

DATE: APRIL 6, 2022

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Keyetta Holmes, City of Atlanta, City of Atlanta
FROM: Anna Roach, Executive Director, Atlanta Regional Commission

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

Name of Proposal: 1501 Whitewater Creek Road

MRPA Code: RC-22-01A

Description: A MRPA review of a proposal to construct a new 27,294 SF single-family house with a garage and pool on a 137,998 SF lot at 1501 Whitewater Creek Road in the city of Atlanta. There will be a total disturbed area of 65,336 SF and impervious area of 33,454 SF.

Preliminary Finding: ARC staff has begun 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 project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Atlanta

Date Opened: April 6, 2022

Deadline for Comments: April 16, 2022

Earliest the Regional Review can be Completed: April 18, 2022

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

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE CRNRA
CITY OF ATLANTA
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
FULTON COUNTY

CHATTAHOOCHEE RIVERKEEPER
ARC NATURAL RESOURCES
RIVERLINE HISTORIC AREA

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before April 16, 2022, 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.



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): 618 INVESTMENTS
Mailing Address: 1501 WHITEWATER CREEK RD
City: ATLANTA State: GA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): MEKA REDD
Mailing Address: 2270 CAMMIE WAGES RD
City: Dacula State: GA Zip: 30019
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404) - 246 - 1869 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: CONSTRUCTION OF NEW 2 STORY HOME
FAMILY DWELLING WITH GARAGE & POOL
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT / DISTRICT: 17-214
FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
- Size of Development (Use as Applicable):
- | | | | |
|--------|-------------------|--------------------------------|-----------------------------|
| Acres: | Inside Corridor: | <u>137,998 SF (3.17 acres)</u> | <u>JMS 4/6/22</u> |
| | Outside Corridor: | <u> </u> | |
| | Total: | <u>137,998 SF (3.17 acres)</u> | |
| Lots: | Inside Corridor: | <u> </u> | <u>JMS 4/6/22</u> |
| | Outside Corridor: | <u> </u> | |
| | Total: | <u> </u> | |
| Units: | Inside Corridor: | <u> </u> | <u> </u> |
| | Outside Corridor: | <u> </u> | |
| | Total: | <u> </u> | |
- 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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC - 08 - 09A (2008) Proposed SF House and Pool - never built

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

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 X

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	6,914 SF	6,914 SF*	3,911 SF	(80)	100* (60) 57
C	21,840 SF	20,055 SF*	10,059 SF**	(70)	92* (45) 46**
D	51,892 SF	25,261 SF	11,379 SF	(50)	49 (30) 22
E	57,352 SF	13,106 SF*	8,105 SF**	(30)	23** (15) 14**
F				(10)	(2)
Total:	137,998 SF	65,336 SF	33,454 SF	N/A	N/A

*Includes a transfer of 922 SF of land disturbance from E to B at 1 to 1.5 (922 x 1.5 = 1383 SF) and a transfer of 3178 SF from E to C at 1 to 1.5 (3178 x 1.5 = 4767 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

NOTE: 13,106 SF is the maximum land disturbance in E after this transfer.

**Includes a transfer of 154 SF of impervious surface at 1 to 1.5 (154 x 1.5 = 231 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

NOTE: 8,105 SF is the maximum impervious surface in E after this transfer.

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:

- ____ 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)

Sam Turner Cathy
Sam Turner Cathy

Signature(s) of Owner(s) of Record

March 1, 2022
March 1, 2022

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:

Meka Padd

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

03-03-2022

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.

Kayla M. Nelson, AICP

Signature of Chief Elected Official or Official's Designee

3/10/22

Date

OWNER:
618 INVESTMENTS LLC
5200 BUFFINGTON ROAD, ATLANTA, GEORGIA 30349
760-579-9354

ARCHITECT:
BRAD HEPPNER,
BRADLEY E. HEPPNER ARCHITECTURE
404-734-6687

CONTRACTOR/24 HOUR CONTACT:
NEAL CREECH
CREECH CUSTOM HOME ADVISORS
404-217-4465

ZONING: R-1
PARCEL ID: 17 0201 LLO96
LAND LOT & DISTRICT: 17-214
SITE AREA: 3.16 ACRES (137,998 SF)
EXISTING IMPERVIOUS: 11,547.8 SF (8.4%)
PROPOSED IMPERVIOUS: 27,294.6 SF (19.8%)
PROPOSED LIMITS OF DISTURBANCE: 61,372 SF
PROJECT FINISHED FLOOR ELEVATION: 831.5

PROJECT NARRATIVE:
RENOVATE EXISTING ACCESSORY STRUCTURE;
DEMOLISH EXISTING BUILDING FOUNDATIONS;
CONSTRUCT NEW RESIDENCE, DRIVEWAY, AND POOL.

SHEET INDEX	
Sheet Number	Sheet Title
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L-2.0	ARC SITE PLAN
L-2.1	SITE/GRADING PLAN
L-3.0	TREE PROTECTION PLAN
L-3.1	TREE PROTECTION PLAN
L-4.0	POOL PLAN & DETAILS

