

DATE: MARCH 22, 2023

TO: MAYOR ANDRE DICKENS, City of Atlanta  
ATTN TO: KEYETTA HOLMES, PLANNING AND DEVELOPMENT DIRECTOR, 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:** 2208 Spink Street MRPA RC-23-03A

**Submitting Local Government:** City of Atlanta

**Date Opened:** March 6, 2023

**Date Closed:** March 22, 2023

**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 other comments were received.

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
CITY OF SMYRNA

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
COBB COUNTY

CHATTAHOOCHEE RIVERKEEPER  
CITY OF ATLANTA  
HISTORIC RIVERLINE

For questions, please contact 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>.

**RECEIVED**

DATE: JANUARY 25, 2023

# 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): Stoney River Construction S.E. Inc.  
 Mailing Address: PO Box 2507  
 City: Decatur State: GA Zip: 30031  
 Contact Phone Numbers (w/Area Code):  
 Daytime Phone: 770 616 1356 Fax: N/A  
 Other Numbers: Bdb@stoneyriverhomes.com
  
3. Applicant(s) or Applicant's Agent(s):
 

Name(s): Bob Annison Robert  
 Mailing Address: 702 Highland Ave NE  
 City: Atlanta State: GA Zip: 30312  
 Contact Phone Numbers (w/Area Code):  
 Daytime Phone: 770 616 1356 Fax: N/A  
 Other Numbers: Bdb@stoneyriverhomes.com
  
4. Proposed Land or Water Use:
 

Name of Development: 2208 Spink St NW Atlanta GA 30318  
 Description of Proposed Use: Construct new single family dwelling
  
5. Property Description (Attach Legal Description and Vicinity Map):
 

Land Lot(s), District, Section, County: 66-253 D-17th - Fulton County  
 Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
LA 13 / 2208 Spink St NW Atlanta GA 30318 / 662.8' to Bennett Ave  
 Size of Development (Use as Applicable):  
 Acres: Inside Corridor: .255  
 Outside Corridor: \_\_\_\_\_  
 Total: \_\_\_\_\_  
 Lots: Inside Corridor: 1  
 Outside Corridor: \_\_\_\_\_  
 Total: \_\_\_\_\_  
 Units: Inside Corridor: 1  
 Outside Corridor: \_\_\_\_\_  
 Total: \_\_\_\_\_  
 Other Size Descriptor (i.e., Length and Width of Easement):  
 Inside Corridor: \_\_\_\_\_  
 Outside Corridor: \_\_\_\_\_  
 Total: \_\_\_\_\_

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DATE: JANUARY 25, 2023

**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 Yes City of Atlanta

**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)_____
<b>C</b>	<u>11125.82</u>	<u>7231.47</u>	<u>2909.28</u>	(70) <u>65</u>	(45) <u>26</u>
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
<b>Total:</b>	_____	_____	_____	N/A	N/A

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

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

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

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

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

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

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

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

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

**FOR ALL APPLICATIONS:**

☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries). *Attached legal description - plus see surveyed boundaries on site plan*

☒ 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. *All currently grass as noted except under trees at rear of lot*

☒ Proposed grading plan.

☒ Certified as-builts of all existing land disturbance and impervious surfaces. *(See final plat attached)*

☒ Approved erosion control plan.

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

*See site plan*

☒ 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.

N/A 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)

 Robert O'Connell for Stone River  
 Cary S. Lovvysta Construction  
 1/17/23 S.E. Inc.  
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:

 1/17/23  
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 2/13/2023  
Signature of Chief Elected Official or Official's Designee Date

**MRPA-23-003**



**RECEIVED**

DATE: JANUARY 25, 2023

**"Exhibit A"**

All that tract or parcel of land lying and being in Fulton County, Georgia and being in land lot 253 of the 17<sup>th</sup> district of Fulton County, Georgia and being more particularly described as follows:

To find the true point of beginning, proceed to a ½ inch rebar found on the south westerly right of way of Spink Street a distance of 612 feet south easterly from the south easterly right of way of Bernard Road, thence run south 20 degrees 45 minutes 46 seconds east 50.80 feet to a 5/8 inch capped rebar set; from said point of beginning, thence run south 20 degrees 45 minutes 46 seconds east 50.80 feet to a 1/2 inch rebar found; thence run south 65 degrees 53 minutes 14 seconds west 239.75 feet to a 1 inch open top pipe found; thence run north 46 degrees 20 minutes 57 seconds west 41.40 feet to 5/8 inch capped rebar set; then run north 63 degrees 08 minutes 21 seconds east 258.67 feet to a 5/8 inch capped rebar set and the point of beginning. Being designated as Lot 2 on Survey prepared by Mitch Lowery, Registered Georgia Land surveyor No. 3109 of Lowery & Associates Land Surveying, LLC for Phyllis D. Parkey dated June 9, 2021.

Address (for information only): 2208 Spink St, NW, Atlanta, GA 30318

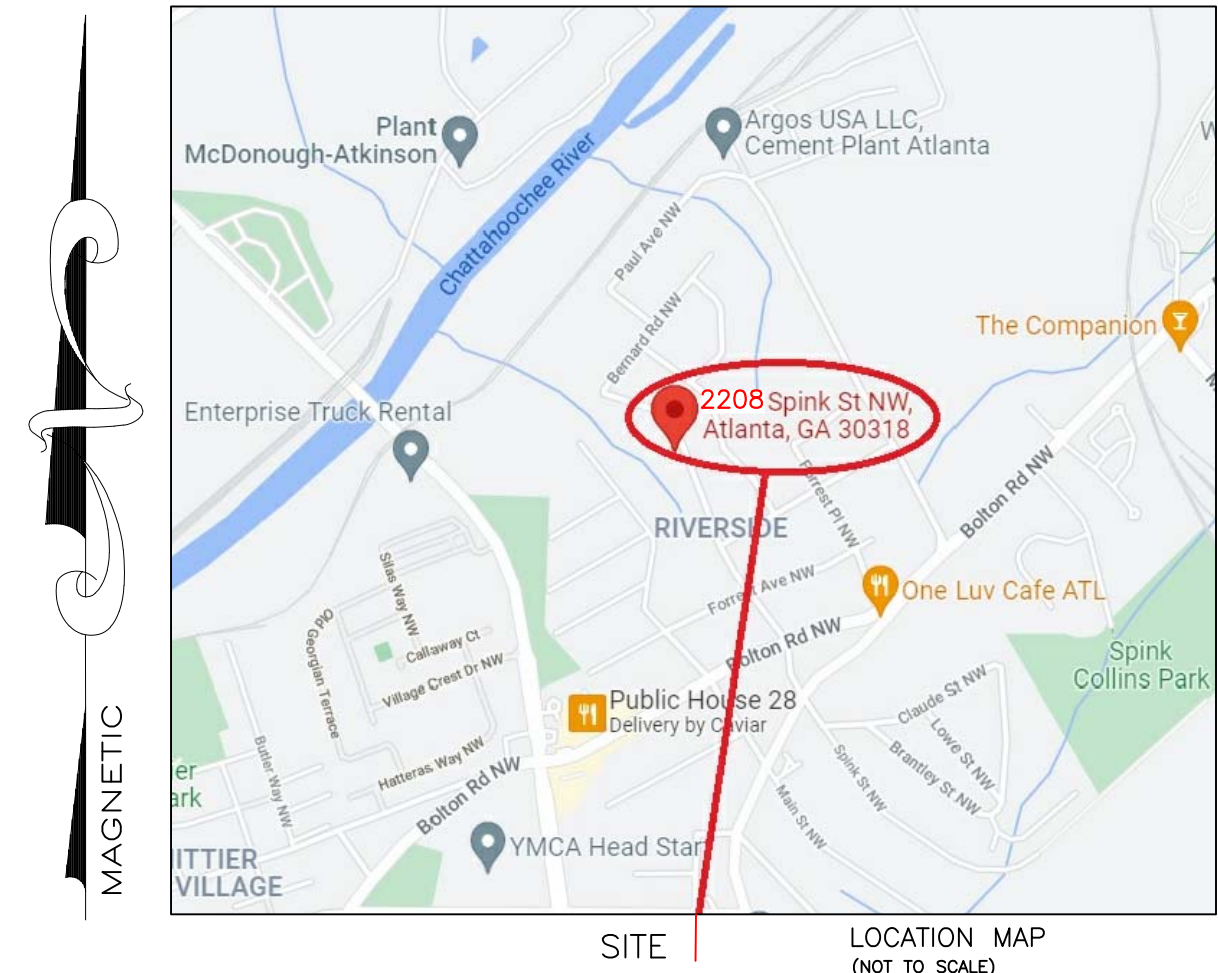
And

All that tract or parcel of land lying and being in Fulton County, Georgia and being in land lot 253 of the 17<sup>th</sup> district of Fulton County, Georgia and being more particularly described as follows:

To find the true point of beginning, proceed to a ½ inch rebar found on the south westerly right of way of Spink Street a distance of 612 feet south easterly from the south easterly right of way of Bernard Road; from said point of beginning, thence run south 20 degrees 45 minutes 46 seconds east 50.80 feet to a 5/8 inch capped rebar set; thence run south 63 degrees 08 minutes 21 seconds west 258.67 feet to a 5/8 inch capped rebar set; thence run north 46 degrees 20 minutes 57 seconds west 41.40 feet to a point; then run north 60 degrees 46 minutes 21 seconds East 274.83 feet to a ½ inch rebar and the point of beginning.

