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Special Administrative Permit

City of Dunwoody Georgia

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Email: Allegra.DeNooyer@dunwoodyga.gov

The City of Dunwoody Community Development Department accepts requests for special administrative permits. Special administrative permits may be approved by the Community Development Director only when the determination has been made that any specific approval criteria associated with the authorized special administrative permit and the following general approval criteria have been met:

- The grant of the administrative permit will not be detrimental to the public health, safety or welfare of the public or injurious to the property or improvements;
- The requested administrative permit does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties; and
- The requested administrative permit is consistent with all relevant purpose and in-tent statements of this zoning ordinance.

The community development director is authorized to approve special administrative permits for wing walls and retaining walls only when the general approval criteria above, and the following specific approval criteria have been met:

- It is determined that exceptional topographical restrictions exist on the lot in context with the adjoining property that were not created by the applicant or owner, and a determination that no practical alternative retaining wall design is feasible. The applicant must submit a site plan or a topographical map certified by an engineer or landscape architect with any exception application for retaining walls.

The community development director is authorized to approve special administrative permits for proposed front door threshold elevation for new detached houses that exceed the threshold elevation allowed only when the general approval criteria above, and the following specific approval criteria have been met:

- The applicant for a building permit establishes that the elevation of the front door threshold of the proposed residential structure does not exceed the average elevation of the front door thresholds of the residential structures on both lots immediately abutting the subject lot. If any adjacent lot is vacant, the front door threshold shall be calculated using the formula in Sec. 27-147(1)a. The applicant must provide the community development director with the threshold elevations, as certified by a licensed surveyor or engineer.

Submit a site plan, project details and photos, and a project narrative that addresses how your project meets the applicable special administrative permit criteria listed above.

Please submit an electronic version of the entirety of your application submittal, saved as a single PDF.

A sign must be placed in a conspicuous location on the subject property at least 30 days before the date of the community development director's decision on the special administrative permit request. This required notice must indicate the earliest date that a decision on the special administrative permit will be made and indicate the nature of the request and a contact where additional information can be obtained.

SPECIAL ADMINISTRATIVE PERMIT APPLICATION

City of Dunwoody Georgia

Community Development
4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: _____ Date Received: _____

Type:

Type of Request: ☐ Chapter 16-Streams ☐ Chapter 27-Zoning

Code section from which special administrative permit is sought: _____

Nature of Request: Install new retaining wall system within the property rear 40' building setback. and the side 10' building setback as illustrated on the attached site plan.

Project:

Name of Project / Subdivision: Rosenkoff Pool Zoning: _____

Property Address / Location: 5167 Lakesprings Dr, Dunwoody, GA 30338

District: _____ Land Lot: _____ Block: _____ Property ID: _____

Owner Information:

Owner's Name: Matt Rosenkoff

Owner's Address: 5167 Lakesprings Dr, Dunwoody, GA 30338

Phone: 404-964-8870 Fax: _____ Email: mattrosenkoff@gmail.com

Applicant Information: ☑ Check here if same as Property Owner

Contact Name: Brad Renken (Hearthstone Environments, LLC)

Address: 2868 Cross Creek Dr. Cumming,GA 30040

Phone: 678-521-8558 Fax: _____ Email: home@hslpools.com

Terms & Conditions:

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: Brad Renken

Applicant's Signature: _____ Date: 7/23/2024

Notary:

Sworn to and subscribed before me this 23RD Day of JULY, 20 24

Notary Public: DENISE M. TRAHAN

Signature: _____

My Commission Expires: 04/29/2028

DENISE M. TRAHAN NOTARY PUBLIC, COBB COUNTY, STATE OF GEORGIA MY COMMISSION EXPIRES April 29, 2028

Office Use:

Application Fee: ☐ $250 for Single-Family ☐ $350 for Commercial/Other

Payment: ☐ Cash ☐ Check ☐ CC Date: _____

Decision: _____ Date: _____

Property Owner(s) Notarized Certification

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable):

Owner Name: Matthew Rosenkoff
Signature: _____ Date: 10/4/24
Address: 5167 Lakesprings Dr Dunwoody GA 30338
Phone: 4049648870 Fax: _____ Email: mattrosenkoff@gmail.com
Sworn to and subscribed before me this 4th Day of October, 2024
Notary Public: Rashmi Ahuja

RASHMI AHUJA NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA DEC 26, 2027

Property Owner (If Applicable):

Owner Name: _____
Signature: _____ Date: _____
Address: _____
Phone: _____ Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____
Notary Public:

Property Owner (If Applicable):

Owner Name: _____
Signature: _____ Date: _____
Address: _____
Phone: _____ Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____
Notary Public:

Project Details:

The scope of this project is to build a retaining wall designed to achieve the homeowner's goal of gaining more usable space in backyard. The existing topography between the the homeowner's lot and the adjoining lot existed prior to any alterations or improvements created by homeowner and the accompanying proposed design is the most practical to provide relief. This project will limited in scope, well within zoning ordinances and is not injurious or detrimental to the public or any other property in any way. There will be no change in elevation at the fence line or house foundation; no change in the flow of water (either running to or leaving owner's property).