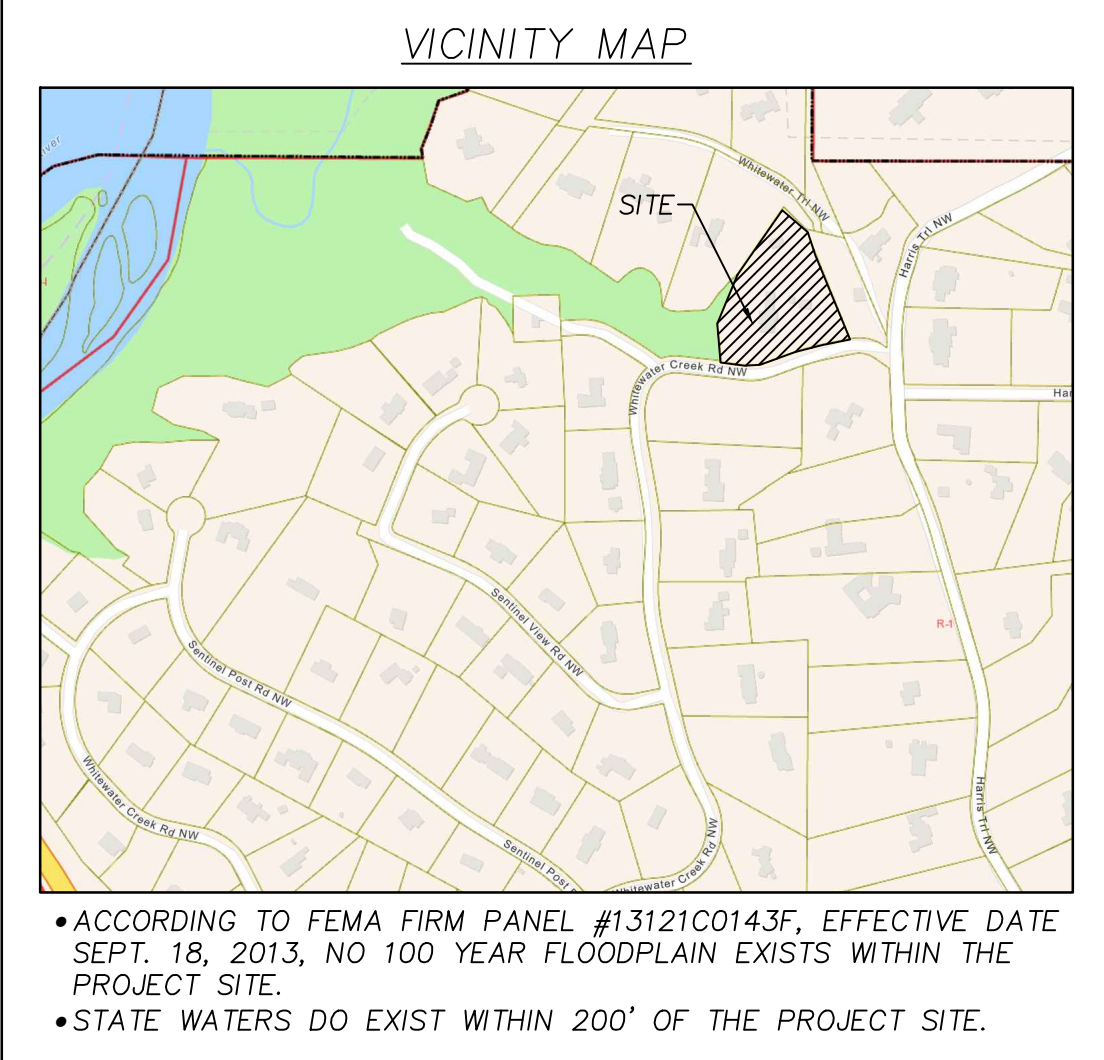
LOT COVERAGE CALCULATIONS:	
-ZONING:	R-1
-TOTAL SITE AREA:	137,998 SF
-TOTAL LOT COVERAGE:	27,294.3 SF (19.8%) (refer to lot coverage items below)
-TOTAL FLOOR AREA:	20,387.7 SF*
-FLOOR AREA RATIO:	14.78%
* - REFER TO ARCH'L DRAWINGS	
LOT COVERAGE BREAKDOWN:	
(POST CONSTRUCTION SQUARE FOOTAGE)	
-HOUSE/GARAGE	14900.7
-EXISTING STRUCTURE	967.0
-DRIVEWAYS/PARKING	6968.4
-POOLS	1417.0
-STEPS AND WALKS	298.1
-ARTIFICIAL TURF	2826.3
-WALLS	56.3
-TOTAL	27294.3

ACTIVE PERMITS ON THIS PROPERTY:
BA-202008087

PROJECT TO COMPLY WITH ALL CURRENT AND APPLICABLE CODES.

-2018 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS 2020

-2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS 2020



CITY OF ATLANTA ESAPC NOTES

PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT @ 404-546-1305

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION 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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

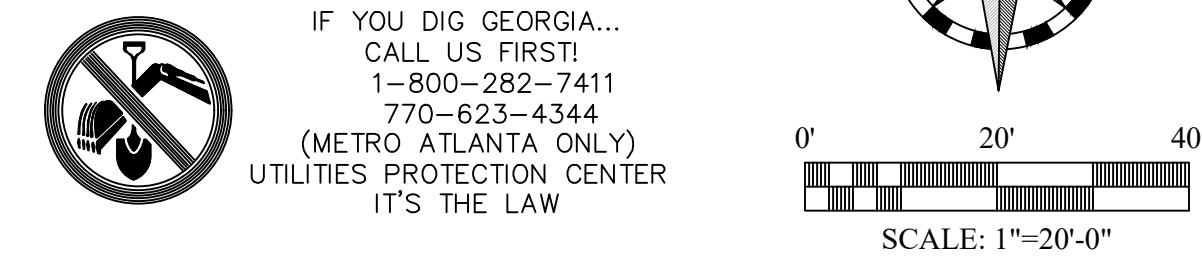
DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED.

EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY BY THE GENERAL CONTRACTOR.

ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

SILT FENCE SHALL BE "TYPE-S" PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED. SEE ATTACHED DETAIL.

DOUBLE ROW OF S01-S REQUIRED IF DISTURBED AREA IS WITHIN 200' OF STATE WATERS.



ARC/MRPA CALCULATIONS									
	CATEGORY B		CATEGORY C		CATEGORY D		CATEGORY E		
Lot Area: 137,998 SF	6,914		21,840		51,892		57,352		
	Land Disturbance Allowed: 80%	Impervious Allowed: 60%	Land Disturbance Allowed: 70%	Impervious Allowed: 45%	Land Disturbance Allowed: 50%	Impervious Allowed: 30%	Land Disturbance Allowed: 30%	Impervious Allowed: 15%	
Allowed	5531	4148	15288	9828	25946	15567	17205		8603
Used	6914	3911	20053	10059	25261	11379	10711		3044
(Short)/Remaining	(1383)	238	(4765)	(231)	685	4188	6494		5559
Transfer In/(Out)	1383	0	4765	231	0	0	(4157)		(154)
Reserve	0	238	0	0	685	4188	2337		5713
Total SF	6914	3911	20053	10059	25261	11379	10711		3044
%	100%	57%	92%	46%	49%	22%	19%		5%
Transfer Details - In/(Out)	From E, 922 * 1.5 = 1383		From E, 3177 * 1.5 = 4765		From E, 154 * 1.5 = 231		(To B 980) (To C 3177)		(To C 154)

- 1) THE LAND DISTURBANCE NUMBERS IN THIS TABLE INCLUDE A TRANSFER OF 922 SF OF LAND DISTURBANCE FROM E TO B AT 1 TO 1.5 (922 X 1.5 = 1,383 SF) AND A TRANSFER OF 3178 SF FROM E TO C AT 1 TO 1.5 (3178 X 1.5 = 4,767 SF) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.
- 13,106 SF IS THE MAXIMUM ALLOWED LAND DISTURBANCE IN E AFTER THIS TRANSFER.
- 2) THE IMPERVIOUS SURFACE NUMBERS IN THIS TABLE INCLUDE A TRANSFER OF 154 SF OF IMPERVIOUS SURFACE AT 1 TO 1.5 (154 X 1.5 = 231 SF) AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.
- 8,105 SF IS THE MAXIMUM ALLOWED IMPERVIOUS SURFACE IN E AFTER THIS TRANSFER.

