



**G & M Engineering, Inc.**  
Consulting and Design Engineers

August 21, 2023

City of Johns Creek  
Board of Zoning Appeals  
11360 Lakefield Drive  
Johns Creek, GA 30097

Re: PARCEL #: 12 306008351278  
26 Nesbit PL  
The Park at Nesbit Place Townhomes – Variance Request  
Johns Creek, GA 30022

We respectfully submit the following information for the City of Johns Creek Board of Zoning Appeals to carefully consider:

- The proposed project consists of the replacement and extension of an existing timber wall and existing timber steps with new segmental block to stabilize the slope adjacent to townhome unit 26.
- No new impervious area is proposed to be added within the 25 foot state buffer. There is no planned land disturbance within the 25 foot state buffer.
- There is a proposed encroachment area for replacement of existing timber wall/steps of 62 square feet within the 75 foot impervious setback. There is a proposed encroachment area for new wall/steps of 86 square feet within the 75 foot impervious setback.
- There is a total proposed encroachment area for the project of 584 square feet within the 50 foot undisturbed buffer.
- There is a maximum encroachment of 49 linear feet as measured from the 75 foot impervious setback.
- Replacement of one drain inlet and pipe is proposed. Installation of one new drain inlet and pipe is proposed.
- A double row of silt fence is proposed to be installed downstream of the construction area as shown on the plans to minimize and prevent sediment from leaving the site during construction.



- The proposed new wall and steps are necessary to be constructed as an extension of the existing wall/steps due to the erosion and deterioration of the slope adjacent to townhome unit 26. If not stabilized, then the erosion is likely to impact the unit 26 building foundation. Also, the deteriorated conditions pose safety concerns regarding the walkability of the existing path around the side and rear of the unit. Walkability at this location is needed for routine utility maintenance and is currently a liability for the Park at Nesbit Place Owners Association, Inc.
- It is our opinion that a drywell is not feasible for this project due to the inability to meet the following criteria in the Georgia Stormwater Management Manual:
  - Dry wells may be used without restriction except within 10 feet from building foundations.
  - Although dry wells may be installed on development sites with slopes of up to 6%, they should be designed with slopes that are as close to flat as possible to help ensure that stormwater runoff is evenly distributed throughout the stone reservoir.
- It is our opinion that a drywell is not reasonably applicable for this project due to the hardship of the existing location of the building, which necessitates the construction of the steps and wall to avoid issues of safety and liability.
- The 584 square foot encroachment of the 50 foot undisturbed buffer requires 146 square feet of small trees, shrubs, and ground cover categories to be planted as a stream buffer revegetation/mitigation requirement. We propose to plant two small trees, ten shrubs, and thirty-seven ground cover plants as indicated on the revegetation/mitigation plan.
- On the following pages, we have included site photos of the existing conditions of the adjacent slope and rear yard of Unit 26 for your reference.



1. Downhill view of slope adjacent to Unit 26.



2. Uphill view of slope adjacent to Unit 26.



3. Uphill view of slope adjacent to Unit 26.



4. Uphill view along building rear at Unit 26.



5. Downhill view along building rear at Unit 26.



6. Downhill view along building rear at Unit 2