Being designated as Lot 1 on Survey prepared by Mitch Lowery, Registered Georgia Land surveyor No. 3109 of Lowery & Associates Land Surveying, LLC for Phyllis D. Parkey dated June 9, 2021.

Address (for information only): 2212 Spink St, NW, Atlanta, GA 30318



### FLOOD HAZARD STATEMENT:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL. MAP ID 13121C0228E EFFECTIVE DATE: 09/18/2013. ZONE: X WATERS OF THE STATE DO EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

1. LAND DISTURBANCE PROHIBITED WITHIN IRF LIMITS. LOCATE AND STAKE IRF LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. LAND DISTURBANCE PROHIBITED WITHIN STREAM BUFFER LIMITS. LOCATE AND STAKE BUFFER LIMITS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOOD PLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THAT STRUCTURE INCLUDING THE BASEMENT FLOOR OR CRAWL SPACE AREAS SHALL BE NOT LESS THAN THREE (3) FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATION.

### GENERAL NOTES (SITE PLAN):

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OR EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION & SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLANS SHALL BE IMPLEMENTED AS NECESSARY.
3. DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. SILT FENCE SHALL BE "TYPE-S" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

### GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 75,000.0. FIELD, AN ANGULAR ERROR OF 0.7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000.4 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT/SURVEY.
2. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
3. SURVEY LAND EXPRESS, INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM DRAINS, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITY ABOVE OR BELOW GROUND.
4. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY; RECORDED OR UNRECORDED; PUBLIC OR PRIVATE.
5. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY LAND EXPRESS, INC. FOR USE OF THIS SURVEY FOR ANY PURPOSES INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
6. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
7. THIS SURVEY/PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
8. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES, AND THE CONSTRUCTOR MUST VERIFY DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
9. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTEND OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
11. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PRIOR WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
12. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROCESS.

### PROPERTY IS ZONED R-4A CITY OF ATLANTA

#### BUILDING SETBACKS:

FRONT: 30'  
SIDE: 7'  
REAR: 15'

MAXIMUM LOT COVERAGE: 55%  
MAXIMUM BUILDING HEIGHT: 35'

#### ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

### DISTURBED AREA STABILIZATION

ANTICIPATED STARTING DATE: 03/01/2023  
ANTICIPATED COMPLETION DATE: 09/15/2023  
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

#### DIRT STATEMENT

TOTAL OF GROSS CUBIC YARDS OF CUT: 40  
TOTAL OF GROSS CUBIC YARDS OF FILL: 40  
EXCESS OF SOIL TO BE HAULED OFF.

#### \* LEGEND \*

APD	AS PER DEED	IV	IRRIGATION VALVE
AE	ACCESS EASEMENT	JB	JUNCTION BOX
APF	AS PER FIELD	ULL	LAND LOT LINE
AI	ANGLE IRON FOUND	WM	MAGNETIC READING IP
APP	AS PER PLAT	MGN	MAGNOLIA TREE
APR	AS PER RECORD	MTF	METAL FENCE
BLK	BACK OF CURB	NH	NOISE HEDGING
BLOCK	BLOCK	OTF	OPEN TOP PIPE FOUND
BLS	BUILDING LINE SETBACK	OW	OWNERSHIP UNCLEAR
BRK	BRICK	P	PORCH
CB	CABLE BOX	PC	PROPERTY CORNER
CBX	CATCH BASIN	PL	PROPERTY LINE
CL	CENTER LINE	PN	PINE TREE
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
C.O.A.	CITY OF ATLANTA	PW	POWER LINE
CP	CAN SEWER CLEANOUT	PLAT	PLAT
CE	CALCULATED POINT	R	RECORD
CPT	CARPOT	RBF	REINFORCING BAR FOUND
CTP	CRIMP TOP PIPE FOUND	RBS	REINFORCING BAR SET
DE	DEBRIDGE EASEMENT	RCP	REINFORCED CONC. PIPE
DI	DRAINAGE INLET	R/W	RIGHT-OF-WAY
DI	ELECTRIC POWER BOX	SSL	SANITARY SEWER LINE
EM	ELECTRIC METER	SSE	SANITARY SEWER EASEMENT
EP	EDGE OF PAVEMENT	SW	SEWERED PORCH
F	FENCE POST	TB	TOP OF BANK
FC	FENCE CORNER	UD	UTILITY EASEMENT
FH	FIRE HYDRANT	UE	WOOD
FR	FRAME	W	WATER METER
GL	GAS LINE	WDK	WOOD DECK
GL	GAS METER	W	WATER LINE
GV	GAS VALVE	WM	WATER METER
GW	GUY WIRE	WRF	WIRE FENCE
HW	HARDWOOD TREE	WW	WATER VALVE
IPF	IRON PIN FOUND	WE	WET WEATHER
IPS	IRON PIN SET	WI	WIRE INLET
IR	IRON ROD FOUND	Y	YARD INLET

#### \* SYMBOLS \*

■	ELECTRIC PANEL/METER
□	WATER METER
□	AIR CONDITIONER
□	GAS METER
□	JUNCTION BOX
□	SANITARY SEWER MANHOLE
□	STORM MANHOLE
□	TRAFFIC/INFO SIGN
○	GAS MARKER
○	LAMP POST
○	METAL POST
○	WATER VALVE
■	HEADWALL
■	STAIRS
■	DRAINAGE INLET
○	FIRE HYDRANT

#### \* LINE INDICATORS \*

—	INDICATES SANITARY SEWER LINE
—	INDICATES POWER LINE
—	INDICATES WATER LINE
—	INDICATES GAS LINE
—	INDICATES FENCE LINE
—	INDICATES DRAINAGE LINE
Y	INDICATES STAIRS

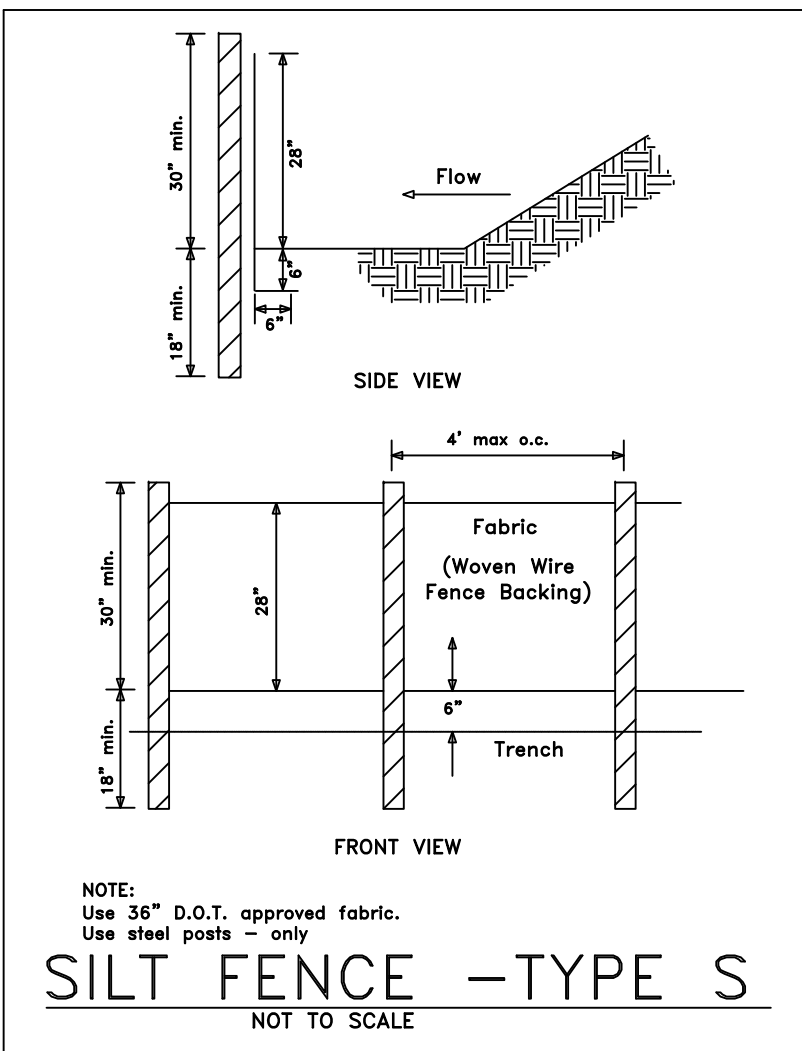
ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BENCHMARK: FULTON COUNTY #9856, ELEVATION = 1066.979 FEET

### SPECIAL SITE PLAN NOTES:

1. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATION 1983 EDITION AND BE WIRE REINFORCED.
2. MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
3. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTOR.
4. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA STANDARDS. NO ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
6. ALL GRADED SLOPES TO BE 2H : 1V OR GREATER. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
7. ENGINEER DESIGN AND SUBMITTAL REQUIRED FOR ALL THE RETAINING WALLS GREATER THAN 4 FEET IN HEIGHTS.
8. GRADE TO DRAIN AWAY FROM FOUNDATION.
9. WATERS OF THE STATE DO EXIST WITHIN 200 FEET OF PROJECT SITE.
10. LOCATION OF DUMPSTER AND/OR SANITARY SEWER CANNOT BE LOCATED IN THE RIGHT OF WAY OR TREE SAVE AREA.
11. THREE WORKING DAYS BEFORE YOU DIG, CALL UTILITIES PROTECTION CENTER, INC. @ 1-800-282-7411 -IT'S THE LAW.
12. HAUL ROUTE PERMIT IS NOT REQUIRED.
13. LAND DISTURBANCE WITHIN RIGHT-OF-WAY AREA IS PROHIBITED.
14. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY ON JULY 23, 2021.

### SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. RECONSTRUCTION AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



### Sd1-S SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION.

### EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

### TREE PRESERVATION PROTOCOLS:

ARBORIST REQUIREMENT FOR REMOVING A DRIVEWAY WITHIN CRZ OF TREES

1. DO NOT REMOVE PAVEMENT UNTIL IT IS REPLACED WITH MULCH.
2. USE HAND MACHINERY TO REMOVE PAVEMENT IE. JACK HAMMER
3. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ
4. REMOVE STONE BASE BY HAND (NO MACHINERY)
5. REPLACE WITH 2" TOPSOIL AND 4" HARDWOOD MULCH.
6. IMMEDIATELY RESET TPF INCREASING TREE SAVE IN THIS AREA.

ARBORIST REQUIREMENT FOR "IN-KIND" REPLACEMENT OF EXISTING DRIVEWAY WITHIN THE CRZ OF EXISTING TREES

1. DO NOT REMOVE PAVEMENT UNTIL IT IS TO BE REPLACED.
2. USE HAND MACHINERY TO REMOVE PAVEMENT IE. JACK HAMMER
3. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ
4. LEVEL USING 57 STONE - DO NOT COMPACT SOIL.
5. LAY 6 MIL PLASTIC SHEET BEFORE POURING CONCRETE.

### SITE PLAN DISCLAIMER TO BUILDER:

SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR THE DISTRIBUTION OF THE MOST RECENT AND ACCURATE PLAN INFORMATION FROM THE BUILDER REQUESTING OR USING THE CONSTRUCTION SITE PLAN. IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE SUCH INFORMATION TO THE SURVEYOR PRIOR TO DRAFTING A CONSTRUCTION SITE PLAN.

BUILDER IS REQUIRED TO CHECK AND CONFIRM WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATED THE BUILDING FLOOR PLANS REGARDING ANY CHANGES, ALTERATIONS, AND/OR REVISIONS TO THE BUILDING FLOOR PLANS ONCE THEY ARE SUPPLIED TO THE SURVEYOR AND THROUGHOUT THE PERMITTING AND CONSTRUCTION PROCESS.

BUILDER IS REQUIRED TO CONSULT WITH THE ARCHITECT AND/OR OTHER DESIGN PROFESSIONAL(S) USED IN CREATING THE FLOOR PLANS REGARDING ALL PROPOSED DESIGN ELEMENTS, INCLUDING BUT NOT LIMITED TO: FINISHED FLOOR ELEVATIONS; NUMBER OF FLOOR LEVELS; PROPOSED GRADING; RETAINING WALLS; MATERIAL TYPES; ALL IMPERVIOUS ACCESSORY SURFACES ADJACENT TO THE BUILDING; ALL DESIGN ELEMENTS THROUGHOUT THE PROJECT SITE. IT IS CRITICAL THAT THIS DUE DILIGENCE BY THE BUILDER BE DONE BY COMPARING ALL DESIGN ELEMENTS TO ANY 3D RENDERINGS AND/OR SIDE ELEVATIONS PROFILES CREATED BY THE ARCHITECT AND/OR OTHER PROFESSIONAL(S) PRIOR TO SUPPLYING TO THE SURVEYOR.

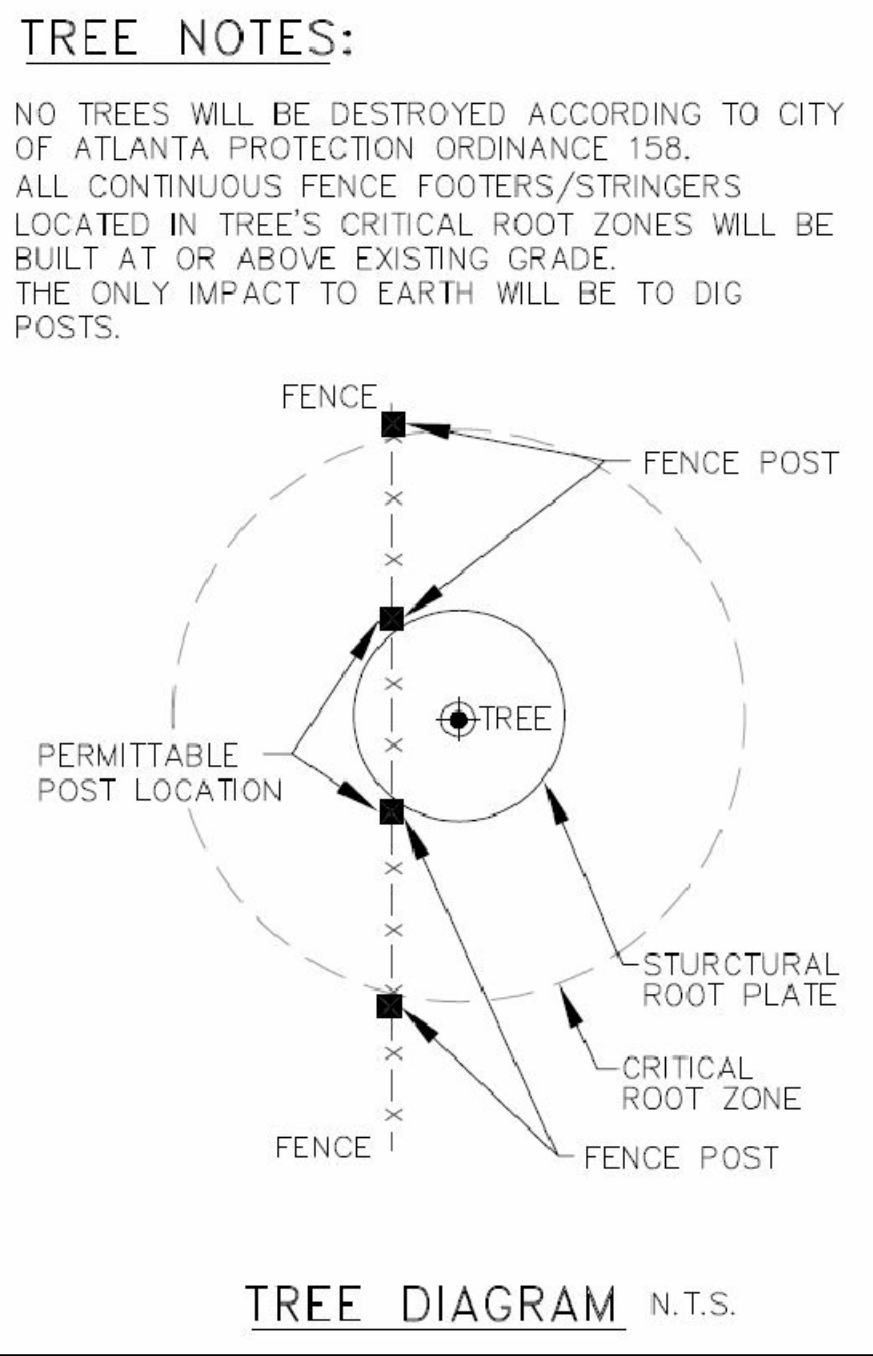
IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE INFORMATION ON THE SITE PLAN IS TRUE AND CORRECT PRIOR TO SUBMITTING THE SITE PLAN FOR PERMITTING AND PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY DELAY THROUGHOUT THE PROJECT SCHEDULE DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

SURVEY LAND EXPRESS, INC. CANNOT BE HELD LIABLE FOR ANY UNDESIRABLE AND/OR ERRONEOUS CONSTRUCTION ONCE THE SITE PLAN IS RELEASED AND/OR IMPROVEMENTS ARE STAKED PER SAID SITE PLAN DUE TO FAILURE BY THE BUILDER TO MEET ANY ONE OF THE ABOVE REQUIREMENTS.