CARSON MELHENEY
LANDSCAPE ARCHITECTURE & DESIGN
CARSONMELHENEY.COM
404.467.1880

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618 INVESTMENTS
1501 WHITEWATER CREEK ROAD
ATLANTA, GEORGIA

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PRINT DATE
FEBRUARY 4, 2022
MARCH 28, 2022 ARC REV.

DRAWN BY: GG
CHECKED BY: KAM
RELEASED FOR CONSTRUCTION



ARC SITE PLAN
L-2.0

OWNER:
618 INVESTMENTS LLC
5200 BUFFINGTON ROAD, ATLANTA, GEORGIA 30349
760-579-9354

ARCHITECT:
BRAD HEPPNER,
BRADLEY E. HEPPNER ARCHITECTURE
404-734-6687

CONTRACTOR/24 HOUR CONTACT:
NEAL CREECH
CREECH CUSTOM HOME ADVISORS
404-217-4465

ZONING: R-1
PARCEL ID: 17 0201 LLO96
LAND LOT & DISTRICT: 17-214
SITE AREA: 3.16 ACRES (137,998 SF)
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LOT COVERAGE CALCULATIONS:

-ZONING: R-1
-TOTAL SITE AREA: 137,998 SF
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(refer to lot coverage items below)
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LOT COVERAGE BREAKDOWN:
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-HOUSE/GARAGE: 14900.7
-EXISTING STRUCTURE: 967.0
-DRIVEWAYS/PARKING: 6968.4
-POOLS: 1417.0
-STEPS AND WALKS: 298.1
-ARTIFICIAL TURF: 2826.3
-WALLS: 56.8
-TOTAL: 27294.3

ACTIVE PERMITS ON THIS PROPERTY:

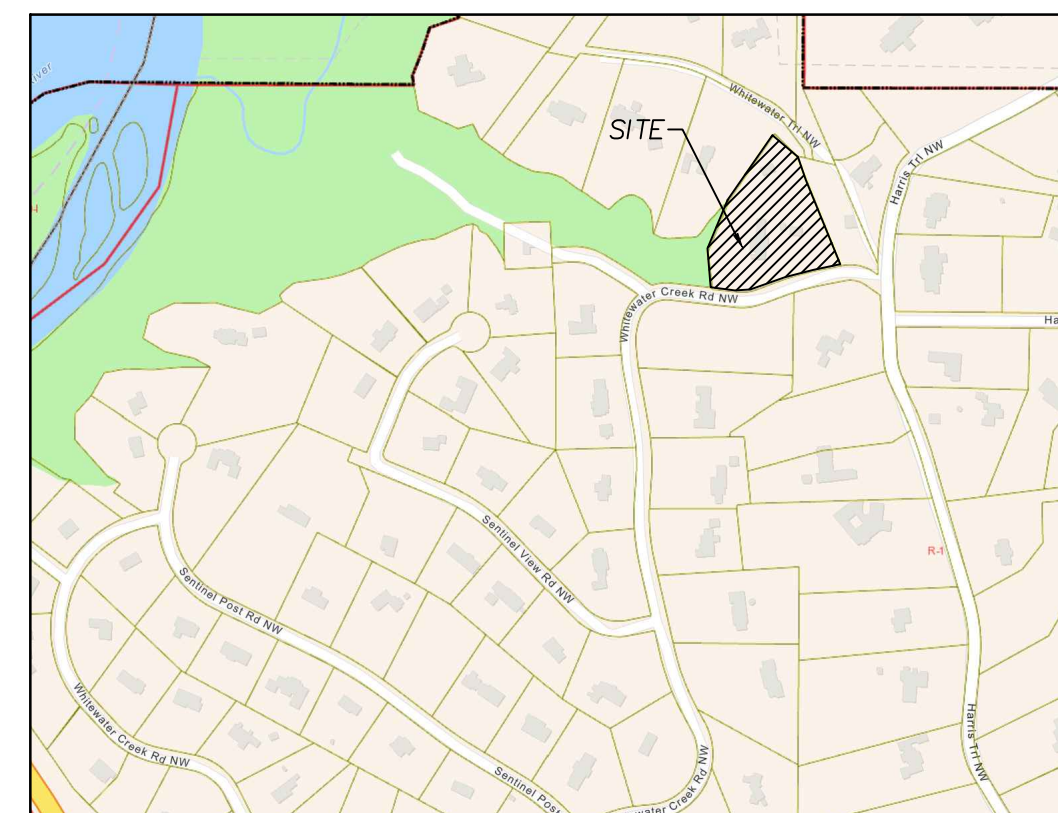
BA-202008087

PROJECT TO COMPLY WITH ALL CURRENT AND APPLICABLE CODES.

-2018 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS 2020

-2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS 2020

VICINITY MAP



•ACCORDING TO FEMA FIRM PANEL #13121C0143F, EFFECTIVE DATE SEPT. 18, 2013, NO 100 YEAR FLOODPLAIN EXISTS WITHIN THE PROJECT SITE.
•STATE WATERS DO EXIST WITHIN 200' OF THE PROJECT SITE.

CITY OF ATLANTA ES&PC NOTES

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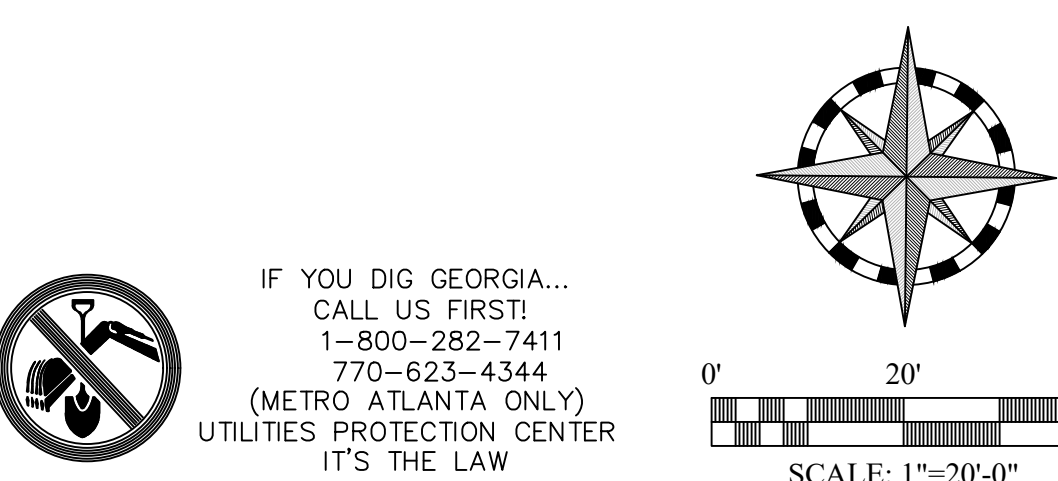
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DOUBLE ROW OF SD1-S REQUIRED IF DISTURBED AREA IS WITHIN 200' OF STATE WATERS.



