



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: April 18, 2017

ARC REVIEW CODE: V1704181

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Tshaka Warren, Office of Zoning & Development
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-17-01A 2683 Rosemary Street

Review Type: Metro River (MRPA)

MRPA Code: RC-17-01A

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new single-family house on an existing single family housing site.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 252 **District:** 17 **Section:** 10

Date Opened: April 18, 2017

Deadline for Comments: April 28, 2017

Earliest the Regional Review can be Completed: April 28, 2017

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **April 28, 2017**, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged. The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 18, 2017

ARC REVIEW CODE: V1704181

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Name of Proposal: RC-17-01A 2683 Rosemary Street

Review Type: Metro River (MRPA)

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new single-family house on an existing single family housing site.

Submitting Local Government: City of Atlanta

Date Opened: April 18, 2017

Deadline for Comments: April 28, 2017

Earliest the Regional Review can be Completed: April 28, 2017

Response:

- 1) Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 4) The proposal does NOT relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]



MRPA-17-01

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY OF ATLANTA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Ghassan Ibreak
Mailing Address: 2683 Rosemary Street
City: ATLANTA State: GA Zip: 30318
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-826-3516 Fax: 770-627-3594
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Ghassan Ibreak
Mailing Address: 2475 Clairview Street
City: Alpharetta State: GA Zip: 30009
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-826-3516 Fax: 770-627-3594
Other Numbers: _____
EMAIL: Hebah@comcast.net
4. Proposed Land or Water Use:
Name of Development: 2683 Rosemary Street
Description of Proposed Use: Construction of one single-family residential house. Removal of existing single-family house.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: L.L. 252, 17th District, Fulton County, GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
A.R. Adams Subdivision, Lot 10; 2683 Rosemary St.; 580' east to Main St.
Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>0.165 acres</u>
	Outside Corridor:	<u>0.0 acres</u>
	Total:	<u>0.165 acres</u>
Lots:	Inside Corridor:	<u>n/a</u>
	Outside Corridor:	<u>n/a</u>
	Total:	<u>n/a</u>
Units:	Inside Corridor:	<u>n/a</u>
	Outside Corridor:	<u>n/a</u>
	Total:	<u>n/a</u>

Other Size Descriptor (i.e., Length and Width of Easement):

	Inside Corridor:	<u>n/a</u>
	Outside Corridor:	<u>n/a</u>
	Total:	<u>n/a</u>

MKPA-17-01

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank NO

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system City of Atlanta Watershed Division

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>7,190 s.f.</u>	<u>3,910 s.f.</u>	<u>2,490 s.f.</u>	(70) <u>54.4%</u>	(45) <u>34.6%</u>
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>7,190 s.f.</u>	<u>3,910 s.f.</u>	<u>2,490 s.f.</u>	N/A	N/A



9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

☒ Written consent of all owners to this application. (Space provided on this form)

☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

☒ Description of proposed use(s). (Space provided on this form)

☒ Existing vegetation plan.

☒ Proposed grading plan.

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

☒ Approved erosion control plan.

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☒ Documentation on adjustments, if any.

☒ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 Signature(s) of Owner(s) of Record Date
 4-7-17

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

 N/A

 Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of CITY OF ATLANTA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 Signature of Chief Elected Official or Official's Designee Date
 4-7-17



2683 Rosemary Street Reanalysis
City of Atlanta

April 4, 2017

<u>Vulnerability Factor</u>	<u>Factor Subgroup</u>	<u>Score</u>
Hydrology:	Interbasin	20
Soils:	Urban	0
Vegetation:	Open	10
<u>Slope:</u>	<u>0-10%</u>	<u>3</u>
TOTAL:		33
CATEGORY:		C

The D category includes scores from 29 to 40

- POWER POLE
- IRON PIN FOUND/SET
- COMPUTED POINT
- CRIMP TOP PIPE
- OPEN TOP PIPE
- REINFORCING BAR
- IRON PIN SET - 1/2" RB
- IRON PIN FOUND
- HARDWOOD TREE
- SANITARY SEWER MANHOLE
- TREE

SURVEYOR'S NOTES

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION AND A TOPCON GRS-1 GPS ROVER (CORRECTED WITH THE I-NET REALTIME GPS NETWORK) ON 09/02/2014.

