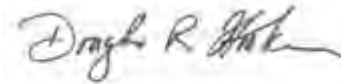


Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: Sept. 16, 2020

ARC REVIEW CODE: V2009161

TO: Mayor Keisha Lance Bottoms, City of Atlanta
ATTN TO: Keyetta Holmes, City of Atlanta, City of Atlanta
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-20-03CA 1528 Hughes Street

Review Type: Metro River

MRPA Code: RC-20-03CA

Description: A Metropolitan River Protection Act (MRPA) review of a proposal for a new concrete mixing facility in an existing industrial area on a site at 1528 Hughes St. SW in the City of Atlanta. The total area of the development is 350,397 (8 acres), with 180,001 SF of land disturbance and 101,040 SF of total impervious surface.

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: 256,257 **District:** 17

Date Opened: Sept. 16, 2020

Deadline for Comments: Sept. 26, 2020

Earliest the Regional Review can be Completed: Sept. 28, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
GEORGIA CONSERVANCY
COBB COUNTY

ARC NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPERS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
FULTON COUNTY

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 **Saturday, Sept. 26, 2020**, we will assume that your agency has no additional comments and will close the review. Comments must be emailed. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

[illegible]

Metro River Review Application Cover Sheet

September 16, 2020

Proposed Concrete and Material Handling Plant at 1528 Hughes Street in an Existing Industrial Area

1528 Hughes Street

Atlanta, Georgia

Review opening was delayed by missing information in the application.

Scan of e-mail review request from the City of Atlanta, 08/28/2020:

Good morning,

Please find attached a MRPA review request for 1528 Hughes Street. 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: August
27, 2020

1. **Name of Local Government:** City of Atlanta

2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Atlanta Ready Mix
Mailing Address: 3235 Laramie Drive
City: Atlanta **State:** Georgia **Zip:** 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-478-7142 **Fax:** _____
Other Numbers: 404-931-1173

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Gina Ragsdale
Mailing Address: 235 Laramie Drive
City: Atlanta **State:** Georgia **Zip:** 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-931-1173 **Fax:** _____
Other Numbers: 770-912-3159

4. **Proposed Land or Water Use:**
Name of Development: Atlanta Ready Mix
Description of Proposed Use: Industrial - Concrete Plant

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot 256 & 267 District 17, Fulton
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 1528 Hughes Street, in approx 530 ft Hughes St becomes Maynard Rd NW
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 8.04 Acres
Outside Corridor: _____
Total: _____
Lots: **Inside Corridor:** _____
Outside Corridor: _____
Total: _____
Units: **Inside Corridor:** _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

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 Yes

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)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	185,523	117,386	51,765	(70) 63.3	(45) 27.9
D	164,874	62,615	49,275	(50) 38.0	(30) 29.9
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	350,397	180,001	101,040	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: 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:

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

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

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

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

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

X Existing vegetation plan.

X Proposed grading plan.

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

X Approved erosion control plan.

X 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.

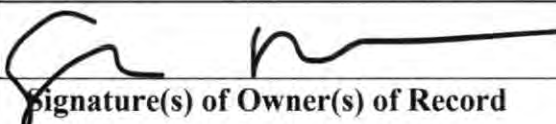
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

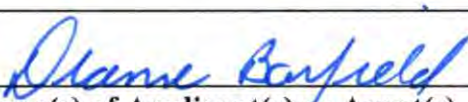
☐ Concept plan.

☐ 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)

 **05-27-20**
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:

 **8-14-20**
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.

Keyetta M. Holmes, AICP

August 27, 2020

Signature of Chief Elected Official or Official's Designee

Date

Site Notes:

1. THE 10 SITES CONTAIN: 8.04 ACRES
TOTAL DISTURBED /CLEARED ACREAGE: 4.14 ACRES
2. SITE ADDRESS: 1528 HUGHES STREET, ATLANTA, GEORGIA 30331
3. SITE ZONING: I-2 (HEAVY INDUSTRIAL)
4. SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY SURVEY LAND EXPRESS, INC. ON DEC 08, 2014.
5. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0236 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