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

GRADING/EARTHWORK NOTES:

1. GENERAL: REFER TO SHEET L-1 SITE/GRADING PLAN

RETAINING WALLS: NO WALLS PROPOSED

2. DIRT STATEMENT:

•DUT VOLUME 10 CY
•FILL VOLUME 10 CY
•DEMOLITION DEBRIS 50 CY
•50 CY OF DEBRIS HAUL OFF
•10 CY OF FILL REQUIRED

4. HAUL ROUTE: HAUL VOLUMES ARE LESS THAN 500 CY. HAUL ROUTE PERMIT IS NOT REQUIRED.

5. GRADED SLOPES: NO GRADED SLOPE IS TO EXCEED 2H:1V

NOTE: ALL SILT FENCE SHALL BE TYPE 'S'

NOTE: SOIL TYPE: Ub (Urban land)

KEY TO SYMBOLS

TO BE RESURFACED/
NO STRUCTURAL DISTURBANCE

TO BE DEMOLISHED/REMOVED

CONSTRUCTION ENTRANCE

TEMPORARY AND
PERMANENT SOIL
STABILIZATION

LIMITS OF DISTURBANCE

TREE PROTECTION FENCE

SILT FENCE - TYPE S

SLOPE ARROW

HARDSCAPE TO BE REMOVED

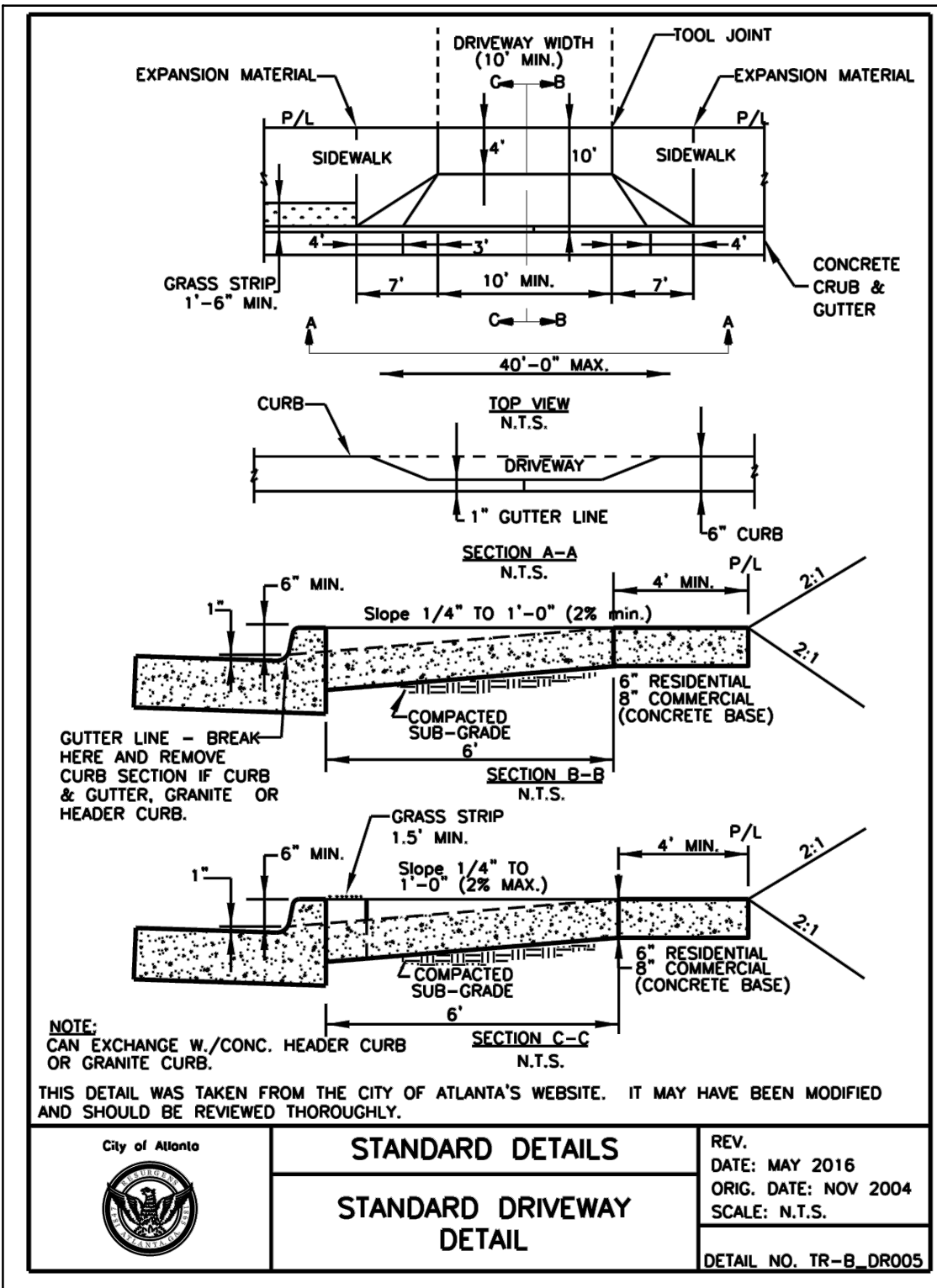
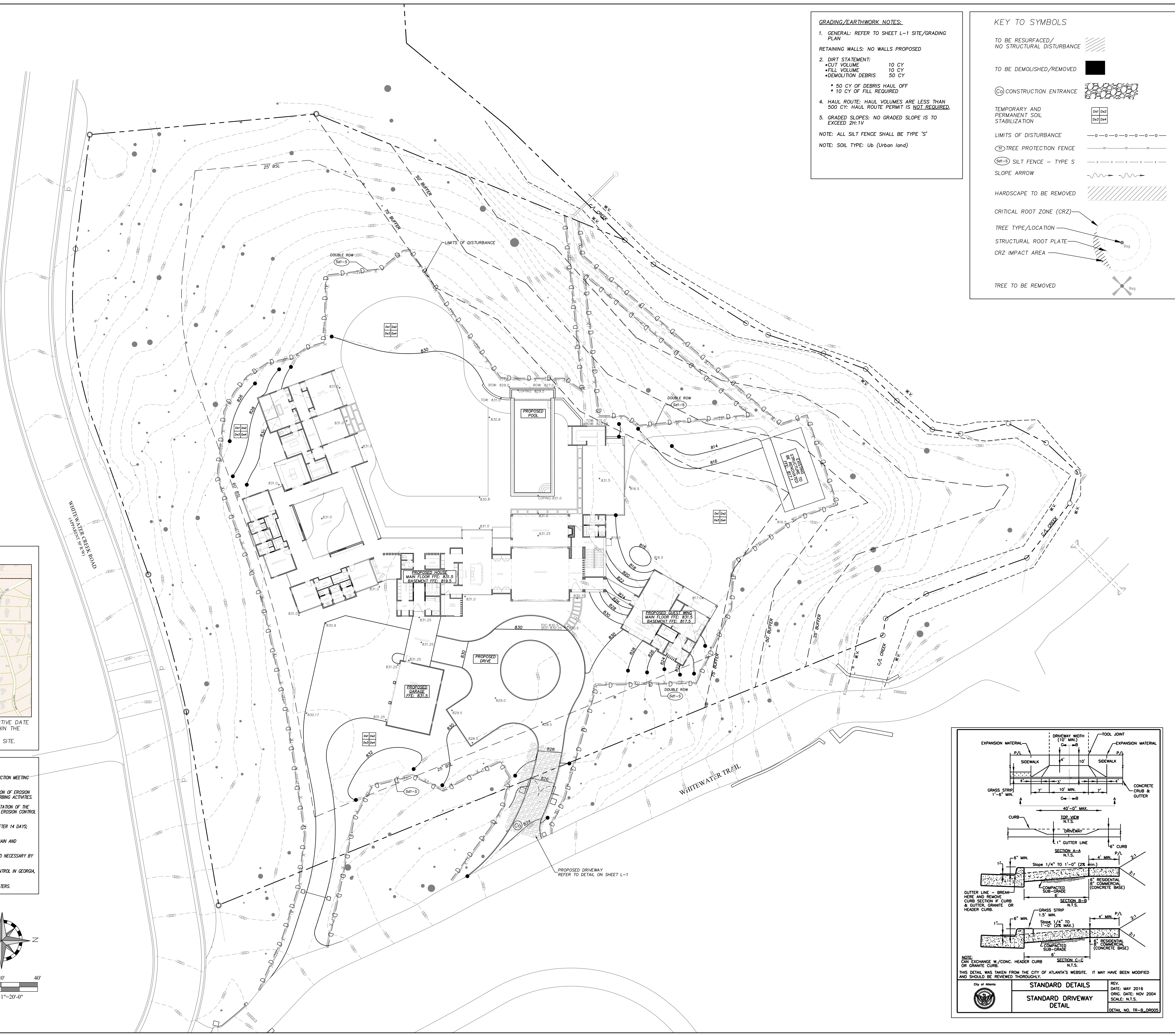
CRITICAL ROOT ZONE (CRZ)