2. THE CLOSED TRAVERSE UPON WHICH THIS SURVEY IS BASED HAS A LINEAR CLOSURE PRECISION OF ONE FOOT IN 35,050 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.

3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1' IN ±75.204'.

4. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO ANY CONSTRUCTION AND/OR LAND DISTURBING ACTIVITIES.

5. THIS SITE IS NOT LOCATED WITHIN A ZONE DEFINED BY THE FIRM COMMUNITY PANEL NUMBER 13121C0228E DATED 09/18/2013.

ZONING

R-4A (SINGLE FAMILY RESIDENTIAL):

MINIMUM ROAD FRONTAGE = 50 FT
 MINIMUM LOT AREA = 7500 S.F.
 MINIMUM SETBACKS:
 FRONT = 30 FT
 1/2 DEPTH FRONT = 15 FT
 SIDE = 7 FT
 REAR = 15 FT
 MAXIMUM LOT COVERAGE = 50%

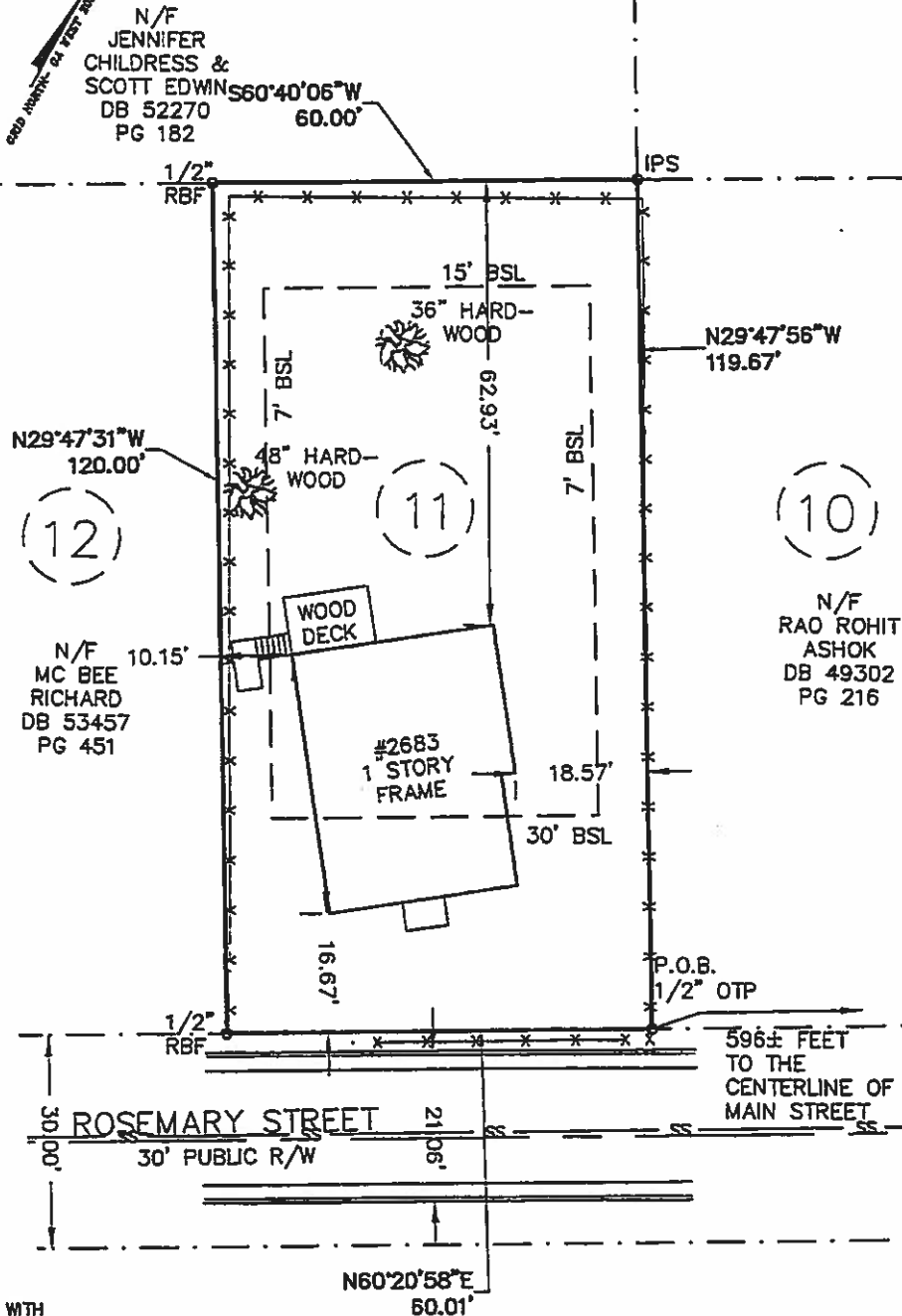


THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-10, 43-15-22

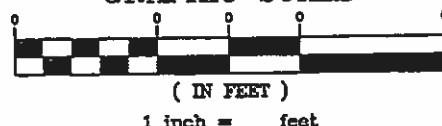
Grant Shepherd, Jr.
 SEATON G. SHEPHERD, JR. GA REL.S. 2136

SURVEY FOR:	JIHAD ABDULLAH
LAND LOT: 252	DISTRICT: 17TH
CITY OF ATLANTA	FULTON COUNTY, GEORGIA
LOT: 10	BLOCK: N/A
SUBDIVISION: A.R. ADAMS	

LOT AREA
 7,190 S.F.
 0.1651 ACRES



GRAPHIC SCALE

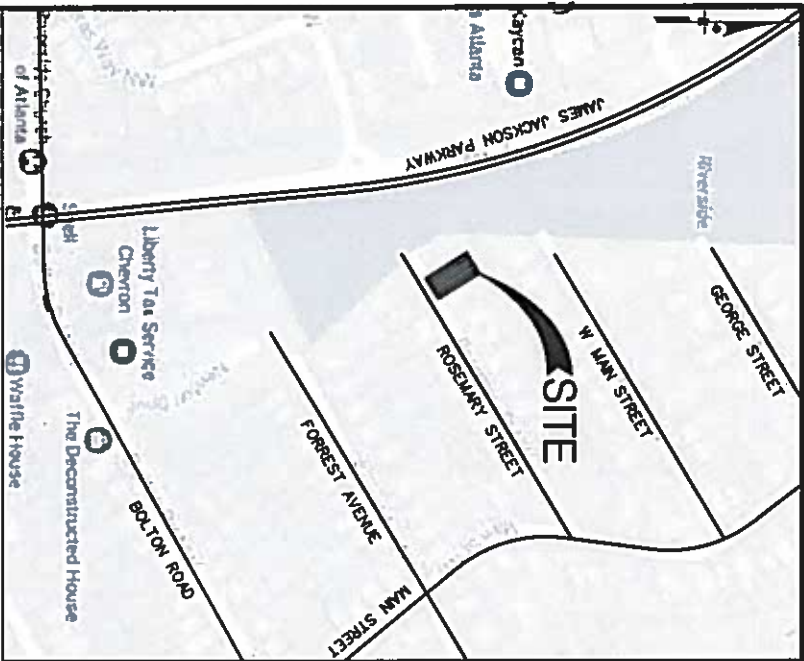


GRANT SHEPHERD & ASSOCIATES, INC

Construction Layout • GPS Modeling
 Land Surveying • Site Development



735 LONGLEAF BOULEVARD SUITE A



LOCATION MAP

ZONING INFORMATION

ZONED: R-4A (SINGLE FAMILY RESIDENTIAL)
MINIMUM ROAD FRONTAGE = 50'
MINIMUM LOT AREA = 7,500 S.F.
SETBACKS: FRONT = 30'
SIDE = 7'
REAR = 15'
MAXIMUM LOT COVERAGE = 50%

