

DATE: JULY 25, 2022

TO: MAYOR ANDRE DICKENS, City of Atlanta  
ATTN TO: KEYETTA HOLMES, DIRECTOR, OFFICE OF ZONING AND DEVELOPMENT, City of Atlanta  
FROM: Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Name of Proposal:** MRPA RC-22-02A 2421 Paul Avenue

**Submitting Local Government:** City of Atlanta

**Date Opened:** July 12, 2022

**Date Closed:** July 25, 2022

**FINDING:** ARC staff have completed a review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Additional Comments:** No comments on the proposal were received.

#### THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
RIVERLINE HISTORIC AREA

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
COBB COUNTY

CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY  
CITY OF SMYRNA

If you have any questions regarding this review, please contact Plan Review Manager Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.



## 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): The Middle Housing Company, LLC

Mailing Address: 29 Doran Ave

City: Maricopa State: GA Zip: 30060

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404 314 1899 Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_
  
3. Applicant(s) or Applicant's Agent(s):
 

Name(s): Knox Rawson

Mailing Address: 2855 Crescent Pkwy APT 324

City: Atlanta State: GA Zip: 30339

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-314-1899 Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_
  
4. Proposed Land or Water Use:
 

Name of Development: 2421 Paul Ave Single Family Home

Description of Proposed Use: Single Family Home with 2 Accessory Units
  
5. Property Description (Attach Legal Description and Vicinity Map):
 

Land Lot(s), District, Section, County: Land Lot 253, Dist. 17

Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 2421 Paul Ave 350 ft to Paul Ave and Paul Ave

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>0.334</u>	
	Outside Corridor:		
	Total:	<u>0.334</u>	
Lots:	Inside Corridor:	<u>1</u>	
	Outside Corridor:		
	Total:	<u>1</u>	
Units:	Inside Corridor:	<u>3</u>	
	Outside Corridor:		
	Total:	<u>3</u>	

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

Inside Corridor: N/A

Outside Corridor: \_\_\_\_\_

Total: \_\_\_\_\_

**RECEIVED**

DATE: 06/09/2022

**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 \_\_\_\_\_

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	_____	_____	_____	(70)_____	(45)_____
D	<u>14,552</u>	<u>7250</u>	<u>4050</u>	(50) <u>49.8</u>	(30) <u>27.8</u>
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	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:

- \_\_\_\_ 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 5/11/2022

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 5/11/2022

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.

Keyetta M. Holmes, AICP 6/22/2022  
 Signature of Chief Elected Official or Official's Designee Date



24 HOUR EMERGENCY CONTACT: DEREK TURNER 770-880-4426

RELEASE FOR CONSTRUCTION

SINGLE FAMILY HOUSE CONSTRUCTION DOCUMENTS FOR:

# 2421 PAUL AVENUE NW LAND LOT 253, DISTRICT 17TH ATLANTA, FULTON COUNTY, GEORGIA

## SITE NOTES:

- THE SITE CONTAINS: 14552 SF / 0.334 ACRES  
TOTAL DISTURBED ACREAGE: 0.17 ACRES
- ADDRESS: 2421 PAUL AVENUE, ATLANTA GA 30318
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY LOWERY & ASSOCIATES LAND SURVEYING, LLC, DATED APRIL 14, 2021
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0251 F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF ATLANTA, FULTON COUNTY, AND STATE OF GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- THERE ARE NO WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.
- NO GRADED SLOPE SHALL EXCEED 2h:1v

