

REGIONAL REVIEW FINDING

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

DATE: OCTOBER 2, 2023

TO: MAYOR ANDRE DICKENS, City of Atlanta
ATTN TO: KEYETTA HOLMES, ZONING 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: RC-23-09A 2167 Main Street NW

Submitting Local Government: City of Atlanta

Date Opened: September 13, 2023

Date Closed: October 2, 2023

FINDING: ARC staff have completed a review of an 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 were received.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
HISTORIC RIVERLINE

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
COBB COUNTY

CHATTAHOOCHEE RIVERKEEPER
CITY OF SMYRNA

For questions, please contact Donald Shockey at (470) 378-1531 or 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

City of Atlanta (Fulton county)

1. Name of Local Government: _____
2. Owner(s) of Record of Property to be Reviewed:

Name(s): C & A Investors LLC

Mailing Address: 1396 Everhart st SW

City: Atlanta State: GA Zip: 30310

Contact Phone Numbers (w/Area Code):

Daytime Phone: 5042347292 Fax: _____

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

Name(s): Ahjai Fortune

Mailing Address: 1396 Everhart st SW

City: Atlanta State: GA Zip: 30310

Contact Phone Numbers (w/Area Code):

Daytime Phone: 5042347292 Fax: _____

Other Numbers: 4043261768
4. Proposed Land or Water Use:

Name of Development: 2167 Main st

Description of Proposed Use: Building a single family 2 story new construction
5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Landlot & district: 17-253 / county: Fulton

City council district: 9

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

Subdivision: none /

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>7,271 sqft</u>
	Outside Corridor:	<u>1,227 sqft</u>
	Total:	<u>0.151</u> 8,4
Lots:	Inside Corridor:	_____
	Outside Corridor:	_____
	Total:	<u>1</u>
Units:	Inside Corridor:	_____
	Outside Corridor:	_____
	Total:	<u>1</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? 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 Public sewer

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
	4,415 sqft				
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	6,307 sqft	4,268 sqft	2,373 sqft	(70) ^{67.7}	(45) ³⁷
D	964 sqft	0 sqft	0 sqft	(50) 0	(30) 0
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>7,271 sqft</u>	<u>4,268 sqft</u>	<u>2,373 sqft</u>	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):

 **Land-disturbance plan.**

 Concept plan.

- 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)**

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

- 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.

SITE NOTES:

- THE SITE CONTAINS: 0.190 ACRES/ 8,276 SF
TOTAL DISTURBED ACREAGE: 0.095 ACRES
- SITE ADDRESS: 2167 MAIN STREET NW, ATLANTA GA 30318
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY C&A INVESTORS, DATED 9-28-20
TOPOGRAPHY INFORMATION TAKEN FROM FULTON COUNTY GIS
- THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE
RATE MAP #13121C0228F, DATED SEPTEMBER 18, 2013
- THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
- THERE ARE NO KNOWN STREAMS, ALL ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY ARE SHOWN
ONSITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT
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.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S 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.
- 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, COUNTY, AND STATE 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.

GRADING NOTES:

- APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION
(NOT PART OF THIS PLAN) SURVEY
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SURVEY SYSTEMS ATLANTA, DATED
3-15-2021
- 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.
- 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.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES,
CODES, AND 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.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
- 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.
- 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.
- 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
INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING.
CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

ZONING CONFORMANCE:

SITE ZONING: R-4A (SINGLE FAMILY DETACHED)
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
BUILDING HEIGHT: NO MORE THAN 35 FEET
FLOOR AREA: SHALL NO EXCEED 0.65

LOT AREAS:

LOT AREA = 8,276 SF = 0.190 ACRES
PROPOSED IMPERVIOUS AREA = 2,050 SF = 0.047 ACRES
PROPOSED FFE: 863.00
PROPOSED GFFE: 862.50

FLOOR AREA RATIO:

STRUCTURE GROSS HEATED SQUARE FEET (PER ARCHITECT)
SITE AREA = 8,276 SF
FIRST LEVEL = 1,140 SQFT
SECOND LEVEL = 1,367 SQFT
= 2,507 SQ FT (TOTAL)
FLOOR AREA RATIO = 0.30

PROPOSED LOT COVERAGE:

Proposed Impervious Area	SF
Proposed House	1141
Proposed Front Porch	109
Proposed Garage	423
Proposed Driveway	520
Proposed Back Patio	150
Proposed Wall	30
Total Proposed Impervious Area	2373
Proposed Lot Coverage	28.67%

RELEASE FOR CONSTRUCTION

24 HOUR EMERGENCY CONTACT: AHJAI FORTUNE 504-234-7292

NO TREES TO BE IMPACTED BY NEW CONSTRUCTION

STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD
AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0228F, DATED SEPTEMBER
18, 2013.

THERE ARE WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF
THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

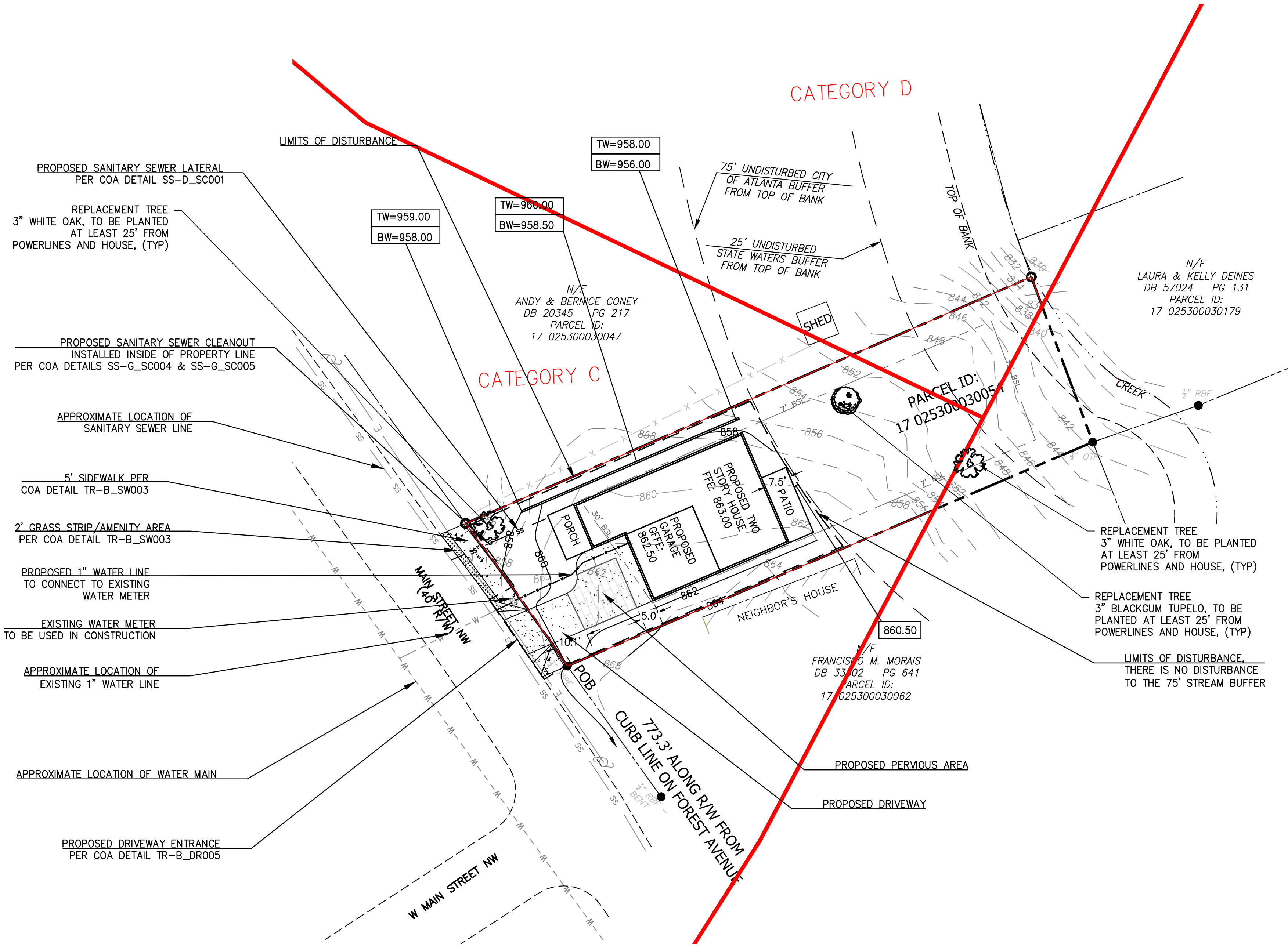
PROPOSED TREES / PLANTINGS:



3" WHITE OAK (QUERCUS ALBA) - 2 QTY



3" BLACKGUM TUPELO (NYSSA SYLVATICA) - 1 QTY



TOTAL SITE ACRES = 0.190 ACRES
TOTAL DISTURBED AREA = 0.095 ACRES

ARC VULNERABILITY TABLE:

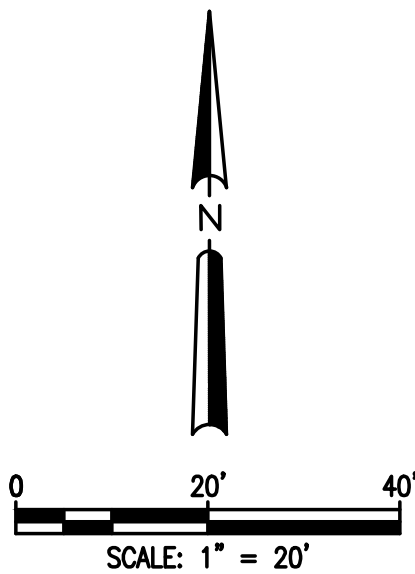
ARC VULNERABILITY STUDY		
Category	D	C
Site Area (sf)	984	6307
Allowed Disturbed Area (sf)	492	4415
Existing Disturbed Area (sf)	0	0
Proposed Disturbed Area (sf)	0	4268
Remaining Disturbed Area (sf)	492	147
Allowed Impervious Area (sf)	295	2838
Existing Impervious Area (sf)	0	0
Proposed Impervious Area (sf)	0	2373
Remaining Impervious Area (sf)	295	465

ALLOWED DISTURBED AREA
- 70% OF CATEGORY C
- 50% OF CATEGORY D

ALLOWED IMPERVIOUS AREA
- 45% OF CATEGORY C
- 30% OF CATEGORY D

DIRT STATEMENT:

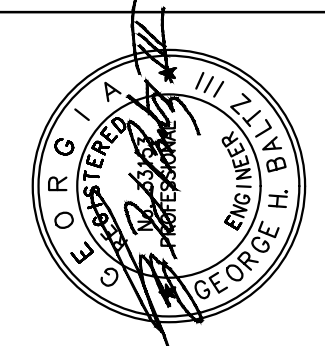
CUT: 75 CU YDS (ESTIMATED)
FILL: 105 CU YDS (ESTIMATED)
HAUL VOLUMES: 30 CU YDS - TO BE HAULED ON SITE.
NET EARTHWORK VOLUMES ARE LESS THAN 500 CUBIC YARDS. THEREFORE, A HAUL ROUTE PERMIT IS NOT REQUIRED.



Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser Street
Marietta, GA 30060
678-524-8410
www.crescentvieweng.com

Prepared For:
Ahjai Fortune
2167 Main Street NW
Atlanta, Georgia 30318
504-234-7292
candainvestor@gmail.com

SITE PLAN



Construction Plans For:
2167 Main Street NW
Land Lot 142, 17 District
Atlanta, Fulton County, Georgia

CVE PI # 21-277

SHEET NO.

C-1

SITE NOTES:

1. THE SITE CONTAINS: 0.190 ACRES/ 8,276 SF
TOTAL DISTURBED ACREAGE: 0.095 ACRES
2. SITE ADDRESS: 2167 MAIN STREET NW, ATLANTA GA 30318
3. SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY C&A INVESTORS, LLC DATED 10-1-2021
TOPOGRAPHY INFORMATION TAKEN FROM FULTON COUNTY GIS
4. THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD
INSURANCE RATE MAP #13121C0228F, DATED SEPTEMBER 18, 2013
5. THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
6. THERE IS ONE KNOWN STREAMS LOCATED BEHIND THE PROPOSED HOUSE NEAR THE PROPERTY LINE. ALL
ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY ARE SHOWN ONSITE.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL
LANDMARKS THAT 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.
8. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S 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.
9. 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.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE
MAY DISCOVER IN THESE PLANS.
11. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS
REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
12. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
13. 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.
14. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN
THE RIGHT OF WAY.

CITY OF ATLANTA GENERAL NOTES:

1. **COMPLETE PLANS:** ALL PLANS SUBMITTED FOR PERMIT MUST BE COMPLETE AND PROVIDE ALL
APPLICABLE ITEMS LISTED IN THIS CHECKLIST.
2. **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.
3. **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.
4. **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:

1. **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.
2. **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.
3. **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, CABBONS,
PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED
MANAGEMENT SHALL BE REQUIRED FIR 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:

1. **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.
2. **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.

SEWERS:

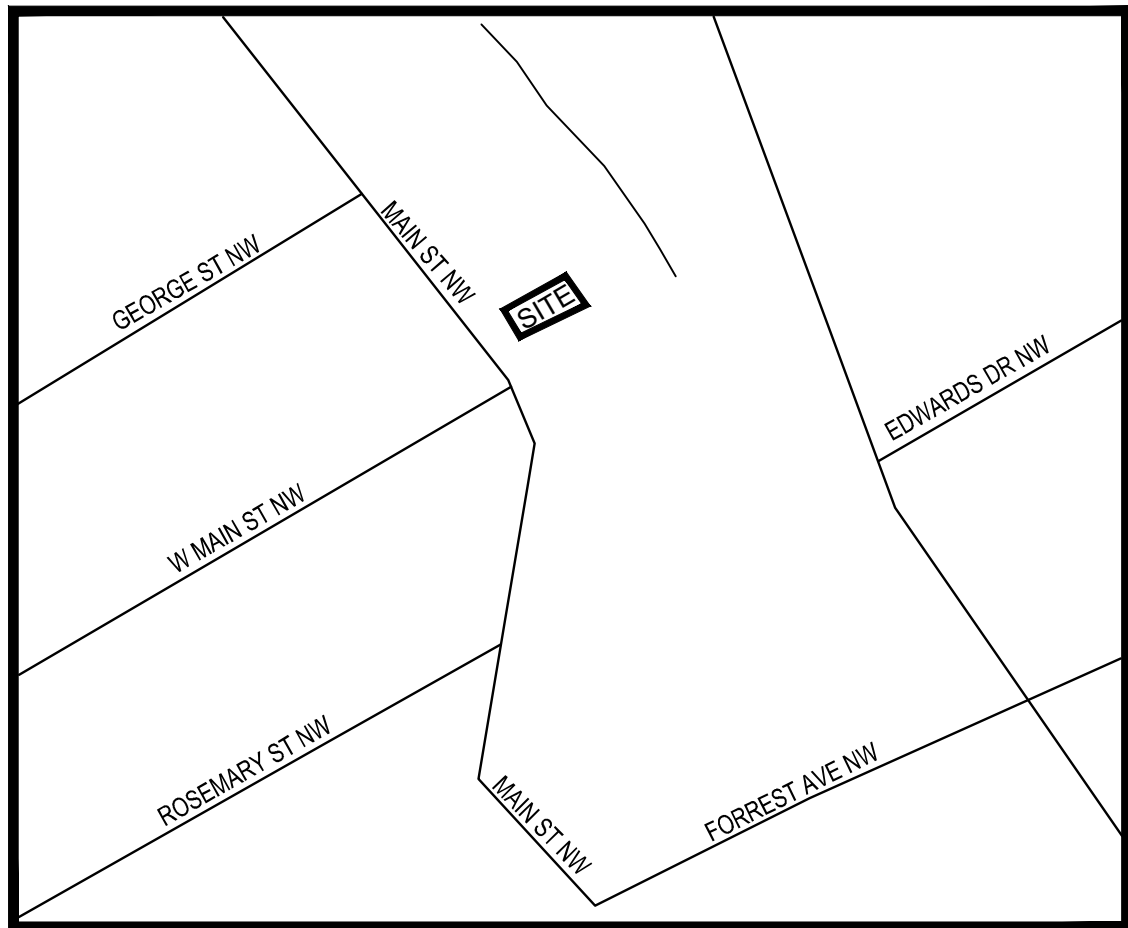
1. **CONSTRUCTION OVER SEWERS:** THERE IS NO PROPOSED CONSTRUCTION OF BUILDINGS AND/OR
STRUCTURES OVER EXISTING AND/OR PROPOSED SEWERS OR WITHIN DRAINAGE EASEMENTS. ALL
PROPOSED STRUCTURES ARE LOCATED COMPLETELY OUTSIDE ALL EASEMENT LIMITS. FOR EXISTING (FOR
SEWERS DEEPER THAN 10 FEET, THE PROPOSED CONSTRUCTION PLANS MUST DEMONSTRATE THAT THE
BOTTOM OF THE PROPOSED STRUCTURE'S FOOTING IS BELOW A LINE RUNNING AT A 1:1 SLOPE FROM
THE BOTTOM OUTSIDE EDGE OF EXISTING SEWER).
2. **SEPTIC SYSTEMS:** WHEN PUBLIC SEWER IS NOT AVAILABLE AND A SEPTIC SYSTEM IS PROPOSED FOR
INSTALLATION OR RENOVATION THE PLANS MUST SHOW THE LOCATION OF THE SEPTIC TANK AND DRAIN
FIELDS. A STAMPED, APPROVED COPY OF THE SEPTIC SYSTEM INSTALLATION PLAN AND A COPY OF THE
APPLICABLE COUNTY HEALTH DEPARTMENT PERMIT MUST BE INCLUDED WITH THE BUILDING PERMIT
APPLICATION. SUCH PLANS CANNOT BE REVIEWED OR APPROVED WITHOUT HEALTH DEPARTMENT
APPROVAL.