NAME, ADDRESS, AND PHONE NUMBER OF OWNER:  
STONEY RIVER CONSTRUCTION  
PO BOX 2507  
DECATUR, GA 30031  
24-HRS CONTACT: CARY LIVINGSTON  
TELEPHONE: 770-527-2598

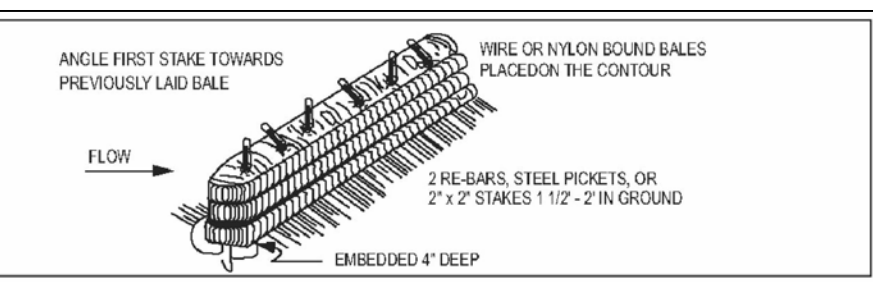
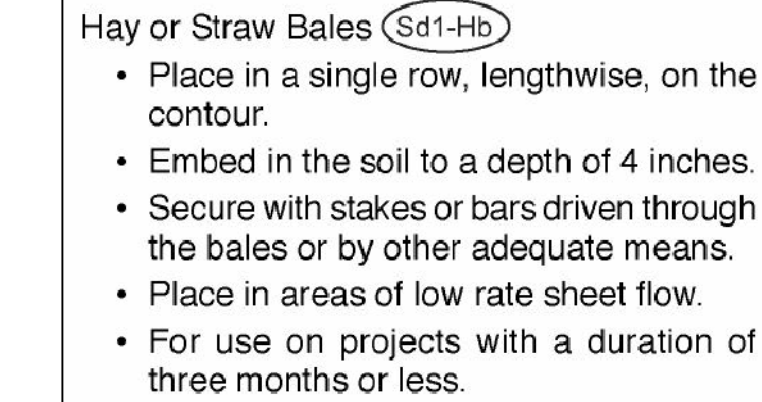
NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:  
STONEY RIVER CONSTRUCTION  
PO BOX 2507  
DECATUR, GA 30031  
24-HRS CONTACT: CARY LIVINGSTON  
TELEPHONE: 770-527-2598



### SILT FENCE HAND DUG IN CRZ

### TREE PROTECTION: (Tr)

1. ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE FINAL LANDSCAPING IS INSTALLED.
2. NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
3. KEEP OUT SIGN.



Co	CONSTRUCTION ENTRANCE/EXIT
Sd1-S	INDICATES Sd1 TYPE S SILT FENCE
Sd1-Hb	INDICATES Sd1 TYPE Hb (HAYBALES)
Tr	INDICATES TREE PROTECTION FENCE
Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

GSWCC  
EUGENE A STEPANOV  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000865549  
ISSUED:01/27/2021 EXPIRES:01/27/2024

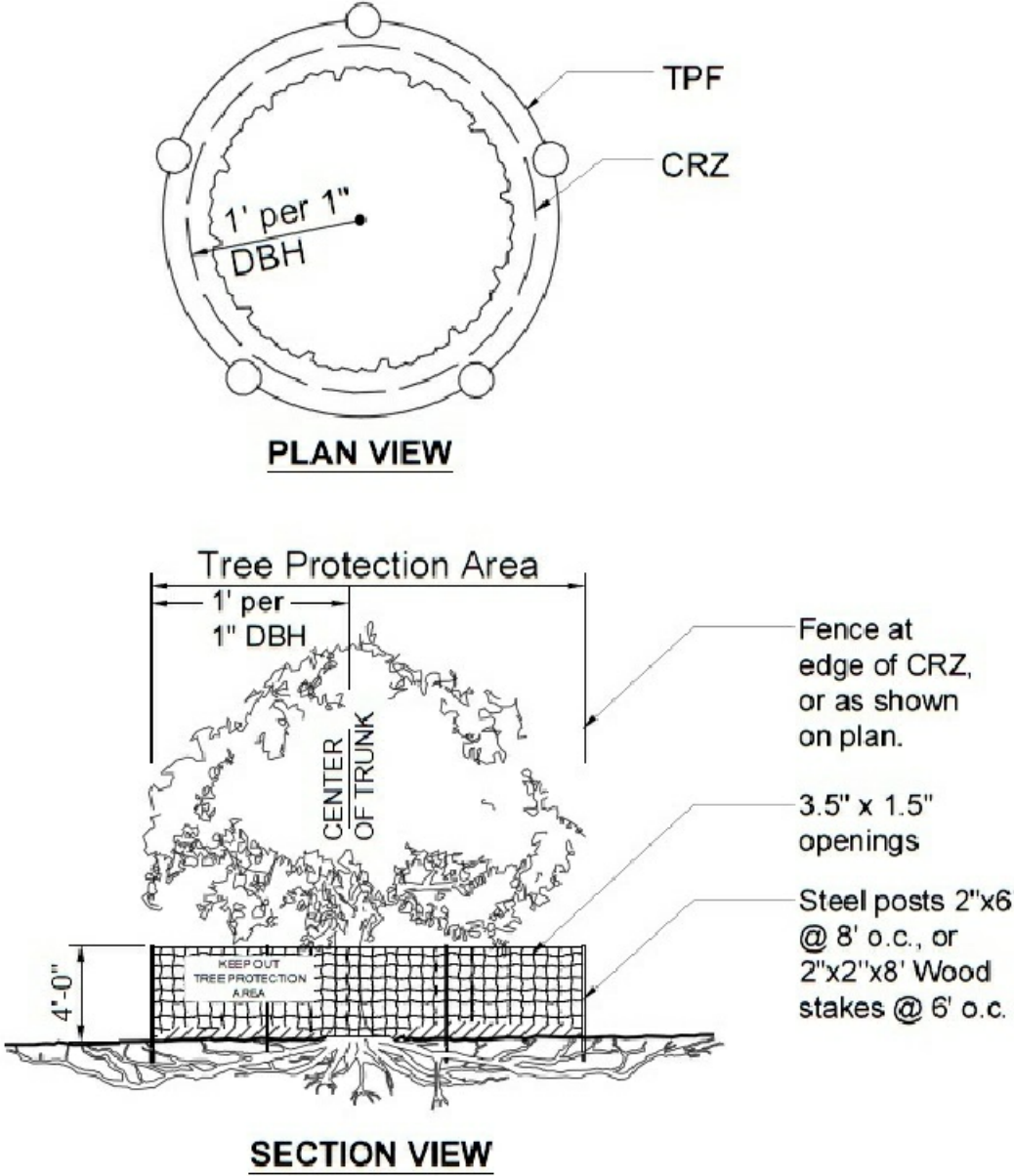


### RELEASED FOR CONSTRUCTION

LOT 14 BLOCK  
HOLBROOK SUBDIVISION UNIT  
LAND LOT 253 17TH DISTRICT SECTION  
FULTON COUNTY, GEORGIA DB.49410/PG.470 PB./PG.  
FIELD WORK DATE JULY 23, 2021 PRINTED/SIGNED JULY 12, 2022  
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 24" x 36"  
AM COORD #20220057 DWG #20220057  
24 LENCH POINTS ATLANTA, GA 30354  
TEL 404-861-0841  
TEL 404-293-5747  
INFO@SURVEYLANDPRESS.COM

### COVER SHEET & NOTES

SITE PLAN PREPARED FOR: SHEET 1 OF 3  
BOB GUNNISON  
PROPERTY ADDRESS:  
2208 SPINK STREET NW  
ATLANTA, GA 30318  
SURVEY LAND EXPRESS, INC.  
LAND SURVEYING SERVICES  
IS AN OFFICE OF THE SURVEYOR GENERAL OF THE STATE OF GEORGIA AND HAS BEEN REGISTERED AS A COMPANY WITH THE GEORGIA PROFESSIONAL REGISTRATION BOARD



1. No construction activity w/in CRZ, including no storing or stacking materials. Under no circumstances should the fence be trampled in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

City of Atlanta	STANDARD DETAILS	REV. DATE:
	TREE PROTECTION-ORANGE PLASTIC FENCE	ORIG. DATE: JUNE 2017
		SCALE: N.T.S.
		DETAIL NO. A-3

### Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION  
APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS  
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS BOX COVER OR GREATER OF THE CRZ. MULCHING SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND BOX COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS  
MULCHING WITHOUT SEEDING  
THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION  
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.  
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS Dikes, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.  
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS  
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:  
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.  
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.  
3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1,200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).  
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPOILS OF SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

ANCHORING MULCH  
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.  
1. DRY STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD NOT BE SMOOTH BUT PRESS IN WITH A 1/2" RADIUS. LEAKS OF 1/2" OR MORE IN DIAMETER SHOULD BE PATCHED WITH A 1/2" RADIUS. THE DISK SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKFERS AND ENDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT, PLEASE REFER TO SPECIFICATION 15 - TACKFERS AND ENDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD MULCH. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD CHIPS.  
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

### Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDEZA	0.9 POUND	40 lbs.	1/15-3/15
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDAGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP MILLET	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

\*ANNUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.  
\*\*SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

### Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTPEDE	BLOCK SOD	BLOCK SOD	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

\*ANNUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.  
\*\*SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

OLD HOUSE  
FFE MAIN 831.77

SSMH1  
TOP=861.59  
INV IN=852.99  
INV OUT=852.89

SSMH2  
TOP=832.51  
INV IN=820.01  
INV OUT=819.81

SSMH3  
TOP=827.57  
INV IN=815.87  
INV OUT=815.77

WATERS OF THE STATE DO  
EXIST WITHIN 200' OF THE  
PROJECT SITE

THE PLACEMENT OF DUMPSTERS AND THE  
PARKING OF AUTOMOBILES IS PROHIBITED IN  
THE RIGHT-OF-WAY.