MACON E. GOOCH BUILDING CONST.
1383 DUNCAN LANE
AUBURN, GA 30011
678-442-1198

Project Title: HEARTHSTONE LUXURY POOLS
Engineer:
Project ID: D2409195098
Project Descr: MODULAR BLOCK RET. WALLS

Printed: 2 OCT 2024, 4:34PM

Segmental Retaining Wall

Project File: 5167 LAKE SPRINGS.ec6

LIC# : KW-06017666, Build:20.23.08.30 MACON E. GOOCH III BUILDING CONSULTANTS INC. (c) ENERCALC INC 1983-2023

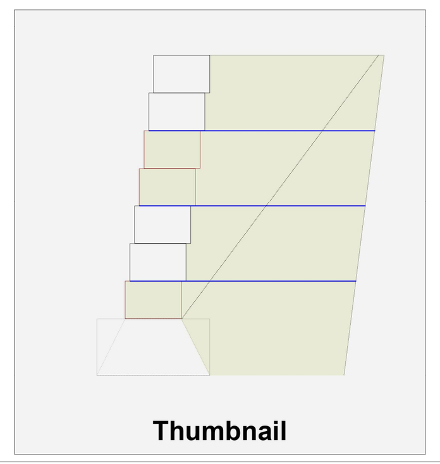
DESCRIPTION: MODULAR BLOCK RET. WALL

Criteria

Wall height (retained height)	4.67 ft
Backfill slope	Level
Backfill angle	0.0 deg
Embedment	1.3 ft

Soil data

External Soil, Phi_e	30 deg
External soil density (In situ)	110 pcf
Internal Soil, Phi_i	30 deg
Internal soil density	110 pcf
Wall Soil Friction Angle	0 deg
K_a(Horiz)	0.24



Thumbnail

Loading

Dead load	0 psf
Live load	0 psf
Seismic Factor, A	0.00
d_seismic	0.00 in

Stability

Base length	4.00 ft
Base Sliding Force (w/o Seismic)	271.38 lb
Base Resisting Force (w/o Seismic)	955.29 lb
Base Sliding (w/o Seismic) FS	3.52
Overturning Moment (w/o Seismic)	422.18 ft lb
Resisting Moment (w/o Seismic)	3,945.54 ft lb
Overturning (w/o Seismic) FS	9.35
Applied Bearing Pressure (w/o Seismic)	388.51 psf
Allowable Bearing Pressure (w/o Seismic)	2,000.00 psf
Bearing (w/o Seismic) FS	5.15
Eccentricity of Vert. Force (w/o Seismic)	0.13 ft
Effective Base Width (w/o Seismic)	4.26 ft

Segmental block data

Vendor selection	Anchor Retaining Wall		
Vendor ESR	ICC ESR-1959	Valid through	07/01/18
Block selection type	Diamond Pro Beveled Face		
Block height	8.00 in	alpha(u_1)	83.00 lb
Block depth	12.00 in	tan(lambda_u1)	2.04
Offset per block	1.00 in	Max_1	2485.00 lb
Batter angle	7.13 deg	alpha(u_2)	2299.00 lb
Wall weight	72.00 psf	tan(lambda_u2)	0.19
		Max_2	3043.00 lb

Geogrid material

Vendor Selection	Mirafi Geogrid		
Geogrid type	Miragrid 3XT		
LTDS	1,999.00 lb/ft		
Ci	0.90		
RF_CR	1.58		
alpha_u	1,795.00 lb		
tan(lambda_u)	0.13		
Max	2,323.00 lb		
alpha_cs1	889.00 lb	alpha_cs2	1,301.00 lb
tan(lambda_cs1)	0.48	tan(lambda_cs2)	0.06
Max_1	1,370.00 lb	Max_2	1,578.00 lb

Factors of Safety

Failure Mode	Static Condition Min Acceptable	Actual	Status	Acceptable
Base Sliding	1.50	3.52	OK	
Overturning	2.00	9.35	OK	
Bearing	2.00	5.15	OK	
Internal Sliding	1.50	12.04	OK	
Tensile Overstress	1.50	14.01	OK	
Pullout	1.50	6.38	OK	
Connection	1.50	7.20	OK	

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DESCRIPTION: MODULAR BLOCK RET. WALL

Wall Analysis Table:

Layer	Height ft	Trib Height	Depth to Midpoint	Tension From Surcharge Soil	DL	LL	Static Total Fg	LTDS	LTDS (Seismic)	Total Tension (W/seismic), Fi	FS Tensile Overstress (Static)	w/Seismic)
3	3.33	2.00	1.33	71.3	0.0	0.0	71.3	1,999.0	1,265.2	71.3	28.02	17.73
2	2.00	1.33	2.67	95.1	0.0	0.0	95.1	1,999.0	1,265.2	95.1	21.01	13.30
1	0.67	1.33	4.00	142.7	0.0	0.0	142.7	1,999.0	1,265.2	142.7	14.01	8.86

Wall Analysis Table Continued:

Layer	Pullout Strength	FS Pullout (Static)	(Seismic)	Connection Strength	FS Conn (Static)	(Seismic)	Internal Sliding Force (Static)	FS Internal Sliding (Static)	Internal Sliding Force (Seismic)	FS Internal Sliding (Seismic)
3	455.4	6.38	0.00	935.1	13.11	13.11	22.2	89.80	22.2	89.80
2	798.8	8.40	0.00	981.2	10.31	10.31	88.6	24.73	88.6	24.73
1	1,142.2	8.00	0.00	1,027.2	7.20	7.20	199.4	12.04	199.4	12.04

ASSUMPTIONS AND CRITERIA USED

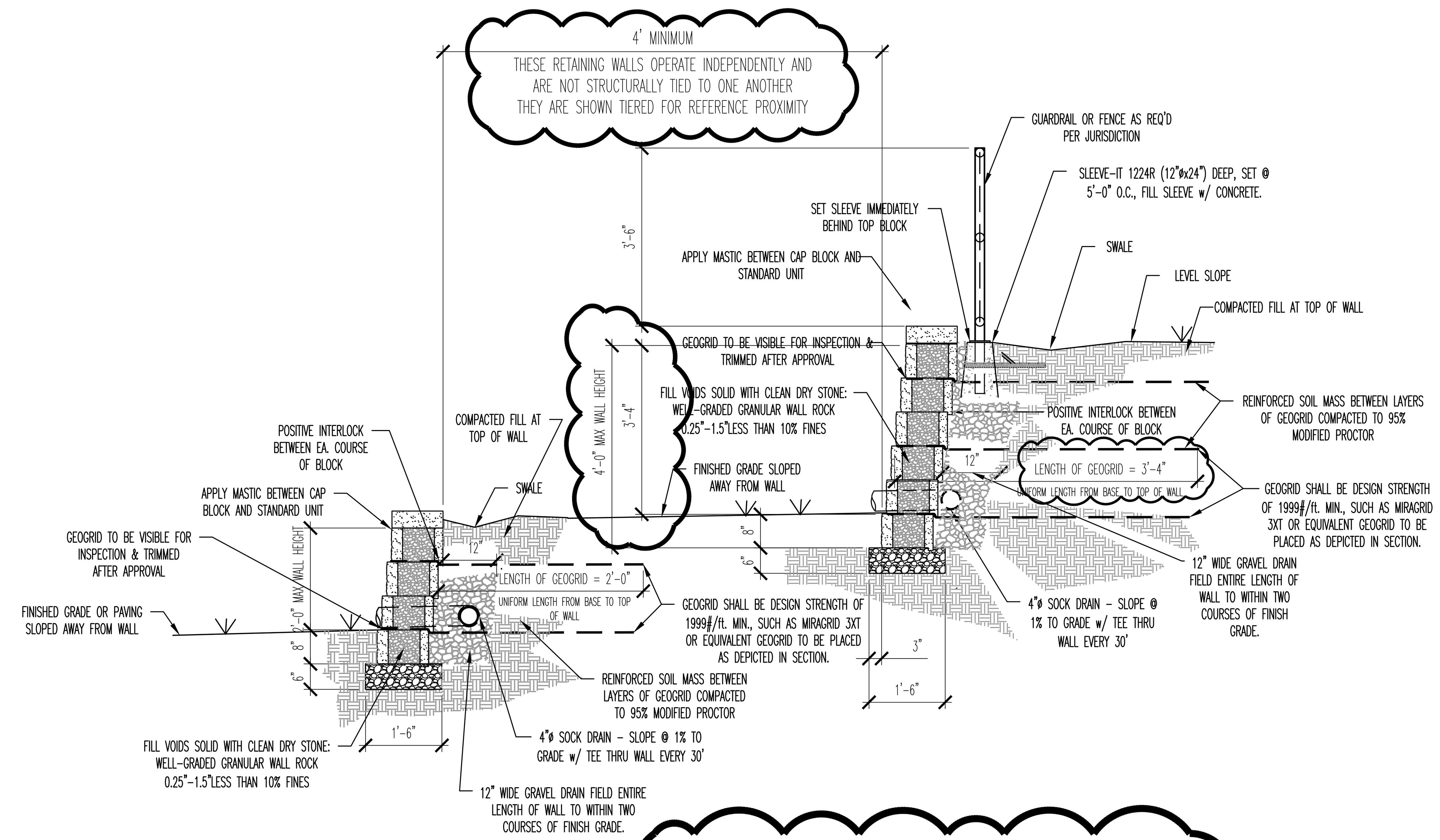
1. References used include *Design Manual for Segmental Retaining Walls*, *3rd Edition*, by NCMA.
2. Blocks are all same size and uniform offsets (batter) for full wall height.
3. Coulomb earth pressure theory used for earth pressures and failure plane angle.
4. Refer to geotechnical report for backfill material, compaction, and other design data and recommendations.
5. Cap blocks if used are above the retained height and are neglected in this design.
6. Geogrid LTDS and connection values for block vendors obtained from ICC Evaluation Service (ES Legacy Reports) or as provided by vendors. Since these may change or be updated, verification of values is recommended.
7. Block sizes obtained from vendors' literature and may vary with locality.
8. Geogrid layers are equally spaced vertically, all same length, and laid horizontally.
9. Average weight of block and cell infill assumed to be 120 pcf.
10. See vendor web sites (on input screen) for more information and specifications.
11. Vendor specifications or project specifications, whichever is most restrictive, to be followed for construction procedures.
12. Add notes and details for proper drainage.
13. See *User's Manual* Design Example #10 for methodology and sample verification calculations.
14. Final design responsibility is with the project Engineer-of-Record.