## CITY OF ATLANTA GENERAL NOTES:

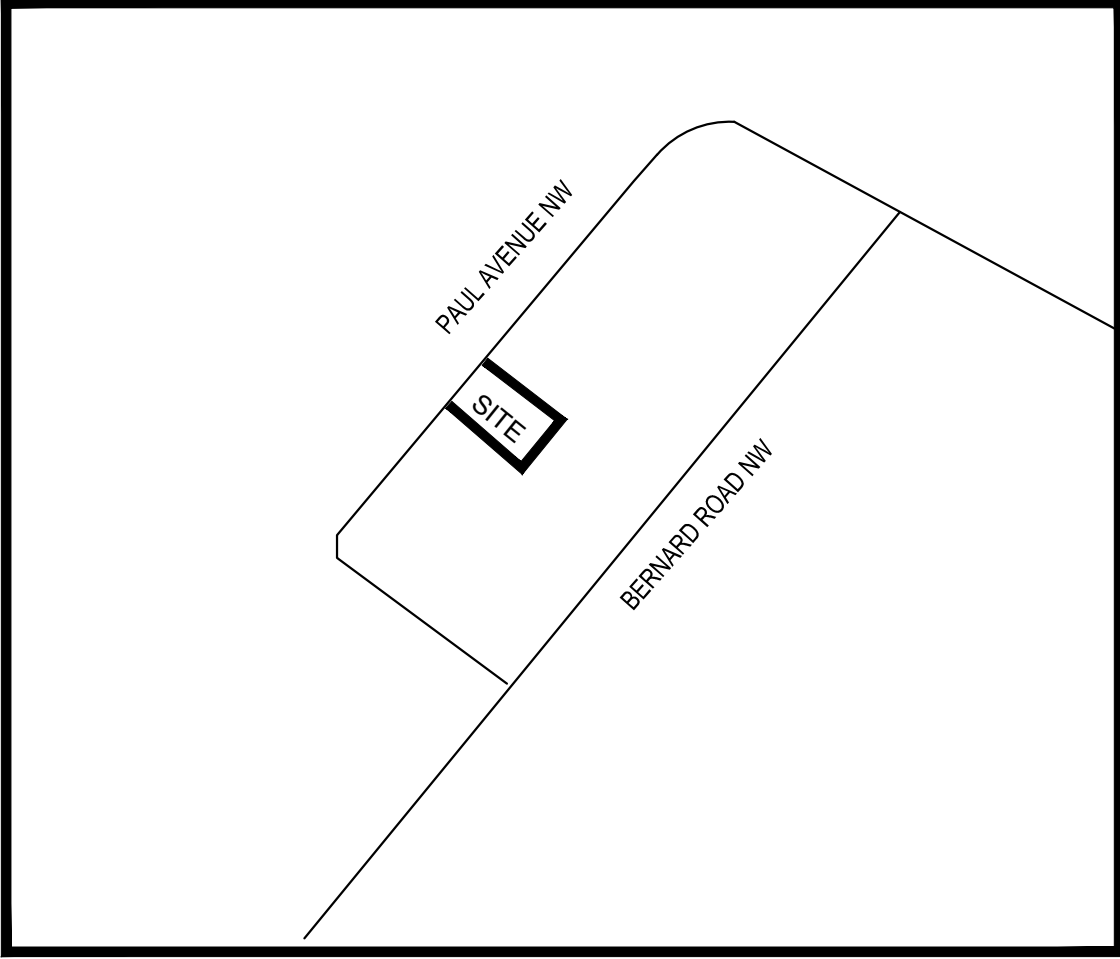
- COMPLETE PLANS:** ALL PLANS SUBMITTED FOR PERMIT MUST BE COMPLETE AND PROVIDE ALL APPLICABLE ITEMS LISTED IN THIS CHECKLIST.
- SURVEY:** ALL PLANS FOR NEW BUILDINGS OR PROPOSED WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN, WETLAND OR SEWER EASEMENT MUST INCLUDE A RECENT BOUNDARY AND TOPOLOGICAL SURVEY DRAWING SHOWING EXISTING CONDITIONS SIGNED, SEALED, AND DATED BY A GEORGIA REGISTERED LAND SURVEYOR. SUCH SURVEY IS HIGHLY RECOMMENDED FOR OTHER PROJECTS NEEDING SITE DEVELOPMENT REVIEW AND MAY BE REQUIRED AFTER PLAN REVIEW.
- SEALED PLANS:** GRADING PLANS MUST BE SIGNED AND SEALED BY A GEORGIA REGISTERED ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS APPROPRIATE. PLANS WITH DISTURBED AREA GREATER THAN 1.0 ACRE OR FOR NEW BUILDINGS OR PROPOSING WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN OR WETLAND MUST INCLUDE THE CERTIFICATION OF THE GSWCC LEVEL II DESIGN PROFESSIONAL (NAME, NUMBER AND EXPIRATION DATE OF CERTIFICATE), WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL (ES&PC) PLAN.
- DEMOLITION PLAN:** ALL PLANS FOR REDEVELOPMENT MUST INCLUDE A DEMOLITION PLAN, CLEARLY INDICATING ALL EXISTING STRUCTURES AND SITE FEATURES TO BE DEMOLISHED AND THOSE STRUCTURES AND SITE FEATURES THAT WILL REMAIN.