TREE TYPE/LOCATION

STRUCTURAL ROOT PLATE

CRZ IMPACT AREA

TREE TO BE REMOVED



618 INVESTMENTS 1501 WHITEWATER CREEK ROAD ATLANTA, GEORGIA

CARSON MELHENEY
LANDSCAPE ARCHITECTURE & DESIGN
CARSONMELHENEY.COM
404.667.0880

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DRAWN BY: GG
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SITE/GRADING
PLAN

L-2.1

SEE SHEET L-3.1 FOR COMPLETE TREE TABLE

TREE RECOMPENSE NOTES:

ZONING: R-1
TOTAL SITE AREA: 3.16 AC
REQUIRED TREE DENSITY: 474 IN (150 IN/AC)
EX. TREES TO REMAIN (QTY): 174
EX. TREES TO REMAIN (DBH): 2489"
TREE DENSITY PER ACRE: 2489/3.16 =787.6 IN/AC
-per ordinance, required tree density for zoning district R-1 is 150 inches per acre.
RECOMPENSE CALCULATIONS:
-DESTROYED TREES (QTY): 39
-DESTROYED TREES (DBH): 519 IN
-LOST TREES (QTY): 0
-LOST TREES (DBH): 0 IN
-REPLACED TREES (QTY): 19
-REPLACED TREES (CAL): 127 IN
 $R = \$100(\#trees\ destroyed + \#trees\ lost) - \#trees\ replaced + \$30(DBH\ in\ destroyed + DBH\ in\ lost) - caliper\ in\ replaced$
 $R = \$100(39 + 0) - 19 + \$30(519 + 0) - 117$
 $R = \$1,900 + \$12,060$
 $R = \$13,960$

TREE SCHEDULE				
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	
8	<i>Platanus occidentalis</i>	Sycamore	8" caliper	
2	<i>Metasequoia glyptostroboides</i>	Dawn Redwood	6" caliper	
2	<i>Quercus nuttallii</i> 'QANS7C'	Esplanade Nuttall Oak	8" caliper	
2	<i>Nyssa sylvatica</i> 'Wildfire'	Wildfire Blackgum	6" caliper	
1	<i>Ulmus parviflora</i>	Lace Bark Elm	6" caliper	
3	<i>Acer palmatum</i>	Japanese Maple	4" caliper	
1	<i>Carpinus betulus</i>	European Hornbeam	5" caliper	
TOTAL:	19		127" DBH	