NO IMPACT TO TREE CRZs UNLESS EXPLICITLY STATED

SILT FENCE HAND DUG IN CRZ

NO RETAINING WALLS PROPOSED

ATLANTA REGIONAL COMMISSION:

\* VULNERABILITY CATEGORY - C

\* REFER TO FINAL PLAT FOR THE AS BUILT FOR  
ALL EXISTING LAND DISTURBANCE AND IMPERVIOUS  
AREAS. SD 21 - 017

INDICATES PROPOSED CONTOURS

INDICATES EXISTING CONTOURS

NO GRADED SLOPES  
SHALL EXCEED 2H:1V

BMP W.Q. DEVICE

NEW DOWNSPOUT  
COLLECTORS (TYP) AS  
NEEDED TO DIRECT ROOF  
RUNOFF TO RAIN GARDEN

DS  
SW.2



MRPA-22-03

EROSION CONTROL LEGEND			
Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

TREE SAVE STATUS:

X INDICATES TREE  
TO BE REMOVED

TREE PROTECTION: (Tr)

- ALL THE SAVE FENCING TO BE INSTALLED PRIOR TO THE  
START OF LAND DISTURBANCE AND MAINTAINED UNTIL THE  
FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER ACTIVITIES ARE TO  
OCCUR WITHIN TREE PROTECTION AREAS.
- KEEP OUT SIGN.

(Co)	CONSTRUCTION ENTRANCE/EXIT
(Sd1-S)	INDICATES Sd1 TYPE S SILT FENCE
(Sd1-Hb)	INDICATES Sd1 TYPE Hb HAYBALES
(Tr)	INDICATES TREE PROTECTION FENCE
Ds1	DISTURBED AREA STABILIZATION (WITH MULCH)
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY VEGETATION)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)

STANDARD RECOMPENSE

R=\$100(NREM - NREP) + \$30 (TDBHREM - TCIREP)

R=\$100 ( 2 - 2 ) + \$30 ( 26" - 5"

R=\$100 ( 0 ) + \$30 ( 21" )

R = \$ 0 + \$ 630

R = \$ 630.00

TREE PLAN

TREE LIST	REMOVED TREES
DBH 6"HW	DBH 6"HW
DBH 7"HW	DBH 20"HW
DBH 8"HW x2	
DBH 9"HW	
DBH 11"HW	
DBH 12"HW	
DBH 19"HW	
DBH 31"PN	
DBH 34"HW	

NEW TREES

2 x New 2.5"  
Shumard Oak

PRESERVED DBH INCHES= 145"  
REMOVED DBH INCHES= 26"  
REPLACEMENT TREES= 5"  
TOTAL DBH INCHES= 150"

0.249 AC x 120 INCHES/ACRE = 30 INCHES  
REQUIRED FOR PRESERVATION.

TOTAL LAND AREA  
11125.82 SF / 0.255 AC

ALLOWABLE IMPERVIOUS FOR R4-A  
6119.20 SF / 0.140 AC / 55%

PROPOSED LOT IMPERVIOUS AREA  
2909.28 SF / 0.067 AC / 26.1%

DISTURBED AREA  
7231.47 SF / 0.166 AC

FLOOR AREA RATIO  
1ST FLOOR 1514 SF  
2ND FLOOR 1864 SF  
TOTAL 3378 SF

MRPA:

VULNERABILITY CATEGORY - C  
MAXIMUM ALLOWABLE IMPERVIOUS AREA - 45%  
PROPOSED IMPERVIOUS AREA - 26.1%  
MAXIMUM ALLOWABLE DISTURBED AREA - 70%  
PROPOSED DISTURBED AREA - 64.9%

TREE PRESERVATION PROTOCOLS:

ARBORIST REQUIREMENT FOR REMOVING A DRIVEWAY WITHIN CRZ OF TREES

- DO NOT REMOVE PAVEMENT UNTIL IT IS REPLACED WITH MULCH.
- USE HAND MACHINERY TO REMOVE PAVEMENT IE. JACK HAMMER
- NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ
- REMOVE STONE BASE BY HAND (NO MACHINERY)
- REPLACE WITH 2" TOPSOIL AND 4" HARDWOOD MULCH.
- IMMEDIATELY RESET TPF INCREASING TREE SAVE IN THIS AREA.

ARBORIST REQUIREMENT FOR "IN-KIND" REPLACEMENT OF EXISTING DRIVEWAY WITHIN  
THE CRZ OF EXISTING TREES

- DO NOT REMOVE PAVEMENT UNTIL IT IS TO BE REPLACED.
- USE HAND MACHINERY TO REMOVE PAVEMENT IE. JACK HAMMER
- NO CUT OR FILL OF EARTH ALLOWED WITHIN THE CRZ
- LEVEL USING 57 STONE -DO NOT COMPACT SOIL.
- LAY 6 MIL PLASTIC SHEET BEFORE POURING CONCRETE.



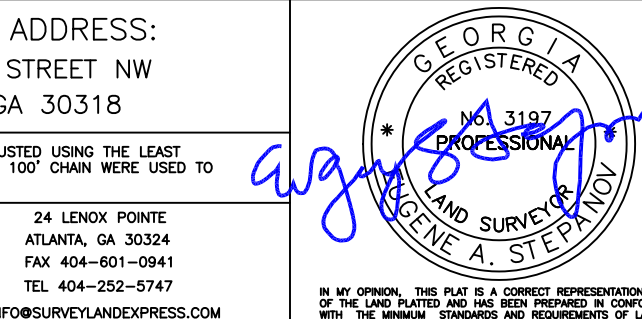
IF YOU DIG GEORGIA...  
CALL US FIRST  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UTILITY PROTECTION CENTER  
IT'S THE LAW

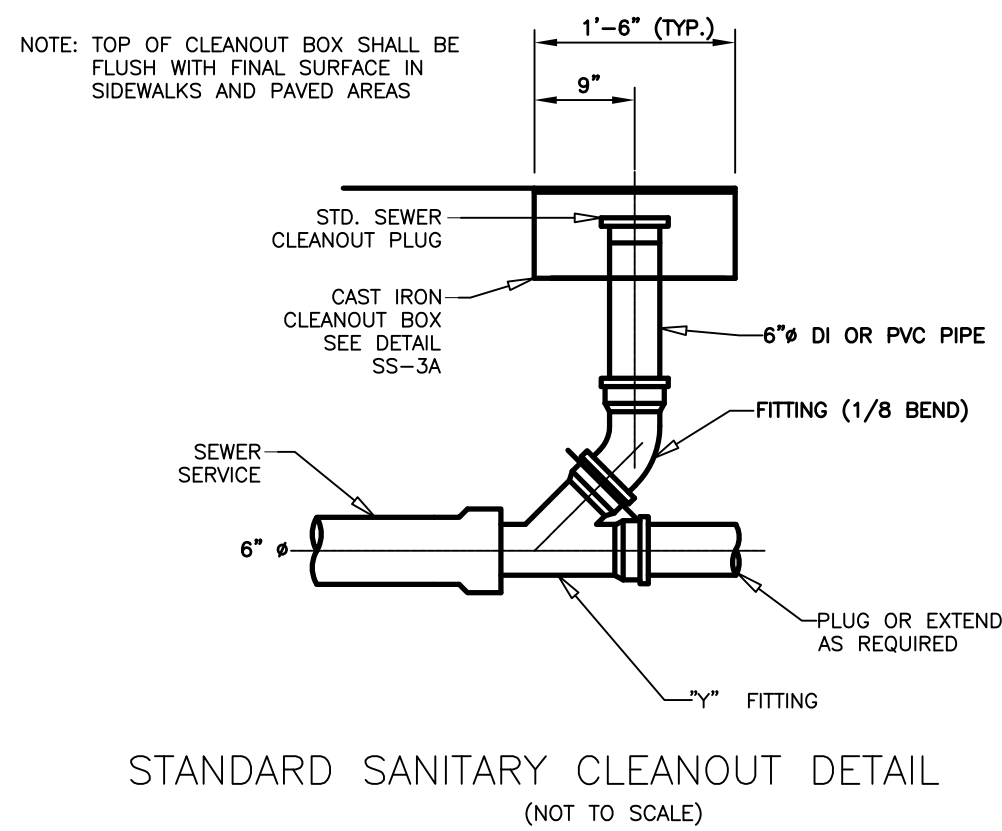
OTHER REFERENCES:

-DB.1371/PG.576 (LOT13)  
-DB.1820/PG.269 (LOT14)  
-PB.6/PG.132

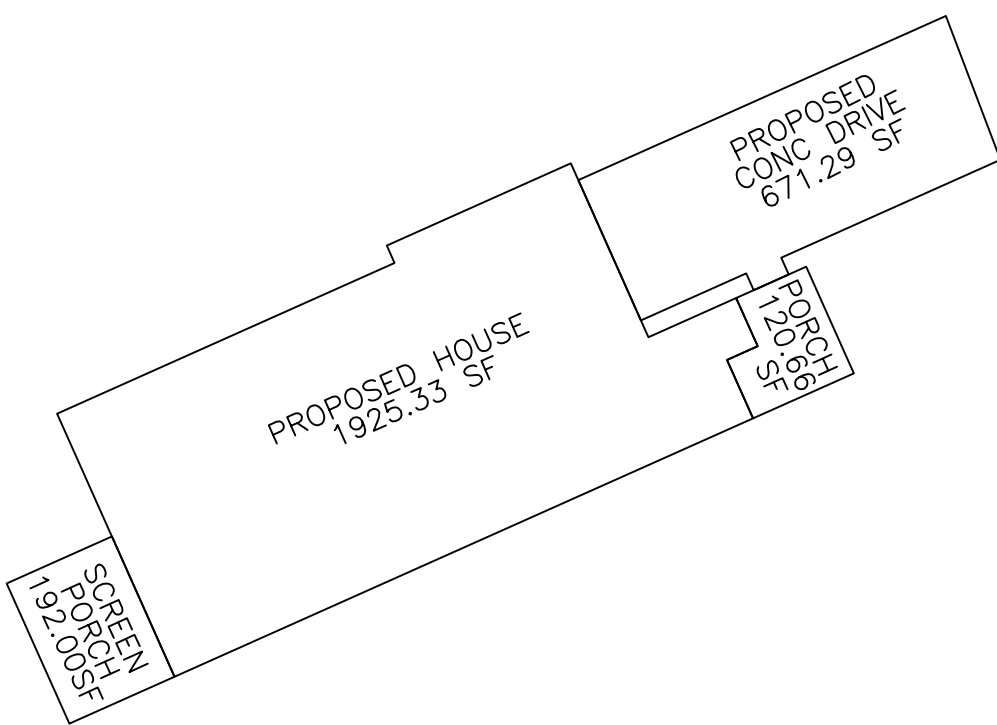
LOT 14	BLOCK	SITE PLAN PREPARED FOR:	SHEET 2 OF 3
HOLBROOK SUBDIVISION	UNIT	BOB GUNNISON	
LAND LOT 253	17TH DISTRICT	PROPERTY ADDRESS:	
FULTON COUNTY, GEORGIA	SECTION	2208 SPINK STREET NW	
FIELD WORK DATE JULY 23, 2021	DB.49410/PG.470	ATLANTA, GA 30318	
PRINTED/SIGNED JULY 12, 2022	PB./PG.		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		
AM	COORD #20220057		
DWG #20220057			

SURVEY LAND EXPRESS, INC  
LAND SURVEYING SERVICES





PROPOSED COVERAGE AREA DETAILS  
TOTAL: 2909.28 SF

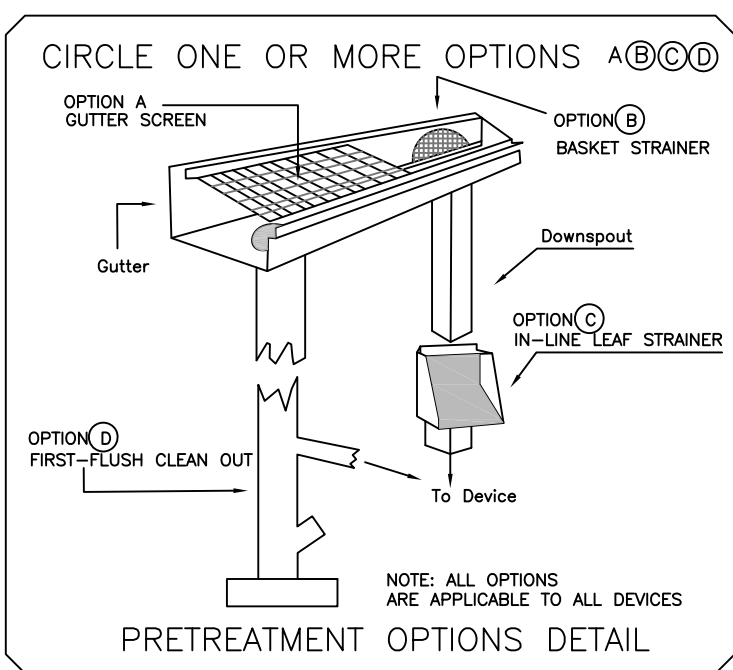


#### MAINTENANCE SCHEDULE FOR RAIN GARDENS:

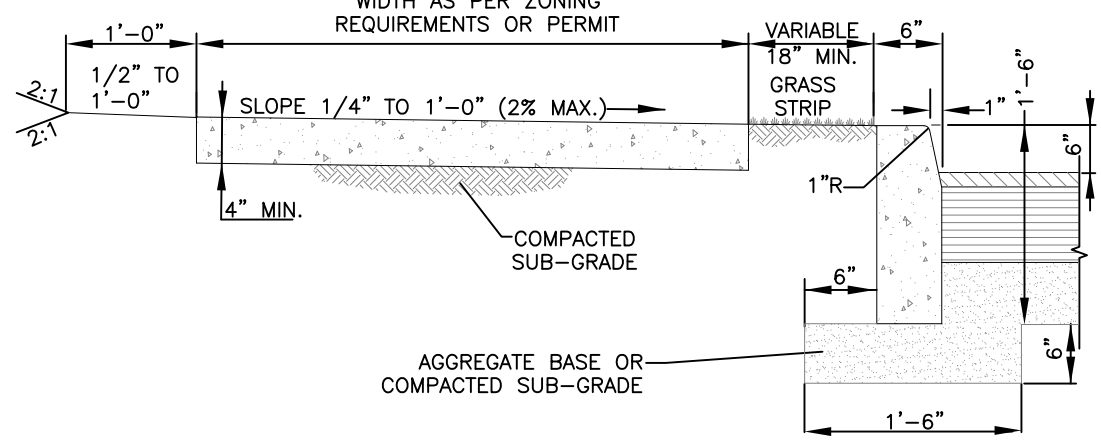
1. IRRIGATE VEGETATION AS NEEDED (IN FIRST SEASON).
2. REMOVE WEEDS (AS THEY APPEAR).
3. REPLACE UNSUCCESSFUL PLANTINGS (UPON FAILURES).
4. REPLENISH MULCH (SEASONALLY).
5. REPAIR ERODED AREAS (AS NEEDED).
6. RAKE CLOGGED SURFACE TO RESTORE INFILTRATION (MONTHLY).
7. VISUALLY INSPECT RAIN GARDEN (WEEKLY).
8. MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES. IF RAIN GARDEN DOES NOT, AN UNDERDRAIN MAY BE NECESSARY.

BMP W.Q. DEVICE

NEW DOWNSPOUT COLLECTORS (TYP) AS NEEDED TO DIRECT ROOF RUNOFF TO RAIN GARDEN



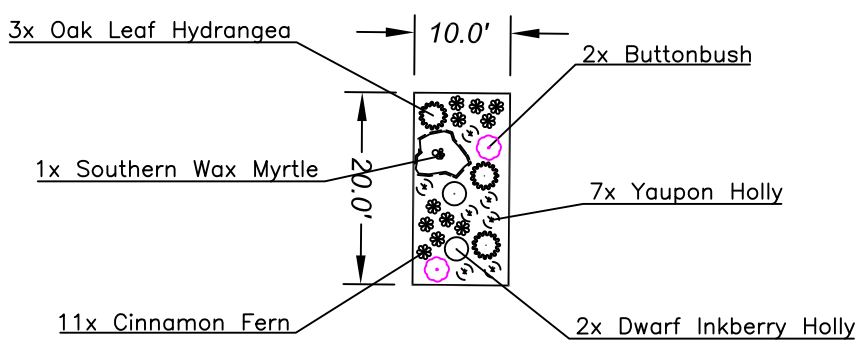
#### CONCRETE SIDEWALK AND CONCRETE HEADER CURB



- NOTES:
1. SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET.
  2. CONCRETE SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH.
  3. EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDEWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A DRIVEWAY APRON AND NOT MORE THAN 100 FEET APART.
  4. PREFORMED BITUMINOUS MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.
  5. ALL CONCRETE WORK SHALL BE PER CITY OF ATLANTA STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  6. NEITHER WIRE MESH NOR REBAR CAN BE USED IN THE R/W