### CONSTRUCTION AND FINAL INSPECTION:

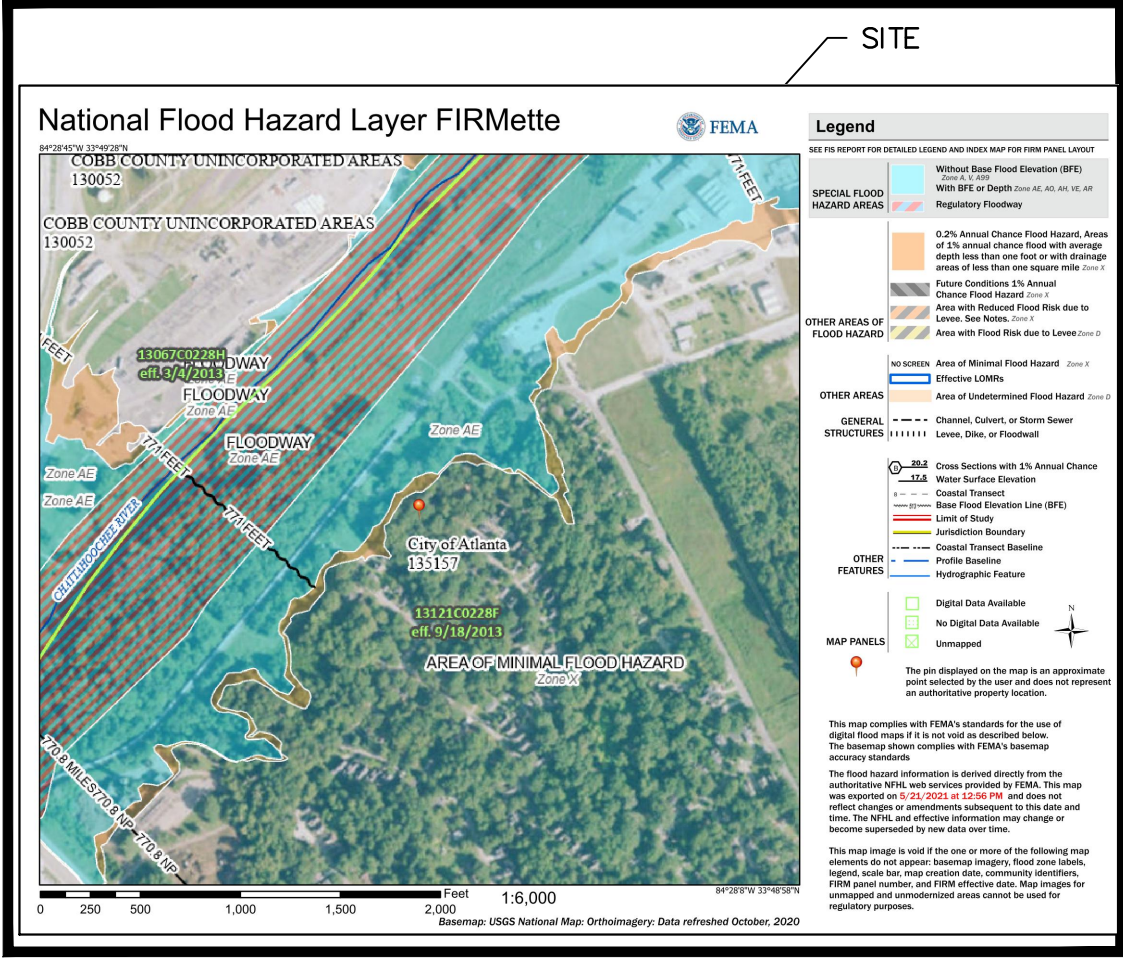
- PRE-CONSTRUCTION MEETING:** BEFORE STARTING ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL. CALL 404-546-1305. FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.
- REVISIONS TO PERMITTED PLANS:** REVISIONS TO PERMITTED PLANS MUST BE SUBMITTED THROUGH THE BUREAU OF BUILDINGS. FOR SITE DEVELOPMENT PURPOSES FOUR(4) SETS OF PLANS ARE REQUIRED; HOWEVER ADDITIONAL SETS OF PLANS MAY BE REQUIRED BY BUREAU OF BUILDINGS FOR OTHER AGENCY REVIEW.
- FINAL STABILIZATION AND SIGN-OFF:** FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED (100) PERCENT OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, GABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAT. CALL 404-546-1305.

### PERMITS AND BONDS

- HAUL ROUTE:** A HAUL ROUTE PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS WHEN MORE THAN 500 CUBIC YARDS OF MATERIAL IS HAULED TO OR FROM THE SITE. - NOT REQUIRED FOR THIS PROJECT.
- QUALIFIED CONTRACTOR:** A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS FOR CONSTRUCTION OF NEW SEWER CONNECTION, SIDEWALKS, DRIVEWAY APRON OR OTHER WORK IN THE PUBLIC RIGHT OF WAY. QUALIFIED CONTRACTOR PERMITS REQUIRE PROOF OF AN IN-FORCE GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$3 MILLION, AND VALID BUSINESS LICENSE AND PAYMENT OF APPLICABLE FEES. THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER OF THE POLICY.



LOCATION MAP  
N.T.S.



FEMA MAP  
N.T.S.

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP 13121C0229F, DATED 9-18-2013 FOR FULTON COUNTY AND INCORPORATED AREAS.

## ZONING CONFORMANCE:

SITE ZONING:	R-4A (TWO FAMILY RESIDENTIAL)
MINIMUM LOT SIZE:	7,500 SF
FRONT SETBACK:	30 FEET
SIDE SETBACK:	THERE SHALL BE TWO SIDE YARDS, ONE ON EACH SIDE OF THE MAIN BUILDING, EACH HAVING A WIDTH OF NOT LESS THAN 7 FT
REAR SETBACK:	15 FEET
LOT FRONTAGE:	50 FEET
LOT COVERAGE:	SHALL NOT EXCEED 55%
MINIMUM PARKING:	1 SPACE PER DWELLING (SINGLE FAMILY DWELLING) 1 PER 300 SF OF FLOOR AREA (OTHER)
BUILDING HEIGHT:	NO MORE THAN 35 FEET
FLOOR AREA:	SHALL NO EXCEED 0.50

## CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR CONSTRUCTION OF A NEW HOUSE CONFORMING TO R-4 ZONING. ALL PHASED EROSION CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

## OWNER/CONTRACTOR:

DEREK TURNER  
2421 PAUL AVENUE NW  
ATLANTA, GA 30318  
770-880-4426



## POST-CONSTRUCTION IMPERVIOUS AREA:

PROPOSED IMPERVIOUS AREA	SF
PROPOSED DRIVEWAY + PARKING	1130
PROPOSED DWELLING #1	538
PROPOSED DWELLING #2	714
PROPOSED DWELLING #3	750
PROPOSED WALKWAY + STAIRS	774
PROPOSED PROPOSED FITNESS AREA	144
PROPOSED WALLS	345
PROPOSED PORCHES	504
POST-CONSTRUCTION IMPERVIOUS AREA	4050
TOTAL SITE AREA	14552
LOT COVERAGE %	27.83%

