



ENVIRONMENTAL PROTECTION DIVISION

**Richard E. Dunn, Director**

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**EPD Director's Office**  
2 Martin Luther King, Jr. Drive  
Suite 1456, East Tower  
Atlanta, Georgia 30334  
404-656-4713

JUN 14 2018

Mr. Gordon Elkins  
President, Lake Northridge Homeowners Association  
1260 Tynecastle Way, NE  
Atlanta, Georgia 30350

Gadi Gal  
1625 Sunnybrook Farm Road  
Atlanta, Georgia 30350

Andrew Taylor  
1220 Tynecastle Way, NE  
Atlanta, Georgia 30350

RE: Request for Variance under Provisions O.C.G.A. 12-7-6(b)(15)  
Lake Northridge Sediment Removal/  
Lake Access Installation  
City of Sandy Springs

Dear Messrs. Elkins, Gal and Taylor:

The Georgia Environmental Protection Division's Watershed Protection Branch has reviewed your stream buffer variance application for the subject project. The review was conducted to consider the potential impacts of the proposed project's encroachment on State waters within the context of the Georgia Erosion and Sedimentation Act and General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the stream buffer variance application for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent there is a request in the buffer variance application to conduct land-disturbing activities within 25-foot areas located immediately adjacent to State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered, and is not included as a part of the variance granted herein.

Pursuant to DNR Rule 391-3-7-.05(2)(a), authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated September 21, 2017. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions:

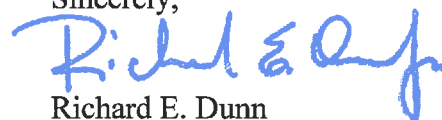
Mr. Gordon Elkins  
Gadi Gal  
Andrew Taylor  
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- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;
- 3) All disturbed areas must be seeded, fertilized and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;
- 4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by the City of Sandy Springs for this project; and
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by the City of Sandy Springs.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," the City of Sandy Springs is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Peggy Chambers, Erosion and Sedimentation Control Unit, NonPoint Source Program, at (404) 651-8549.

Sincerely,



Richard E. Dunn  
Director

RED:pc

cc: Honorable Rusty Paul-Mayor, City of Sandy Springs  
James Sanders-City of Sandy Springs  
Tyler Coats-Schnabel Engineering  
Charles Wilson-Schnabel Engineering  
Jeff Durniak-Wildlife Resources Division-Fisheries Region 1