Site Data:

SITE ZONING: I-2 (HEAVY INDUSTRIAL)

LOT WIDTH: NO FIXED LOT WIDTHS OR AREAS ARE ESTABLISHED FOR I-2, BUT DIMENSIONS SHALL BE SUFFICIENT TO MEET OTHER REQUIREMENTS

MINIMUM YARD REQUIREMENTS:
FRONT: 40 FT

SIDE: ADJACENT TO A STREET, HALF THE REQUIRED FRONT YARD, AS GENERALLY PROVIDED. IF A BUILDING IS NOT BUILT TO THE LOT LINE, IT SHALL BE SET BACK FROM THE LOT LINE AT LEAST TEN FEET. FOR USES ADJACENT TO RESIDENTIAL DISTRICTS, SEE TRANSITIONAL USES AND STRUCTURES, SECTION 16-17.006

REAR: NO RESTRICTIONS

MINIMUM OPEN SPACE REQUIREMENTS:
THE STANDARD RATIOS FOR TOTAL OPEN SPACE (TOSR) AND USABLE OPEN SPACE (UOSR) ON TABLE 1 "LAND USE INTENSITY RATIOS" SHALL APPLY TO MULTI-FAMILY DWELLINGS, BOARDING HOUSES CONTAINING QUARTERS FOR FIVE OR MORE PERSONS, AND SINGLE-ROOM OCCUPANCY (SRO) RESIDENCES ACCORDING TO THE NEAREST FLOOR AREA RATIO (FAR) SHOWN ON TABLE 1 TO THE ACTUAL FLOOR AREA RATIO (FAR) FOR THE DEVELOPMENT. NO PROVIDED OPEN SPACE IS REQUIRED FOR THIS PROJECT.

BUILDING HEIGHT: NONE EXCEPT AS REQUIRED IN SECTION 16-17.008 (I.E. TRANSITIONAL BUFFER).

ALL SURROUNDING ZONING: I-1 & I-2 (TRANSITIONAL BUFFER NOT REQUIRED)

PARKING: MANUFACTURING, WAREHOUSING AND DISTRIBUTION CENTERS: ONE SPACE PER 600 SQUARE FEET OR EACH TWO EMPLOYEES ON THE PEAK WORKING SHIFT WHICHEVER IS GREATER.

PARKING CALCULATIONS:

TOTAL NEW BUILDING AREA = 1500 SF

PARKING REQUIREMENTS MANUFACTURING = 1 SPACE / 600 SF

PARKING REQUIREMENTS OFFICE = 1 SPACE / 200 SF

MANUFACTURING SPACE IN BUILDING = 0 SF = 0 SPACES REQUIRED

OFFICE SPACE IN BUILDING = 1500 SF = 8 SPACES REQUIRED

TOTAL NEW PARKING REQUIRED = 8 SPACES

TOTAL NEW PARKING PROVIDED = 4 SPACES (1 ADA)

