

DATE: August 3, 2020

ARC REVIEW CODE: V2008031

TO: Mayor Keisha Lance Bottoms
ATTN TO: Keyetta Holmes, Director, Office of Zoning and 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: 2022 West Paces Ferry Road

Review Type: Metro River

MRPA Code: RC-20-01CA

Description: A Metropolitan River Protection Act (MRPA) review of a proposed project to add a new swimming pool and accessory structures to an existing home and grounds at 2022 West Paces Ferry Road in the City of Atlanta. Total proposed site disturbance area is 99,884 square feet and total impervious surface area is 51,660 square feet.

Preliminary Finding: ARC staff has opened its 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 River Corridor Plan.

Submitting Local Government: City of Atlanta

Land Lot: 234,240 **District:** 17

Date Opened: August 3, 2020

Deadline for Comments: August 13, 2020

Earliest the Regional Review can be Completed: August 14, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
FULTON COUNTY
NATIONAL PARK SERVICE-CRNRA

ARC NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before **Thursday, Aug. 13, 2020**, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

COMMENTS:

Metro River Review Application Cover Sheet

July 31, 2020

Proposed Additions including New Swimming Pool to Existing Pre-Act House and Grounds

2022 West Paces Ferry Road

Atlanta, Georgia

Scan of e-mail request from the City of Atlanta, 07/06/2020:

Good morning,

Please find attached a MRPA review request for 2022 West Paces Ferry Road. The application and site plan are included.

Keyetta M. Holmes, AICP

Director, Office of Zoning and Development

Department of City Planning

55 Trinity Avenue, Suite 3350

Atlanta GA 30303

Telephone: (404) 546-0166

eFax: (404) 979-7811

email:kmholmes@atlantaga.gov

APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE



RECEIVED

DATE: July 6, 2020
MRPA 20-03

1. Name of Local Government: CITY OF Atlanta
2. Owner(s) of Record of Property to be Reviewed:
Name(s): 2022 West Paces Ferry LLC
Mailing Address: 229 Marietta Dr NW
City: Atlanta State: GA Zip: 30305
Contact Phone Numbers (w/Area Code):
Daytime Phone: 561 955 2954 Fax: _____
Other Numbers: 404 772 7005
3. Applicant(s) or Applicant's Agent(s):
Name(s): DIANNE BARFIELD
Mailing Address: P.O. Box 475
City: Marietta State: GA Zip: 30260
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404 606 0403 Fax: _____
Other Numbers: 678 773 9986
4. Proposed Land or Water Use:
Name of Development: Renovation of Single Family Residence
Description of Proposed Use: Addition to house, driveway addition,
construct swimming pool and accessory structures
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 234 + 240 17th District
CITY OF ATLANTA FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
2022 West Paces Ferry Rd 210.95' to Riverly Rd
Size of Development (Use as Applicable):
Acres: Inside Corridor: 79.2 ac
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: 1 existing lot
Outside Corridor: _____
Total: _____
Units: Inside Corridor: 1 existing single family residence
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

ACC-JMS-ARC
JMS
7/21/2020

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 JMS

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 JMS

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 EXISTING SEPTIC - NO EXPANSION JMS

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 _____

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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
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A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

C 99,221 SF 12,945 SF 12,903 SF (70) 14% (45) 14%

D 114,262 SF 76,197 SF* 36,847 SF** (50) 67% (30) 32%**

E 70,137 SF 7,367 SF* 1,356 SF** (30) 11% (15) 2%**

F 66,492 SF 3,375 SF* 556 SF* (10) 5% (2) 0.8%

Total: 354,036 SF 99,884 SF 51,660 SF N/A N/A ARC JMS

* INCLUDES A TRANSFER OF 12,714 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (12,714 X 1.5 = 19,071 SF) AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN. JMS

** INCLUDES A TRANSFER OF 1714 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (1714 X 1.5 = 2571 SF) AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN. JMS

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

If "yes", indicate the 100-year floodplain elevation: 775.0

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

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: 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.

No ☐ 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)

See Attached

Signature(s) of Owner(s) of Record

Date

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

Diane Benfield
Signature(s) of Applicant(s) or Agent(s)

6-22-20
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.