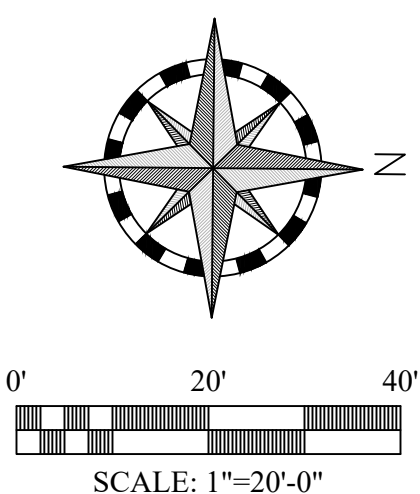
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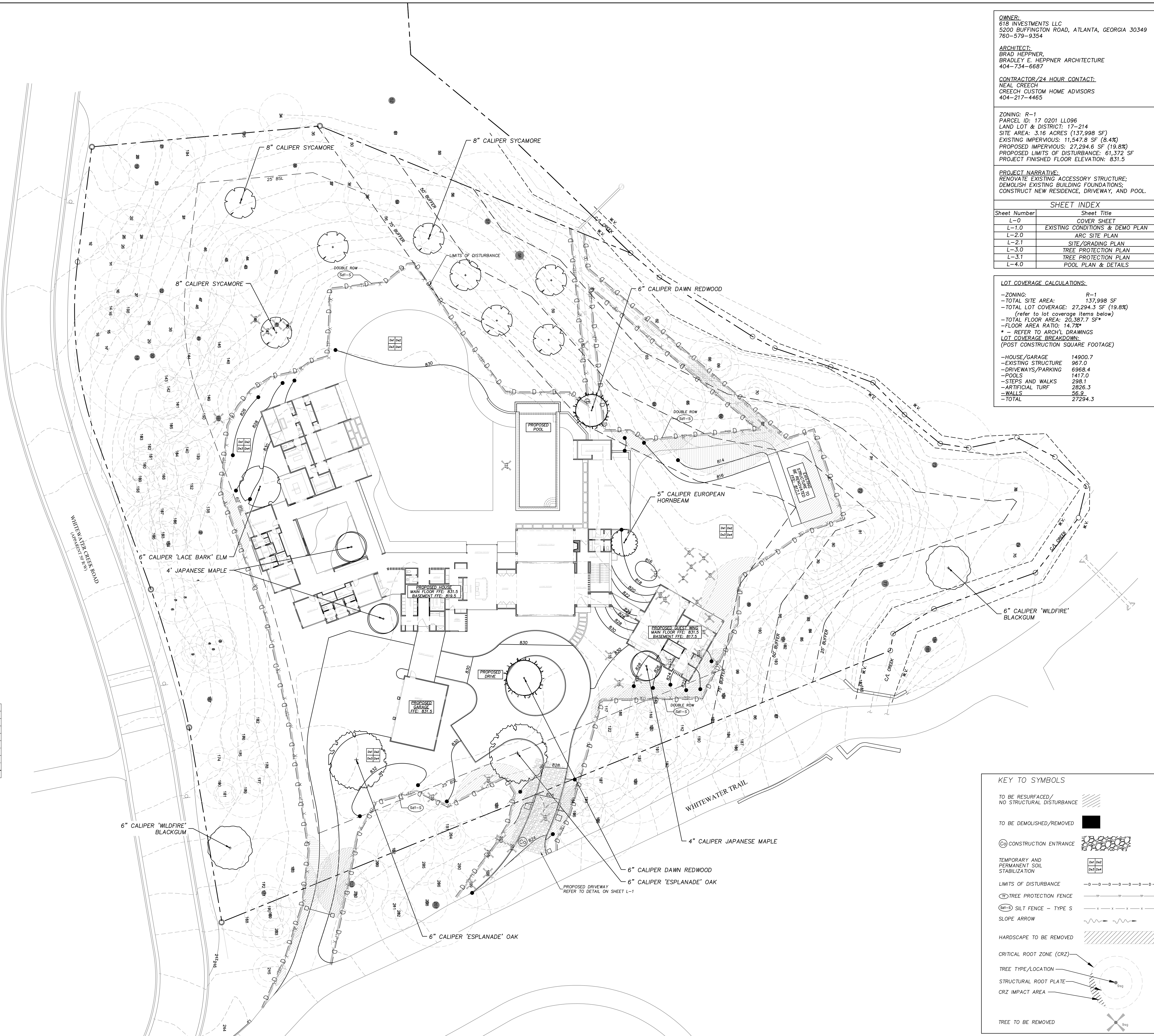
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-2018 INTERNATIONAL RESIDENTIAL CODE WITH GEORGIA AMENDMENTS 2020

-2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS 2020



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CALL US FIRST!
1-800-282-7411
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(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW



OWNER:
618 INVESTMENTS LLC
5200 BUFFINGTON ROAD, ATLANTA, GEORGIA 30349
760-579-9354
ARCHITECT:
BRAD HEPPNER,
BRADLEY E. HEPPNER ARCHITECTURE
404-734-6687
CONTRACTOR/24 HOUR CONTACT:
NEAL CREECH
CREECH CUSTOM HOME ADVISORS
404-217-4465

ZONING: R-1
PARCEL ID: 17 0201 LL096
LAND LOT & DISTRICT: 17-214
SITE AREA: 3.16 ACRES (137,998 SF)
EXISTING IMPERVIOUS: 11,547.8 SF (8.4%)
PROPOSED IMPERVIOUS: 27,294.6 SF (19.8%)
PROPOSED LIMITS OF DISTURBANCE: 61,372 SF
PROJECT FINISHED FLOOR ELEVATION: 831.5

PROJECT NARRATIVE:
RENOVATE EXISTING ACCESSORY STRUCTURE;
DEMOLISH EXISTING BUILDING FOUNDATIONS;
CONSTRUCT NEW RESIDENCE, DRIVEWAY, AND POOL.

SHEET INDEX

Sheet Number	Sheet Title
L-0	COVER SHEET
L-1.0	EXISTING CONDITIONS & DEMO PLAN
L-2.0	ARC SITE PLAN
L-2.1	SITE/GRADING PLAN
L-3.0	TREE PROTECTION PLAN
L-3.1	TREE PROTECTION PLAN
L-4.0	POOL PLAN & DETAILS

LOT COVERAGE CALCULATIONS:

-ZONING: R-1
-TOTAL SITE AREA: 137,998 SF
-TOTAL LOT COVERAGE: 27,294.3 SF (19.8%)
(refer to lot coverage items below)
-TOTAL FLOOR AREA: 20,387.7 SF*
-FLOOR AREA RATIO: 14.7%
* - REFER TO ARCH'L DRAWINGS
LOT COVERAGE BREAKDOWN:
(POST CONSTRUCTION SQUARE FOOTAGE)
-HOUSE/GARAGE 14900.7
-EXISTING STRUCTURE 967.0
-DRIVEWAYS/PARKING 6968.4
-POOLS 1417.0
-STEPS AND WALKS 298.1
-ARTIFICIAL TURF 2826.3
-WALLS 56.9
-TOTAL 27294.3

KEY TO SYMBOLS

TO BE RESURFACED/
NO STRUCTURAL DISTURBANCE
TO BE DEMOLISHED/REMOVED
CONSTRUCTION ENTRANCE
TEMPORARY AND
PERMANENT SOIL
STABILIZATION
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE
SILT FENCE - TYPE S
SLOPE ARROW
HARDSCAPE TO BE REMOVED
CRITICAL ROOT ZONE (CRZ)
TREE TYPE/LOCATION
STRUCTURAL ROOT PLATE
CRZ IMPACT AREA
TREE TO BE REMOVED

CARSON MELHENEY
LANDSCAPE ARCHITECTURE & DESIGN
CARSONMELHENEY.COM
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618 INVESTMENTS
1501 WHITEWATER CREEK ROAD
ATLANTA, GEORGIA

A note to the Contractor:
This document does not encompass all that is needed for the construction of this project. It is the Contractor's responsibility to notify CM Landscape Architecture Co. in writing immediately with any discrepancies, changes, or conflicts between the drawing and conditions of the project, so that the Designer may address any concerns. Any action by the Contractor that may contradict this statement may be recited as the Contractor's own expense.

PRINT DATE
FEBRUARY 4, 2022
MARCH 28, 2022 ARC REV.