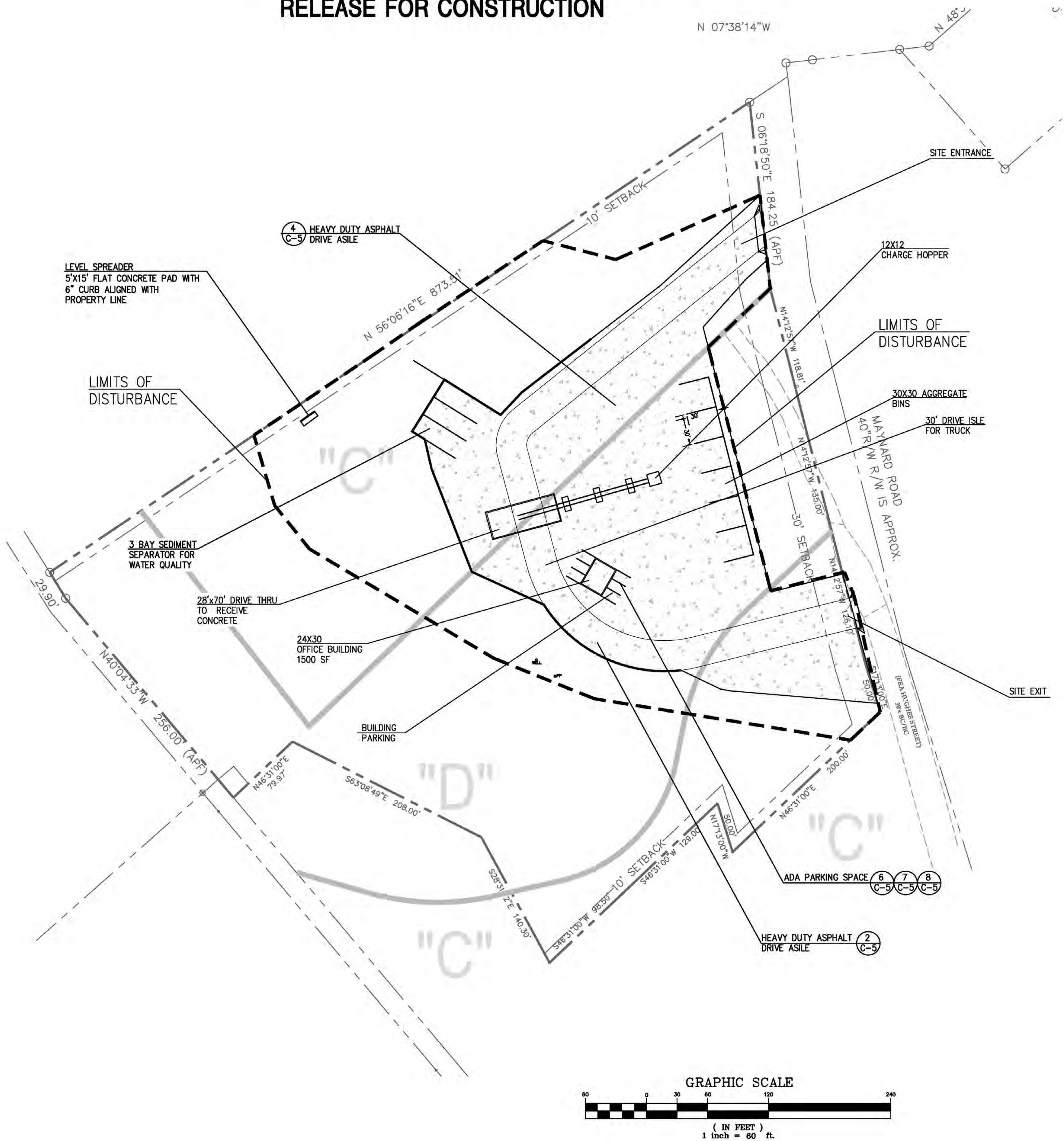
TOTAL ADA PARKING REQUIRED = 1 SPACES (1 ADA LOADING)

TOTAL ADA PARKING PROVIDED = 1 SPACES (1 ADA LOADING)

MRPA Vulnerability Calculation		
Area No.	C	D
Total Area (sf)	185523	164874
Impervious Max Percentage	45%	30%
Impervious Allowable (sf)	83,485	49,462
Proposed Impervious Area (sf)	51,765	49,275
Remaining Impervious Area (sf)	31,720	187
Disturbed Max Percentage	70%	50%
Disturbed Allowable (sf)	129866	82437
Proposed Disturbed Area (sf)	117386	62615
Remaining Disturbed Area (sf)	12480	19822

24 HOUR EMERGENCY CONTACT: GINA RAGSDALE 404-478-7142

RELEASE FOR CONSTRUCTION



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street SE
Marietta, GA 30060
678-324-8410
tray@crecentvieweng.com
www.crescentvieweng.com

Prepared For
Atlanta Ready Mix
3235 Laramie Drive
Atlanta, GA 30339
404-478-7142

Site Plan

DATE	SCALE	DRAWN	CHECKED	REVISIONS	
				07-31-20	08-1-20
		PZ	GH	AS SHOWN	ARC CATEGORIES



Construction Plans For
1528 Hughes Street
Land Lots 266 & 267, 17th District
City of Atlanta, Georgia

CVE PI # 20-064

Sheet No.
C-1

Grading Notes:

1.