## CURRENT MANDATORY CODE AS ADOPTED BY DCA:

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)  
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
NATIONAL ELECTRICAL CODE, 2017 EDITION (NO GEORGIA AMENDMENTS)  
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)  
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)  
FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101) OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.  
CURRENT PERMISSIVE CODES AS ADOPTED BY DCA:  
DISASTER RESILIENT BUILDING CODE IBC APPENDIX (2013)  
DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2013)  
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2015)  
INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (2015)  
NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS (2011)

## LEGEND

COVER  
SURVEY  
SITE PLAN  
ES&PC PLAN  
STORMWATER PLAN  
TREE PLAN  
CONSTRUCTION DETAILS  
CONSTRUCTION DETAILS

## SHEET #

CV  
S-1  
C-1  
C-2  
C-3  
C-4  
C-5  
C-6

"I CERTIFY UNDER THE PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"

CERTIFIED BY

11-14-21

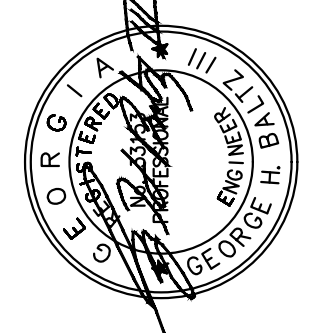
DATE

Prepared By:  
**CRESCENT VIEW  
ENGINEERING, LLC:**  
211 Fraser Street SE  
Marietta, GA 30060  
678-324-9410  
www.crescentvieweng.com

Prepared For:

**KNOK RAWSON**  
10859 VILLAGE LOOP  
REDMOND, OR 97756  
404-314-1899

COVER



CONSTRUCTION PLANS FOR:

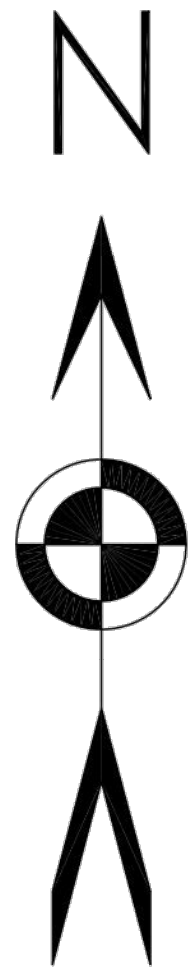
**2421 PAUL AVENUE NW**  
LAND LOT 253, 17 DISTRICT  
ATLANTA, GEORGIA 30318

CVE PI # 21-355

SHEET NO.

CV

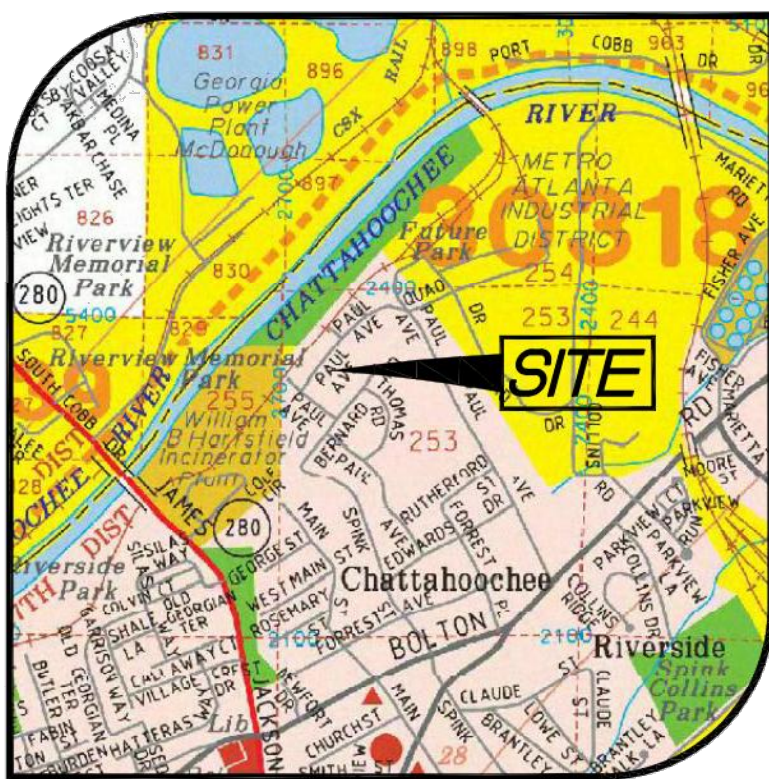




GRID NORTH  
GA WEST  
(SURVEY NOTE 6)