Keyetta Holmes, AICP

Digitally signed by Keyetta Holmes, AICP
DN: cn=Keyetta Holmes, AICP, ou=DCP, ou=DCP,
email=kholmes@atlantaregional.com, c=US
Date: 2020.07.06 15:43:54 -0400

Signature of Chief Elected Official or Official's Designee

July 6, 2020
Date

___ 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

4-2-20
Date

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

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

Date

14. The governing authority of _____ 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

2022 WEST PACES FERRY ROAD REANALYSIS – CITY OF ATLANTA
February 20, 2019

Geology:

Biotite Gneiss 5

Hydrology:

2 nd Order Basin	5	--
Interbasin	--	20
SUBTOTAL:	10	25

Slope:

0-10 %	3	--	--	3	--	--
10-25 Percent	--	9	--	--	9	--
Over 25 Percent	--	--	15	--	--	15
SUBTOTAL	13	19	25	28	34	40

Vegetation:

Open	10	10	10	10	10	--	10	--
Pines	--	--	--	--	--	15	--	15
SUBTOTAL	23	29	35	38	44	49	50	55

Aspect:

Hot Spot	3	3	3	3	3	--	--	3	--	--	--	3	--	--	--	--
North	--	--	--	--	--	--	--	6	--	--	--	--	--	6	--	--
East	--	--	--	--	--	--	--	--	--	--	--	--	9	--	--	--
West	--	--	--	--	--	12	--	--	--	12	--	--	--	--	12	--
South	--	--	--	--	--	--	15	--	--	--	15	--	--	--	--	15
SUBTOTAL	26	32	38	41	47	56	59	52	55	61	64	53	59	61	67	70

Soils:

Level 3	12	12	12	12	12	12	12	12	12	--	12	--	12	--	12	12	--	12	--	12	--
Level 4	--	--	--	--	--	--	--	--	--	16	--	16	--	16	--	--	16	--	16	--	16
TOTAL SCORE:	38	44	50	53	59	68	71	64	67	71	73	77	76	80	65	71	77	79	83	82	86
CATEGORY:	C	C	D	D	D	E	E	E	E	E	E	E	E	F	E	E	E	E	F	F	F

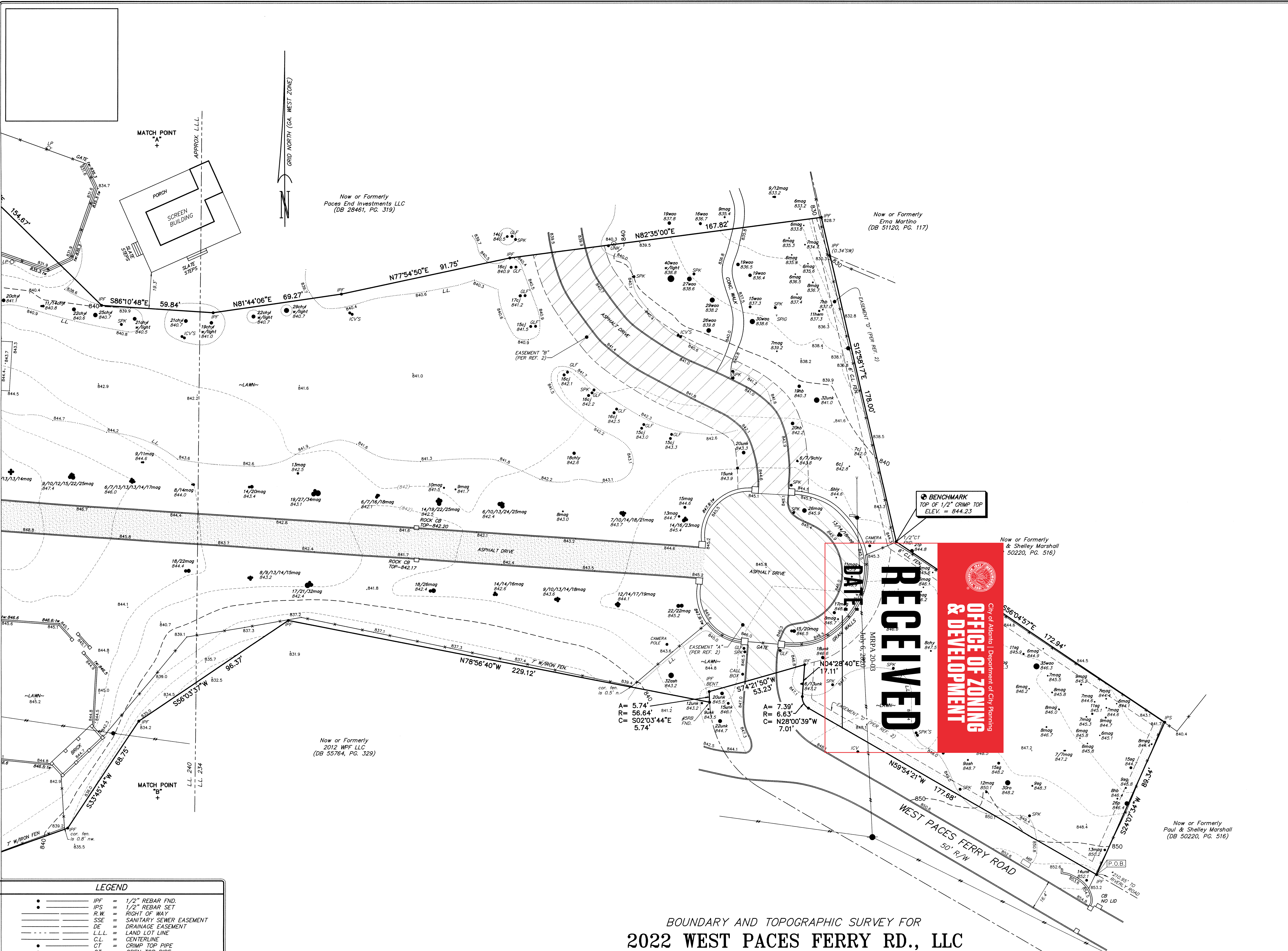
The C category includes scores between 38 and 49