PHASE 1 EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
2.

SEDIMENT BASINS MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. DETENTION & SEDIMENT BASINS MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
3.

AFTER SITE CLEARING AND PREPARATION, CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER EVALUATE THE EXPOSED SUBGRADE. THIS EVALUATION SHOULD INCLUDE PROOF ROLLING OF SUBGRADE SOILS TO VERIFY THAT THE SUBGRADE IS OF SUFFICIENT COMPACTION AND MATERIAL FOR PLACEMENT OF FILL TO BEGIN. IF REMEDIAL WORK IS REQUIRED, CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER BEFORE PROCEEDING.
4.

CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATION WITH A GEOTECHNICAL ENGINEER. THIS ENGINEER SHALL BE RESPONSIBLE FOR MONITORING AND SUPERVISING ALL EXCAVATION AND PLACEMENT OF FILL MATERIALS FOR THE SITE. ALL FILL MUST BE TESTED FOR COMPACTION AND QUALITY DURING THE GRADING OPERATION. PLACE FILL MATERIALS ON CONTINUOUS LAYERS AND COMPACT IN ACCORDANCE WITH ASTM D698. FILL MATERIAL MUST BE CLEAN INORGANIC NATURAL SOIL. FILLS OF OVER 5' OR LOCATED IN NEW BUILDING OR PARKING AREAS MUST BE SUPERVISED BY A GEOTECHNICAL ENGINEER. SUPERVISED BY A GEOTECHNICAL ENGINEER.
- COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (%=MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)

UNPAVED AREAS: TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS / 90% SPT
PAVED AREAS: 95% SPT EXCEPT FOR TOP ONE FOOT WHICH WILL BE COMPACTED 98% OF SOIL'S MAX. DRY DENSITY
EXTERIOR RAMPS/STEPS: 95% SPT
BUILDING SLABS: 98% OF SOIL'S MAX. DRY DENSITY
FILL WALLS: 95% SPT
COMPACTION ZONE FOR THESE AREAS SHALL INCLUDE A BEARING PLANE OF 1:1 FOR FILL AREAS WHICH SHALL EXTEND TO APPROVED SUBGRADE. COMPACTION REQUIREMENTS UNDER CURBING IS CONSIDERED UNDER PAVED AREAS REQUIREMENTS.
5.

ALL GRADES SLOPE AWAY FROM BUILDING A MINIMUM OF 3" IN 10 FT. ADDITIONAL POSITIVE DRAINAGE WILL BE REQUIRED FOR BUILDINGS, WHEN BUILDINGS ARE LOCATED WITHIN 20 FEET OF AN UPWARD SLOPE.
6.

EXCAVATION AND TRENCHES MUST BE CUT SUFFICIENTLY WIDE TO ENABLE INSTALLATION AND ALLOW INSPECTION. ALL CONSTRUCTION AND SAFETY REGULATIONS MUST BE FOLLOWED AT ALL TIMES MEETING APPLICABLE CITY, STATE AND FEDERAL CONSTRUCTION SAFETY STANDARDS.
7.

DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
8.

NO GRADED SLOPE SHALL EXCEED 2H: 1V
9.

CONTRACTOR MUST HAVE GEOTECHNICAL ENGINEER OBSERVE AND APPROVE THE PROOF ROLLING OF ADDITIONAL PARKING AND DRIVE AREAS BEFORE AGGREGATE BASE COURSE IS APPLIED AND ALSO BEFORE THE ASPHALT OR CONCRETE IS APPLIED.
10.

PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
11.

ALL SLOPES AND AREAS TO BE LANDSCAPED OR GRASSED SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. THE AREA SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED. NOTE USE OF TOPSOIL DOES NOT CHANGE FINISH GRADE CONTOURS.
12.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
13.

CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
14.

CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
15.