DRAWN BY: GG
CHECKED BY: KAM
RELEASED FOR CONSTRUCTION



TREE
PROTECTION
PLAN

L-3.0

TREE #	SPECIES	DBH	CRITICAL ROOT ZONE (CRZ) (SF)	CRZ AREA IMPACTED (S.F.)	IMPACTED CRZ AREA (%)	STATUS
1	HARDWOOD	8	201	0	0%	SAVED
2	HARDWOOD	27	2289	247	11%	SAVED
3	HARDWOOD	21	1385	0	0%	SAVED
4	HARDWOOD	14	615	0	0%	SAVED
5	HARDWOOD	13	531	0	0%	SAVED
6	HARDWOOD	8	201	0	0%	SAVED
7	HARDWOOD	13	531	0	0%	SAVED
8	HARDWOOD	6	113	0	0%	SAVED
9	PINE	10	314	0	0%	SAVED
10	HARDWOOD	12	452	0	0%	SAVED
11	HARDWOOD	21	1385	0	0%	SAVED
12	PINE	9	254	0	0%	SAVED
13	HARDWOOD	10	314	0	0%	SAVED
14	HARDWOOD	6	113	0	0%	SAVED
15	HARDWOOD	12	452	0	0%	SAVED
16	PINE	8	201	0	0%	SAVED
17	HARDWOOD	9	254	0	0%	SAVED
18	HARDWOOD	34	3630	0	0%	SAVED
19	HARDWOOD	32	3215	0	0%	SAVED
20	HARDWOOD	19	1134	0	0%	SAVED
21	HARDWOOD	47	6936	0	0%	SAVED
22	HARDWOOD	8	201	0	0%	SAVED
23	HARDWOOD	44	6079	0	0%	SAVED
24	HARDWOOD	17	907	0	0%	SAVED
25	HARDWOOD	15	707	0	0%	SAVED
26	HARDWOOD	8	201	0	0%	SAVED
27	HARDWOOD	13	531	0	0%	SAVED
28	HARDWOOD	14	615	0	0%	SAVED
29	HARDWOOD	11	380	0	0%	SAVED
30	HARDWOOD	34	3630	0	0%	SAVED
31	HARDWOOD	17	907	0	0%	SAVED
32	HARDWOOD	30	2826	0	0%	SAVED
33	HARDWOOD	9	254	0	0%	SAVED
34	HARDWOOD	12	452	0	0%	SAVED
35	HARDWOOD	6	113	0	0%	SAVED
36	HARDWOOD	26	2123	0	0%	SAVED
37	HARDWOOD	20	1256	0	0%	SAVED
38	HARDWOOD	6	113	0	0%	SAVED
39	HARDWOOD	12	452	0	0%	SAVED
40	DDH-HARDWOOD	12	452	0	0%	DDH
41	DDH-HARDWOOD	27	2289	0	0%	DDH
42	HARDWOOD	23	1661	0	0%	SAVED
43	HARDWOOD	22	1520	0	0%	SAVED
44	HARDWOOD	14	615	0	0%	SAVED
45	HARDWOOD	20	1256	0	0%	SAVED
46	HARDWOOD	13	531	0	0%	SAVED
47	HARDWOOD	17	907	0	0%	SAVED
48	HARDWOOD	11	380	0	0%	SAVED
49	HARDWOOD	26	2123	0	0%	SAVED
50	HARDWOOD	6	113	0	0%	SAVED
51	HARDWOOD	23	1661	0	0%	SAVED
52	HARDWOOD	43	5806	0	0%	SAVED
53	HARDWOOD	15	707	0	0%	SAVED
54	HARDWOOD	27	2289	0	0%	SAVED
55	HARDWOOD	8	201	0	0%	SAVED
56	HARDWOOD	15	707	0	0%	SAVED
57	HARDWOOD	38	4534	0	0%	SAVED
58	DDH-HARDWOOD	56	9847	0	0%	DDH
59	HARDWOOD	6	113	0	0%	SAVED
60	PINE	6	113	113	100%	DESTROYED
61	HARDWOOD	6	113	0	0%	SAVED
62	HARDWOOD	8	201	58	29%	PRESCRIPTION
63	HARDWOOD	6	113	0	0%	SAVED
64	HARDWOOD	28	2462	350	14%	SAVED
65	HARDWOOD	18	1017	67	7%	SAVED
66	HARDWOOD	32	3215	1385	43%	DESTROYED
67	HARDWOOD	18	1017	504	50%	DESTROYED
68	HARDWOOD	12	452	98	22%	PRESCRIPTION
69	HARDWOOD	11	380	65	17%	SAVED
70	HARDWOOD	7	154	0	0%	SAVED
71	HARDWOOD	15	707	0	0%	SAVED
72	HARDWOOD	36	4069	556	14%	SAVED
73	HARDWOOD	35	3847	0	0%	SAVED
74	HARDWOOD	29	2641	0	0%	SAVED
75	HARDWOOD	6	113	0	0%	SAVED
76	HARDWOOD	18	1017	0	0%	SAVED
77	HARDWOOD	45	6359	23	0%	SAVED
78	HARDWOOD	35	3847	11	0%	SAVED
79	PINE	13	531	0	0%	SAVED
80	PINE	10	314	14	4%	SAVED
81	PINE	8	201	0	0%	SAVED
82	HARDWOOD	26	2123	58	3%	SAVED
83	HARDWOOD	16	804	0	0%	SAVED
84	HARDWOOD	17	907	0	0%	SAVED
85	HARDWOOD	15	707	0	0%	SAVED
86	HARDWOOD	11	380	0	0%	SAVED
87	HARDWOOD	25	1963	0	0%	SAVED
88	HARDWOOD	8	201	0	0%	SAVED
89	HARDWOOD	26	2123	802	38%	DESTROYED
90	PINE	9	254	254	100%	DESTROYED
91	PINE	7	154	154	100%	DESTROYED
92	PINE	20	1256	1256	100%	DESTROYED
93	PINE	7	154	154	100%	DESTROYED
94	PINE	18	1017	1017	100%	DESTROYED
95	HARDWOOD	7	154	154	100%	DESTROYED
96	PINE	26	2123	2123	100%	DESTROYED
97	HARDWOOD	6	113	113	100%	DESTROYED
98	PINE	7	154	154	100%	DESTROYED
99	HARDWOOD	13	531	31	6%	SAVED
100	HARDWOOD	9	254	0	0%	SAVED
101	HARDWOOD	28	2462	111	5%	SAVED
102	HARDWOOD	18	1017	0	0%	SAVED
103	HARDWOOD	11	380	0	0%	SAVED
104	PINE	26	2123	418	20%	PRESCRIPTION
105	PINE	17	907	907	100%	DESTROYED
106	HARDWOOD	11	380	380	100%	DESTROYED
107	PINE	6	113	113	100%	DESTROYED
108	HARDWOOD	30	2826	2826	100%	DESTROYED
109	PINE	6	113	113	100%	DESTROYED