F:\CAD_Drawings\RETAINING WALLS\MODULAR BLOCK WALLS\5167 LAKE SPRINGS DR\5167 LAKE SPRINGS 2.dwg Fri, 10/11/24 2:45 PM

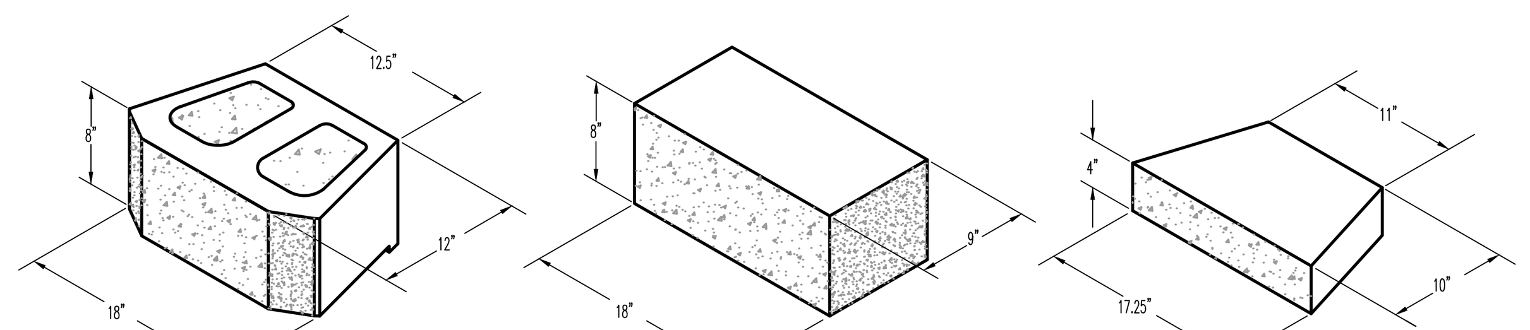
PLEASE NOTE:
INSPECTIONS ARE REQUIRED FOR "CONFIRMATION OF WALL CONSTRUCTION CONFORMANCE". IF YOUR JURISDICTION ALLOWS 3rd PARTY INSPECTIONS, WE CAN HELP WITH THAT. WE REQUIRE AN INSPECTION OF THE FOOTING AND INSPECTIONS @ EVERY 3' LIFT OF MODULAR BLOCK SO THAT THE GEO-GRID IS VISIBLE AND OF CORRECT LENGTH. THESE INSPECTIONS ARE NOT INCLUDED IN THE COST OF ENGINEERING THE WALL, IT WILL BE EXTRA.

GENERAL NOTES:

1. THE 2018 IBC WITH GEORGIA AMENDMENTS 2020, 2022 & 2024 SHALL APPLY.
2. THE 2018 IRC WITH GEORGIA AMENDMENTS 2020 & 2024 SHALL APPLY.
3. BACKFILL ABOVE WALL SHALL NOT EXCEED A 4:1 (LEVEL) SLOPE.
4. MIN. ALLOWABLE SOIL BEARING PRESSURE TO BE 2000 PSF., SOIL FRICTION ANGLE = 30°, SOIL DENSITY = 110 P.C.F.
5. PROVIDE 18" WIDE x 2/3 HEIGHT OF WALL, CONTINUOUS GRAVEL STRIP BEHIND WALL. GRAVEL DRAIN FIELD MATERIAL TO BE FREE DRAINING, WELL-GRADED, COMPACTABLE AGGREGATE, SUCH AS #57 STONE.
6. DRAINAGE MATERIAL TO BE PLACED IN EXCAVATED EMBEDMENT TRENCH TO ACT AS A LEVELING PAD.
7. USE A PLATE COMPACTOR TO CONSOLIDATE THE AGGREGATE IN THE BASE COURSE AND GRAVEL DRAIN FIELD. USE 8-INCH LIFTS, STARTING ON THE WALL, AND WORKING IN A PATH THAT RUNS PARALLEL TO THE WALL TOWARDS THE BACK OF THE REINFORCED ZONE.
8. COMPACT CLEAN BACKFILL SOILS IN THE REINFORCED ZONE AND IN FRONT OF THE WALL TO 95% STANDARD PROCTOR DENSITY. USE A PLATE COMPACTOR NEAR WALL, PLACING SOIL IN 8-INCH LIFTS.
9. NEVER OPERATE COMPACTING EQUIPMENT DIRECTLY ON THE GEOGRID. PLACE LIFTS OF SOIL ON TOP OF THE GEOGRID AND THEN COMPACT.
10. INSTALLATION TO BE IN ACCORDANCE WITH THE BLOCK MANUFACTURERS DESIGN MANUAL.
11. PROVIDE TWO COATS OF STONE TECHNOLOGIES, CORP. X3 SEALANT (423) 503-4490 TO TOP OF CAPS AND STONE WALL TO REDUCE MOISTURE PENETRATION.
12. THE LEVELING PAD, INITIAL BLOCK PLACEMENT (FOOTING), GRAVEL DRAIN FIELD, AND BACKFILL INSTALLATION TO BE INSPECTED BY A REPRESENTATIVE OF MACON E. GOOCH III, BUILDING CONSULTANTS, INC..
13. COMPACTION OF FILL PLACED BEHIND WALL TO BE MONITORED BY A REPRESENTATIVE OF MACON E. GOOCH III, BUILDING CONSULTANTS, INC. EVERY 3'-0" IN HEIGHT VERTICALLY.
14. 4"ø SOCK PIPE @ 1% MINIMUM SLOPE SHALL BE PROVIDED AT THE BACK OF THE ROCK DRAIN FIELD BEHIND THE WALL AS CLOSE TO THE BOTTOM OF THE WALL AS ALLOWED WHILE STILL MAINTAINING A POSITIVE GRADIENT FOR DRAINAGE TO DAYLIGHT. DAYLIGHT TO OUTLET EVERY 30' ON CENTER
15. SURFACE WATER AT UPPER SIDE OF WALL SHALL BE DIVERTED AWAY FROM WALL VIA DRAINS OR SWALES.
16. WALL MUST BE CONSTRUCTED OUT OF MATERIAL WITH A MINIMUM SEVENTY-YEAR LIFE SPAN.
17. WALLS SHALL BE INSPECTED BY A 3RD PARTY ENGINEER. AT COMPLETION CONTRACTOR WILL PROVIDE THE CITY WITH A LETTER OF CERTIFICATION THAT WALLS HAVE BEEN BUILT PER PLANS & SPECIFICATIONS.
18. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ACCURACY OF DIMENSIONS, FABRICATION & FIT OF PARTS.
19. THESE DRAWINGS INDICATE THE PROJECT IN TERMS OF ENGINEERED DESIGN INTENT. MACON E. GOOCH BUILDING CONSULTANTS, INC. TAKES NO RESPONSIBILITY FOR ANY ARCHITECTURAL, MECHANICAL OR ELECTRICAL SYSTEMS OR ITEMS BEYOND THEIR SCOPE OF WORK.
20. ALL UNFORESEEN CONDITIONS ENCOUNTERED BY CONTRACTOR, INCLUDING UNSUITABLE SOIL, SHALL BE REPORTED TO MACON E. GOOCH BUILDING CONSULTANTS, INC. AS SOON AS POSSIBLE FOR REMEDIAL DIRECTIVE.
21. USE OF THIS STANDARD DESIGN MUST BE APPROVED IN WRITING BY THE UNDERSIGNED FOR EACH SPECIFIC APPLICATION.
22. DESIGNS WITHIN BELONG TO THE STRUCTURAL ENGINEER OF RECORD. A LICENSE FOR CONSTRUCTION FROM THESE PLANS AT A SINGLE SITE IS GRANTED TO THE CONTRACTED CLIENT. LICENSE IS NON-TRANSFERABLE. ANY BREACH OF THIS LICENSE SHALL ENTITLE THE STRUCTURAL ENGINEER OF RECORD TO PURSUE ANY AND ALL REMEDIES, AT LAW OR EQUITY, INCLUDING WITHOUT LIMITATION, INJUNCTIVE RELIEF TO PREVENT OR CEASE SUCH BREACH.
23. THESE DRAWINGS INDICATE THE PROJECT IN TERMS OF ENGINEERED DESIGN INTENT. MACON E. GOOCH BUILDING CONSULTANTS, INC. TAKES NO RESPONSIBILITY FOR ANY ARCHITECTURAL, MECHANICAL OR ELECTRICAL SYSTEMS OR ITEMS BEYOND THEIR SCOPE OF WORK.



1 / S1 — 2 TIER MODULAR BLOCK RETAINING WALL
SCALE: 1/2" = 1'-0"