DIRT STATEMENT:

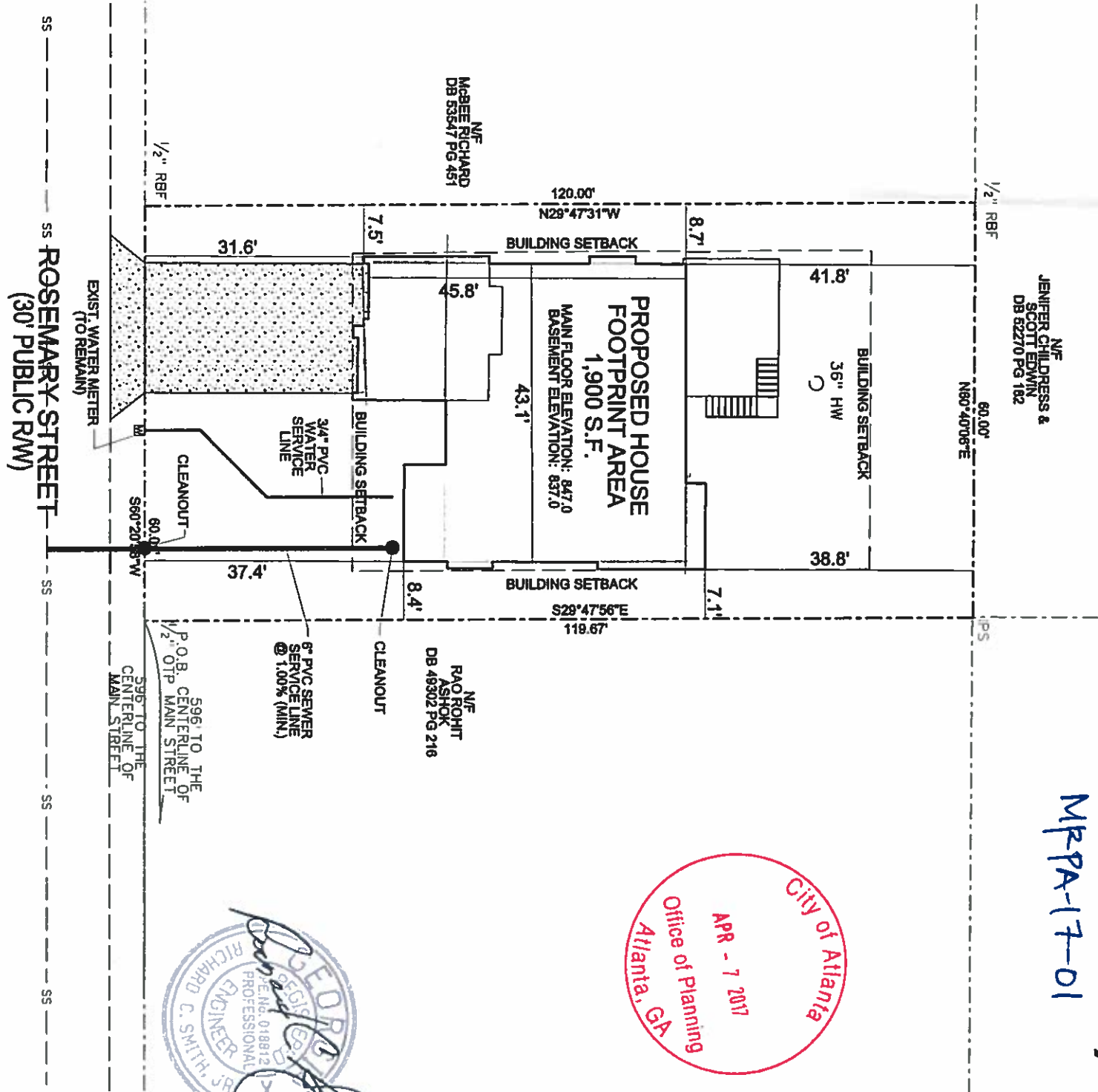
NO GRADED SLOPES SHALL EXCEED 2H: 1V
CUT VOLUME: 120 CUBIC YARDS
FILL VOLUME: 120 CUBIC YARDS
ALL MATERIAL TO BE USED ON SITE
NO HAUL ROUTE REQUIRED