RELEASED FOR CONSTRUCTION

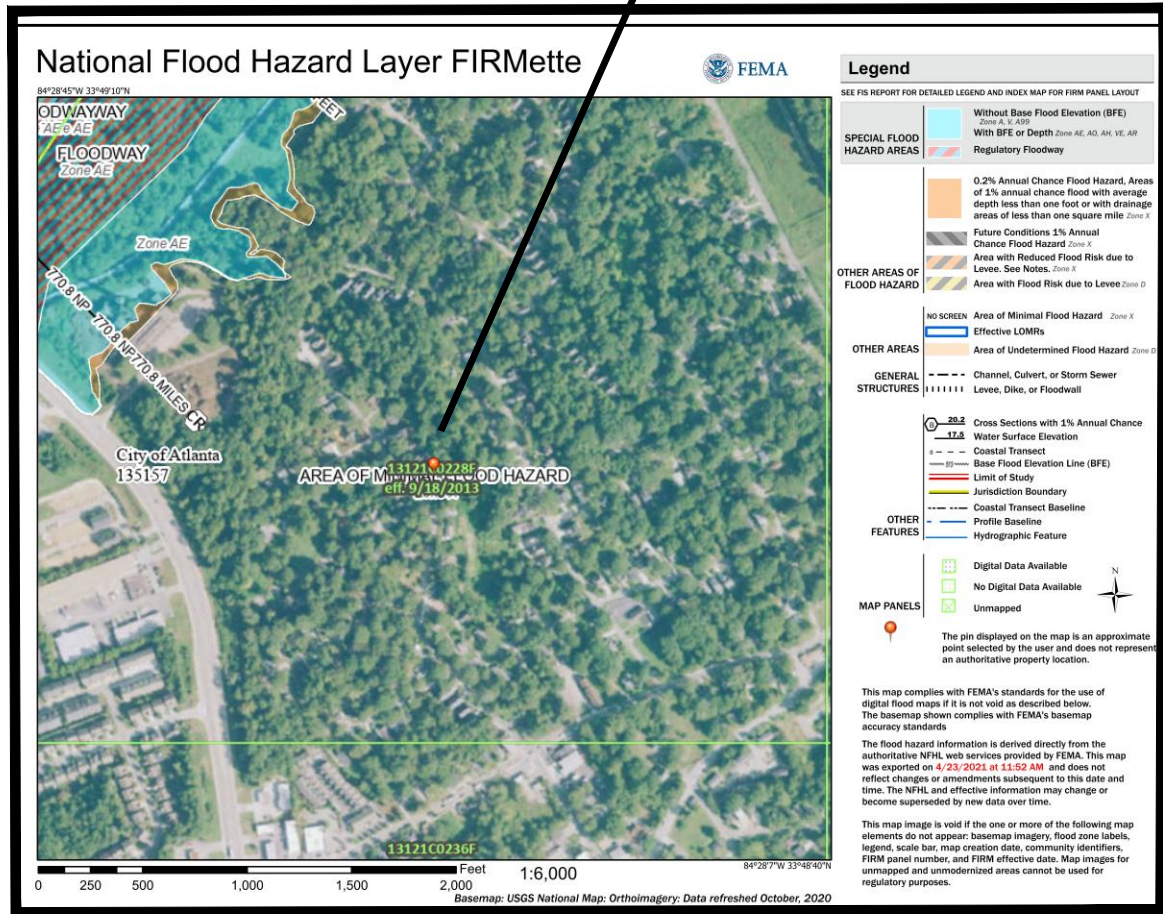
24 HOUR EMERGENCY CONTACT: AHJAI FORTUNE 504-234-7292

CITY OF ATLANTA SINGLE FAMILY CONSTRUCTION DOCUMENTS FOR:

2167 MAIN STREET NW
LAND LOT 142 DISTRICT 17
ATLANTA, FULTON COUNTY, GEORGIA



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION TO A SINGLE FAMILY HOME CONFORMING TO R-4A
ZONING. ALL PHASED EROSION CONTROL Bmps ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

UTILITY LISTING:

GAS - ATLANTA GAS LIGHT COMPANY
TELEPHONE - AT&T
POWER - GA POWER
WATER - CITY OF ATLANTA
SEWER - CITY OF ATLANTA

OWNER

AHJAI FORTUNE
2167 MAIN STREET
ATLANTA, GA, 30318
504-234-7292
CANDAINVESTOR@GMAIL.COM

ENGINEERS

CRESCENT VIEW ENGINEERING, LLC
211 FRASIER ST, SE.
MARIETTA GEORGIA 30060
678-324-8410

ZONING CONFORMANCE:

SITE ZONING: R-4A (SINGLE FAMILY DETACHED)
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
15 FEET
REAR SETBACK: 15 FEET
LOT FRONTAGE: 50 FEET
LOT COVERAGE: SHALL NOT EXCEED 55%
MINIMUM PARKING: 1 SPACE PER DWELLING
BUILDING HEIGHT: NO MORE THAN 35 FEET
FLOOR AREA: SHALL NO EXCEED 0.65

LOT AREAS:

LOT AREA = 8,276 SF = 0.190 ACRES
PROPOSED IMPERVIOUS AREA = 2,050 SF = 0.047 ACRES
PROPOSED FFE: 863.00
PROPOSED GFFE: 862.50

CURRENT MANDATORY CODES 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)

SHEET LIST	
SHEET NO.	SHEET TITLE
CV	COVER SHEET
SV	SURVEY
D-1	DEMO
C-1	SITE PLAN
C-2	STORMWATER PLAN
C-3	ES&PC PLAN
C-4	DETAILS

"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  07-20-2025
DATE

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
Ahjai Fortune
2167 Main Street NW
Atlanta, Georgia 30318
504-234-7292
candainvestor@gmail.com

SITE PLAN

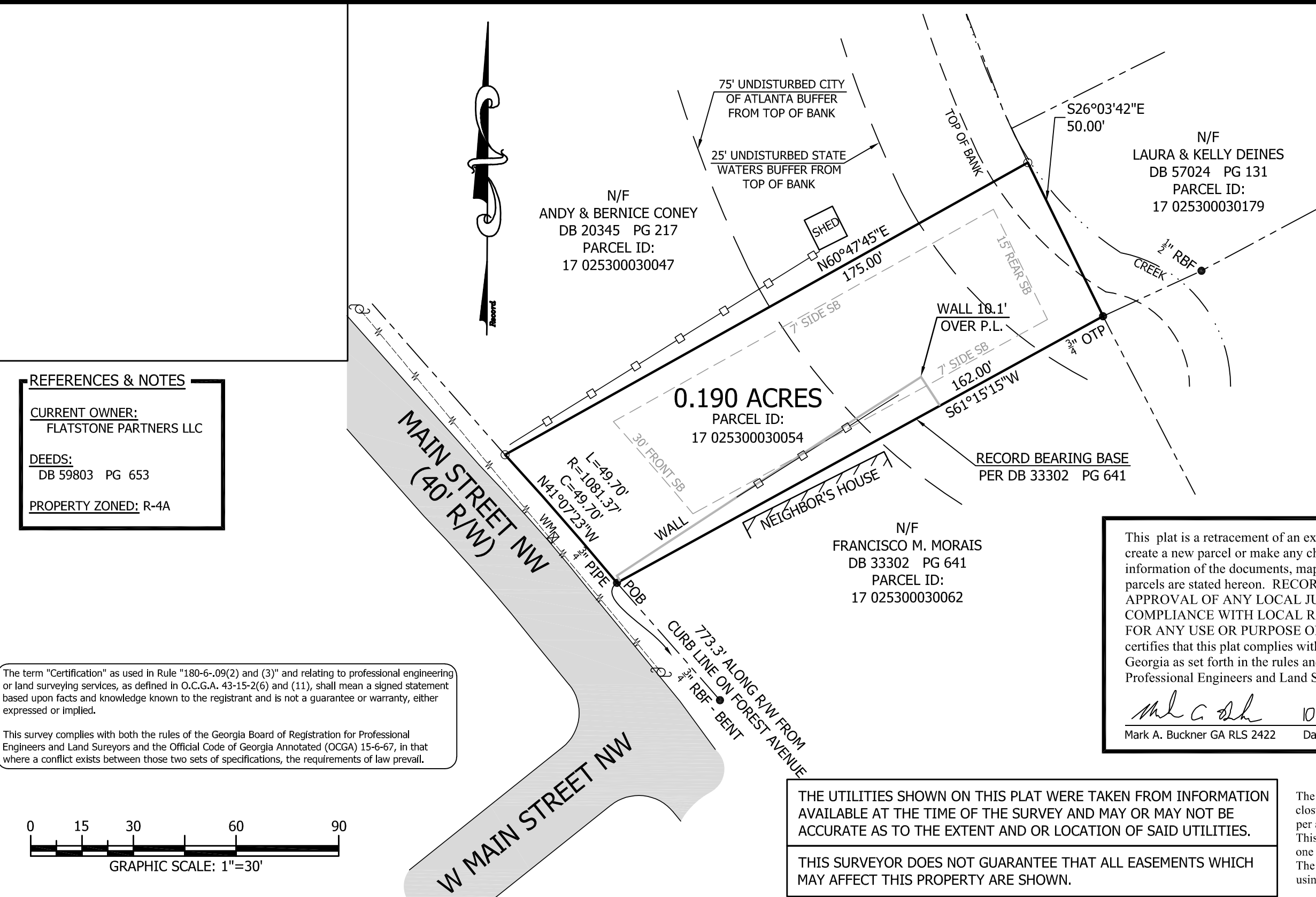
DATE	REVISIONS
07-27-21	05-25-23
AS SHOWN	CITY COMMENTS
DRAWN	CLIENT REVISIONS
CHECKED	ARC REVISIONS