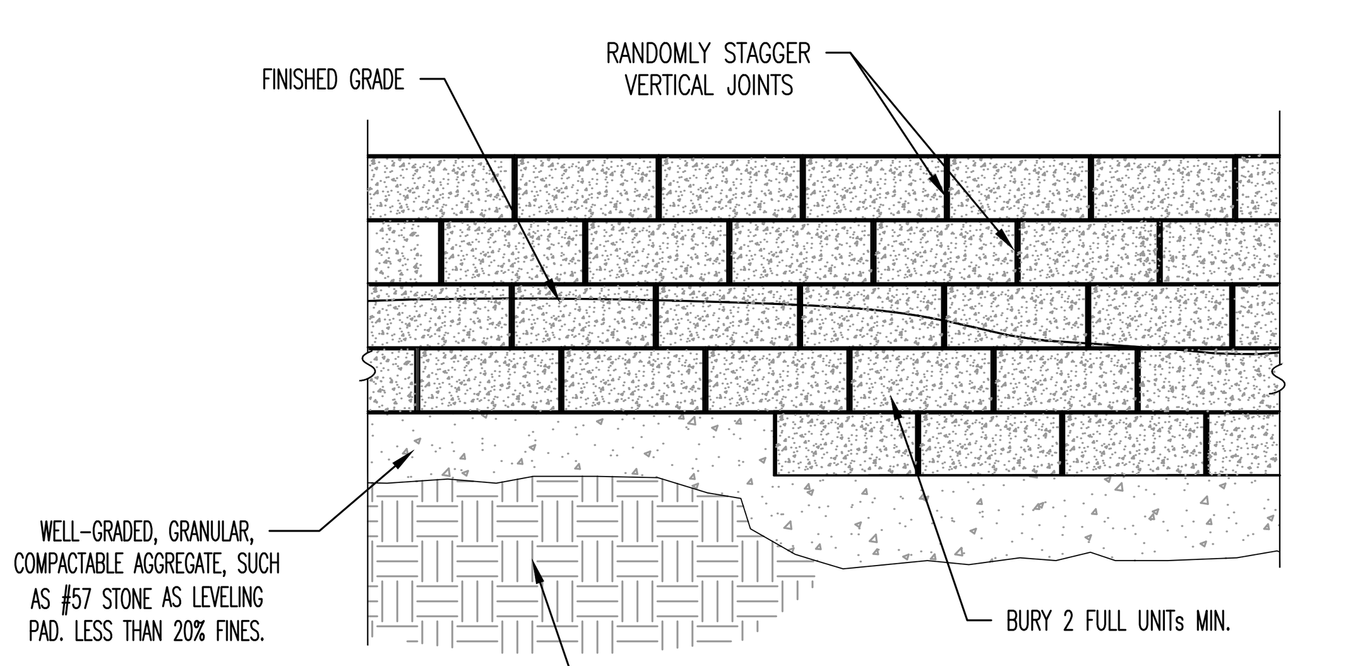


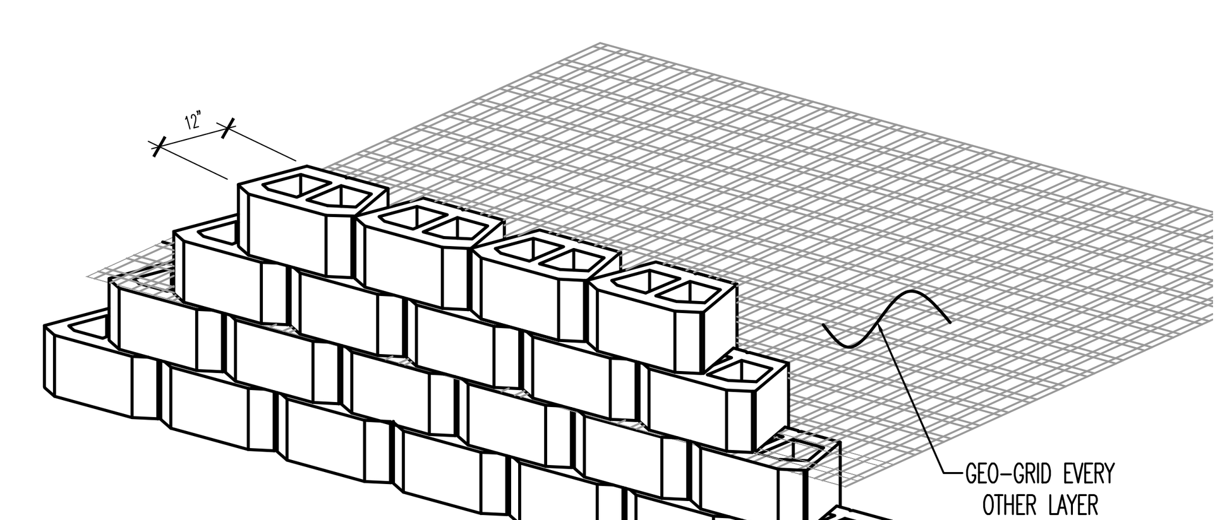
BASE NOTES

1. LIMIT CHANGES IN BASE ELEVATION TO 8" PER STEP TO AVOID DIFFERENTIAL SETTLEMENT
2. STEP AS NEEDED TO MINIMIZE BURRIED UNITS AND MAINTAIN MINIMUM REQUIRED EMBEDMENT