PROJECT DISTURBANCE SUMMARY:

TOTAL PARCEL AREA: 7,190 S.F. (0.1651 ACRES)
DISTURBED AREA: 3,910 S.F. (0.089 ACRES)

FLOODPLAIN STATEMENT:

NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0228F, FULTON COUNTY, GEORGIA, DATED SEPTEMBER 18, 2013.



MRPA-17-01



24 HOUR CONTACT:
MR. GHASSAN IBREAK
770-826-3516



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SUMMARY OF VULNERABILITY ANALYSIS OF PROPOSED LAND OR WATER USE

VULNERABILITY CATEGORY	TOTAL ACREAGE (OR SQ. FOOTAGE)	TOTAL ACREAGE (OR SQ. FOOTAGE)	TOTAL ACREAGE (OR SQ. FOOTAGE)	PERCENT LAND DISTURBANCE (MAXIMUMS SHOWN IN PARENTHESES)	PERCENT IMPERVIOUS SURFACE
A				(90)	(75)
B				(80)	(80)
C	7,190 S.F.	3,910 S.F.	2,490 S.F.	(70) 54.4%	(45) 34.6%
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
TOTAL:	7,190 S.F.	3,910 S.F.	2,490 S.F.	N/A	N/A

ZONING INFORMATION

ZONED: R-4A (SINGLE FAMILY RESIDENTIAL)
MINIMUM ROAD FRONTAGE = 50'
MINIMUM LOT AREA = 7,500 S.F.
SETBACKS: FRONT = 30'
SIDE = 7'
REAR = 15'
MAXIMUM LOT COVERAGE = 50%

DIRT STATEMENT:

NO GRADED SLOPES SHALL EXCEED 2H: 1V
CUT VOLUME: 120 CUBIC YARDS
FILL VOLUME: 120 CUBIC YARDS
ALL MATERIAL TO BE USED ON SITE
NO HAUL ROUTE REQUIRED

PROJECT DISTURBANCE SUMMARY:

TOTAL PARCEL AREA: 7,190 S.F. (0.1651 ACRES)
DISTURBED AREA: 3,910 S.F. (0.089 ACRES)