The D category includes scores between 50 and 59

The E category includes scores between 60 and 79

The F category includes scores between 80 and 100

Note: the reanalysis does not include the river 100-year floodplain. All land within the river 100-year floodplain will be classified as E category land.



GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 18,873. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 503,124.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT T.I.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13121C 0227 F, DATED SEPTEMBER 18, 2013, PORTIONS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (ZONE AE WITH A BASE FLOOD ELEVATION OF 775.0)

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

*PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCES: 1) DB 28461, PG. 319
2) SURVEY FOR PAGES END, LLC, PAGES END INVESTMENTS, LLC AND JEFFREY P. SMALL BY MCCLUNG SURVEYING SERVICES, INC. DATED 10-26-15, LAST REVISED 07-31-17.

AREA = 345,102 SQ. FT. ±
7.92 ACRES ±

(AREA OUTSIDE THE APPROX. 100 YR. FLOOD PLAIN = 322,049 SQ. FT. ± OR 7.39 ACRES ±)

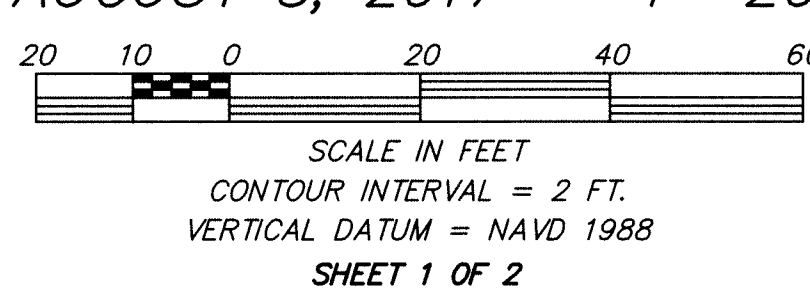
THIS PROPERTY IS CURRENTLY ZONED PD-H (PLANNED DEVELOPMENT HOUSING)

LEGEND	
IPF	1/2" REBAR FND.
IPS	1/2" REBAR SET
R.W.	RIGHT OF WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
LL.L.	LAND LOT LINE
C.L.	CENTERLINE
CT	CRIMP TOP PIPE
OT	OPEN TOP PIPE
OMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET
JB	JUNCTION BOX
MH	MANHOLE
CB	CATCH BASIN
BM	BENCHMARK
PP	POWER POLE
FH	FIRE HYDRANT
CMF	CONCRETE MONUMENT FND.
B.C.	BACK OF CURB
E.P.	EDGE OF PAVEMENT
FEN	FENCE
O.H.	OVERHEAD ELEC. SERVICE LINE
B.L.	BUILDING LINE
U.G.	UNDERGROUND POWER LINE
TX	TRANSFORMER

ADDRESS:
2022 WEST PACES FERRY ROAD
ATLANTA, GA 30327

BOUNDARY AND TOPOGRAPHIC SURVEY FOR 2022 WEST PACES FERRY RD., LLC

LOCATED IN LAND LOTS 234 & 240
17th DISTRICT, CITY OF ATLANTA
FULTON COUNTY, GEORGIA
AUGUST 8, 2017 1"=20'