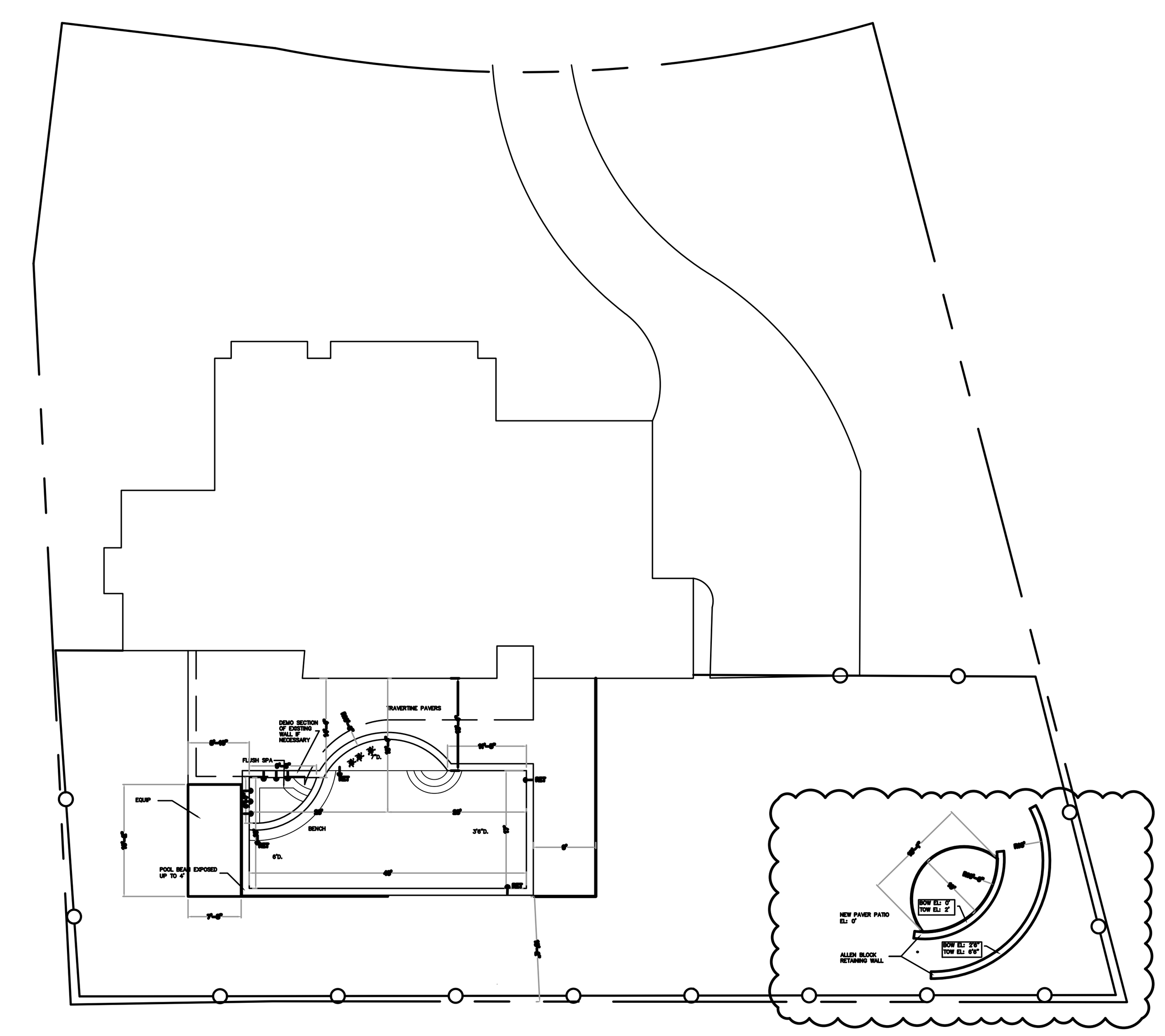
WALL CAP NOTES

1. ALWAYS START CAPPING WALL FROM THE LOWEST ELEVATION.
2. LAY OUT CAPS PRIOR TO USING ADHESIVE.
3. CUT CAPS TO FIT. VARIOUS COMBINATIONS OF LONG & SHORT CAP FACES WILL BE NECESSARY FOR RADII GREATER THAN THE MINIMUM.
4. ALTERNATE SHORT & LONG FACES EVERY OTHER CAP TO ACHIEVE A STRAIGHT ROW OF CAPS.
5. USE EXTERIOR-GRADE CONSTRUCTION ADHESIVE TO SECURE CAPS.





ANCHOR RETAINING WALL
DIAMOND PRO BEVELED



2 / S1 — PARTIAL SITE PLAN
SCALE: 1" = 20'-0"

NOTE: SITE PLAN PROVIDED BY HEARTHSTONE LUXURY POOLS.

MACON E. GOOCH BUILDING CONSULTANTS TAKES NO RESPONSIBILITY FOR THE SITE PLAN. IT IS INCLUDED AS A REFERENCE FOR THE WALL LOCATION.

REVISION	DATE	APPROVED	DESCRIPTION
1	10/11/24	MEG	REVISIONS FOR ALLEGRA DeNOOYER(CITY OF DUNWOODY).