Construction Plans For:
2167 Main Street NW
Land Lot 142, 17 District
Atlanta, Fulton County, Georgia

CVE PI # 21-277

SHEET NO.
CV



SYMBOL LEGEND	
●	IRON PIN FOUND
○	1/2" REBAR SET
⊕	UTILITY POLE
⊙	LIGHT POLE
⊗	FIRE HYDRANT
—+—+—+—	OVERHEAD POWER LINE
—□—□—	WOOD FENCE LINE
- · - · - · -	CREEK LINE
—	PROPERTY LINE
- - - - -	ADJACENT LOT LINE
▒	ASPHALT AREA

REFERENCES & NOTES

CURRENT OWNER:
FLATSTONE PARTNERS LLC

DEEDS:
DB 59803 PG 653

PROPERTY ZONED: R-4A

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Sureyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.



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.

Mark A. Buckner 10/1/2020
Mark A. Buckner GA RLS 2422 Date

THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

CERTIFICATION

The field data, completed 9/23/2020, upon which this plat is based has a closure precision of one foot in 21,604 feet and an angular error of 01" per angle point and was unadjusted. This plat has been calculated for closure and is found to be accurate within one foot in 992,264 feet. The linear and angular measurements shown on this plat were obtained using a Geomax Robotic Total Station.

SES

ENGINEERING
PLANNING
SURVEYING

"THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HERIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGGREETMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

SCANLON ENGINEERING SERVICES, INC.

221 EAST BANK STREET,
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 www.scanloneng.com
★ LSF 000859 ★

Rev.	Description	Date
1	---	---
2	---	---
3	---	---

Project #:	Date:	Scale:	Drawn by:
S200421115	9/28/2020	1" = 30'	JWS

BOUNDARY SURVEY FOR

C & A INVESTORS, LLC

LOCATED IN LAND LOT 253 OF THE 17th DISTRICT,
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

GEORGIA
REGISTERED
LAND SURVEYOR
MARK A. BUCKNER
No. 2422

SHEET DESCRIPTION

BOUNDARY
SURVEY

SHEET NUMBER

499B

SHEET 01 OF 01

DEMOLITION NOTES

1. 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.
2. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY STATED BY OWNER.
4. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND CITY STANDARDS.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
6. 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.
7. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
8. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS AND INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
9. DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITES DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
12. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
13. LIMITS OF DEMOLITION OF CURB AND GUTTER, CONCRETE SIDEWALKS, SHALL BE TO THE NEAREST CONSTRUCTION JOINT. REPAIR WORK SHALL ALSO BE TO THE NEAREST JOINT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND/OR REMOVAL OF ALL ITEMS IN THE AREA OF NEW CONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
16. CONTRACTOR SHALL COORDINATE A MEETING ON SITE WITH THE OWNER/OWNER REPRESENTATIVE TO REVIEW ALL ELEMENTS OF DEMOLITION AND IDENTIFY ALL ITEMS TO BE SALVAGED.
17. CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE, DAMAGE TO ANY NEW OR EXISTING SITE FEATURES CAUSED BY CONSTRUCTION ACTIVITIES.
18. ALL EXISTING UTILITIES LOCATED UNDER PROPOSED BUILDING FOUNDATIONS ARE TO BE RE-ROUTED AROUND & AWAY FROM NEW BUILDING FOOTPRINT.
19. T.B.R = TO BE REMOVED

GENERAL DEMOLITION SCOPE:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PREPARING ANY BIDS OR BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

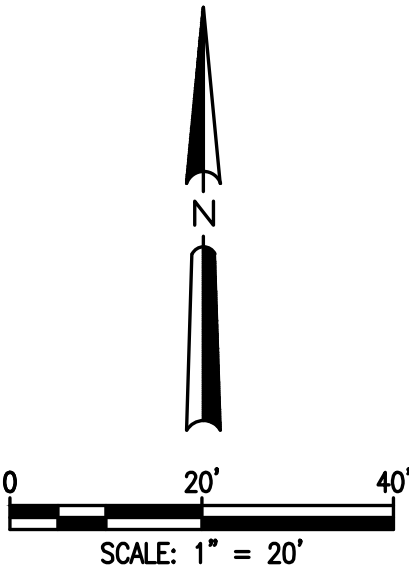
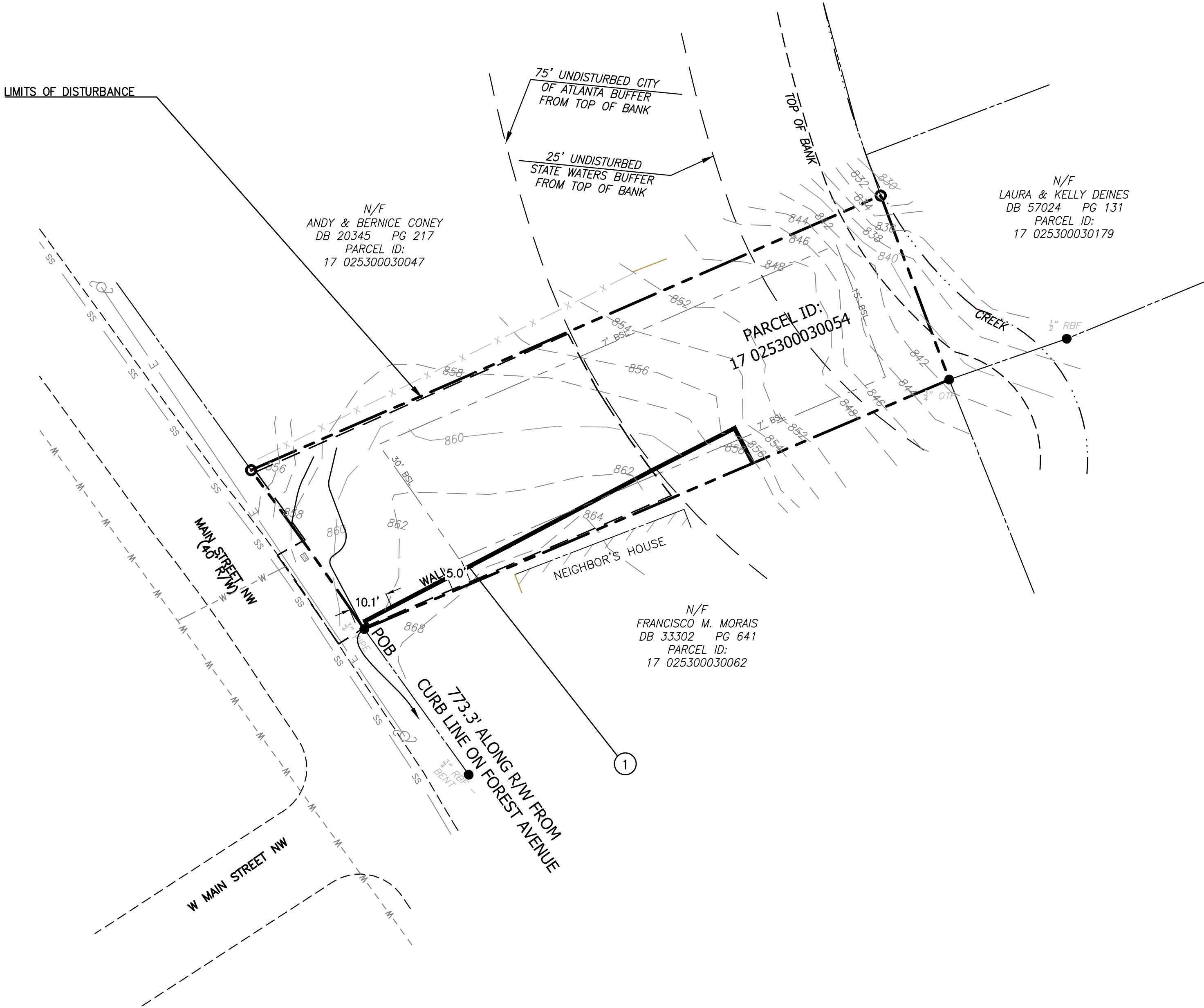
- 1 REMOVE EXISTING WALL – REMOVAL OF THE WALL IN THE STREAM BUFFER WILL BE DONE BY HAND

ANY ITEMS LOCATED WITHIN EXISTING TREE CRITICAL ROOT ZONE ARE TO BE REMOVED BY HAND OR HAND MACHINERY.

EXISTING LOT COVERAGE:

Existing Impervious Area	SF
Existing Wall	120
Total Existing Impervious Area	120
Existing Lot Coverage	1.45%

TOTAL SITE ACRES = 0.190 ACRES
TOTAL DISTURBED AREA = 0.095 ACRES



Prepared By:
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Prepared For:
Ahjai Fortune
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Atlanta, Georgia 30318
504-234-7292
candainvestor@gmail.com

DEMO

DATE	07-27-21	REVISIONS
SCALE	AS SHOWN	05-25-23
DRAWN	EF	07-20-23
CHECKED	GHB	06-29-23
		CLIENT REVISIONS
		ARC REVISIONS



Construction Plans For:
2167 Main Street NW
Land Lot 142, 17 District
Atlanta, Fulton County, Georgia

CVE PI # 21-277

SHEET NO.
D-1

SITE NOTES:

- THE SITE CONTAINS: 0.190 ACRES/ 8,276 SF
TOTAL DISTURBED ACREAGE: 0.095 ACRES
- SITE ADDRESS: 2167 MAIN STREET NW, ATLANTA GA 30318
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY C&A INVESTORS, DATED 9-28-20
TOPOGRAPHY INFORMATION TAKEN FROM FULTON COUNTY GIS
- THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE
RATE MAP #13121C0228F, DATED SEPTEMBER 18, 2013
- THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
- THERE ARE NO KNOWN STREAMS, ALL ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY ARE SHOWN
ONSITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT
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.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S 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.
- 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, COUNTY, AND STATE 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.

GRADING NOTES:

- APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION
(NOT PART OF THIS PLAN) SURVEY
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SURVEY SYSTEMS ATLANTA, DATED
3-15-2021
- 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.
- 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.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES,
CODES, AND 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.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
- 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.
- 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.
- 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
INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING.
CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

ZONING CONFORMANCE:

SITE ZONING: R-4A (SINGLE FAMILY DETACHED)
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
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MINIMUM PARKING: 1 SPACE PER DWELLING
BUILDING HEIGHT: NO MORE THAN 35 FEET
FLOOR AREA: SHALL NO EXCEED 0.65

LOT AREAS:

LOT AREA = 8,276 SF = 0.190 ACRES
PROPOSED IMPERVIOUS AREA = 2,050 SF = 0.047 ACRES
PROPOSED FFE: 863.00
PROPOSED GFFE: 862.50

FLOOR AREA RATIO:

STRUCTURE GROSS HEATED SQUARE FEET (PER ARCHITECT)
SITE AREA = 8,276 SF
FIRST LEVEL = 1,140 SQFT
SECOND LEVEL = 1,367 SQFT
= 2,507 SQ FT (TOTAL)
FLOOR AREA RATIO = 0.30

PROPOSED LOT COVERAGE:

Proposed Impervious Area	SF
Proposed House	1141
Proposed Front Porch	109
Proposed Garage	423
Proposed Driveway	520
Proposed Back Patio	150
Proposed Wall	30
Total Proposed Impervious Area	2373
Proposed Lot Coverage	28.67%

RELEASE FOR CONSTRUCTION

24 HOUR EMERGENCY CONTACT: AHJAI FORTUNE 504-234-7292

NO TREES TO BE IMPACTED BY NEW CONSTRUCTION

STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD
AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0228F, DATED SEPTEMBER
18, 2013.

THERE ARE WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF
THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

PROPOSED TREES / PLANTINGS:

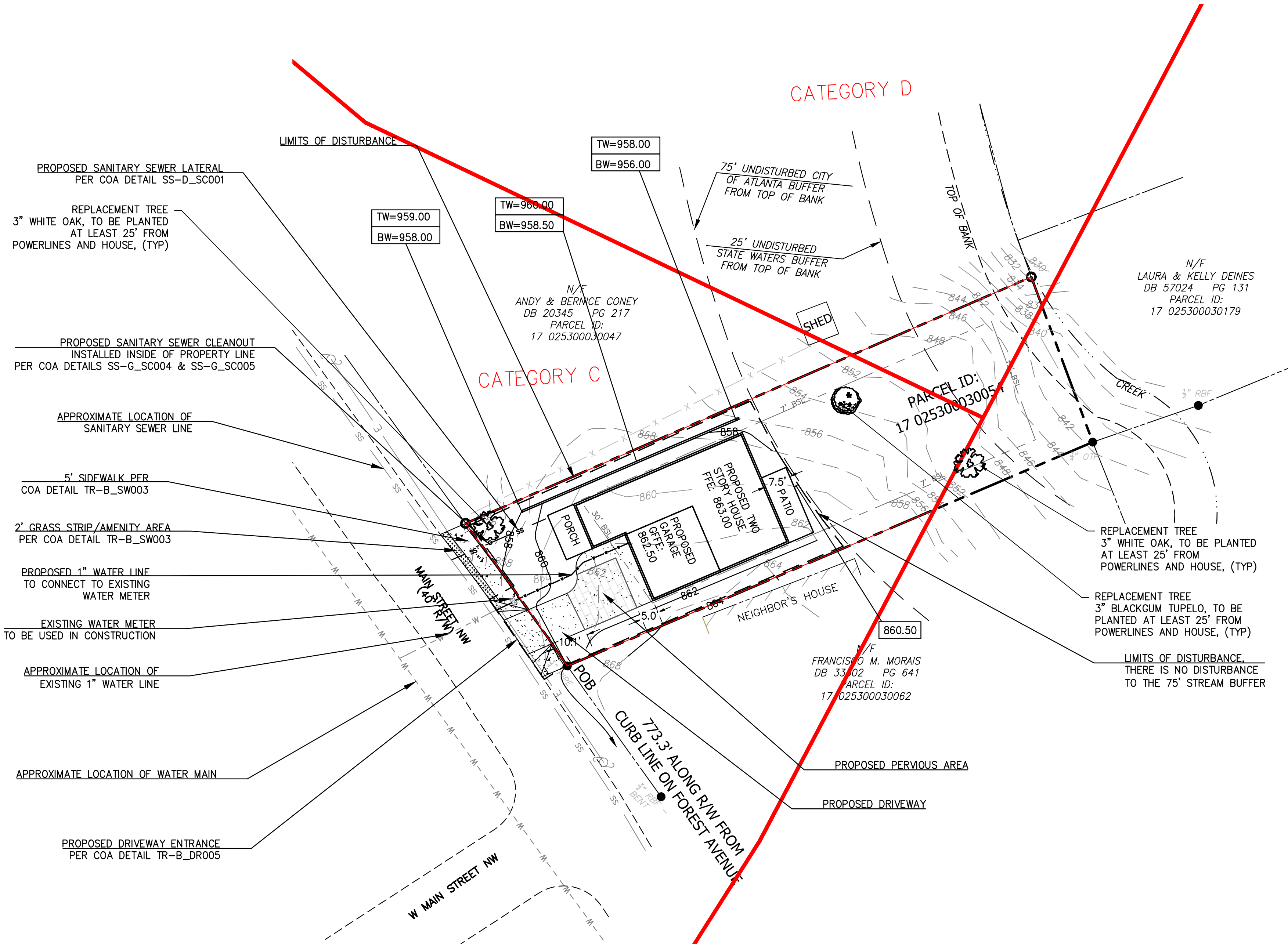


3" WHITE OAK (QUERCUS ALBA) - 2 QTY



3" BLACKGUM TUPELO (NYSSA SYLVATICA) - 1 QTY

TOTAL SITE ACRES = 0.190 ACRES
TOTAL DISTURBED AREA = 0.095 ACRES



ARC VULNERABILITY TABLE:

ARC VULNERABILITY STUDY		
Category	D	C
Site Area (sf)	984	6307
Allowed Disturbed Area (sf)	492	4415
Existing Disturbed Area (sf)	0	0
Proposed Disturbed Area (sf)	0	4268
Remaining Disturbed Area (sf)	492	147
Allowed Impervious Area (sf)	295	2838
Existing Impervious Area (sf)	0	0
Proposed Impervious Area (sf)	0	2373
Remaining Impervious Area (sf)	295	465

ALLOWED DISTURBED AREA
- 70% OF CATEGORY C
- 50% OF CATEGORY D

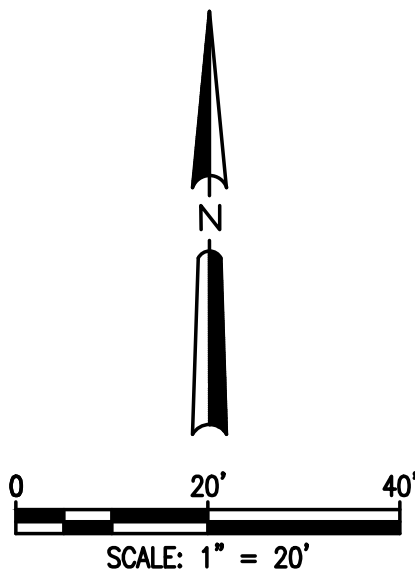
ALLOWED IMPERVIOUS AREA
- 45% OF CATEGORY C
- 30% OF CATEGORY D

DIRT STATEMENT:

CUT: 75 CU YDS (ESTIMATED)
FILL: 105 CU YDS (ESTIMATED)
HAUL VOLUMES: 30 CU YDS - TO BE HAULED ON SITE.
NET EARTHWORK VOLUMES ARE LESS THAN 500 CUBIC YARDS. THEREFORE, A HAUL ROUTE PERMIT IS NOT REQUIRED.



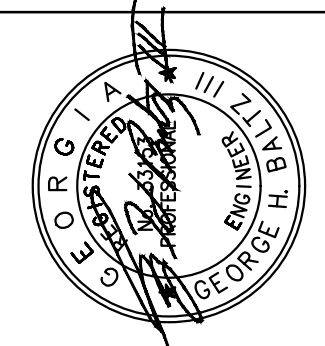
Know what's below.
Call before you dig.



Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
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Prepared For:
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candainvestor@gmail.com

SITE PLAN



Construction Plans For:
2167 Main Street NW
Land Lot 142, 17 District
Atlanta, Fulton County, Georgia

CVE PI # 21-277

SHEET NO.

C-1

PAVERS INSTALLATION NOTES:

DOWNSPOUT AND PRETREATMENT

THE DOWNSPOUT AND FILTER / OVERFLOW SYSTEM OF CHOICE OR BRAND CAN BE CHOSEN BY THE OWNER / CONTRACTOR AS LONG AS THE PAVERS MEETS THE CITY OF ATLANTA REQUIREMENTS.

DOWNSPOUT MAINTENANCE

- INSPECT DOWNSPOUTS AND CLEANOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. ENSURE THAT IT IS CLEAR OF DEBRIS
- INSPECT FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.
- ROUTINE MAINTENANCE INCLUDES WEEDING, AND SMALL SEDIMENT REMOVAL. (MAINTENANCE SCHEDULE TO BE CHOSEN NY OWNER)
- PESTICIDES SHOULD NOT BE USED IN GREEN INFRASTRUCTURE.

INSPECT AFTER A HEAVY RAINFALL. IF STANDING WATER PERSISTS BEYOND 36 HOURS,

PERVIOUS PAVERS CONSTRUCTION SEQUENCE

- ANY UTILITY PIPES BELOW OR CROSSING AREA SHOULD BE CONSIDERED AND INSTALLED AT FINAL ELEVATION BEFORE GRAVEL AND PIPE INSTALLATION
- EXCAVATE CAREFULLY TO AVOID COMPACTING SOILS AT THE BOTTOM OF THE TRENCH SYSTEM. LEVEL THE BOTTOM AS MUCH AS POSSIBLE TO MAXIMIZE THE INFILTRATION AREA PER RUNOFF REDUCTION REQUIREMENTS (ON THIS PAGE).
- MEASURE ELEVATION AND LAY OUT THE TRENCH AREA AS REQUIRED PER TORPEDO / LEVEL
- IMPERVIOUS BARRIERS TO BE INSTALLED ALONG TRENCH EDGE PER DETAIL SPECIFICATIONS
- CREATE AN OVERFLOW AT LEAST 10 FEET FROM ANY PROPERTY LINE AND INSURE IT IS PROTECTED FROM EROSION.

VEGETATION

THE LANDSCAPED AREA BY THE PAVERS AREA BE TO BE PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. GRASS OR VEGETATION TB BE CUT AND COLLECTED. IF AREA IS BLOWN DEBRIS IS NOT TO BLOWN INTO AREA OF PERVIOUS PAVERS.

MAINTENANCE

MONTHLY

- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
- REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
- MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

SEMIANNUAL INSPECTION

- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH.REPLACE PEA GRAVEL/TOPSOIL/GRASSING AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

AS NEEDED

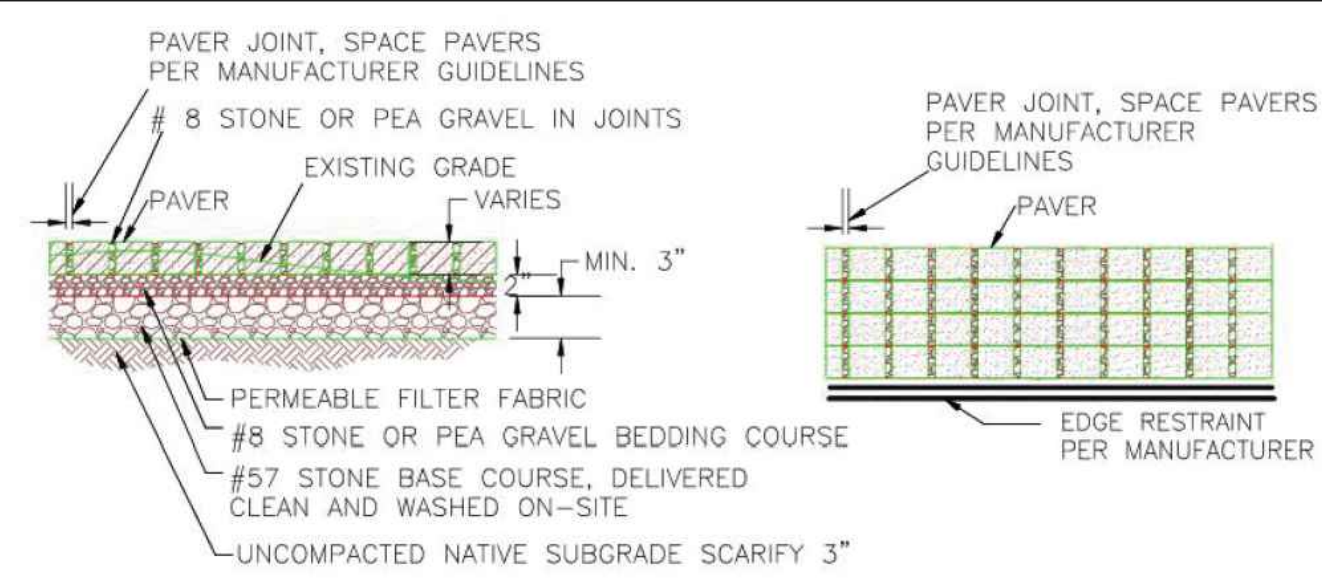
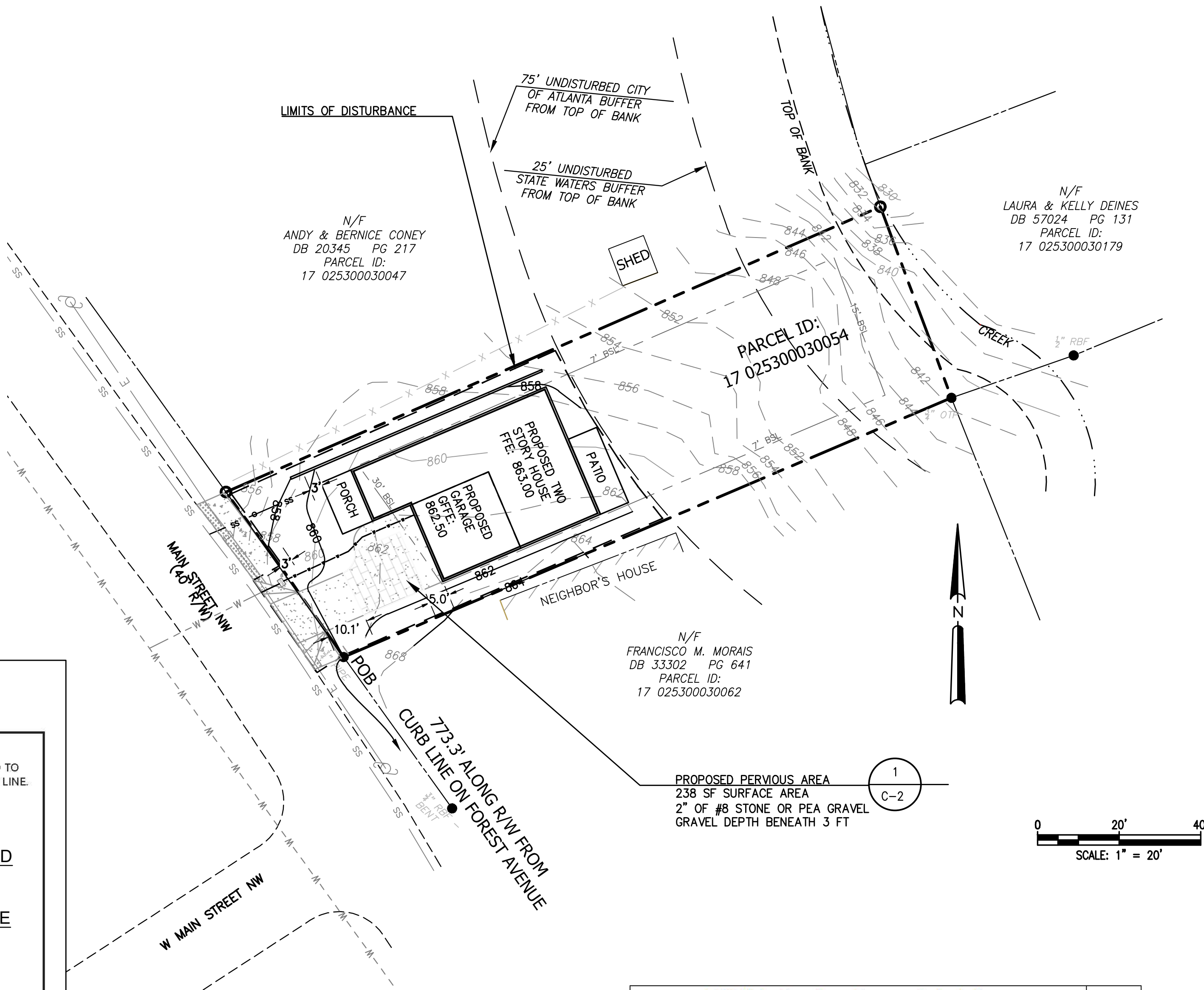
- PERFORM TOTAL REHABILITATION OF THE PAVERS TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE PAVERS TO EXPOSE CLEAN SOIL AND REBUILD UPON FAILURE.

SITE AREAS:

TOTAL SITE ACRES = 0.190 ACRES
TREATED IMPERVIOUS AREA = 2,050 SF
TOTAL DISTURBED AREA = 0.095 ACRES

RELEASE FOR CONSTRUCTION

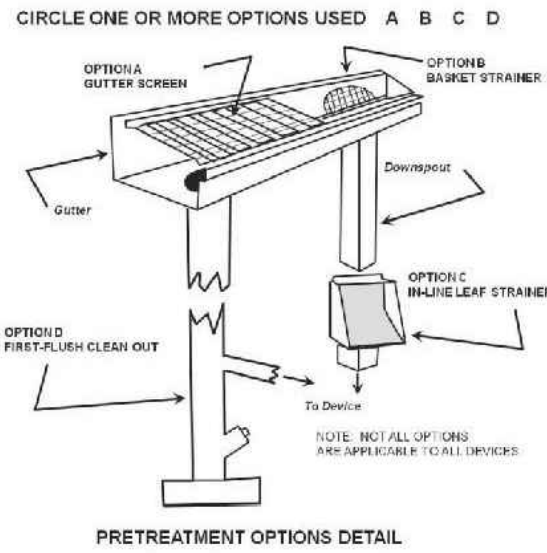
24 HOUR EMERGENCY CONTACT: AHJAI FORTUNE 504-234-7292



TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

1. Review potential paver areas and layout. Pavers should slope less than 6% away from the structure and should not be located: (1) above an area with a water table or bedrock less than two feet below the trench bottom; (2) over other utility lines; or, (3) above a septic field.
2. Measure the area draining to the pavers and determine required paver area from the table on the next page based on the depth of the lower stone storage layer.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the pave area may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Excavate area to appropriate depth and scarify soil to 3-4\"/>
5. Place, level and compact gravel to planned depth in no more than 6\"/>
6. Place, level and compact #8 stone or pea gravel bedding layer. Two inch minimum depth.
7. Lay paving stone one at a time or using mechanical placement as applicable. Cut stone at edges to fit.
8. Install edge restraints per manufacturer's specifications.
9. Sweep more #8 stone or pea gravel into stone joints until filled and even.
10. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.



SKETCH LAYOUT

PROVIDE PLAN AND ELEVATION VIEWS OF PERVIOUS PAVES AND HOUSE SHOWING ROOF AREA DIRECTED TO PAVERS AND KEY DIMENSIONS, CONNECTIONS AND ANY APPLICABLE OVERFLOW RELATIVE TO PROPERTY LINE. ATTACH MANUFACTURER'S SPECIFICATIONS IF APPLICABLE.

FOR 2,373 OF IMPERVIOUS AREA AT MAIN STREET IS DESIGNED TO BE TREATED IN PERVIOUS PAVERS IN THE DRIVEWAY.

THE PAVERS AREA IS 238 SF WHICH IS AT LEAST 5 FT FROM THE THE HOUSE FOUNDATION AND 10 FEET FROM THE PROPERTY LINE.

SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Lower Stone Storage Layer (inches)				
	3	4	5	6	8
100	54	45	39	34	27
500	280	230	200	170	140
1000	550	460	390	340	280
2000	1090	910	780	680	550
3000	1830	1380	1170	1020	820
4000	2180	1810	1550	1360	1090
5000	2720	2270	1940	1700	1380

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

CONTRIBUTING DRAINAGE AREA= 2373 SQ FT
DEPTH OF STONE MEDIA= 36 INCHES
PAVER AREA= 238 SQ FT

MAINTENANCE:

1. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM JOINT SPACE MONTHLY.
2. OBSERVE THE PERMEABLE PAVES SYSTEM FOR EXCESSIVE PONDING DURING STORM EVENTS AND REPAIR AS NEEDED.
3. VACUUM, SWEEP, OR BLOW PERMEABLE PAVES SURFACE QUARTERLY TO KEEP THE SURFACE FREE OF SEDIMENT. NEW STONE MAY NEED TO BE SWEEPED INTO THE JOINTS AS NEEDED.
4. INSPECT PERMEABLE PAVES SURFACE FOR DETERIORATION ANNUALLY. REPAIR OR REPLACE ANY DAMAGED AREAS AS NEEDED.

PERVIOUS PAVERS

NOT TO SCALE

November 2012

PROPOSED IMPERVIOUS AREA CALCULATIONS:

RUNOFF REDUCTION IMPERVIOUS AREA CALCULATIONS			
Site Location	Square Footage (Sq. Ft.)	Not/Treated	BMP Location
Proposed House	1141	TREATED	FRONT
Proposed Front Porch	109	TREATED	FRONT
Proposed Garage	423	TREATED	FRONT
Proposed Driveway	520	TREATED	FRONT
Proposed Back Patio	150	TREATED	FRONT
Proposed Wall	30	TREATED	FRONT
Total Proposed Impervious Area	2373	SF	
Total Treated Impervious Area	2373	SF	

RUNOFF REDUCTION DESCRIPTION:

TOTAL IMPERVIOUS AREA FOR THE SITE IS 2,373 SQUARE FEET. RUNOFF REDUCTION IS PROVIDED FOR NEW IMPERVIOUS AREA OF 2,373 SQUARE FEET. SEE LOT COVERAGE CHART.

THERE WILL BE ONE PERVIOUS PAVERS AREA IN THE FRONT OF THE HOUSE IN THE DRIVEWAY. THE PERVIOUS PAVERS WILL DETAIN A TOTAL OF 2,373 SF OF IMPERVIOUS AREA, AS MENTIONED ABOVE. THE PAVERS WILL BE BUILT TO ATLANTA STANDARDS PER THE DETAILS ATTACHED.

THE REQUIRED RUNOFF REDUCTION VOLUME IS 197.8 CUBIC FEET. THE PROVIDED SURFACE AREA OF PAVERS WILL BE A MINIMUM OF 238 SF. THE REQUIRED #57 STONE DEPTH IS MINIMUM OF 3 FT FOR A TOTAL OF 258.6 CF. THE FINAL SHAPE AND ORIENTATION OF THE PAVERS AREA IS TO BE DETERMINED BY THE OWNER AND BUILDER GIVEN IT MEET THE REQUIREMENTS ABOVE.

RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP'S SHOWN EXCEEDS THE STORAGE REQUIREMENTS.

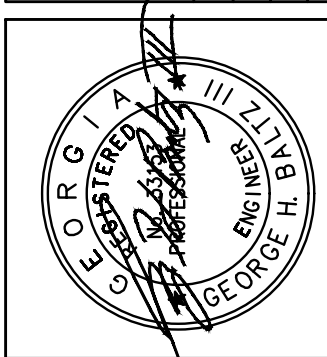


Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
Ahjai Fortune
2167 Main Street NW
Atlanta, Georgia 30318
504-234-7292
candainvestor@gmail.com

STORMWATER

DATE	SCALE	DRAWN	CHECKED	REVISIONS	CITY COMMENTS	CLIENT REVISIONS	ARC REVISIONS
07-27-21	AS SHOWN	EF	GHB	05-26-23			
				07-20-23			
				08-29-23			



Construction Plans For:

2167 Main Street NW
Land Lot 142, 17 District
Atlanta, Fulton County, Georgia

CVE Pl # 21-277

SHEET NO.

C-2

ES☐PC NOTES:

1. 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 PONDS 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: CHUBA AMADI 404-477-4971
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 = 252 LINEAR FEET
SEDIMENT STORAGE REQUIRED = 6.34 CU YD
SEDIMENT STORAGE PROVIDED = 12.60 CU YD

CITY OF ATLANTA ES☐PC NOTES:

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.

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.

DISTURBED AREAS IDLE FOR 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION; DISTURBED AREAS IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

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

SITE AREAS:

TOTAL SITE ACRES = 0.190 ACRES
TOTAL DISTURBED AREA = 0.095 ACRES

SOIL TYPES:

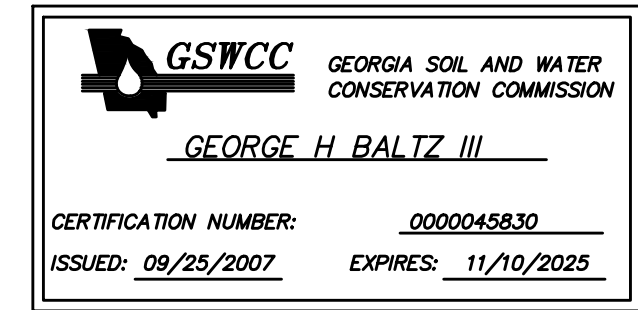
AgC - APPLING-HARD LABOR COMPLEX, 6 TO 10 PERCENT SLOPES
GaE - GROVER-MOUNTAIN PARK COMPLEX, 10 TO 20 PERCENT SLOPES, STONY

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

ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

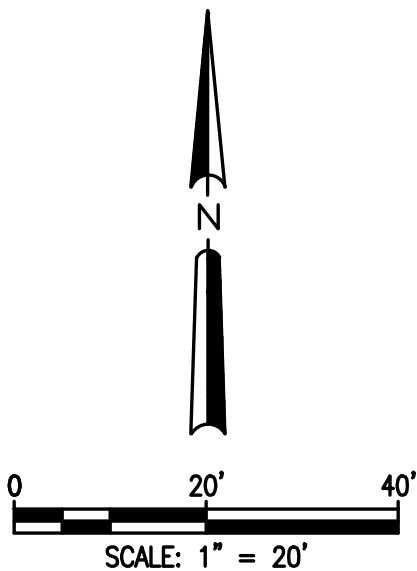
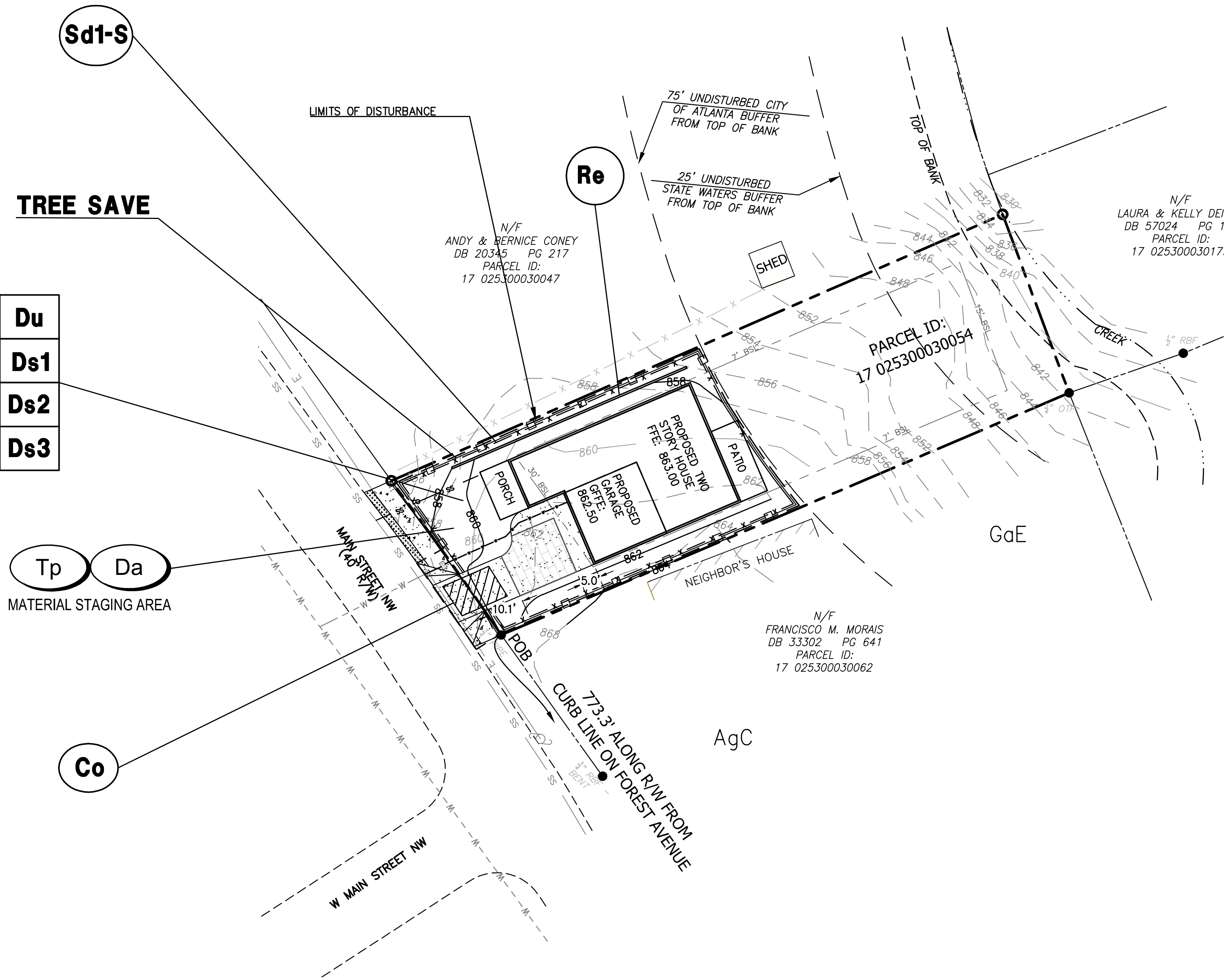
ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.



STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0228F, DATED SEPTEMBER 18, 2013.

THERE ARE WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.



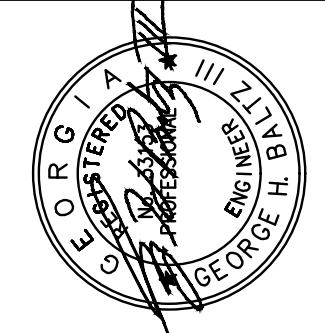
RELEASE FOR CONSTRUCTION 24 HOUR EMERGENCY CONTACT: AHJAI FORTUNE 504-234-7292

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

Prepared For:
Ahjai Fortune
2167 Main Street NW
Atlanta, Georgia 30318
504-234-7292
candainvestor@gmail.com

ES☐PC PLAN

DATE	07-27-21	REVISIONS
SCALE	AS SHOWN	05-25-23
DRAWN	EF	07-20-23
CHECKED	GHB	06-29-23
		ARC REVISIONS



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