GRAPHIC SCALE  
20' 0 20' 40'  
1 Inch = 20 Feet

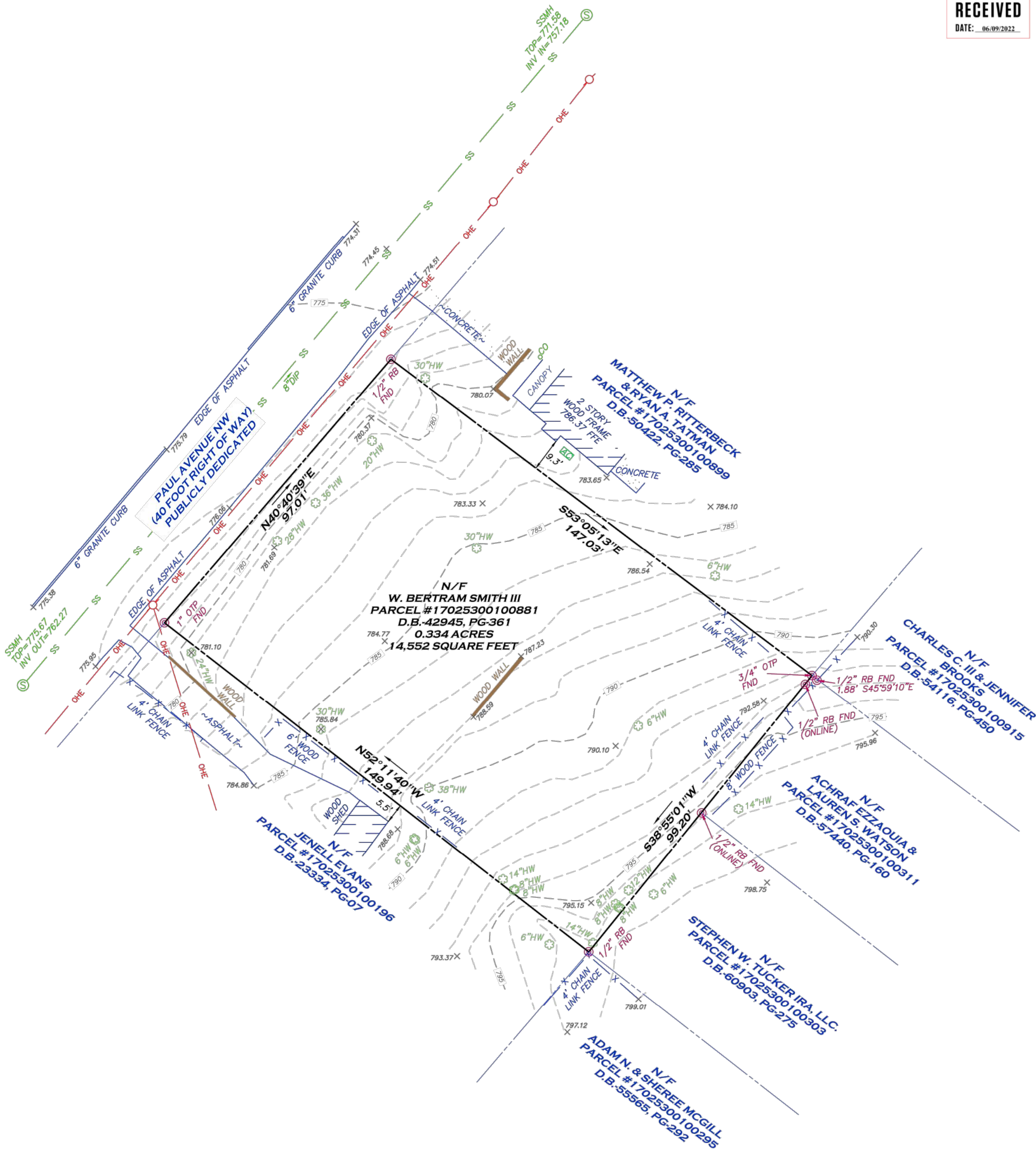
MIRPA-22-003  
RECEIVED  
DATE: 06/09/2022



VICINITY MAP

#### SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED APRIL 12, 2021.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 34,349' WITH AN ANGULAR ERROR OF 3.24 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA IX TOTAL STATION, TOPCON HIPER LITE+ GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1' IN 153,961'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 1312102286, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 135157, IN THE CITY OF ATLANTA, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER LITE+ GPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 42945, PAGE 361, FULTON COUNTY RECORDS.
- 10) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- 11) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 12) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 13) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 14) SUBJECT PROPERTY HAS DIRECT ACCESS TO PAUL AVENUE NW, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- 15) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.



#### SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT 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.A. SECTION 15-6-67.



MITCHELL LOWERY GEORGIA RLS# 3109

#### LEGEND

- |                    |                        |
|--------------------|------------------------|
| ---                | PROPERTY LINE          |
| ---                | OVERHANG/AWNING        |
| ---                | RECORD CALLS           |
| (BEARING/DISTANCE) | BUILDING SETBACK LINE  |
| B.S.L.             | BUILDING SETBACK LINE  |
| ---                | INDEX CONTOUR          |
| ---                | MINOR CONTOUR          |
| X                  | SPOT ELEVATION         |
| ---                | OVERHEAD UTILITY LINE  |
| ---                | SANITARY SEWER LINE    |
| X X X              | FENCE LINE             |
| ---                | STORM DRAIN PIPE       |
| WV                 | WATER VALVE            |
| W                  | WATER METER            |
| FDH                | FIRE HYDRANT           |
| GV                 | GAS VALVE              |
| PM                 | POWER METER            |
| S                  | SANITARY SEWER MANHOLE |
| RB                 | REBAR                  |
| CRB                | CAPPED REBAR           |
| OTP                | OPEN TOP PIPE          |
| FND                | FOUND                  |
| X                  | LIGHT POLE             |
| ○                  | SIGN                   |
| HW                 | HARDWOOD TREE          |
| P                  | PINE TREE              |

LOWERY & ASSOCIATES  
LAND SURVEYING, LLC  
317 GRASSDALE ROAD  
CARTERSVILLE, GA 30121  
770-334-8186  
WWW.LOWERYLANDSURVEYS.COM  
INFO@LOWERYLANDSURVEYS.COM  
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:  
W. BERTRAM SMITH III