MEG
MACON E. GOOCH III
BUILDING CONSULTANTS
1383 DUNCAN LANE
AUBURN GEORGIA 30011
TEL 678-442-1198 FAX 678-975-7485

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE... MACON E. GOOCH, III
10/11/24

HEARTHSTONE LUXURY POOLS & OUTDOORS
Brad Renken

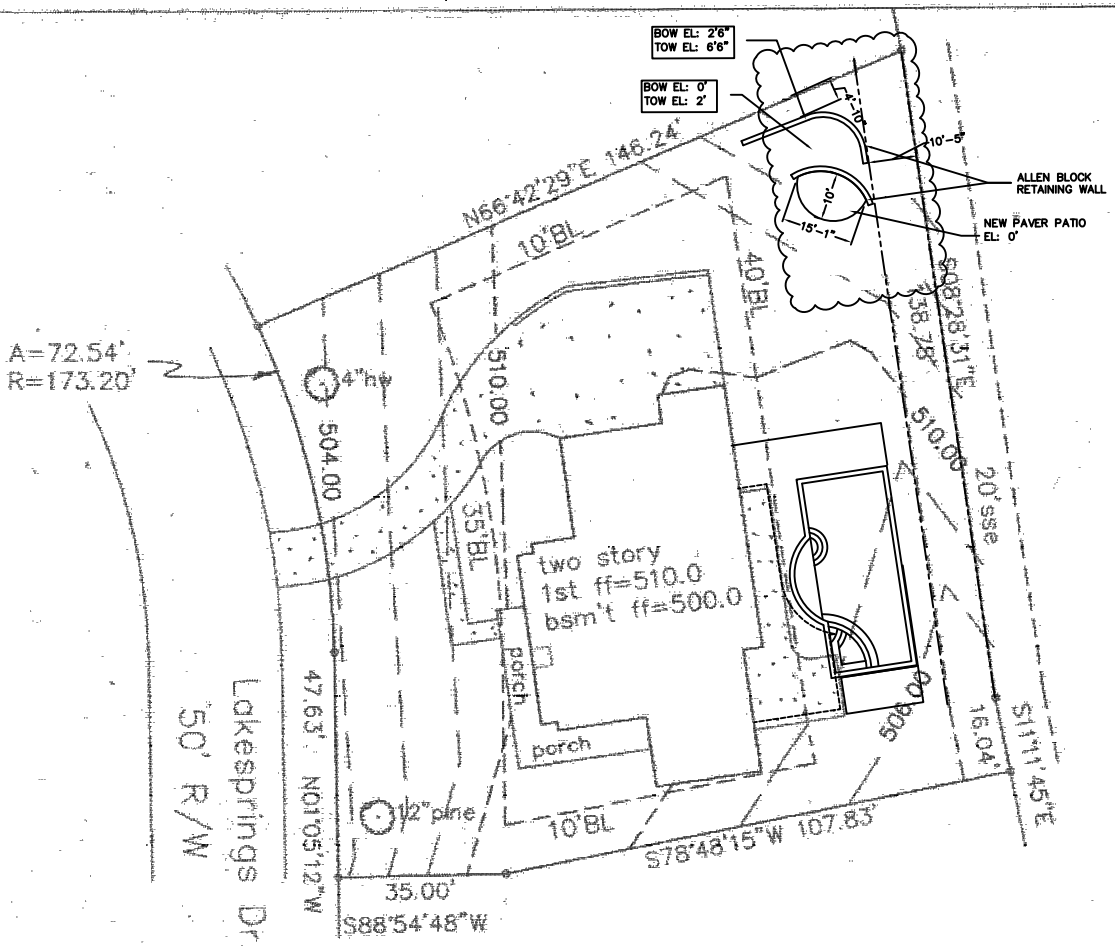
5167 LAKE SPRINGS DR.
CITY OF DUNWOODY, GA

DESIGN	MEG	10/2/24
DRAWN	KAK	10/2/24
CHECKED	BSR	10/2/24

DATE: 10/11/24

PROJECT #: D2409195098

SHEET
S1 OF 1



LEGEND

IPS=IRON PIN SET
IPF=IRON PIN FOUND
CL=CENTER LINE
BL=BUILDING LINE
N/F=NOW OR FORMERLY
MH=MAN HOLE
S=SANITARY
P=POWER
W=WATER
G=GAS
-X-=FENCE
BC=BACK OF CURB
WM=WATER METER
WV=WATER VALVE
PB=POWER BOX
GM=GAS METER
SSE=SANITARY SEWER ESM'T
DE=DRAINAGE ESM'T
ESM'T=EASEMENT
CB=CATCH BASIN
HW=HEAD WALL
DI=DROP INLET
JB=JUNCTION BOX
LLL=LAND LOT LINE

MAG

40' 20' 0' 40'

GRAPHIC SCALE IN FEET

REFERENCE
PLAT BOOK 264 PAGE 48

site survey for

Matt Rosenkoff

GEORGIA
REGISTERED
No. 2505
LAND SURVEYOR
JEFFREY J. JOHNSON

IN MY OPINION THIS PLAT IS A CORRECT REPRESETATION OF THE LAND PLATED

Jeffrey J Johnson

JEFFREY J JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 100000+ FEET AND A ANGULAR ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET

EQUIPMENT USED: Nikon-322

JOHNSON SURVEYING
Atlanta Ga. 30253
678-557-1449

Land Lot 369
District 18
Dekalb County, Ga.
Meadowlake Estates
Lot 3
5167 Lakesprings Dr.
Dunwoody Ga. 30338

DATE: 1-16-2024 | SCALE: 1"=40' | JOB NO: 24-05