#### GREEN INFRASTRUCTURE PLAN

(200 SF TOTAL REQUIRED)  
200 SF PROPOSED

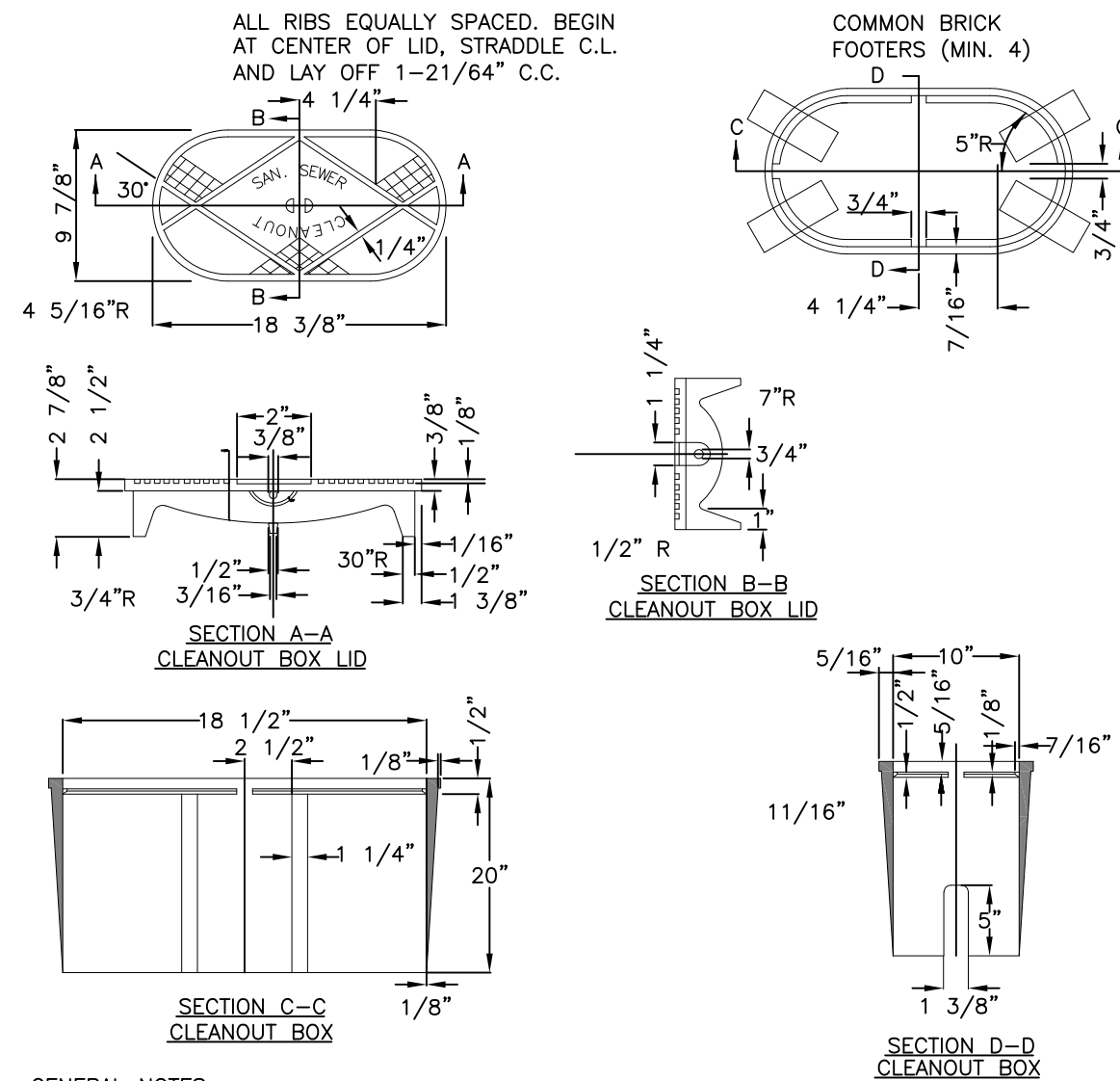


#### PLANTS FOR RAIN GARDEN:

- 1 - Southern Wax Myrtle
- 2 - Buttonbush
- 2 - Dwarf Inkberry Holly
- 7 - Yaupon Holly
- 3 - Oak Leaf Hydrangea
- 11 - Cinnamon Fern

#### SANITARY CLEANOUT BOX

(NOT TO SCALE)



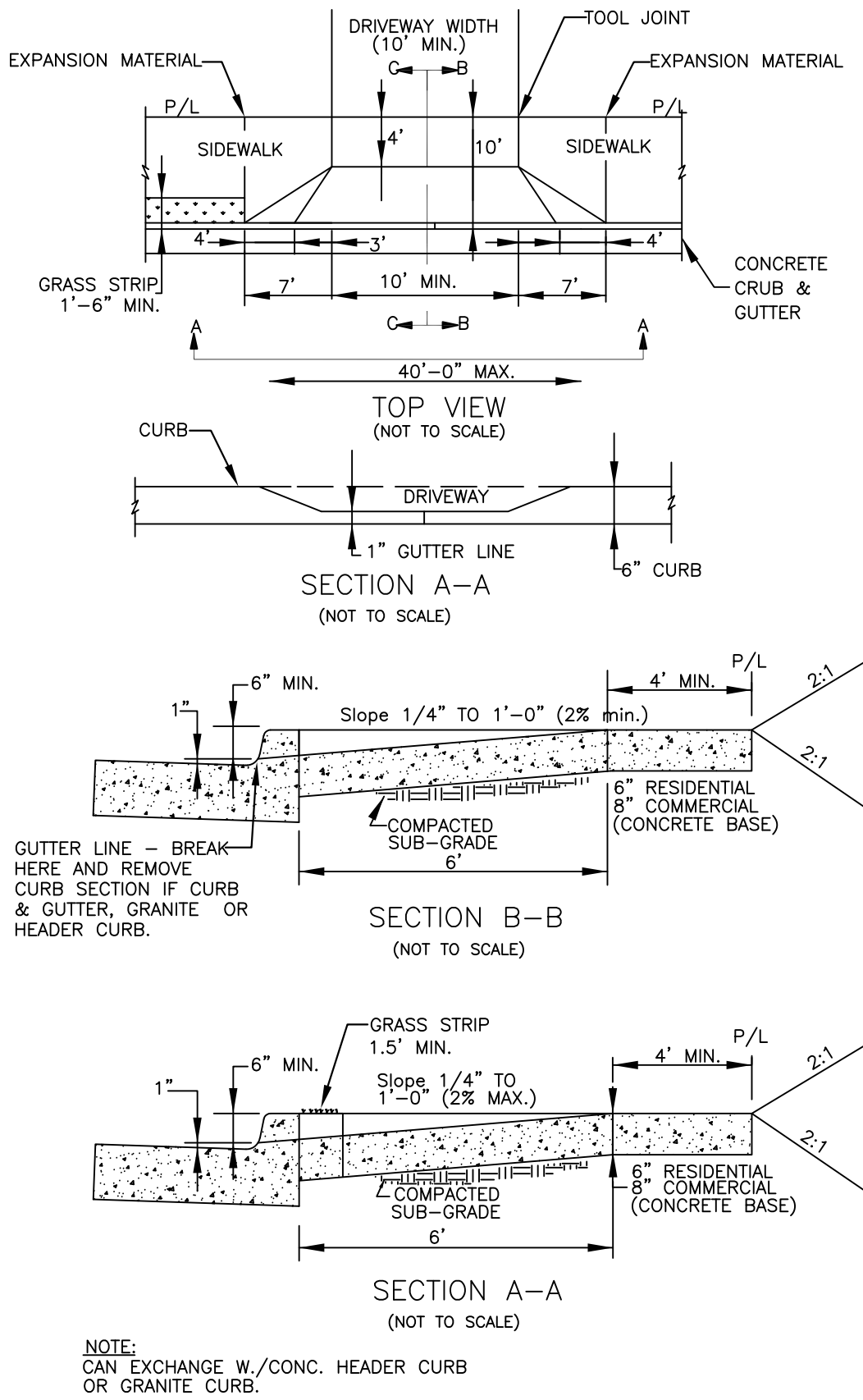
#### GENERAL NOTES:

1. UNLESS NOTED OTHERWISE, CAST IRON SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A48 LATEST REVISION FOR CLASS 20 GREY IRON CASTINGS.
2. CASTINGS SHALL BE TRUE AND FREE OF HOLES. THEY SHALL BE CLEANED ACCORDING TO GOOD FOUNDRY PRACTICE, CHIPPED AND GROUND AS NEEDED TO REMOVE FINIS AND ROUGH PLACES.
3. FINISHED CASTINGS SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR PITCH VARNISH AS INDICATED IN A.W.W.A. SPECIFICATIONS C110, LATEST REVISION. COATING MAY BE APPLIED COLD AND SHALL BE SMOOTH, GLOSSY, NOT BRITTLE WHEN COLD, NOT STICKY WHEN EXPOSED TO THE SUN, AND SHALL ADHERE TO THE METAL AT ALL TEMPERATURES.
4. WHEN COATING IS COMPLETE, LID SHALL FIT SNUGLY WITHOUT ROCKING.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

#### STANDARD DRIVEWAY WITH CURB AND GUTTER

STANDARD DRIVEWAY DETAILS  
(NOT TO SCALE)



NOTE:  
CAN EXCHANGE W./CONC. HEADER CURB OR GRANITE CURB.