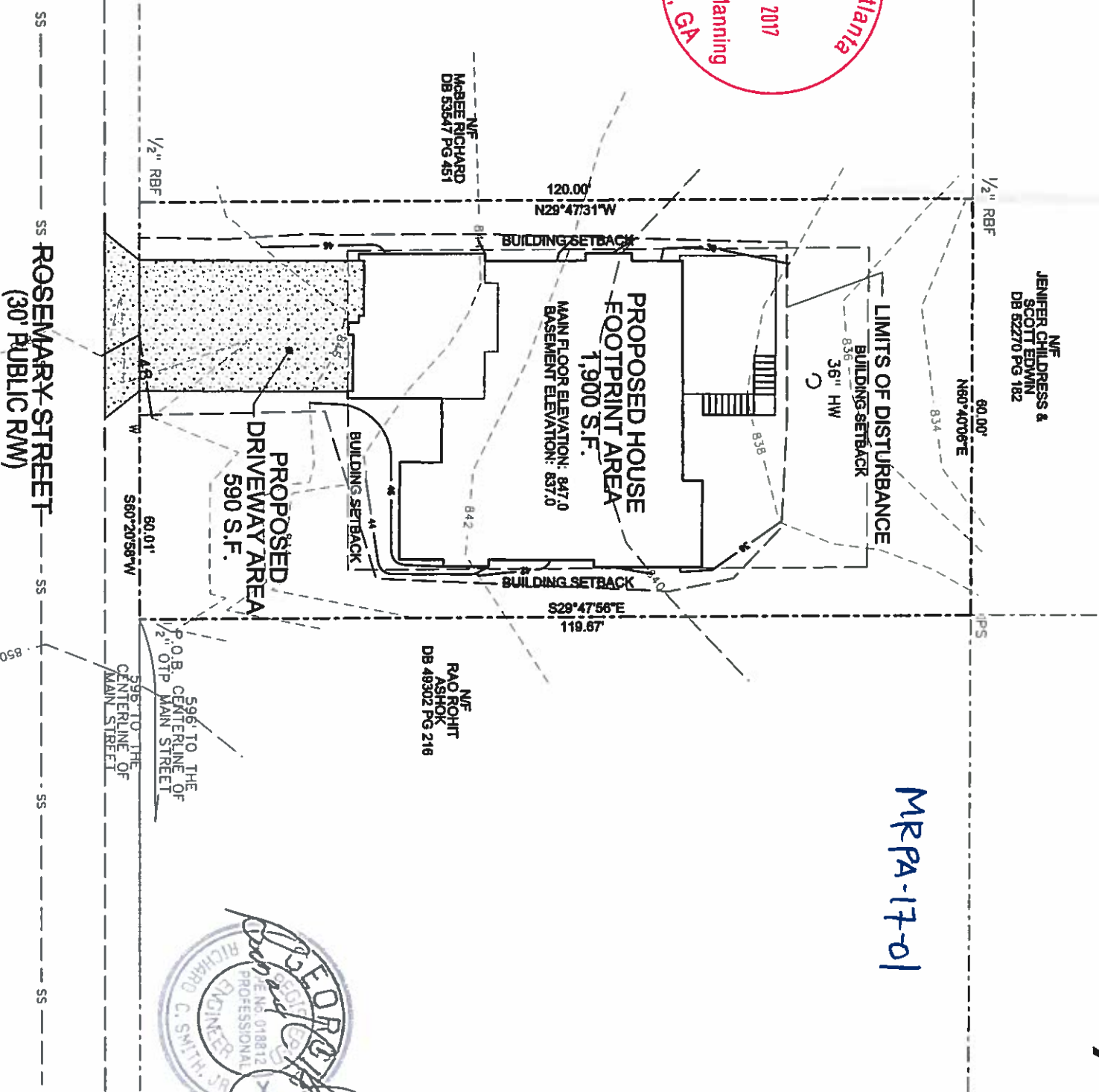
FLOODPLAIN STATEMENT:

NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0228F, FULTON COUNTY, GEORGIA, DATED SEPTEMBER 18, 2013.

2683 Rosemary Street Reanalysis
City of Atlanta
April 4, 2017

Vulnerability Factor	Factor Subgroup	Score
Hydrology:	Interbasin	20
Soils:	Urban	0
Vegetation:	Open	10
Slope:	0-10%	3
TOTAL:		33
CATEGORY:		C

The C category includes scores from 29 to 40



MRPA-17-01



24 HOUR CONTACT:
MR. GHASSAN IBREK
770-828-3516



PREPARED BY:
ROGER S. LEE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1145
WOODSTOCK, GA 30188
PHONE 770-653-9984

PREPARED FOR:
Ghassan Ibrek

2475 Clairview Street
Atlanta, Georgia 30009
Contact:
MR. GHASSAN IBREK
770-828-3516

2683 ROSEMARY STREET

2683 ROSEMARY STREET
FULTON COUNTY, GEORGIA
CITY OF ATLANTA, FULTON COUNTY, GEORGIA
CITY COUNTY, STATE

ARC VULNERABILITY PLAN

SIGNED / SEALED

DATE	REVISION

NO.	DATE	BY	REVISION
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C-02

DIRT STATEMENT:

NO GRADED SLOPES SHALL EXCEED 2H:1V
CUT VOLUME: 120 CUBIC YARDS
FILL VOLUME: 120 CUBIC YARDS
ALL MATERIAL TO BE USED ON SITE
NO HAUL ROUTE REQUIRED

PROJECT DISTURBANCE SUMMARY:

TOTAL PARCEL AREA: 7,190 S.F. (0.1651 ACRES)
DISTURBED AREA: 3,910 S.F. (0.089 ACRES)

FLOODPLAIN STATEMENT:

NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0228F, FULTON COUNTY, GEORGIA, DATED SEPTEMBER 19, 2013.

ANY DISTURBED AREA LEFT BARE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING. DISTURBED AREAS DUE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.

THERE ARE NO 25 FOOT STREAM BUFFER AND 60 UNDISTURBED BUFFER REQUIRED ON-SITE. THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THIS PROPERTY.

SOIL SERIES: DISTINGUISH LAND IS DEVELOPED URBAN LAND (U).

BEFORE STARTING ANY LAND-DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO OBTAIN A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL CALL (404) 546-3305. FAILURE TO OBTAIN A STOP WORK ORDER OR PERMIT RELOCATION. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

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.

MRPA-17-01

ROGER S. LEE
& ASSOCIATES
PROFESSIONAL
LAND SURVEYORS

P.O. BOX 1145
WOODSTOCK, GA 30088
PHONE 770-653-9984

PREPARED FOR:
**Chassan
Ibbreak**

2475 Chatham Street
Atlanta, Georgia 30009
Contact:
MR. GHASSAN IBBREAK
770-828-3516

2683 ROSEMARY STREET

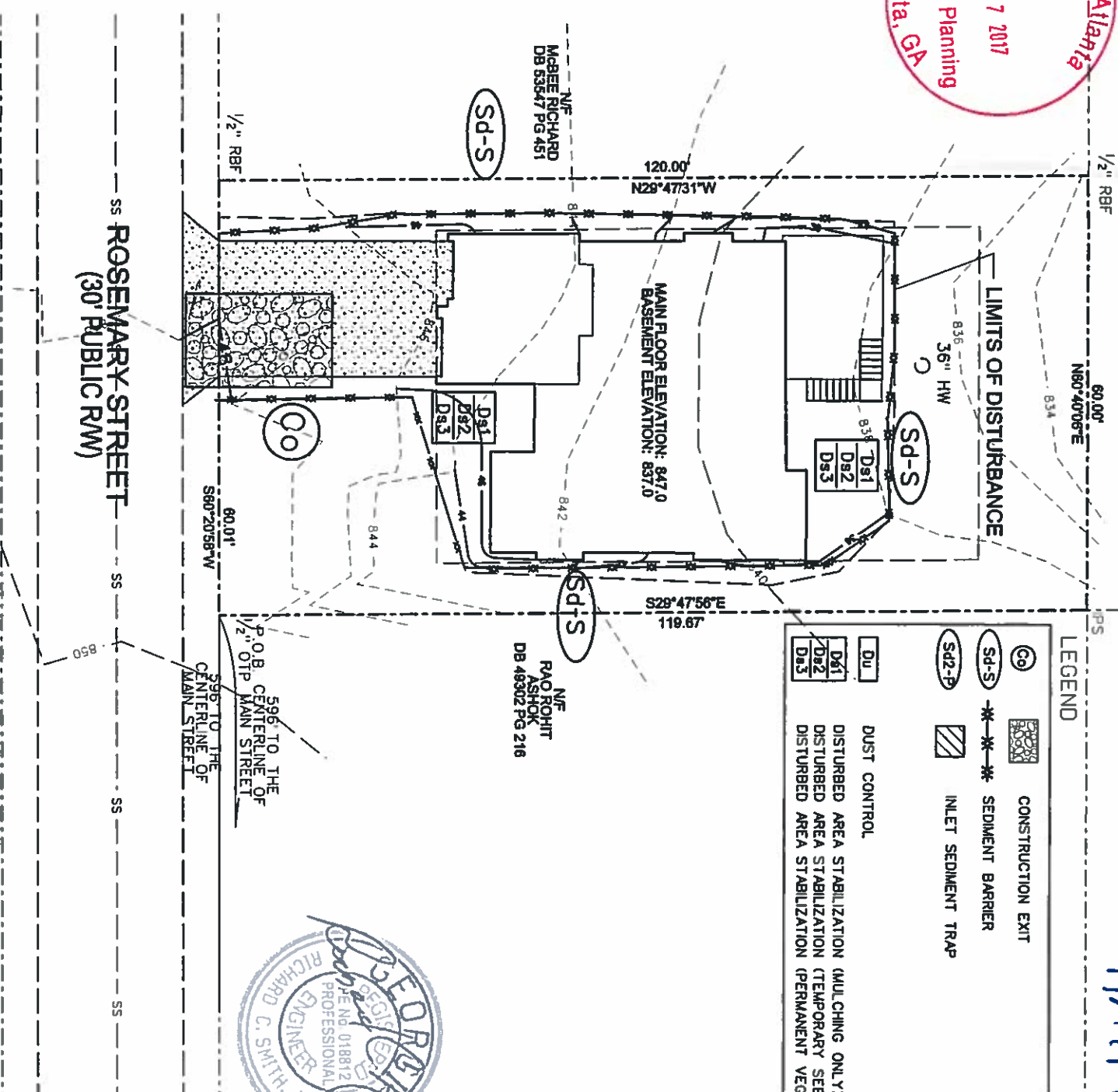
2683 ROSEMARY STREET
PROJECT ADDRESS
282 / TH
LAND LOT / DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA
CITY COUNTY STATE

EROSION, SEDIMENTATION
& POLLUTION CONTROL PLAN

DRAWN / SEALER

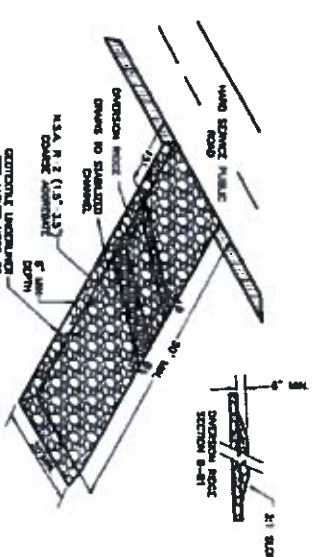
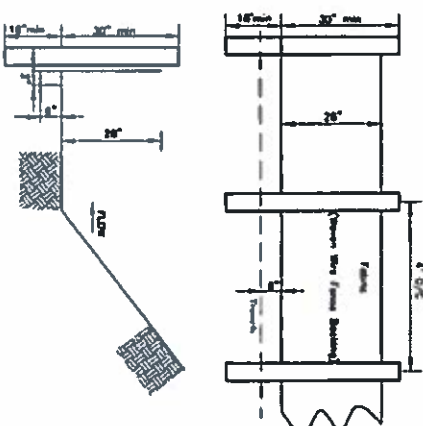


SS ROSEMARY STREET
(30' PUBLIC RW)



	STANDARD DETAILS	
	TYPE C	
	SILT FENCE	
	DATE: SEP 2011	ORIG. DATE: NOV 2004

DESIGN CRITERIA FOR ALL Sd2 APPLICATIONS:
SILT FENCES SHALL BE DESIGNED TO BE REMOVED OR REPAIRED AFTER EACH RAIN AND 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.



STANDARD DETAILS	REV.	DATE
CONSTRUCTION EXIT	1	SEP 2011
	2	MAY 2004
	3	MAY 2004



24 HOUR CONTACT:
MR. GHASSAN IBBREAK
770-828-3516



C-03

REVISION	DATE
1	SEP 2011
2	MAY 2004
3	MAY 2004

