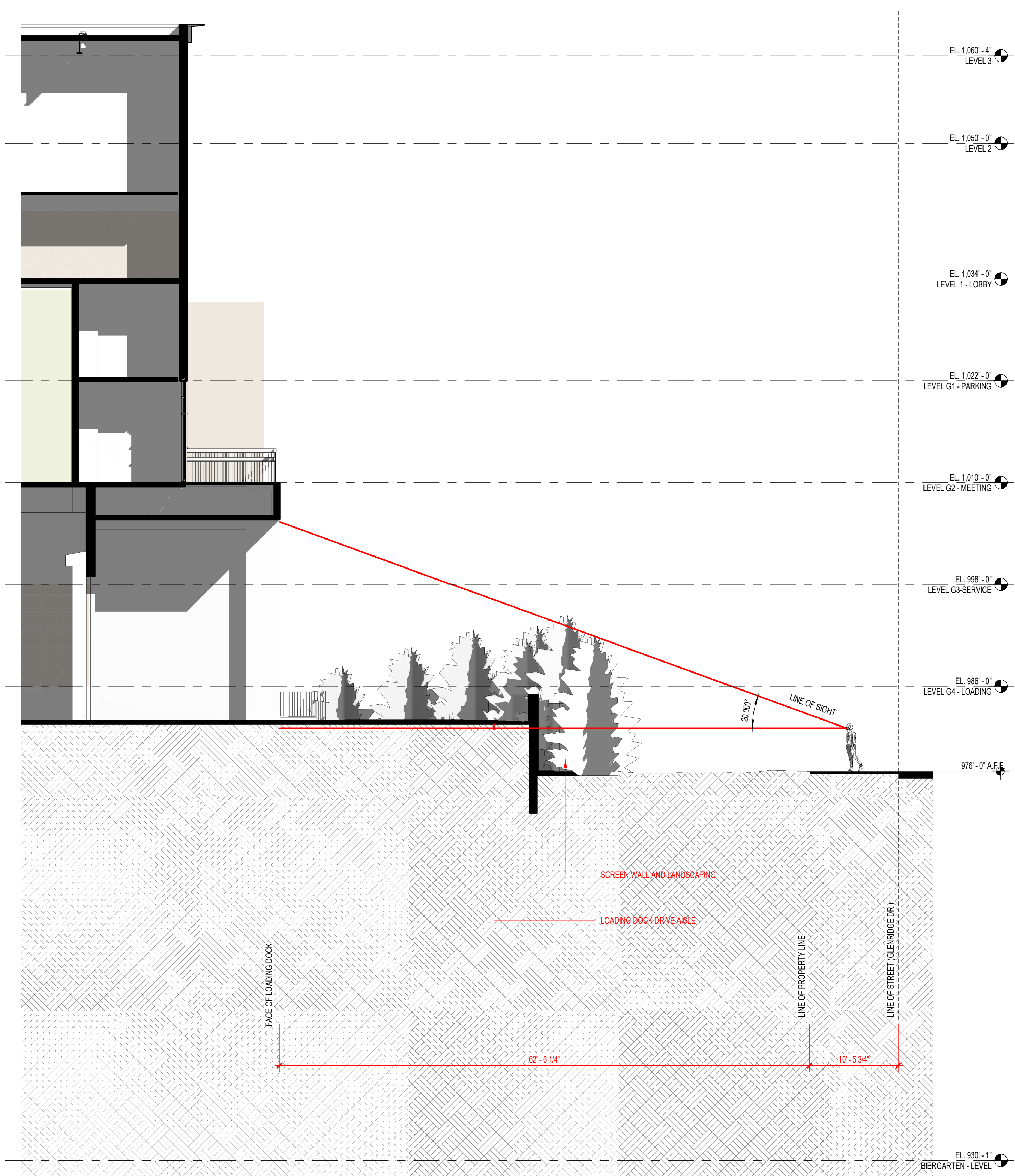




1 LEVEL G4 - LOADING DOCK REFERENCE PLAN - D.C. 8.1.10.C.3  
AA1.19B SCALE: 1/16" = 1'-0"



2 SECTION AT ALT. SERVICE DRIVE AISE - D.C.8.1.10.C.3  
AA1.19B SCALE: 1/8" = 1'-0"



3 SECTION AT LOADING DOCK STREET LEVEL (GLENRIDGE DRIVE APPROACH) D.C.8.1.10.C.3  
AA1.19B SCALE: 1/8" = 1'-0"

D.C. - 8.1.10.C.3