BOUNDARY TOPOGRAPHIC SURVEY OF:  
2421 PAUL AVENUE NW  
ATLANTA, GEORGIA 30318  
PARCEL #

COUNTY: FULTON  
STATE: GEORGIA  
DISTRICT: 17TH  
LAND LOT: 253

#### REVISIONS

DATE: DESCRIPTION

Lowery & Associates  
LAND SURVEYING, LLC

DATE: APRIL 14, 2021

JOB #: 213240

SCALE: 1"=20'

DRAWN BY: H. FISHER



- THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT POND ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: DEREK TURNER 770-880-4426.
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. NO WETLANDS EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
14. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORMWATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL.
15. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
16. DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
17. ACCESS EASEMENT TO BE CLEARED AND GRUBBED.

SILT FENCE PROVIDED = 270 LINEAR FEET OF SILT FENCE  
SEDIMENT STORAGE REQUIRED = 11.05 CU YD  
SEDIMENT STORAGE PROVIDED = 13.50 CU YD

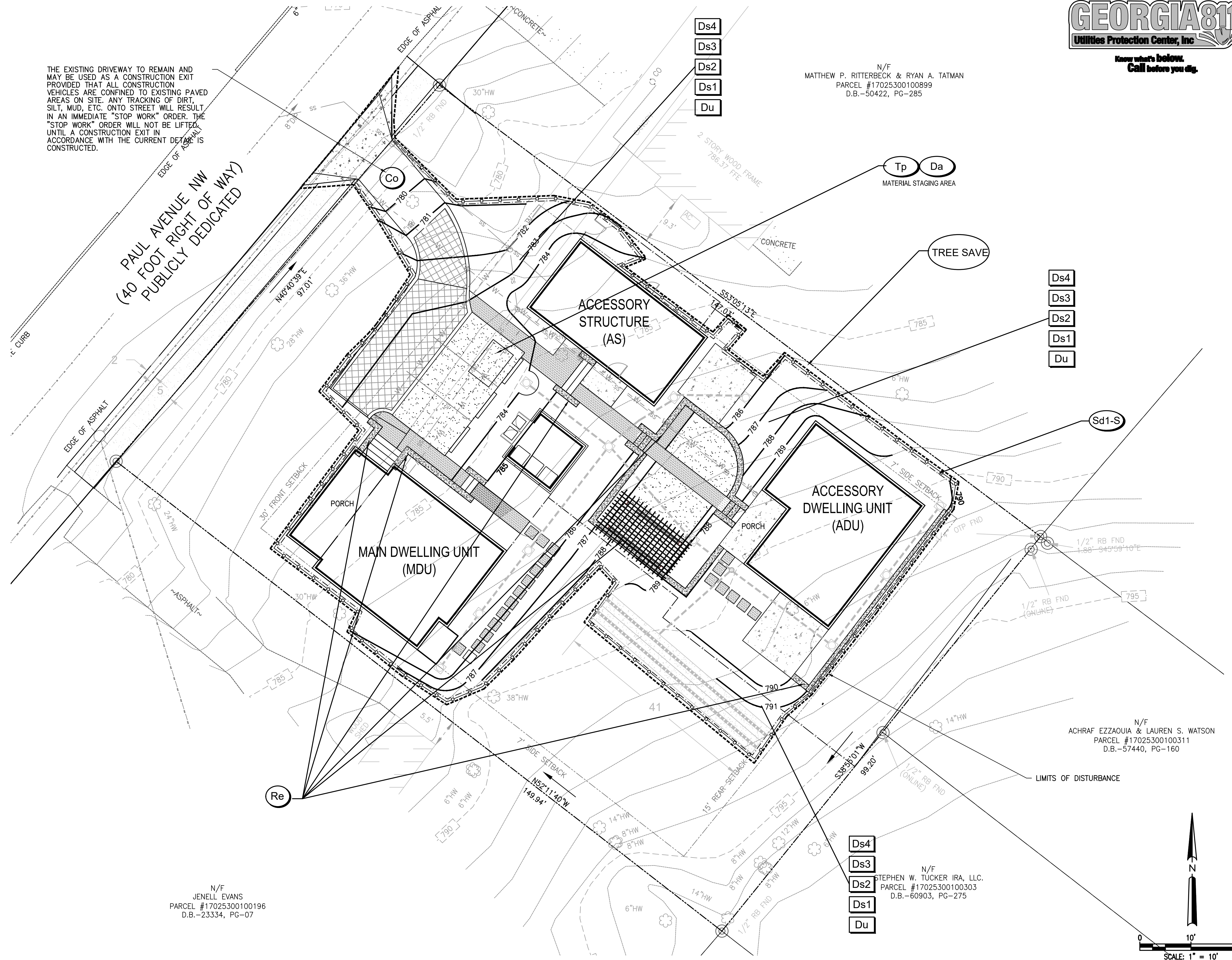
1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN) SURVEY
2. INFORMATION TAKEN FROM SURVEYS PERFORMED BY SOLAR LAND SURVEYOR, LLC., DATED 8-16-19
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. 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 EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

- A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- B. 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 SEDIMENT AT THE SOURCE.
- C. DISTURBED AREAS IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- D. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- E. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- F. SILT FENCE SHALL BE "TYPE-C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).