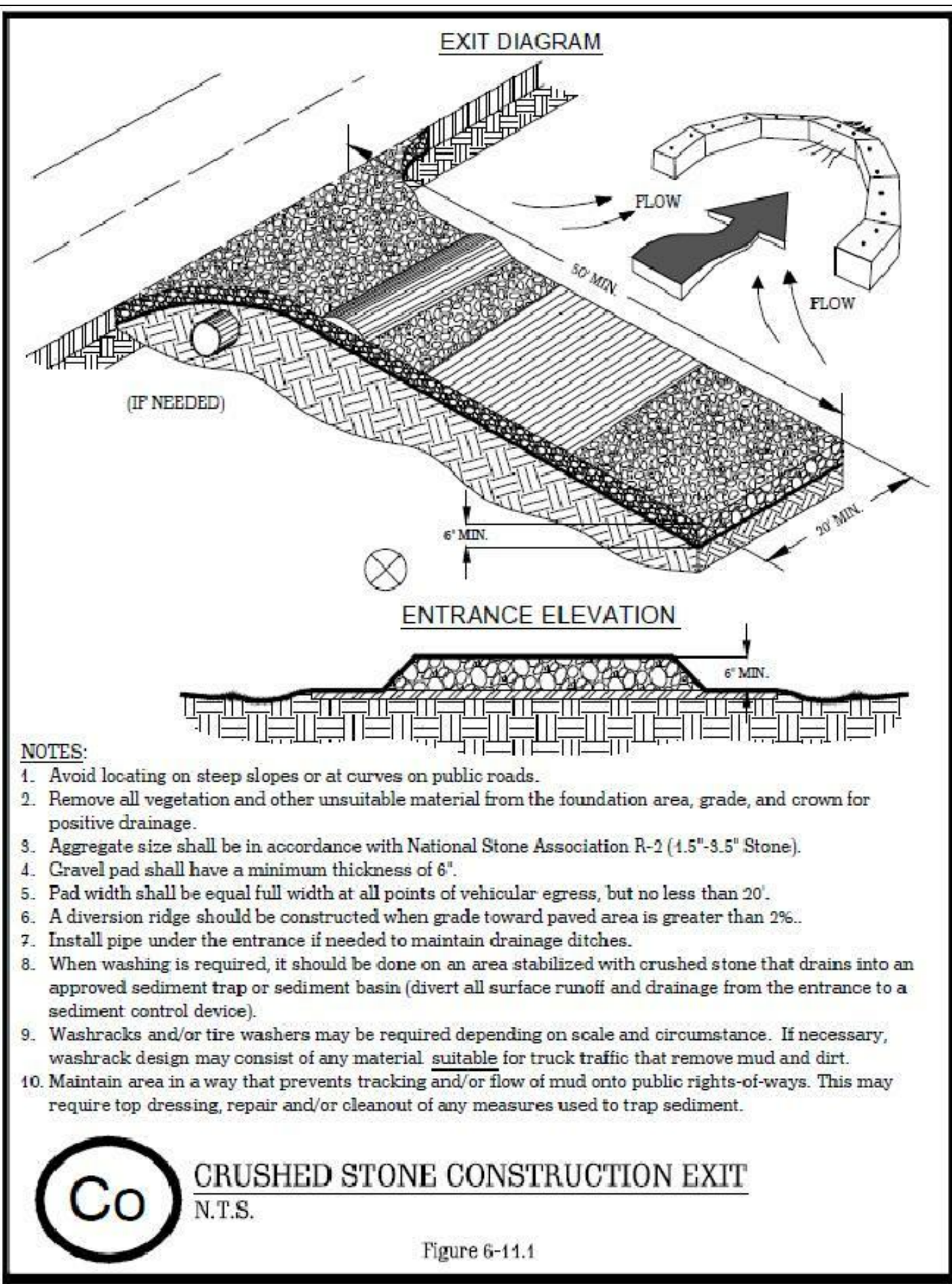


Figure 6-11.1

#### WATER QUALITY DEVICE CONTRIBUTION DETAIL

TOTAL: 2901 SF\*  
(\*AREAS CONTRIBUTING TO WQDS)

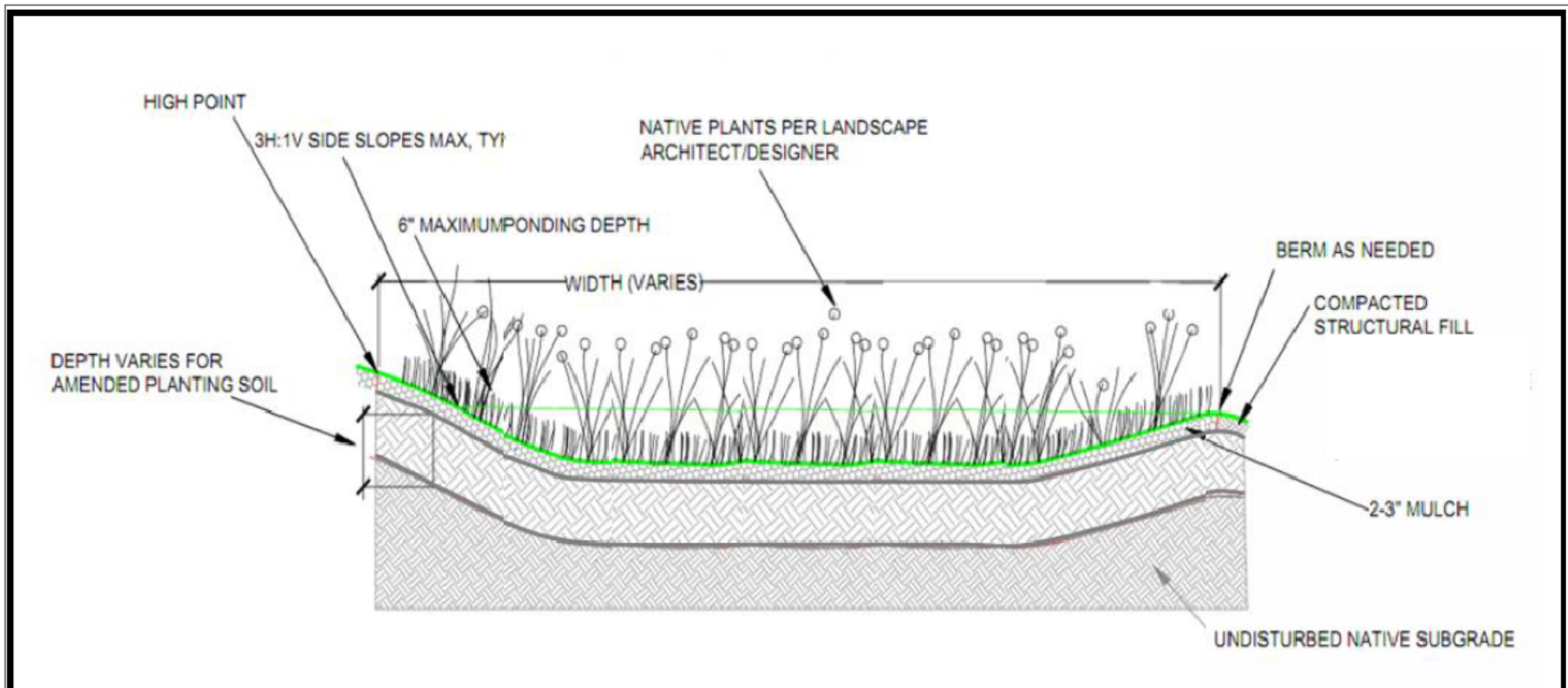
#### SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
100	6.6	5.7	5.1	4.6
500	35	30	25	23
1000	65	60	50	45
2000	135	115	100	90
3000	200	170	150	140
4000	250	230	200	185
5000	330	290	255	230

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= 2603.54 SQ FT  
DEPTH OF SOIL MEDIA= 18 INCHES  
AREA OF RAIN GARDEN= 200 SQ FT TOTAL

[(3,000/3,000)x200=200] REQUIRED RATIO



#### RAIN GARDEN PROFILE DETAIL

SEE GREEN INFRASTRUCTURE FOR SINGLE FAMILY RESIDENCES FOR DESIGN DETAILS AND CONSTRUCTION STEPS

SEE SHEET 2 FOR SKETCH LAYOUT

#### RAIN GARDEN BMP NOTES:

1. ALL DOWNDRAINS TO BE CONNECTED TO 4" PIPES DIRECTED TO RAIN GARDENS.
2. PIPES FROM DOWNDRAINS MUST EXTEND AT LEAST 12" INTO RAIN GARDENS
3. ALL PIPES SHALL BE SURROUNDED BY 1" OF CLEAN GRAVEL ON ALL SIDES WITHIN THE TRENCH WHERE EACH PIPE LIES.
4. RAIN GARDENS MUST BE INSTALLED A MINIMUM OF 10 FEET AWAY FROM ALL FOUNDATIONS.
5. RAIN GARDENS MAY NOT BE INSTALLED: WITHIN PUBLIC RIGHT-OF-WAYS; NOT NEAR UTILITY LINES; NOT OVER SEPTIC FIELDS, NOT NEAR A STEEP BLUFF.
6. RAIN GARDEN SHALL HAVE A BERM AT ITS DOWNHILL EDGES AND SIDES. TOPS OF THE BERM NEEDS TO BE LEVEL, AND SET AT THE MAXIMUM PONDING ELEVATION.
7. OVERFLOW FROM WATER QUALITY BMPs SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
8. OVERFLOW POINT(S) OF RAIN GARDEN SHALL BE A MINIMUM OF 10 FEET AWAY FROM ALL PROPERTY LINES.
9. REFER TO THE CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT'S GREEN INFRASTRUCTURE MANUAL
6. WQ BMPs TO BE INSTALLED AT TIME OF FINAL LANDSCAPING.
7. ALL COLLECTED WATER SHALL BE DIRECTED TO WQ BMPs.

#### RELEASED FOR CONSTRUCTION

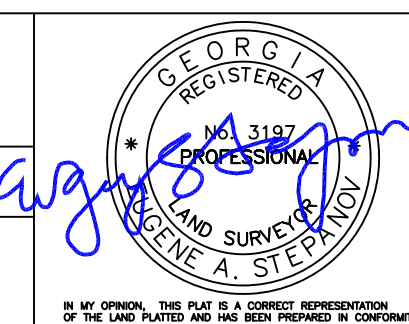
LOT 14	BLOCK
HOLBROOK SUBDIVISION	UNIT
LAND LOT 253	17TH DISTRICT
FULTON COUNTY, GEORGIA	DB.49410/PG.470
FIELD WORK DATE JULY 23, 2021	PRINTED/SIGNED JULY 12, 2022
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"

AM  
COORD #20220057  
DWG #20220057

SURVEY LAND EXPRESS, INC  
LAND SURVEYING SERVICES

#### STORMWATER MANAGEMENT & DETAILS

SITE PLAN PREPARED FOR:	SHEET 3 OF 3
BOB GUNNISON	
PROPERTY ADDRESS:	
2208 SPINK STREET NW	
ATLANTA, GA 30318	



24 LENOX SQUARE  
ATLANTA, GA 30304  
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