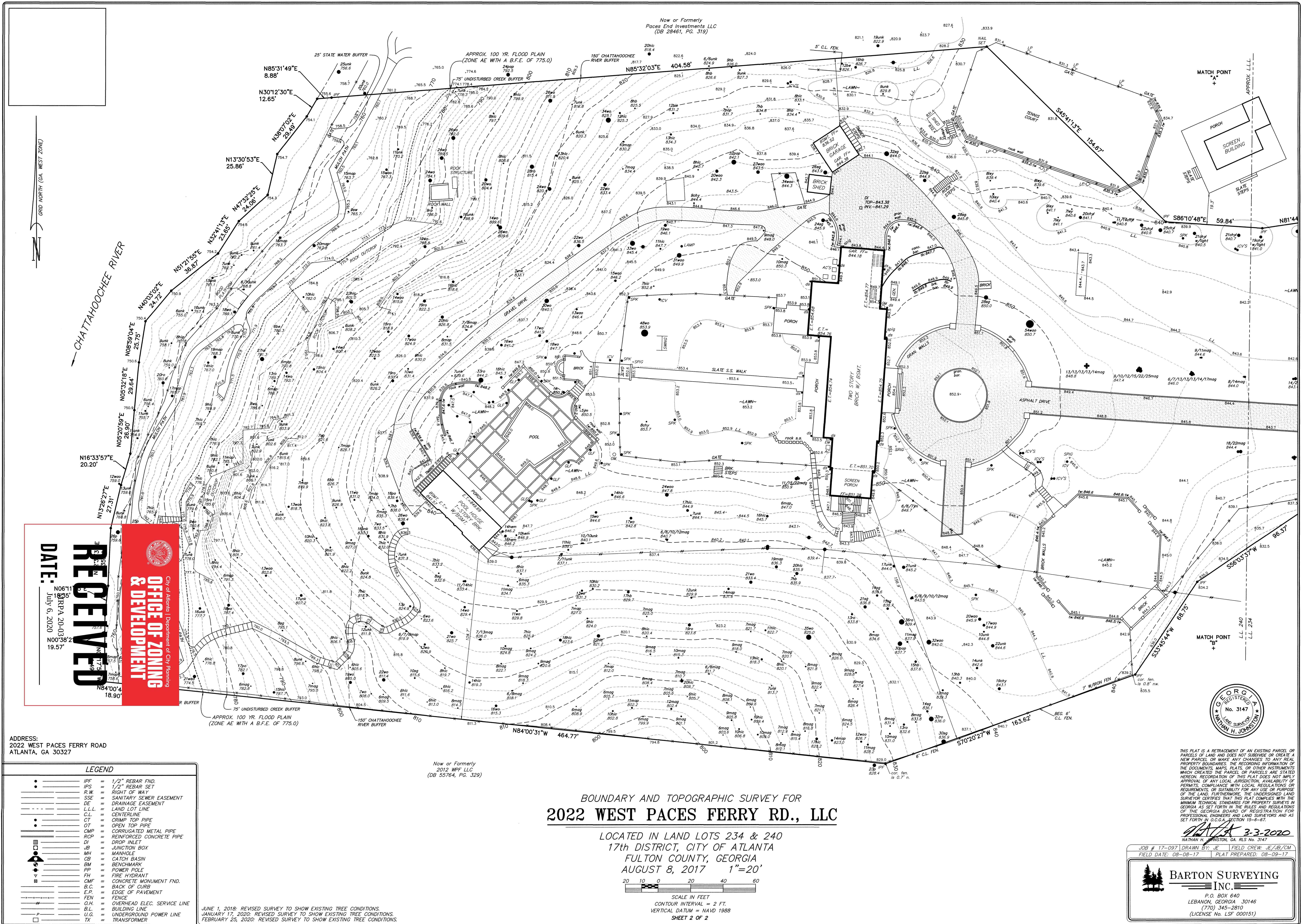


THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION 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. SECTION 15-6-87.

NATHAN H. JOHNSON, GA. RES. No. 3147

JOB # 17-097 DRAWN BY: JE FIELD CREW: JE/JB/CM
FIELD DATE: 08-08-17 PLAT PREPARED: 08-09-17

BARTON SURVEYING INC.
P.O. BOX 640
LEBANON, GEORGIA 30146
(770) 345-2810
(LICENSE No. LSF 000151)





STORMWATER DETENTION/TREATMENT SYSTEM NOTES:

1. PROPOSED STORMWATER DETENTION FACILITY OWNER TO PROVIDE APPROVED STORMWATER OPERATION AND MAINTENANCE AGREEMENT UPON APPROVAL OF THE PERMIT.
2. PROPERTY DEVELOPER TO PROVIDE STORMWATER SYSTEM "ASBUILT" DRAWINGS AND ENGINEER'S CERTIFICATION PRIOR TO APPROVAL OF CERTIFICATE OF OCCUPANCY.

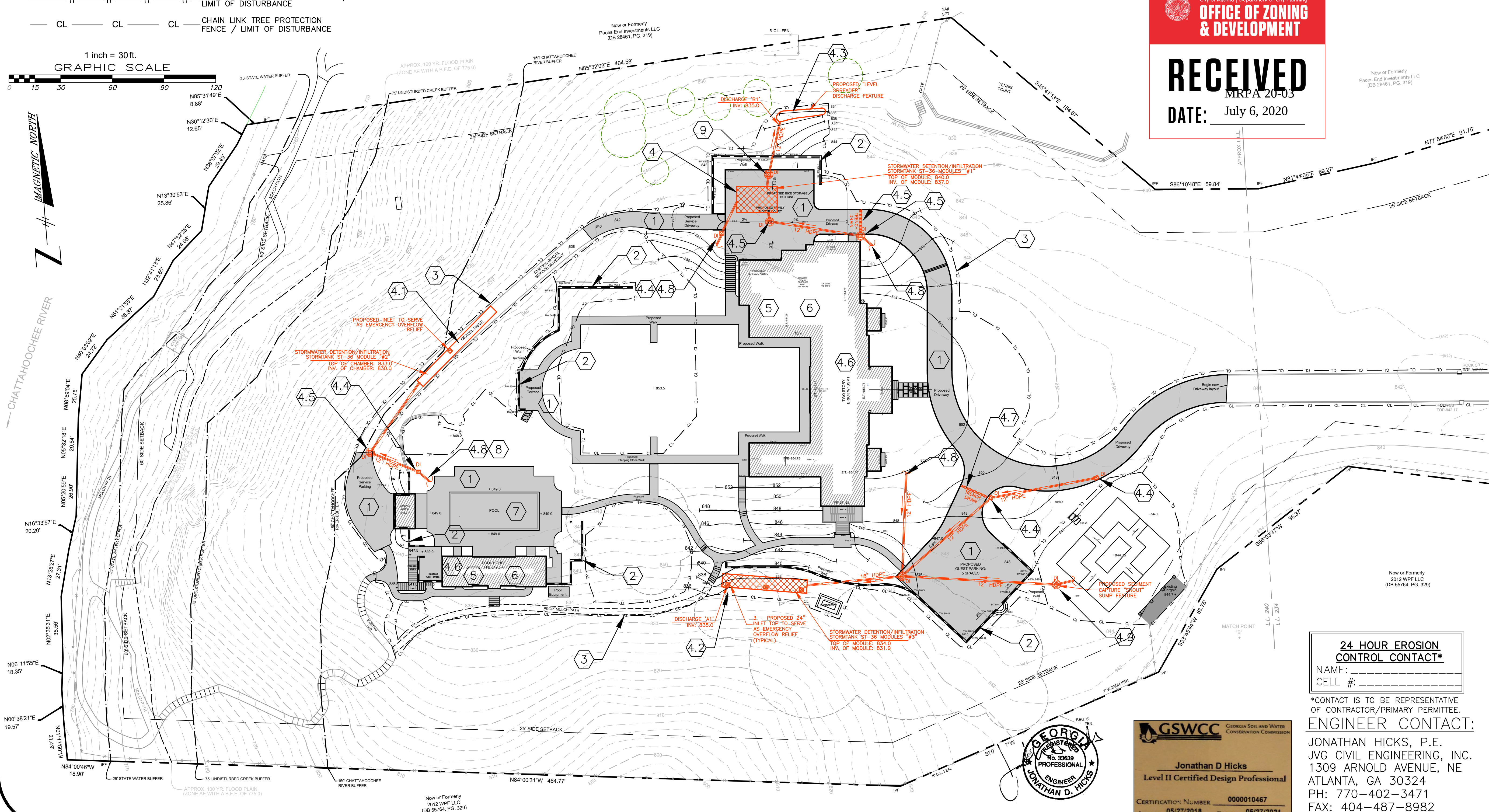
_____ TP _____ TP _____ TP _____ TP _____ PLASTIC TREE PROTECTION FENCE /
LIMIT OF DISTURBANCE

_____ CL _____ CL _____ CL _____ CL _____ CHAIN LINK TREE PROTECTION
FENCE / LIMIT OF DISTURBANCE

1 inch = 30 ft.
GRAPHIC SCALE



A horizontal scale bar with a black segment from 0 to 60 and a white segment from 60 to 90. The numbers 60 and 90 are written below the bar.



GRADING/EARTHWORK NOTES AND SPECIFICATIONS:

1. ALL PROPOSED PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER. ALL HDPE PIPE IS TO BE "SMOOTH BORE" ADS N-12 OR APPROVED EQUIVALENT.
2. ASBUILT AND BOUNDARY SURVEY PROVIDED BY OTHERS.
3. COORDINATE WORK WITH ADDITIONAL SITE RELATED DEVELOPMENT DRAWINGS INCLUDED WITHIN THE APPROVED AND PERMITTED CONSTRUCTION DOCUMENT PACKAGE.
4. EXISTING MATERIAL TO THE LINES AND GRADES SHOWN. THE CONTRACTOR SHALL PROOF ROLL THE CONSTRUCTION AREA WITH HEAVY PNEUMATIC EQUIPMENT. ALL SOFT SPOTS SHALL BE UNDERCUT AND RE-COMPACTED WITH SUITABLE STRUCTURAL FILL MATERIAL. ALL FILL COMPACTION SHALL BE 95% OF MAXIMUM PER ASTM D-698 (STANDARD PROCTOR). ALL MATERIAL WITHIN 18" OF PAVEMENT AND WALL SUBGRADE SHALL BE COMPACTED TO 98% OF MAXIMUM. FILL MATERIAL SHALL NOT CONTAIN ORGANIC MATERIAL, DEBRIS, OR ROCKS. WHERE FILL IS TO BE PLACED, ALL EXISTING VEGETATION, ROOTS, AND OTHER ORGANIC MATTER 12" BELOW EXISTING GRADE SHALL BE STRIPPED AND DISPOSED OF AS APPROPRIATE. FILL SHALL BE PLACED IN SUCCESSIVE LAYERS OF NOT MORE THAN 8" LOOSE THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND COMPACTED TO 95% OF MAXIMUM.
5. THE CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING PAVEMENT, CONCRETE, AND UNSUITABLE MATERIAL FROM THE SITE. ALL AREAS UNDER EXISTING PAVEMENT SHALL BE SCARIFIED BEFORE PLACING STRUCTURAL FILL MATERIAL.
6. STORM SEWER SHALL BE LAID PER GDOT DET. 1030D. PLACE BELL OR BED GROOVE END UP GRADE WITH THE SPIGOT OR TONGUE FULLY INSERTED. EACH JOINT SHALL BE CHECKED FOR ALIGNMENT AND GRADE AS THE WORK PROCEEDS. APPROVED CEMENT MORTAR SHALL BE PLACED CAREFULLY ALONG THE PIPE AND COMPACTED UNDER HAUNCHES. MATERIAL SHALL BE BROUGHT TO EVERY 10' IN LAYERS ALONG BOTH SIDES OF THE PIPE AND TO ONE FOOT ABOVE THE TOP OF THE PIPE. MATERIAL SHALL BE PLACED IN A MANNER SO AS NOT TO DISPLACE OR DAMAGE THE INSTALLED PIPE. ALL "RCP" PIPE SHALL HAVE BUTYL RUBBER GASKET SEALANTS. JOINTS AND FITTINGS / ACCESSORIES SHALL BE COMPATIBLE WITH PIPE.
7. ALL CUT OF FILL SLOPES TO BE 2.5:1 OR FLATTER.
8. ANY EXISTING PIPES ARE TO BE CLEARED OUT TO REMOVE ALL SILT AND DEBRIS. IF DOWNSTREAM RECEIVING CONVEYANCES ARE BLOCK WITH DEBRIS OR SEDIMENT THE CONTRACTOR SHALL COORDINATE WITH DOWNSTREAM NEIGHBOR TO CLEAR THE PIPE.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AHEAD OF ALL STRUCTURES IN PAVED AND NATURAL AREAS AND ENSURE POSITIVE DRAINAGE TO COLLECTION STRUCTURES.
11. ENTIRE HOUSE, ROOF DRAIN SYSTEM AND PROPOSED IMPERVIOUS AREA TO BE CAPTURED BY PIPE SYSTEM AS SHOWN AND CONVEYED TO PROPOSED STORMWATER TREATMENT STRUCTURES.
12. ALL ONSITE VERTICAL DROPS (WALLS AND STRUCTURE) IN GRADE OF GREATER THAN 30 INCHES ARE TO BE PROTECTED WITH AN APPLICABLE BUILDING CODE COMPLIANT GUARD RAIL.

 SHEET KEYNOTES:

1. PROPOSED HARDSCAPE PAVEMENT, SEE LANDSCAPE ARCHITECTURAL PLANS FOR SPECIFICATIONS.
2. PROPOSED SITE RETAINING WALL, SEE ARCHITECTURAL DETAILS BY OTHERS.
3. PROPOSED TREE PROTECTION FENCING TO SERVE AS LIMIT OF DISTURBANCE, SEE TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION.
4. PROPOSED STORMTANK BY BRENTWOOD INDUSTRIES ST-36 UNDERGROUND DETENTION/INFILTRATION MODULE STORAGE SYSTEM #1. SEE DETAIL "1/C3/1" AND ASSOCIATED STORMWATER MANAGEMENT SYSTEM CALCULATIONS AND VENDER SHOP DRAWING DETAILS AND SPECIFICATIONS.
- 4.1 PROPOSED STORMTANK BY BRENTWOOD INDUSTRIES ST-36 UNDERGROUND DETENTION/INFILTRATION MODULE STORAGE SYSTEM #2. SEE DETAIL "2/C3/1" AND ASSOCIATED STORMWATER MANAGEMENT SYSTEM CALCULATIONS AND VENDER SHOP DRAWING DETAILS AND SPECIFICATIONS.
- 4.2 PROPOSED STORMTANK BY BRENTWOOD INDUSTRIES ST-36 UNDERGROUND DETENTION/INFILTRATION MODULE STORAGE SYSTEM #3. SEE DETAIL "3/C3/1" AND ASSOCIATED STORMWATER MANAGEMENT SYSTEM CALCULATIONS AND VENDER SHOP DRAWING DETAILS AND SPECIFICATIONS.
- 4.3 PROPOSED LEVEL SPREADER DISCHARGE FEATURE, SEE DETAIL "4/C3/1".
- 4.4 PROPOSED "NDS 2400 SERIES" 2" DRAINAGE STRUCTURE WITH 18"x18" METAL GRATE STORMWATER INLET OR APPROVED EQUIVALENT.
- 4.5 PROPOSED 48" INNER DIAMETER PRECAST CONCRETE MANHOLE DROP INLET STRUCTURE PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS. SEE LANDSCAPE ARCHITECT'S DETAILS FOR INLET TOP SPECIFICATIONS.
- 4.6 PROPOSED HOUSE ROOF GUTTER DOWNSPOUT SYSTEM TO CONNECT TO PROPOSED ONSITE STORMWATER DETENTION/INFILTRATION SYSTEM VIA 8" PVC. ALL GUTTER DOWNSPOUTS ARE TO BE PIPED TO PROPOSED STORMWATER DETENTION AND WATER QUALITY TREATMENT SYSTEM. PIPE TO BE INSTALLED AT 1.0% SLOPE MINIMUM WITH 12" OF BACKFILL COVER MINIMUM. (TYPICAL UNLESS OTHERWISE SHOWN)
- 4.7 PROPOSED 8" INTERIOR WIDTH HS-20 TRAFFIC RATED MANHOLE INLET, SEE ARCHITECTURAL DETAILS BY OTHERS.
- 4.8 SEE LANDSCAPE DRAINAGE SYSTEM CONTINUATION WITHIN PLANS BY OTHERS.
- 4.9 PROPOSED GARDEN DRAINAGE SYSTEM BY OTHERS TO BE CAPTURED BY ONSITE DRAINAGE SYSTEM AT THIS POINT. MANHOLE STRUCTURE TO HAVE 24" ADDITIONAL SUMP DEPTH AND "SNOUT" OUTLET FILTERING STRUCTURE TO CAPTURE AND CONTAIN SEDIMENT FOR REMOVAL AS A REGULAR MAINTENANCE ITEM.
5. CONTRACTOR IS RESPONSIBLE FOR STAKING PROPOSED STRUCTURES PER ENGINEER'S ELECTRONIC BASE FILE. BUILDING FOOTPRINT AND FOUNDATION LAYOUT TO BE BASED ON ARCHITECTURAL PLANS.
6. CONTRACTOR TO COORDINATE UNDERGROUND UTILITY SERVICES WITH APPROPRIATE UTILITY SERVICE PROVIDER.
7. SEE PROPOSED POOL PLANS AND STRUCTURAL DETAILS BY OTHERS. POOL TO BE PERMITTED AND APPROVED UNDER SEPARATE APPLICATION SUBMITTAL. SEE DETAILS AND SPECIFICATION ON SHEET "C3/2" FOR PRELIMINARY POOL INFORMATION.
8. PROPOSED POOL DECK AND POND DRAINAGE TO BE SERVED BY PROPOSED DROP INLET, SEE POOL DECK DRAINAGE PLAN AND SPECIFICATIONS BY OTHERS.
9. PROPOSED 48" INNER DIAMETER PRECAST CONCRETE OUTLET CONTROL STRUCTURE PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. SEE DETAIL "1/C3/1".



SITE LAYOUT, GRADING, AND UTILITY PLAN

FOR
2022 WEST PACES FERRY RD

LAND LOT 240, 17TH DISTRICT
THE CITY OF ATLANTA, FULTON COUNTY, GA

1	ISSUED FOR CONSTRUCTION	6/16/20
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:

CONTACT:

Project 190919	Sheet C3
Date 9/19/2019	
Scale 1"=30'	

24 HOUR EROSION
CONTROL CONTACT*

NAME: _____
CELL #: _____

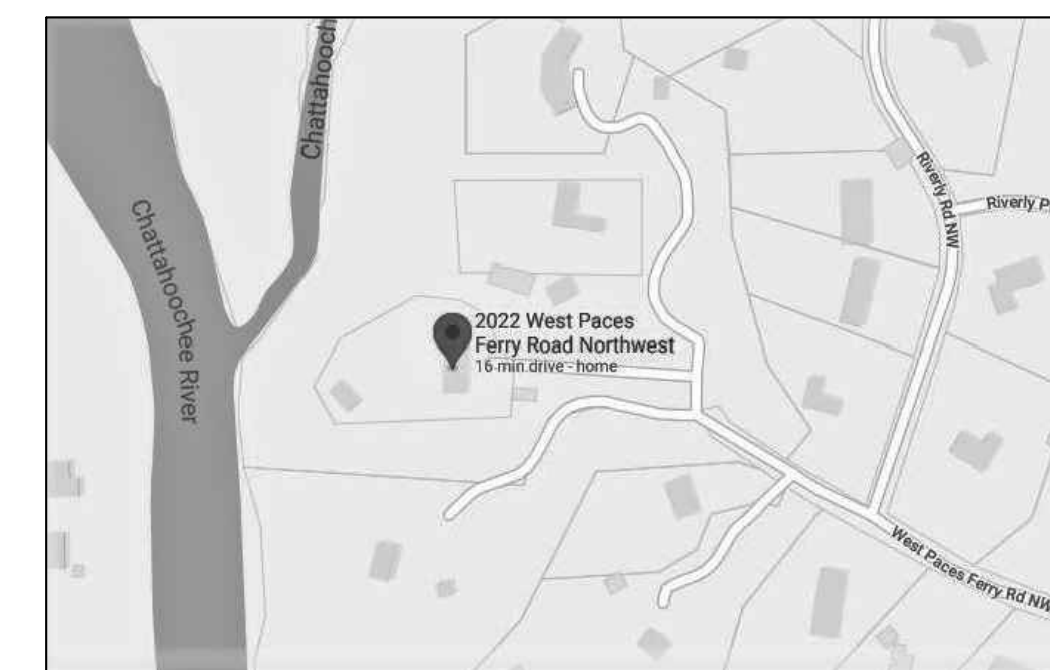
*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVJ CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

PROPOSED SITE IMPROVEMENTS FOR THE 2022 WEST PACES FERRY RD. RESIDENCE

2022 WEST PACES FERRY RD.
ATLANTA, GEORGIA 30327



VICINITY MAP

PROJECT DATA

OWNER:
2022 WEST PACES FERRY, LLC
2022 WEST PACES FERRY RD.
ATLANTA, GA 30327

LANDSCAPE ARCHITECT
HOWARD DESIGN STUDIO, LLC
1201 PEACHTREE STREET, NE
400 COLONY SQUARE, SUITE 1925
ATLANTA, GEORGIA 30361
404.876.7051

ARCHITECT:
D. STANLEY DIXON ARCHITECT
2300 PEACHTREE RD. NE
2300 C-101
ATLANTA, GA 30309
404.574.1430

GENERAL CONTRACTOR /
24 HOURS CONTACT:
CHRIS CONLEY HOMES
2881 RIDGEVIEW RD. NW
ATLANTA, GA 30327
404.367-9178
404.550-6143

EROSION CONTROL CONTRACTOR:
CHRIS CONLEY HOMES
2881 RIDGEVIEW RD. NW
ATLANTA, GA 30327
404.367-9178
404.550-6143

STRUCTURAL ENGINEER:
KOBLASZ AND KENNISON
232 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
404.869-2600

STRUCTURAL ENGINEER:
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVE. NE
ATLANTA, GA 30324
770.402-3471

SURVEY INFORMATION:
BARTON SURVEYING, INC.
P.O. BOX 640
LEBANON, GA 30146
770.345-2810

FLOOD STATEMENT
PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD AREA
ACCORDING TO F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
WATERS OF THE STATE DO EXIST WITHIN 200FT OF THE PROJECT SITE

JOHN P HOWARD
GSWCC LEVEL II
CERTIFICATION #
061980
EXPIRES 10/14/2022



ISSUED FOR CONSTRUCTION

SITE DISTURBANCE				
TOTAL SF OF SITE 345,102 SF				
CATEGORY	C	D	E	F
MAXIMUM ALLOWED %	70 %	50 %	30 %	10 %
TOTAL SF/CATEGORY	94,221 SF	114,252 SF	70,137 SF	66,492 SF
PROPOSED SF DISTURBANCE	12,945 SF	76,197 SF	7,367 SF	3,375 SF
PERCENTAGE	14%	67 %	11 %	5 %
NOTES	19,071 SF TO BE TRANSFERRED FROM 'D' + 12,945 SF = 32,016 SF = 34%	76,197 SF PROPOSED 50% = 57,126 SF 19,071 SF TO BE TRANSFERRED TO 'C' TO ATTAIN 50% MAXIMUM	NO CHANGE	NO CHANGE
UPGRADED PERCENTAGE	34%	50 %	11 %	5 %

SITE IMPERVIOUS SURFACE				
TOTAL SF OF SITE 345,102 SF				
CATEGORY	C	D	E	F
MAXIMUM ALLOWED %	45 %	30 %	15 %	2 %
TOTAL SF/CATEGORY	94,221 SF	114,252 SF	70,137 SF	66,492 SF
PROPOSED SF IMPERVIOUS	12,903 SF	36,845 SF	1,356 SF	556 SF
PERCENTAGE	14%	32 %	2 %	.0083 = <1 %
NOTES	2,570 SF TO BE TRANSFERRED FROM 'D' + 12,903 SF = 15,473 SF = 16%	36,845 SF PROPOSED 30% = 34,275 SF 2,570 SF TO BE TRANSFERRED TO 'C' TO ATTAIN 30% MAXIMUM	NO CHANGE	NO CHANGE
UPGRADED PERCENTAGE	16%	30 %	2 %	<1%