110	HARDWOOD	13	531	531	100%	DESTROYED
111	PINE	22	1520	1520	100%	DESTROYED
112	HARDWOOD	10	314	0	0%	SAVED
113	HARDWOOD	11	380	117	31%	PRESCRIPTION
114	PINE	20	1256	1256	100%	DESTROYED
115	HARDWOOD	11	380	380	100%	DESTROYED
116	PINE	6	113	113	100%	DESTROYED
117	HARDWOOD	6	113	20	18%	PRESCRIPTION
118	PINE	16	804	225	28%	PRESCRIPTION
119	HARDWOOD	8	201	0	0%	SAVED
120	PINE	25	1963	246	13%	SAVED
121	PINE	14	615	0	0%	SAVED
122	HARDWOOD	6	113	0	0%	SAVED
123	PINE	22	1520	98	6%	SAVED
124	HARDWOOD	17	907	0	0%	SAVED
125	HARDWOOD	10	314	0	0%	SAVED
126	HARDWOOD	23	1661	0	0%	SAVED
127	HARDWOOD	15	707	46	7%	SAVED
128	PINE	23	1661	849	51%	DESTROYED
129	HARDWOOD	8	201	201	100%	DESTROYED
130	HARDWOOD	7	154	154	100%	DESTROYED
131	HARDWOOD	7	154	0	0%	SAVED
132	HARDWOOD	22	1520	8	1%	SAVED
133	HARDWOOD	20	1256	541	43%	DESTROYED
134	HARDWOOD	10	314	0	0%	SAVED
135	HARDWOOD	14	615	0	0%	SAVED
136	HARDWOOD	8	201	0	0%	SAVED
137	HARDWOOD	9	254	254	100%	DESTROYED
138	HARDWOOD	23	1661	0	0%	SAVED
139	HARDWOOD	9	254	0	0%	SAVED
140	HARDWOOD	8	201	0	0%	SAVED
141	HARDWOOD	15	707	0	0%	SAVED
142	HARDWOOD	7	154	0	0%	SAVED
143	HARDWOOD	6	113	0	0%	SAVED
144	HARDWOOD	12	452	0	0%	SAVED
145	HARDWOOD	11	380	0	0%	SAVED
146	DDH-HARDWOOD	16	804	0	0%	DDH
147	DDH-HARDWOOD	14	615	0	0%	DDH
148	HARDWOOD	11	380	0	0%	SAVED
149	HARDWOOD	15	707	0	0%	SAVED
150	HARDWOOD	6	113	0	0%	SAVED
151	DDH-HARDWOOD	33	3419	0	0%	DDH
152	HARDWOOD	6	113	0	0%	SAVED
153	HARDWOOD	15	707	0	0%	SAVED
154	HARDWOOD	27	2289	0	0%	SAVED
155	HARDWOOD	18	1017	0	0%	SAVED
156	PINE	14	615	0	0%	SAVED
157	HARDWOOD	13	531	0	0%	SAVED
158	PINE	11	380	0	0%	SAVED
159	HARDWOOD	15	707	0	0%	SAVED
160	HARDWOOD	10	314	0	0%	SAVED
161	PINE	7	154	0	0%	SAVED
162	PINE	11	380	0	0%	SAVED
163	HARDWOOD	13	531	0	0%	SAVED
164	HARDWOOD	12	452	0	0%	SAVED
165	HARDWOOD	10	314	0	0%	SAVED
166	HARDWOOD	8	201	0	0%	SAVED
167	HARDWOOD	30	2826	0	0%	SAVED
168	PINE	11	380	0	0%	SAVED
169	HARDWOOD	14	615	26	4%	SAVED
170	HARDWOOD	12	452	0	0%	SAVED
171	PINE	30	2826	415	15%	SAVED
172	HARDWOOD	10	314	0	0%	SAVED
173	HARDWOOD	21	1385	499	36%	DESTROYED
174	PINE	6	113	0	0%	SAVED
175	HARDWOOD	10	314	0	0%	SAVED
176	HARDWOOD	13	531	0	0%	SAVED
177	HARDWOOD	9	254	0	0%	SAVED
178	HARDWOOD	7	154	0	0%	SAVED
179	HARDWOOD	15	707	0	0%	SAVED
180	PINE	14	615	0	0%	SAVED
181	PINE	9	254	0	0%	SAVED
182	HARDWOOD	12	452	0	0%	SAVED
183	HARDWOOD	13	531	0	0%	SAVED
184	HARDWOOD	16	804	0	0%	SAVED
185	HARDWOOD	21	1385	0	0%	SAVED
186	HARDWOOD	7	154	0	0%	SAVED
187	HARDWOOD	6	113	0	0%	SAVED
188	HARDWOOD	16	804	0	0%	SAVED
189	HARDWOOD	10	314	0	0%	SAVED
190	HARDWOOD	6	113	0	0%	SAVED
191	HARDWOOD	11	380	0	0%	SAVED
192	HARDWOOD	8	201	0	0%	SAVED
193	HARDWOOD	9	254	3	1%	SAVED
194	HARDWOOD	8	201	101	50%	DESTROYED
195	HARDWOOD	17	907	345	38%	DESTROYED
196	PINE	23	1661	142	9%	SAVED
197	PINE	6	113	113	100%	DESTROYED
198	HARDWOOD	20	1256	1256	100%	DESTROYED
199	HARDWOOD	13	531	531	100%	DESTROYED
200	HARDWOOD	6	113	0	0%	SAVED
201	HARDWOOD	8	201	65	32%	PRESCRIPTION
202	PINE	10	314	314	100%	DESTROYED
203	HARDWOOD	10	314	314	100%	DESTROYED
204	HARDWOOD	8	201	0	0%	SAVED
205	HARDWOOD	6	113	0	0%	SAVED
206	HARDWOOD	6	113	0	0%	SAVED
207	HARDWOOD	23	1661	26	2%	SAVED
208	HARDWOOD	11	380	0	0%	SAVED
209	HARDWOOD	9	254	0	0%	SAVED
210	HARDWOOD	16	804	56	7%	DESTROYED
211	PINE	7	154	0	0%	SAVED
212	HARDWOOD	9	254	0	0%	SAVED
213	HARDWOOD	14	615	157	26%	PRESCRIPTION
214	HARDWOOD	20	1256	0	0%	SAVED
215	HARDWOOD	9	254	79	31%	PRESCRIPTION
216	HARDWOOD	8	201	0	0%	SAVED
217	HARDWOOD	7	154	0	0%	SAVED

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