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 PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

RELEASE FOR CONSTRUCTION



**CRESCENT VIEW  
ENGINEERING, LLC:**  
211 Frasier Street SE  
Marietta, GA 30060  
678-324-8410  
[www.crescentvieweng.com](http://www.crescentvieweng.com)

Prepared by:                     

KNOK RAWSON  
10859 VILLAGE LOOP

EDMOND, OR 97756  
404-314-1899

## ES&PC PLAN

DATE	10-6-21	REVISIONS
SCALE	AS SHOWN	CITY COMMENTS
DRAWN	NK	
CHECKED	GHR	



**34 BALI AVENUE N**

2421 PAUL AVENUE NW  
1 AND LOT 253 17 DISTRICT

ATLANTA, GEORGIA 30318

VE PI #	21-355
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HEET NO.

C-2



**2421 PAUL AVENUE**  
**MAIN DWELLING UNIT**  
2421 Paul Avenue, Atlanta, GA

Mark	Date	Description
	2.9.2021	PERMIT SET

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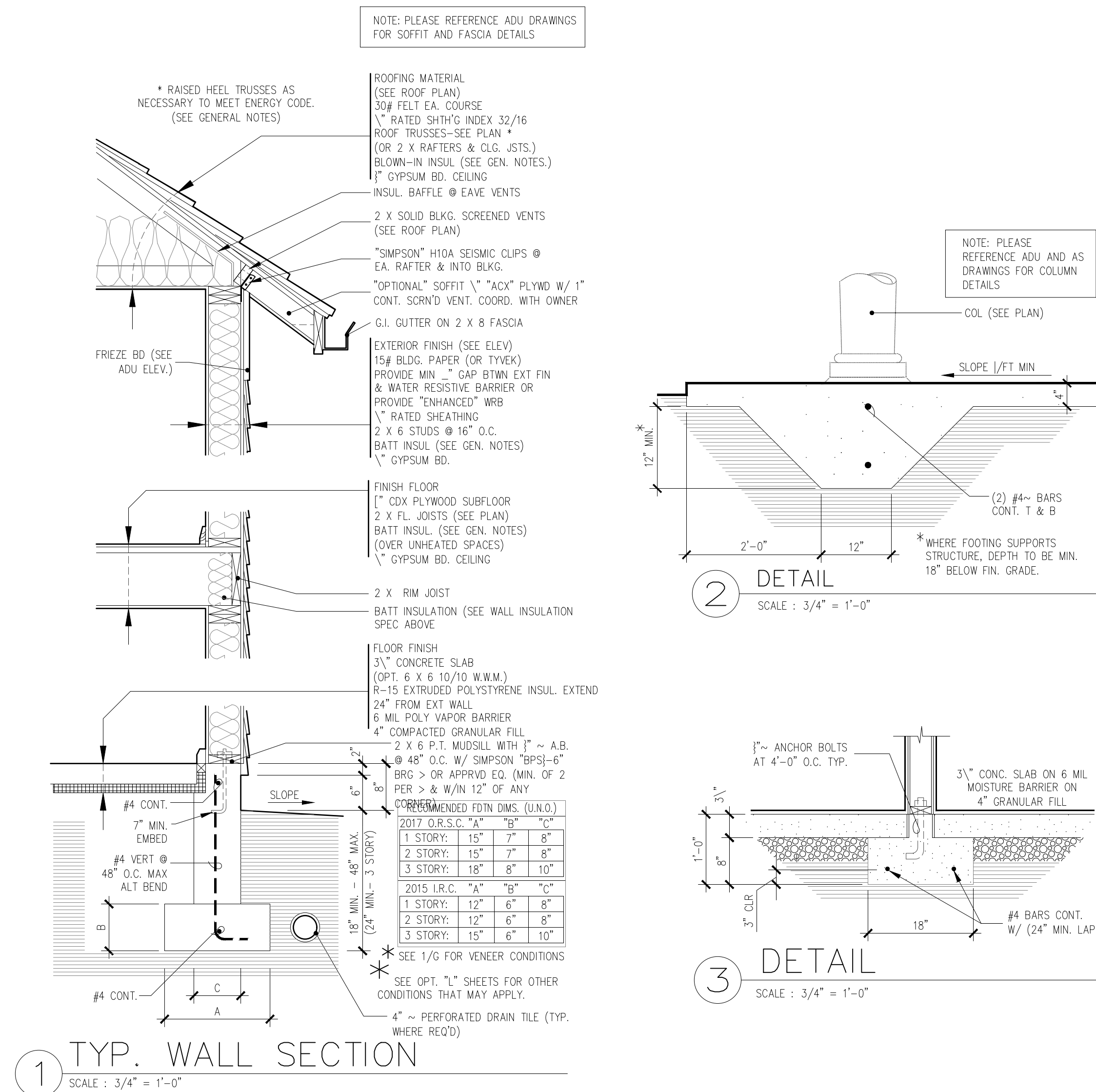
<b>Project ID</b>	2021-00
<b>Drawn By</b>	ZINC
<b>Checked By</b>	AJW
<b>Sheet Title</b>	

FOUNDATION  
PLAN AND WAL  
SECTION

Drawing No.