UNDERPIN ANY ADJACENT WALL OR STRUCTURES WHICH MAY BE DAMAGED BY EXCAVATION WORK. COORDINATE UNDERPINNING WITH PROJECT STRUCTURAL ENGINEER.
16.

CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION DEVICES FOR OFFSITE DRAINAGE, ONSITE DRAINAGE, EXISTING STORM PIPING AND ROOF DRAINAGE AS NECESSARY TO CONTROL STORM WATER RUNOFF DURING CONSTRUCTION.
17.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EARTHWORK AND GRADING OPERATIONS FROM GRADING, SEDIMENTATION, OR DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACEMENT OF EARTHWORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER. REMOVING AND CLEANING UP SEDIMENT ACCUMULATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
18.

AT THE END OF EACH DAY, AREAS FILLED THAT DAY MUST BE SEALED COMPLETELY BY COVERAGES BY ROLLING WITH A LOADED EARTH MOVING SCRAPER, DUMP TRUCK OR LARGE RUBBER TIERED ROLLER.
19.

PROOF ROLL COMPACTED FILL SURFACES UNDER SLABS-ON-GRADE, PAVERS, AND PAVING IMMEDIATELY BEFORE THESE STRUCTURAL SURFACES ARE PLACED. THE SOILS ENGINEER SHALL WITNESS AND APPROVE ALL SUBGRADES BEFORE STRUCTURAL SURFACES ARE PLACED.
20.

CONTRACTOR SHALL PROVIDE ALL EXCAVATING, FILLING, BACKFILLING, IMPORTING, EXPORTING, AND GRADING REQUIRED TO BRING ENTIRE PROJECT TO THE FINAL GRADES AND ELEVATIONS SHOWN IN THE DESIGN DOCUMENTS.
21.

CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, RUBBER-TYPE GASKET JOINTS, O-RING GASKET JOINTS OR PRE-FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNULAR SPACE SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O-RING, AND PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
22.

ALL CATCH BASINS, DROP INLETS, MANHOLES OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST EDITION OF CITY OF ATLANTA STANDARD DETAILS.
23.

ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT OF THE BUILDING.
24.

ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
25.

ALL SITE WALLS ARE TO BE DESIGN/BUILT BY THE CONTRACTOR. THE ENGINEER OF RECORD FOR THE SITE WALLS SHALL DESIGN THE DRAINAGE SYSTEM REQUIRED TO REMOVE POTENTIAL GROUND WATER FROM BEHIND THE WALLS. NO WALL DRAINAGE SYSTEMS ARE SHOWN ON THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW OF THE PROPOSED WALL DRAINAGE SYSTEM.
26.

EARTHEN FILL SHALL BE CL OR ML MATERIAL APPROVED FOR USE BY GEOTECHNICAL ENGINEER (PE) AND PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR UNDER SAID ENGINEER'S DIRECTION.
27.

UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DITURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.
28.

CALL BEFORE YOU DIG 800-282-7411 OR 811

Site Data:

SITE ZONING: I-2 (HEAVY INDUSTRIAL)

LOT WIDTH: NO FIXED LOT WIDTHS OR AREAS ARE ESTABLISHED FOR I-2, BUT DIMENSIONS SHALL BE SUFFICIENT TO MEET OTHER REQUIREMENTS

MINIMUM YARD REQUIREMENTS:
FRONT: 40 FT

SIDE: ADJACENT TO A STREET, HALF THE REQUIRED FRONT YARD, AS GENERALLY PROVIDED. IF A BUILDING IS NOT BUILT TO THE LOT LINE, IT SHALL BE SET BACK FROM THE LOT LINE AT LEAST TEN FEET; FOR USES ADJACENT TO RESIDENTIAL DISTRICTS, SEE TRANSITIONAL USES AND STRUCTURES, SECTION 16-17.006

REAR: NO RESTRICTIONS

MINIMUM OPEN SPACE REQUIREMENTS:
THE STANDARD RATIOS FOR TOTAL OPEN SPACE (TOSR) AND USABLE OPEN SPACE (UOSR) ON TABLE 1 "LAND USE INTENSITY RATIOS" SHALL APPLY TO MULTI-FAMILY DWELLINGS, BOARDING HOUSES CONTAINING QUARTERS FOR FIVE OR MORE PERSONS, AND SINGLE-ROOM OCCUPANCY (SRO) RESIDENCES ACCORDING TO THE NEAREST FLOOR AREA RATIO (FAR) SHOWN ON TABLE 1 TO THE ACTUAL FLOOR AREA RATIO (FAR) FOR THE DEVELOPMENT. NO PROVIDED OPEN SPACE IS REQUIRED FOR THIS PROJECT.

BUILDING HEIGHT: NONE EXCEPT AS REQUIRED IN SECTION 16-17.008 (I.E. TRANSITIONAL BUFFER).

ALL SURROUNDING ZONING: I-1 & I-2 (TRANSITIONAL BUFFER NOT REQUIRED)

PARKING: MANUFACTURING, WAREHOUSING AND DISTRIBUTION CENTERS: ONE SPACE PER 600 SQUARE FEET OR EACH TWO EMPLOYEES ON THE PEAK WORKING SHIFT WHICHEVER IS GREATER.

EXISTING LEGEND

- - - 1150 - - -

EXISTING CONTOUR
- - - - -

PROPERTY LINE
- - - - -

SANITARY SEWER LINE
- - - - -

OVERHEAD POWER LINE
- - - - -

WATER LINE
- - - - -

FENCELINE
- - - - -

SANITARY SEWER MANHOLE
- - - - -

POWER POLE
- - - - -

LIGHT POLE
- - - - -

FIRE HYDRANT

PROPOSED LEGEND

- - - 935 - - -

CONTOUR
- - - - -

STORMWATER LINE
- - - - -

LIMIT OF DISTURBANCE
- - - - -

SANITARY SEWER PIPING
- - - - -

CURB INLET
- - - - -

SANITARY SEWER MANHOLE
- - - - -

CLEANOUT

CITY OF ATLANTA NOTES:

1.

PROPOSED RETAINING WALLS GREATER THAN THREE (3) FEET IN HEIGHT MUST HAVE FULLY DETAILED DESIGN DRAWINGS; FOR LOWER RETAINING WALLS A TYPICAL DETAIL MAY BE USED.
2.

MAXIMUM GRADED SLOPE ALLOWED 2H: 1V

Site Notes:

1.

THE 10 SITES CONTAIN: 8.04 ACRES
TOTAL DISTURBED/CLEARED ACREAGE: 4.14 ACRES
2.

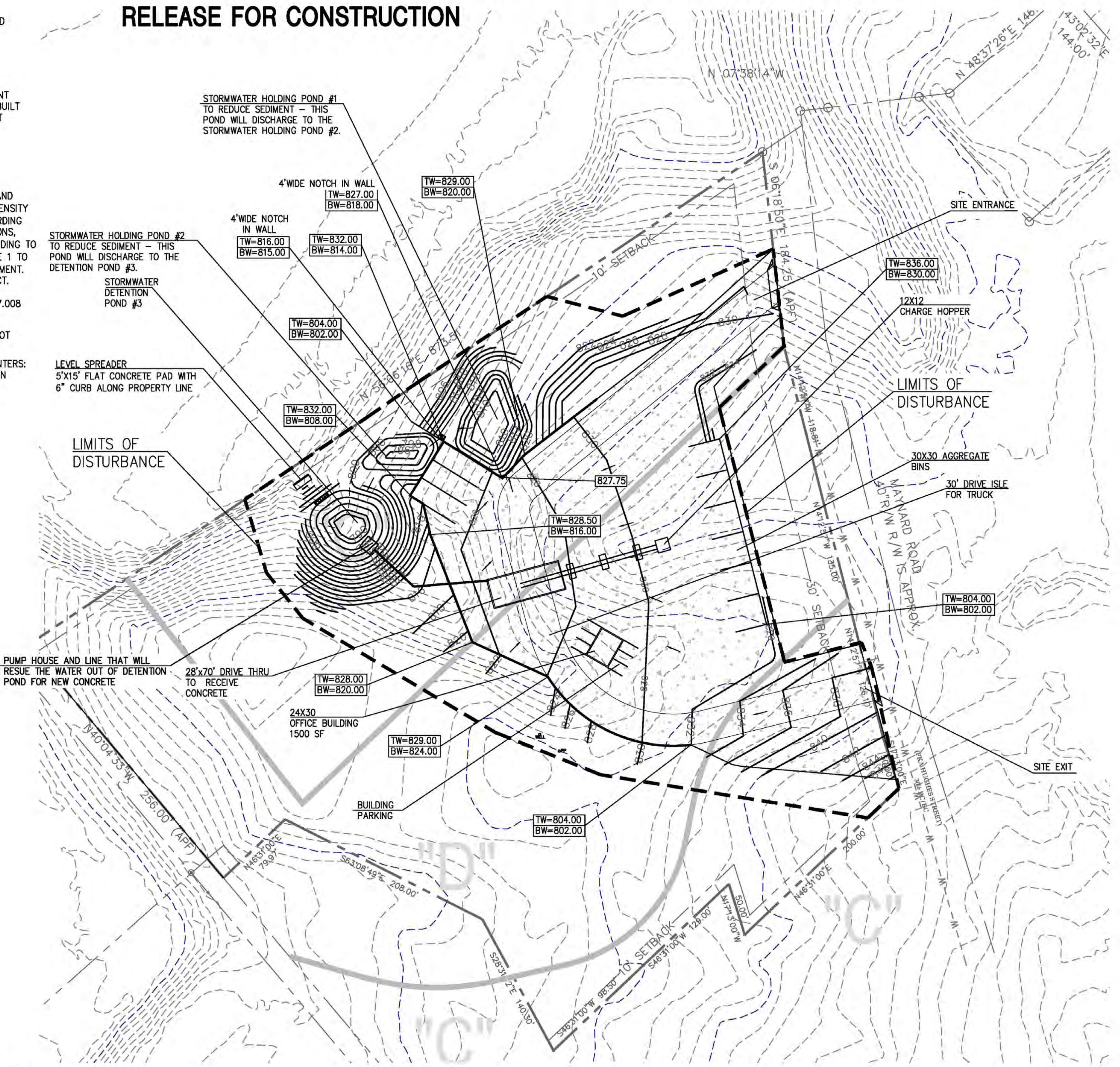
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3.

SITE ZONING: I-2 (HEAVY INDUSTRIAL)
4.

SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY SURVEY LAND EXPRESS, INC. ON DEC 08, 2014.
5.

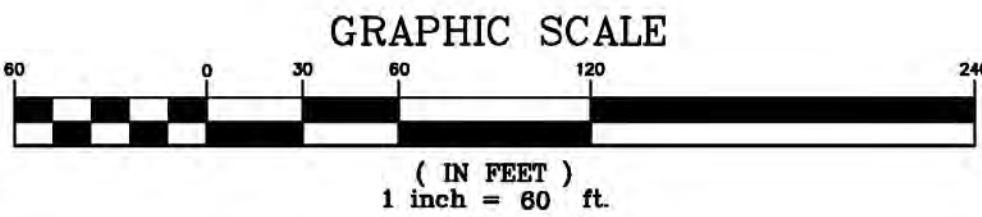
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24 HOUR EMERGENCY CONTACT: GINA RAGSDALE 404-478-7142
RELEASE FOR CONSTRUCTION



SITE AREAS:

TOTAL SITE AREA = 8.04 AC.
TOTAL DISTURBED AREA = 4.14 AC.



Prepared By:
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Grading Plan

DATE	SCALE	AS SHOWN	DRAWN	CHECKED	GHB	REVISIONS	
						09-1-20	ARC CATEGORIES



Construction Plans For
1528 Hughes Street
Land Lots 266 & 267, 17th District
City of Atlanta, Georgia

CVE PI # 20-064

Sheet No.

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