## A-2.2

# ISSUED FOR CONSTRUCTION



ISOLATED FOOTING SCHEDULE			
TAG	FOOT SIZE	REINFORCING	MAX. BR'G
—	18" DIA. x 7"	N.A.	2,474 lb
F20	20" 20"x10"	N.A.	3,819 lb
F24	24" 24"x12"	N.A.	5,408 lb
F28	28" 28"x14"	N.A.	7,211 lb
F30	30" 30"x15"	N.A.	8,203 lb
F36	36" 36"x15" (4) #4	BAR# 9" 0" C/W	12,037 lb
F42	42" 42"x14" (5) #4	BAR# 9" 0" C/W	16,537 lb
F48	48" 48"x12" (6) #4	BAR# 9" 0" C/W	21,600 lb
F54	54" 54"x12" (6) #4	BAR# 9" 0" C/W	27,337 lb
F60	60" 60"x12" (7) #4	BAR# 9" 0" C/W	33,750 lb

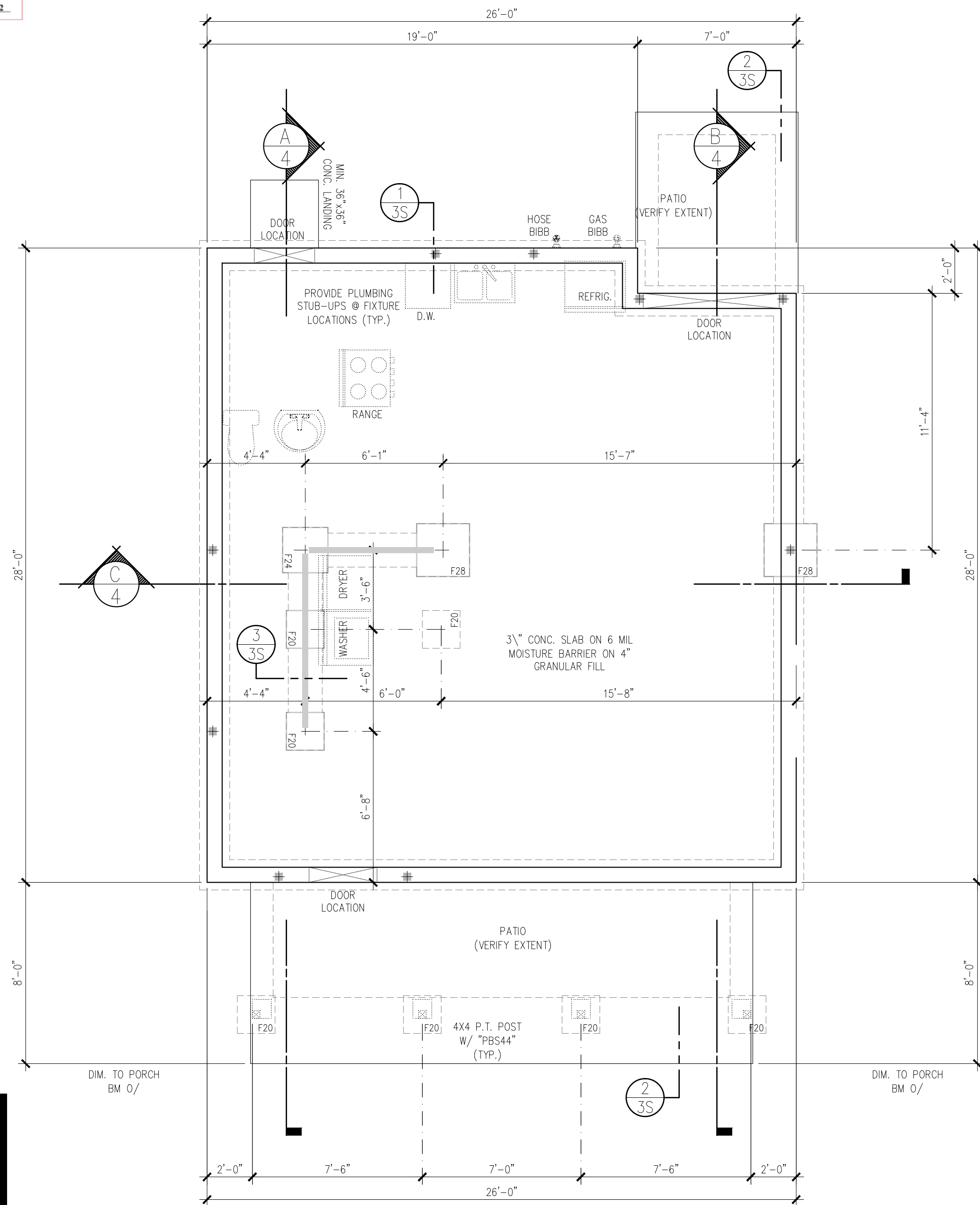
ASSUMED MIN. 4.4 #2 D.F. COLUMN (U.N.O. — SEE PLANS)

\*\*\* 1/2" 1/2" PSL COLUMN FOR MAX. BR'G. (OR 6x6 TO REPLACE)

\*\*\* 1/2" 1/2" PSL COLUMN FOR MAX. BR'G.

(SEE POST-CONN. DETAIL)

SIP 8 P.I., 1,500 PSF

SLAB-ON-GRADE  
FOUNDATION PLAN

SCALE :  $1/4" = 1'-0"$

IF LATERAL ENGINEERING IS REQUIRED, REFER TO  
ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS