

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

DATE: MARCH 4, 2024

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Keyetta Holmes, Zoning and Development Director, City of Atlanta
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: 2032 West Paces Ferry Road
MRPA Code: RC-24-01A

Description: A regional MRPA review of a proposal to demolish an existing pool, deck, spa, and walkways and construct a new greenhouse, 2 accessory storage buildings, and associated retaining walls, steps, paths and terraces on a 5.5 acre site wholly within the Chattahoochee River Corridor at 2032 West Paces Ferry Road in the City of Atlanta. The scope also includes the renovation of an existing accessory building. The total disturbed area of 89,903 SF and impervious area of 34,122 SF are within allowed limits.

Preliminary Finding: ARC staff have initiated a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Atlanta
Date Opened: March 4, 2024 **Deadline for Comments:** March 14, 2024

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER
HISTORIC RIVER LINE

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by Thursday March 14, 2024, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.

RECEIVED
DATE: 12/27/2023
MRPA-23-17

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): Alexander Taylor

Mailing Address: 2022 West Paces Ferry Rd

City: Atlanta State: GA Zip: 30327

Contact Phone Numbers (w/Area Code):

Daytime Phone: _____ Fax: _____

Other Numbers: 404 431 5182 ms Gordon Assistant to owner

3. Applicant(s) or Applicant's Agent(s):

Name(s): Dianne Barfield

Mailing Address: P.O. Box 475

City: Moscow State: GA Zip: 30260

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404 606 0403 Fax: NA

Other Numbers: NA

4. Proposed Land or Water Use:

Name of Development: NA

Description of Proposed Use: Demol existing pool, spa + pool deck, demo existing deck + walls, Renovation + addition to existing Screen Accessory Building, construct 2 accessory storage buildings, walls and paths

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: 234 + 240 17th District + Fulton County

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

210.95 FT TO RIVERSIDE RD

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>5.527 ACRES</u>	<u>240,750 Sq FT</u>
	Outside Corridor:	_____	_____
	Total:	_____	_____
Lots:	Inside Corridor:	_____	_____
	Outside Corridor:	_____	_____
	Total:	_____	_____
Units:	Inside Corridor:	_____	_____
	Outside Corridor:	_____	_____
	Total:	_____	_____

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

Inside Corridor: _____

Outside Corridor: _____

Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? no

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? unknown

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system ✓

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:



Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(90) <u>N/A</u>	(75) <u>N/A</u>
B	<u>25,983</u>	<u>6,545</u>	<u>3,604</u>	(80) <u>25%</u>	(60) <u>14%</u>
C	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(70) <u>N/A</u>	(45) <u>N/A</u>
D	<u>144,175</u>	<u>66,865</u>	<u>23,368</u>	(50) <u>96%</u>	(30) <u>16%</u>
E	<u>70,916</u>	<u>16,493</u>	<u>7,090</u>	(30) <u>23%</u>	(15) <u>10%</u>
F	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(10) <u>N/A</u>	(2) <u>N/A</u>
Total:	<u>241,074</u>	<u>89,403</u>	<u>34,122</u>	<u>N/A</u>	<u>N/A</u>

MRPA-23-17

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? _____

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? _____

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)



MRPA-23-17

___ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

___ Documentation on adjustments, if any.

___ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

___ Site plan.

___ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

___ Concept plan.

___ Lot-by-lot and non-lot allocation tables.



12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Signature(s) of Owner(s) of Record

Date

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

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

Date

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.

Signature of Chief Elected Official or Official's Designee

Date

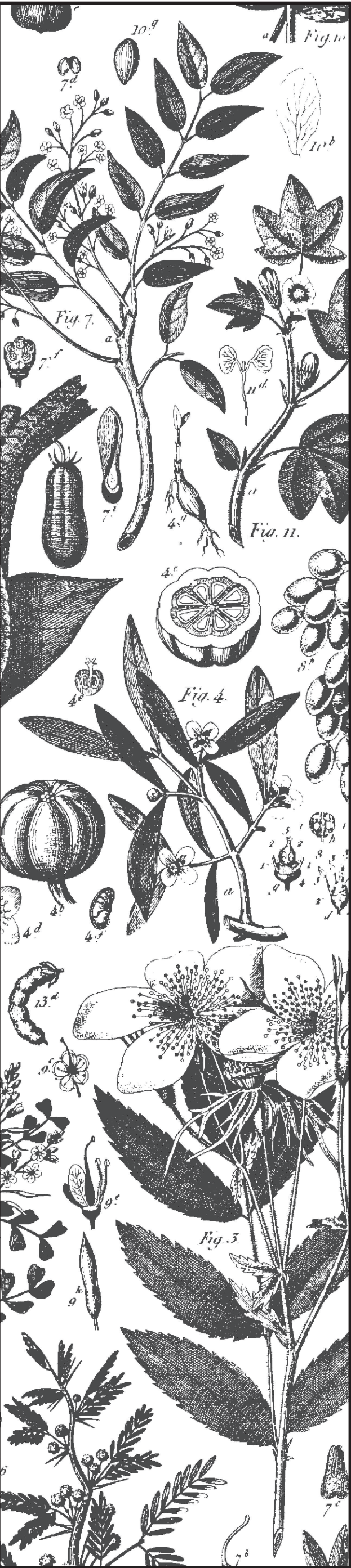


2032 WEST PACES FERRY, LLC
2032 WEST PACES FERRY RD
ATLANTA, GA
30327

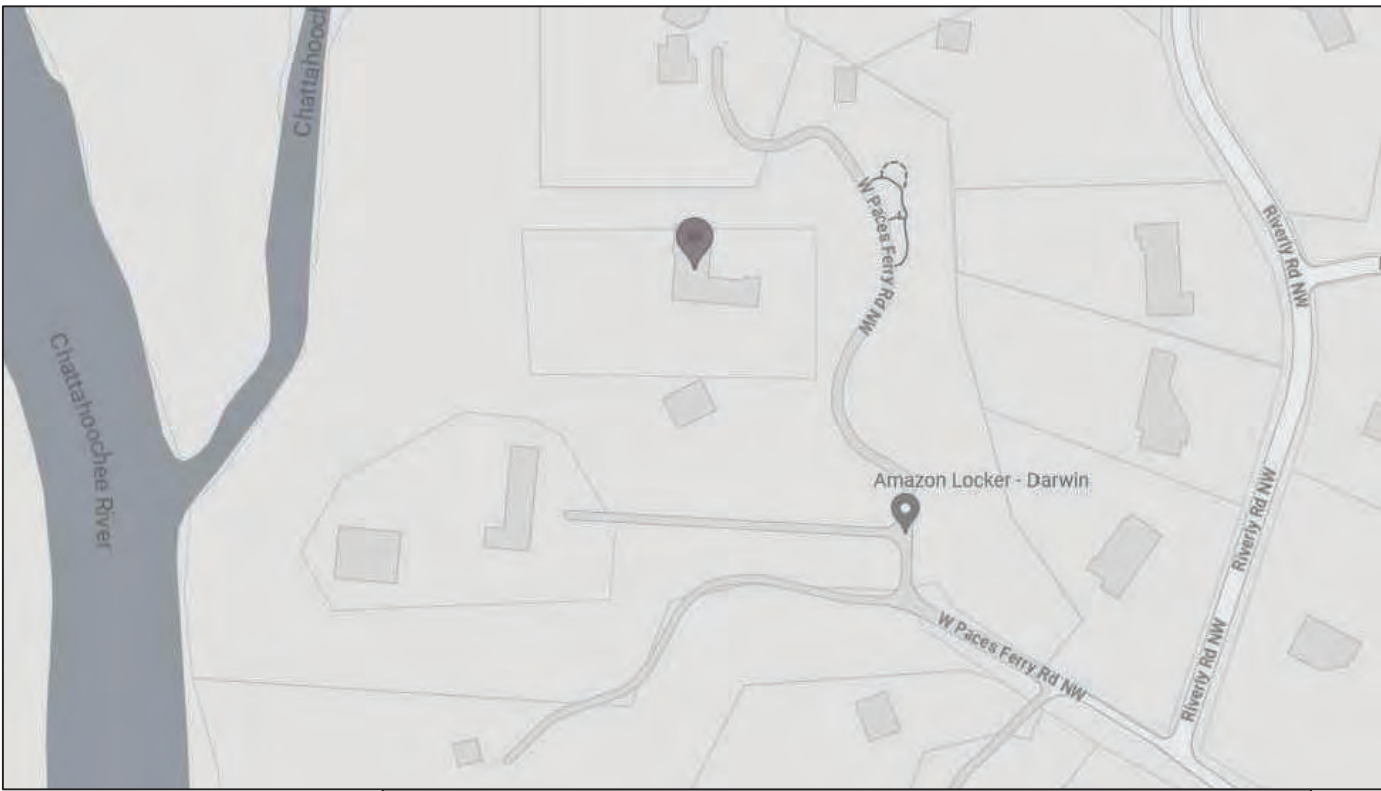
ARC/PERMIT COVER
Date 11.03.23 Sheet Number PA0.0

1" = 30'
Revisions

Designed By JH Drawn By JC



HOWARD DESIGN STUDIO, LLC
Landscape Architecture
1201 Peachtree Street, NE
Suite 1925
Atlanta, Georgia 30361
www.howarddesignstudio.com



VICINITY MAP

PROJECT DATA

OWNER:
2032 WEST PACES FERRY, LLC.

ARCHITECT
D. STANLEY DIXON ARCHITECT
2300 PEACHTREE RD. NE
2300 C-1
ATLANTA, GA 30309
404 574-1430

LANDSCAPE ARCHITECT
HOWARD DESIGN STUDIO, LLC
1201 PEACHTREE STREET, NE
400 COLONY SQUARE, SUITE 1925
ATLANTA, GEORGIA 30361
404 876 7051

GENERAL CONTRACTOR / 24 HOURS CONTACT:
CHRIS CONLEY HOMES
2881 RIDGEVIEW RD. NW
ATLANTA, GA 30327
404 367-9178 WORK
404 550-6143 CELL

EROSION CONTROL CONTRACTOR:
CHRIS CONLEY HOMES
2881 RIDGEVIEW RD. NW
ATLANTA, GA 30327
404 367-9178 WORK
404 550-6143 CELL

STRUCTURAL ENGINEER:
KOBLASZ AND KENNISON ENGINEERING, P.C.
232 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
404 860-2600

SURVEY INFORMATION:
BARTON SURVEYING, INC.
P.O. BOX 640
LEBANON, GA 30146
770 345-2810

INDEX OF DRAWINGS

LANDSCAPE PLANS:

- PA0.0 - PERMIT COVER
- PA1.0 - ARC SITE PLAN
- PA2.0 - PERMIT DEMO PLAN
- PA3.0 - PERMIT SITE PLAN
- PA4.0 - PERMIT DETAILS

SURVEY:

BOUNDARY AND TOPOGRAPHIC SURVEY
BY BARTON SURVEYING, INC.

ARCHITECTURE:

PLANS BY D. STANLEY DIXON ARCHITECTS

SITE ZONED PD-H

- TOTAL LOT = 240,750 SF, 5.527 AC
- (AREA OUTSIDE OF THE 100 YR. FLOOD PLAIN = 220,757 SF, OR 5.059 AC.)
- PROPOSED TOTAL IMPERVIOUS = 31,659 SF

SCOPE OF WORK/NATURE OF CONSTRUCTION ACTIVITY:

- DEMOLITION OF EXISTING POOL, SPA, AND POOL DECK.
- DEMOLITION OF EXISTING WOOD DECK.
- DEMOLITION OF EXISTING CONCRETE WALK.
- CONSTRUCTION OF PROPOSED GREENHOUSE.
- RENOVATION OF EXISTING SCREENED ACCESSORY BUILDING.
- CONSTRUCTION OF RETAINING WALLS, STEPS, STONE PATHS, AND STONE TERRACES.
- CONSTRUCTION OF 2 ACCESSORY STORAGE BUILDING AT EXISTING TENNIS COURT.
- SEE PLANS BY D. STANLEY DIXON ARCHITECT FOR NEW GREENHOUSE, SCREENED BUILDING RENOVATION, AND STORAGE BUILDINGS.

SITE IMPROVEMENT NOTES:

- TOTAL SITE AREA 5.527 ACRES
- NEW DISTURBED AREA XSF. X ACRES
- BOUNDARY SURVEY PROVIDED BY BARTON SURVEYING
- PROPERTY ZONED PD-H (CASE Z-98-35)
- STORMWATER DETENTION/TREATMENT SYSTEM BY HOWARD DESIGN STUDIO

BUILDING CODES:
INTERNATIONAL RESIDENTIAL CODE 2018 EDITION
WITH GEORGIA AMENDMENTS 2020

P.O.B.

BEING THE S.E. CORNER OF 2032 PARCEL,
PER PB 402, PG. 124.

John P Howard

Level II Certified Design Professional

CERTIFICATION NUMBER 0000061950

ISSUED: 10/13/2022 EXPIRES: 10/13/2025



ISSUED FOR CONSTRUCTION

PROPOSED ARC/PERMIT PLAN FOR 2032 WEST PACES FERRY RD. RESIDENCE

2032 WEST PACES FERRY RD.
ATLANTA, GA 30327



RECEIVED
DATE: 12/27/2023

MRPA-23-017

NOTES:

- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- ANY DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE RIGHT-OF-WAY. CONTACT TECHNICAL SERVICES.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1983 EDITION.
- MAINTENANCE STATEMENT - EROSION AND SEDIMENT 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 THE SEDIMENT SOURCE.
- MAINTENANCE STATEMENT - EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND BE REPAIRED BY THE GENERAL CONTRACTOR.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEMED NECESSARY BY ON-SITE INSPECTOR.
- NO GRADED SLOPE SHALL EXCEED 2H:1V.
- ALL UNSUITABLE SOILS AND TOP SOILS WILL BE STOCKPILED ON-SITE AND SPREAD ON ALL PROPOSED SLOPES TO FACILITATE THE ESTABLISHMENT OF ALL GROUND COVER.
- CONTRACTOR TO ANTICIPATE THAT ONE GRASSING ATTEMPT OF THE DISTURBED AREAS WILL NOT BE ADEQUATE TO PROVIDE A SUFFICIENT STAND OF GROUND COVER. MULTIPLE ATTEMPTS AT GRASSING OF DISTURBED AREA SHOULD BE ANTICIPATED FOR THIS PROJECT. GRASSING PROCEDURES WILL BE CARRIED OUT ON REGULAR AND TIMELY INTERVALS UNTIL A GOOD AND COMPLETE STAND OR GROUND COVER HAS BEEN ESTABLISHED.
- WATERS OF THE STATE DO EXIST WITHIN 200FT OF THE PROJECT SITE.
- CONTRACTOR TO RE-USE EXISTING SEWER AND UTILITY CORRIDOR. IN THE EVENT THAT A NEW UTILITY OR SEWER LOCATION IS REQUIRED, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE CITY OF ATLANTA ARBORIST DIVISION PRIOR TO SITE DISTURBANCE.
- PER THE SURVEY BY BARTON SURVEYING, WATER PROVIDED BY CITY OF ATLANTA. SEWER PROVIDED BY CITY OF ATLANTA.

ACTIVITY SCHEDULE

ACTIVITY SCHEDULE	DATE
INITIAL EROSION CONTROL BMP'S INSTALLATION	NOV 2023
INTERMEDIATE EROSION CONTROL BMP'S	NOV 2023
FINAL PHASE E&SC BMP'S	NOV 2023
DEMOLITION	ONGOING
CLEARING & GRUBBING	NOV 2023
GRADING	NOV 2023
TEMPORARY GRASSING @ 14 DAY INTERVALS	NOV 2023
PERMANENT GRASSING @ 30 DAY INTERVALS	NOV 2023
FINAL CLEAN UP	ONGOING MAR 2024

NOTE:

- ALL EXISTING UNDERGROUND UTILITIES TO REMAIN.
- SURVEY INFORMATION PROVIDED BY BARTON SURVEYING.

FLOOD STATEMENT
PORTIONS OF THIS PROPERTY ARE LOCATED IN A
FLOOD HAZARD AREA ACCORDING TO F.I.R.M. OFFICIAL
FLOOD HAZARD MAPS.

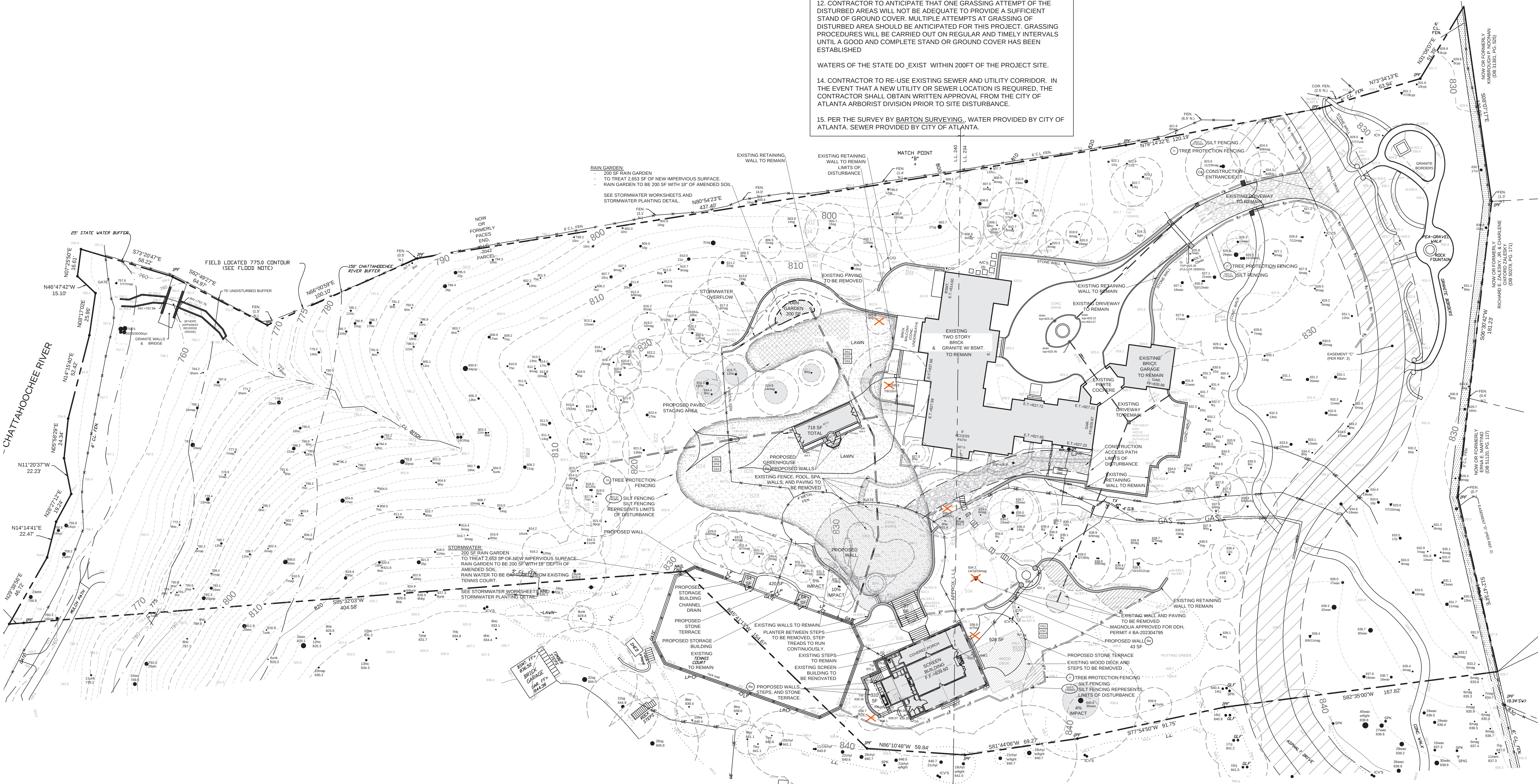
WATERS OF THE STATE DO EXIST WITHIN 200FT
OF THE PROJECT SITE

SCOPE OF WORK/NATURE OF CONSTRUCTION ACTIVITY:

- DEMOLITION OF EXISTING WOOD DECK AT SCREENED BUILDING.
- DEMOLITION OF EXISTING POOL, SPA, STEPS, AND HARDSCAPE.
- DEMOLITION OF EXISTING HARDSCAPES NEAR HOUSE.
- CONSTRUCTION OF TEMPORARY CONSTRUCTION ACCESS PATH.
- RENOVATION OF EXISTING SCREENED BUILDING.
- CONSTRUCTION OF PROPOSED RETAINING WALLS, STONE TERRACE, AND STEPS AT SCREENED BUILDING.
- CONSTRUCTION OF PAVED STONE CONNECTOR PATHS.
- CONSTRUCTION OF NEW RETAINING WALLS.
- CONSTRUCTION OF NEW GREENHOUSE AND LOW RETAINING WALLS.

DISTURBED AREA:

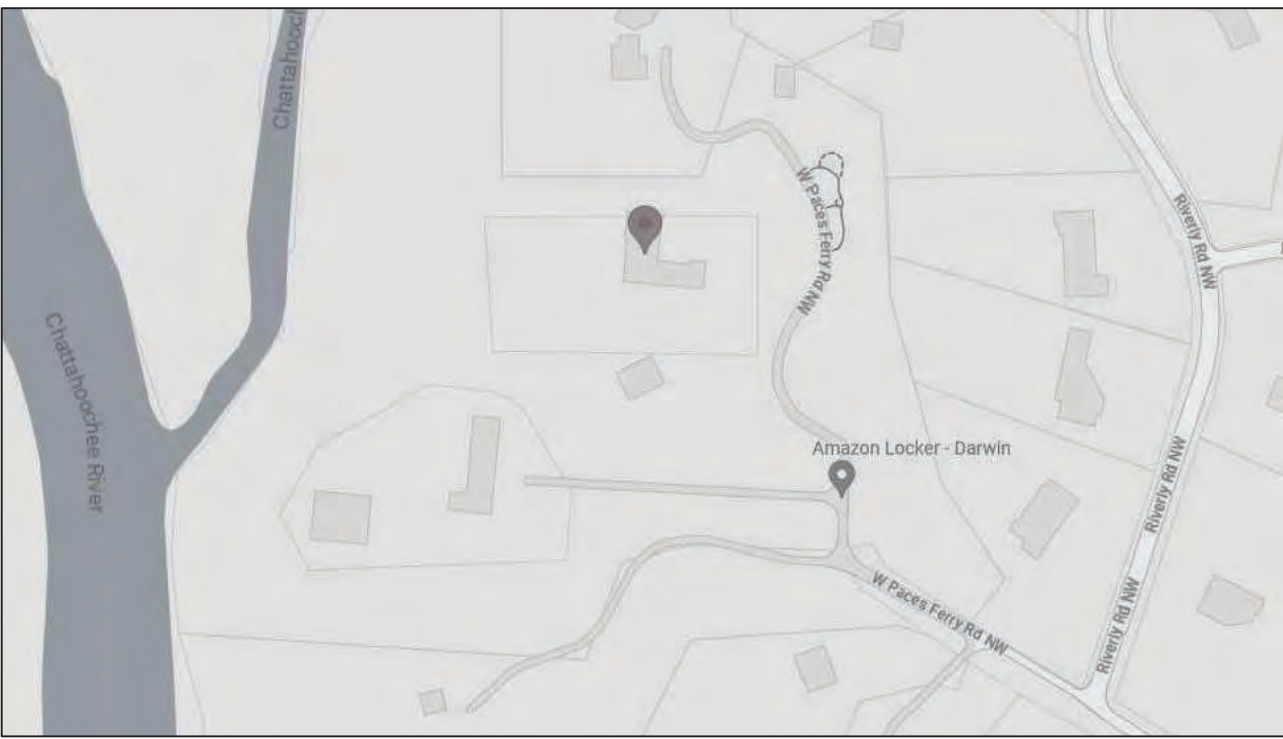
TOTAL LOT AREA:	240,750 SF	5.527 ACRES
TOTAL DISTURBED AREA:	31,659 SF	.726 ACRES
% AREA DISTURBED:	13%	



PROPOSED SITE UPDATES FOR

THE 2032 WEST PACES FERRY RD. RESIDENCE

2032 WEST PACES FERRY RD.
ATLANTA, GEORGIA 30327



VICINITY MAP PROJECT DATA

OWNER:
2032 WEST PACES FERRY, LLC.

ARCHITECT:
D. STANLEY DIXON ARCHITECT
2300 PEACHTREE RD. NE
2300 C-1
ATLANTA, GA 30309
404 574-1430

LANDSCAPE ARCHITECT:
HOWARD DESIGN STUDIO, LLC
1201 PEACHTREE STREET, NE
400 COLONY SQUARE, SUITE 1925
ATLANTA, GEORGIA 30361
404.876.7051

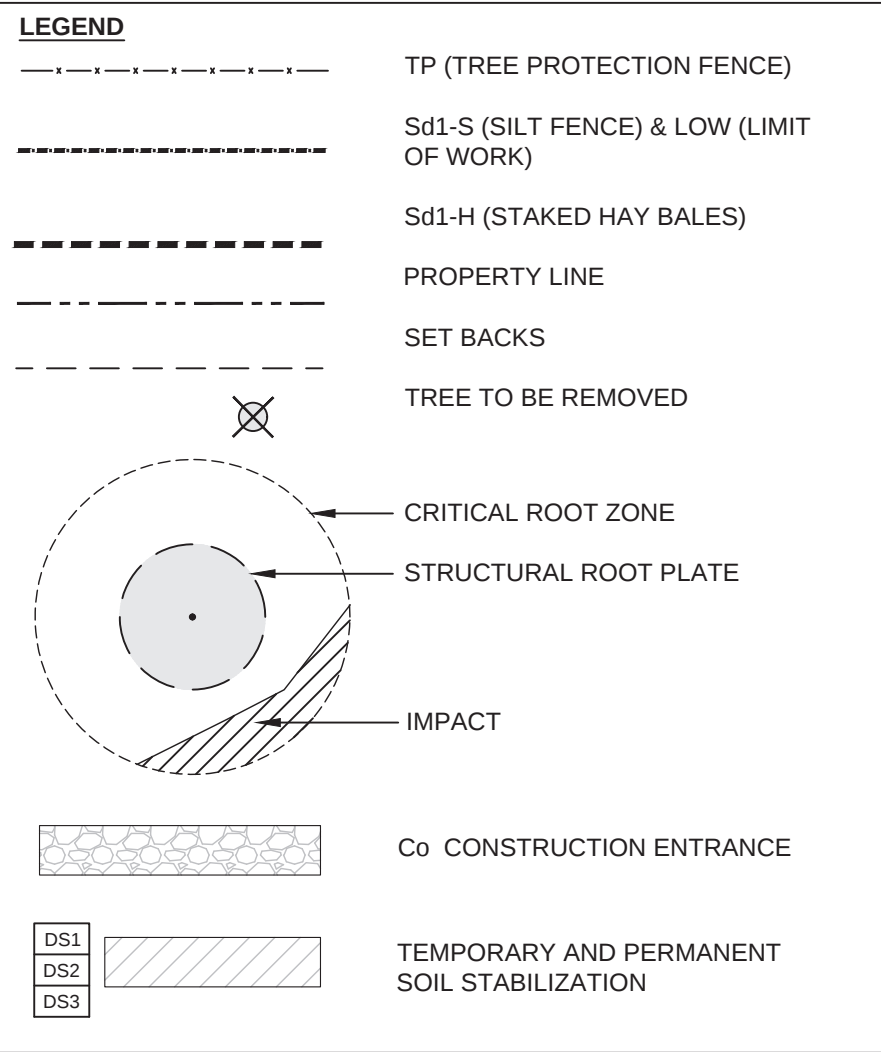
GENERAL CONTRACTOR / 24 HOURS CONTACT:
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ATLANTA, GA 30327
404 367-9178 WORK
404 550-6143 CELL

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404 860-2600

SURVEY INFORMATION:
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P.O. BOX 640
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770 345-2810

METROPOLITAN RIVER PROTECTION					
VULNERABILITY CATEGORY	TOTAL SF	TOTAL SF LAND DISTURBANCE	TOTAL SF IMPERV. SURFACE	PERCENT LAND DISTURBANCE (MAX IN PARENTHESES)	PERCENT IMPERVIOUS (MAX IN PARENTHESES)
A	N/A	N/A	N/A	(90) N/A	(75) N/A
B	25,983 SF	6,545 SF	3,664 SF	(80) 25%	(60) 14%
C	N/A	N/A	N/A	(70) N/A	(45) N/A
D	144,175 SF	66,865 SF	23,368 SF	(50) 46%	(30) 16%
E	70,916 SF	16,493 SF	7,090 SF	(30) 23%	(15) 10%
F	N/A	N/A	N/A	(10) N/A	(2) N/A
TOTAL:	241,074 SF	89,903 SF	34,122 SF		



OFFICE OF ZONING & DEVELOPMENT
RECEIVED
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- SURVEY:
- BOUNDARY AND TOPOGRAPHIC SURVEY BY BARTON SURVEYING, INC.
- ARCHITECTURE:
- PLANS BY D. STANLEY DIXON ARCHITECTS

- SITE ZONED PD-H
- TOTAL LOT = 240,750 SF, 5.527 AC
 - (AREA OUTSIDE OF THE 100 YR. FLOOD PLAIN = 220,407 SF, OR 5.059 AC.)
 - PROPOSED TOTAL IMPERVIOUS = 31,659 SF

- SCOPE OF WORK/NATURE OF CONSTRUCTION ACTIVITY:
- DEMOLITION OF EXISTING POOL, SPA, AND POOL DECK.
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- BUILDING CODES:
- INTERNATIONAL RESIDENTIAL CODE 2018 EDITION WITH GEORGIA AMENDMENTS 2020

P.O.B.
(IF BEING THE S.E. CORNER OF 2032 PARCEL, PER PB 402, PG. 124.)

John P Howard
Level II Certified Design Professional
Certification Number: 0000061980
Issued: 10/13/2022 Expires: 10/13/2025



ISSUED FOR CONSTRUCTION

2032 WEST PACES FERRY, LLC

2032 WEST PACES FERRY RD
ATLANTA, GA
30327

ARC SITE PLAN

Date 11.03.23 Sheet Number PA1.0

1" = 30'

Revisions

Designed By JH Drawn By JC

HOWARD DESIGN STUDIO, LLC
Landscape Architecture

1201 Peachtree Street, NE
Suite 1925
Atlanta, Georgia 30361

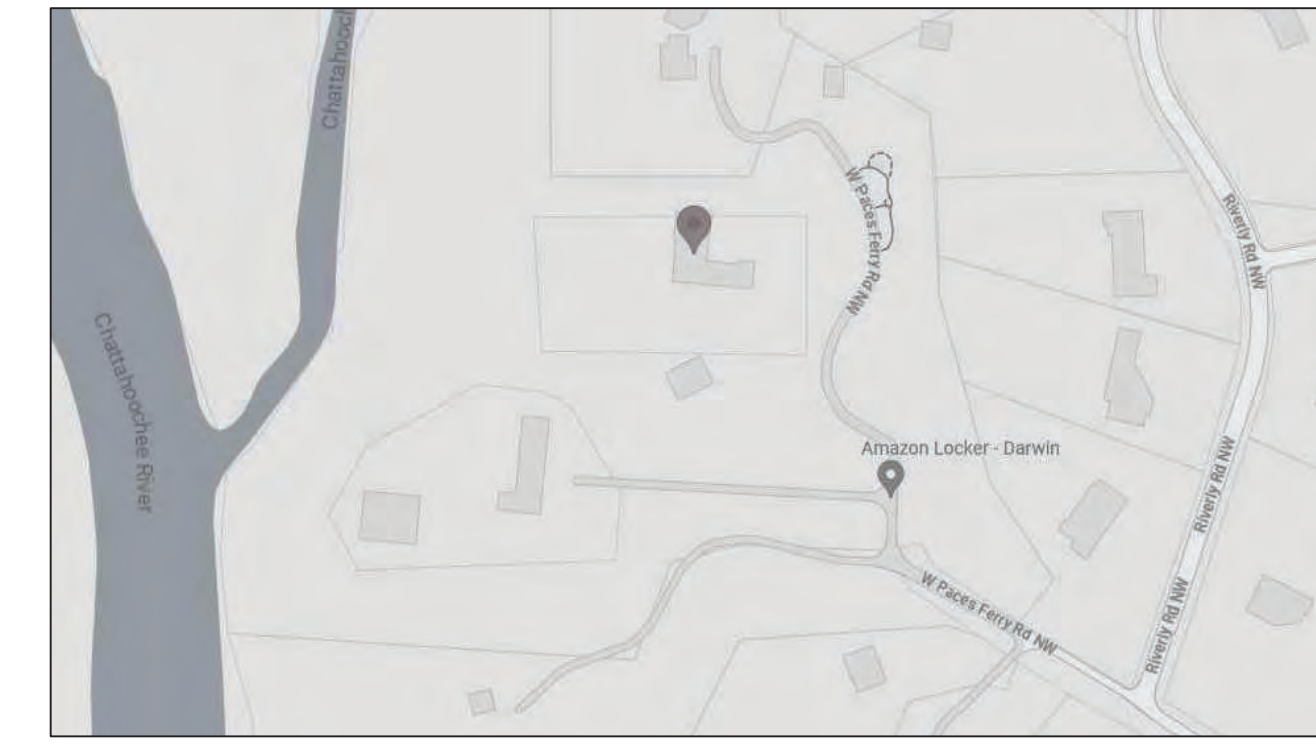
www.howarddesignstudio.com

(P) 404.876.7051 (F) 404.876.9851

THE 2032 WEST PACES FERRY RD. RESIDENCE

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ATLANTA, GEORGIA 30327

OFFICE OF ZONING & DEVELOPMENT
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BY BARTON SURVEYING, INC.

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- CONSTRUCTION OF RETAINING WALLS, STEPS, STONE PATHS, AND STONE TERRACES.
- CONSTRUCTION OF 2 ACCESSORY STORAGE BUILDING AT EXISTING TENNIS COURT.
- SEE PLANS BY D. STANLEY DIXON ARCHITECT FOR NEW GREENHOUSE, SCREENED BUILDING RENOVATION, AND STORAGE BUILDINGS.

SITE IMPROVEMENT NOTES:

- TOTAL SITE AREA: 5,527 ACRES
- NEW DISTURBED AREA: 31,659 SF, 726 ACRES
- BOUNDARY SURVEY PROVIDED BY BARTON SURVEYING
- PROPERTY ZONED PD-H (CASE Z-88-35)
- STORMWATER DETENTION/TREATMENT SYSTEM BY HOWARD DESIGN STUDIO

BUILDING CODES:

- INTERNATIONAL RESIDENTIAL CODE 2018 EDITION WITH GEORGIA AMENDMENTS 2020

P.O.B.
PER BEING THE S.E. CORNER OF 2032 PARCEL.
PER PER 202, PG. 114.



John P Howard
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000061980
ISSUED: 10/13/2022 EXPIRES: 10/13/2025



ISSUED FOR CONSTRUCTION

2032 WEST PACES FERRY, LLC

2032 WEST PACES FERRY RD
ATLANTA, GA
30327

DEMOLITION PLAN

Date 11.03.23 Sheet Number PA2.0

1" = 30'

Revisions

Designed By
JH

Drawn By
JC



HOWARD DESIGN STUDIO, LLC
Landscape Architecture

1201 Peachtree Street, NE
Suite 1925
Atlanta, Georgia 30361

www.howarddesignstudio.com

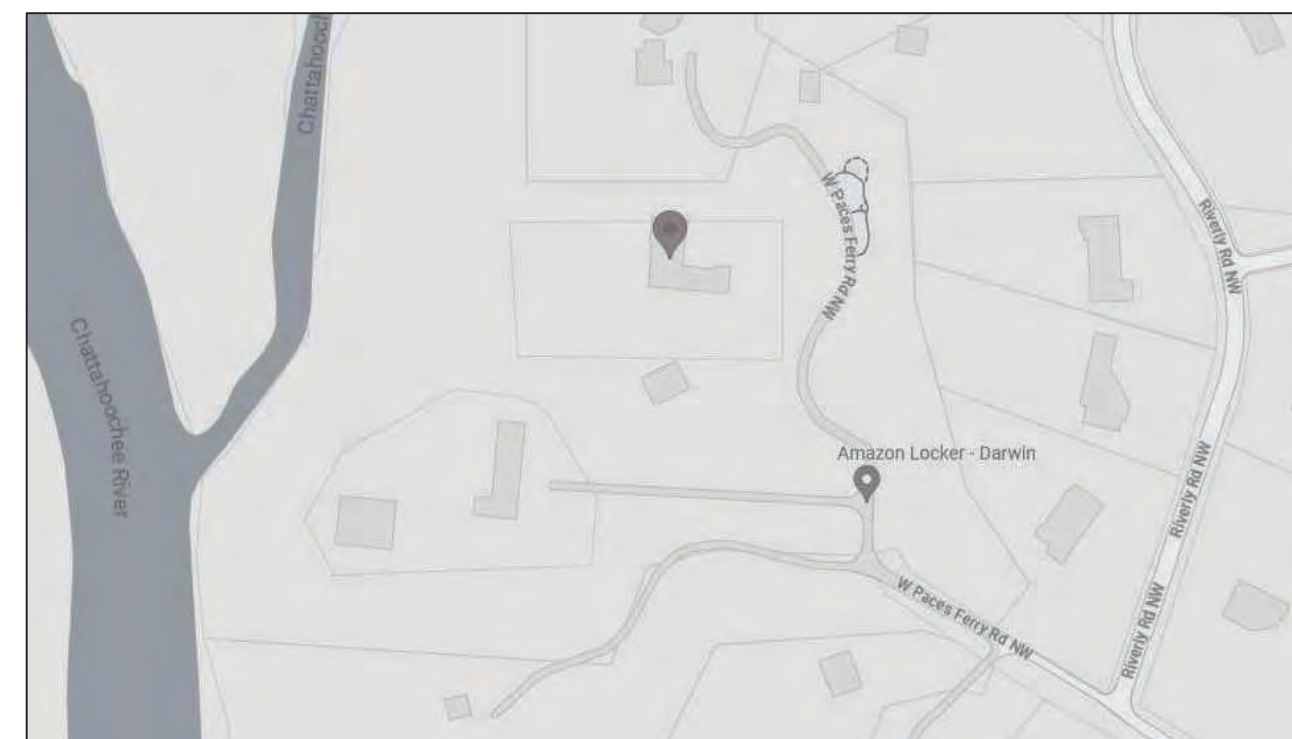
(P) 404.876.7051 (F) 404.876.9851



THE 2032 WEST PACES FERRY RD. RESIDENCE

PROPOSED SITE UPDATES FOR

2032 WEST PACES FERRY RD.
ATLANTA, GEORGIA 30327



VICINITY MAP

PROJECT DATA

TOTAL ACRES OF SITE: 240,750 SF (5.527 AC)
TOTAL AREA DISTURBED: 31,659 SF (732 AC)

CONTRACTOR SHALL LOCATE ALL UTILITIES ON SITE PRIOR TO ANY CONSTRUCTION ACTIVITIES

NO GRADED SLOPE TO EXCEED 2H:1V

ALL TREES OVER 6" DBH SHALL BE PROTECTED DURING CONSTRUCTION

SEE SURVEY FOR TOP ELEVATIONS OF SANITARY, STORM SEWERS AND STRUCTURES

WATERS OF THE STATE ARE PRESENT WITHIN 200 FEET OF THE PROJECT SITE

24 HOURS CONTACT:
CHRIS CONLEY HOMES
2881 RIDGEVIEW RD. NW
ATLANTA, GA 30327
404 367-9178 WORK
404 550-6143 CELL

FOR RETAINING WALL SCHEDULE SEE SHEET RW-1 BY KOBLAZ & KENNISON ENGINEERING, PC

OWNER:
2032 WEST PACES FERRY, LLC

ARCHITECT:
D. STANLEY DIXON ARCHITECT
2300 PEACHTREE RD. NE
ATLANTA, GA 30309
404 574-1430

LANDSCAPE ARCHITECT:
HOWARD DESIGN STUDIO, LLC
1201 PEACHTREE STREET, NE
400 COLONY SQUARE, SUITE 1925
ATLANTA, GEORGIA 30361
404.876.7051

GENERAL CONTRACTOR / 24 HOURS CONTACT:
CHRIS CONLEY HOMES
2881 RIDGEVIEW RD. NW
ATLANTA, GA 30327
404 367-9178 WORK
404 550-6143 CELL

EROSION CONTROL CONTRACTOR:
CHRIS CONLEY HOMES
2881 RIDGEVIEW RD. NW
ATLANTA, GA 30327
404 367-9178 WORK
404 550-6143 CELL

STRUCTURAL ENGINEER:
KOBLAZ & KENNISON ENGINEERING, P.C.
232 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
404 860-2600

SURVEY INFORMATION:
BARTON SURVEYING, INC.
P.O. BOX 640
LEBANON, GA 30146
770 345-2810

INDEX OF DRAWINGS

LANDSCAPE PLANS:

- PA0.0 - PERMIT COVER
- PA1.0 - ARC SITE PLAN
- PA2.0 - PERMIT DEMO PLAN
- PA3.0 - PERMIT SITE PLAN
- PA4.0 - PERMIT DETAILS

SURVEY:

BOUNDARY AND TOPOGRAPHIC SURVEY
BY BARTON SURVEYING, INC.

ARCHITECTURE:

PLANS BY D. STANLEY DIXON ARCHITECTS

SITE ZONED PD-H

- TOTAL LOT** = 240,750 SF, 5.527 AC
- AREA OUTSIDE OF THE 100 YR. FLOOD PLAIN** = 220,407 SF, OR 5.059 AC.
- PROPOSED TOTAL IMPERVIOUS** = 31,659 SF

SCOPE OF WORK/NATURE OF CONSTRUCTION ACTIVITY:

- DEMOLITION OF EXISTING POOL, SPA, AND POOL DECK.
- DEMOLITION OF EXISTING WOOD DECK
- DEMOLITION OF EXISTING CONCRETE WALK.
- CONSTRUCTION OF PROPOSED GREENHOUSE.
- RENOVATION OF EXISTING SCREENED ACCESSORY BUILDING.
- CONSTRUCTION OF RETAINING WALLS, STEPS, STONE PATHS, AND STONE TERRACES.
- CONSTRUCTION OF 2 ACCESSORY STORAGE BUILDING AT EXISTING TENNIS COURT.
- SEE PLANS BY D. STANLEY DIXON ARCHITECT FOR NEW GREENHOUSE, SCREENED BUILDING RENOVATION, AND STORAGE BUILDINGS.

SITE IMPROVEMENT NOTES:

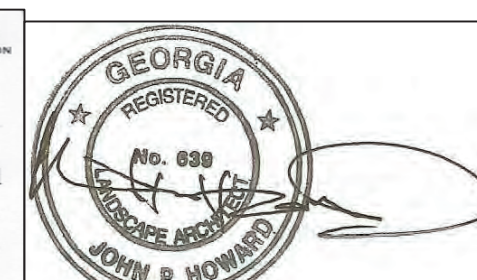
- TOTAL SITE AREA: 5.527 ACRES
- NEW DISTURBED AREA: XSF, X ACRES
- BOUNDARY SURVEY PROVIDED BY BARTON SURVEYING
- PROPERTY ZONED PD-H (CASE Z-98-35)
- STORMWATER DETENTION/TREATMENT SYSTEM BY HOWARD DESIGN STUDIO

BUILDING CODES:

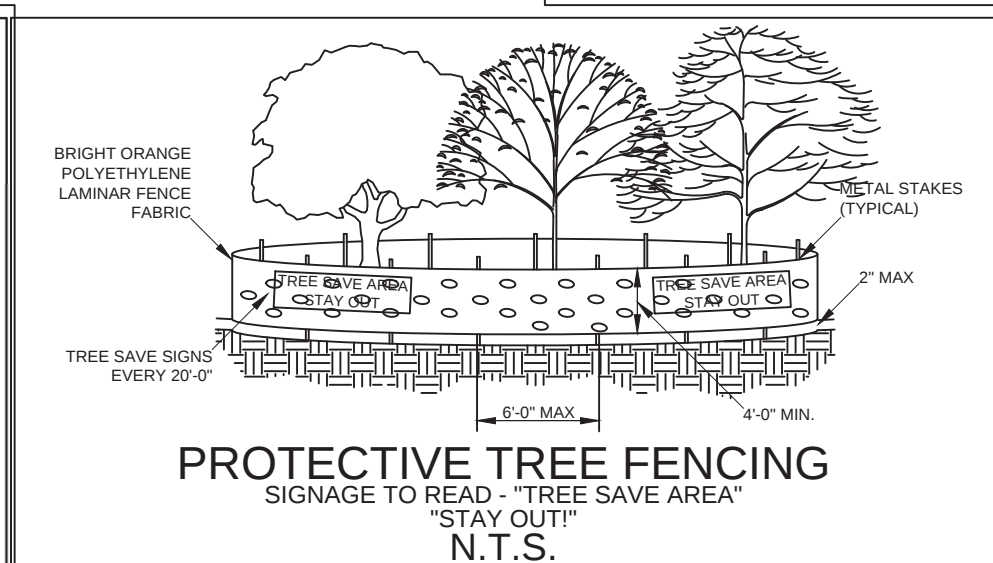
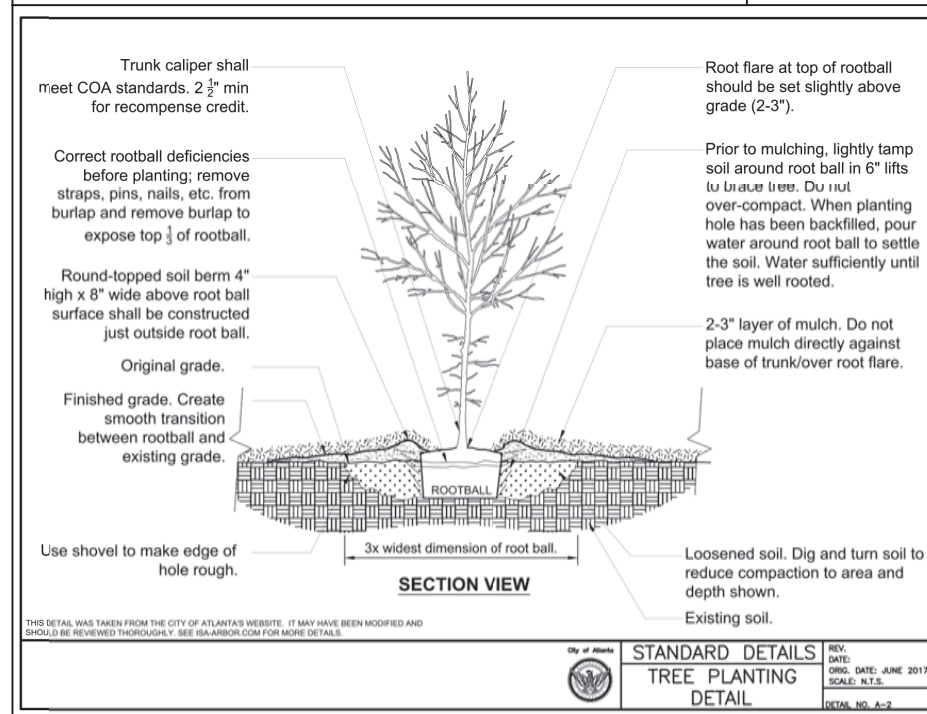
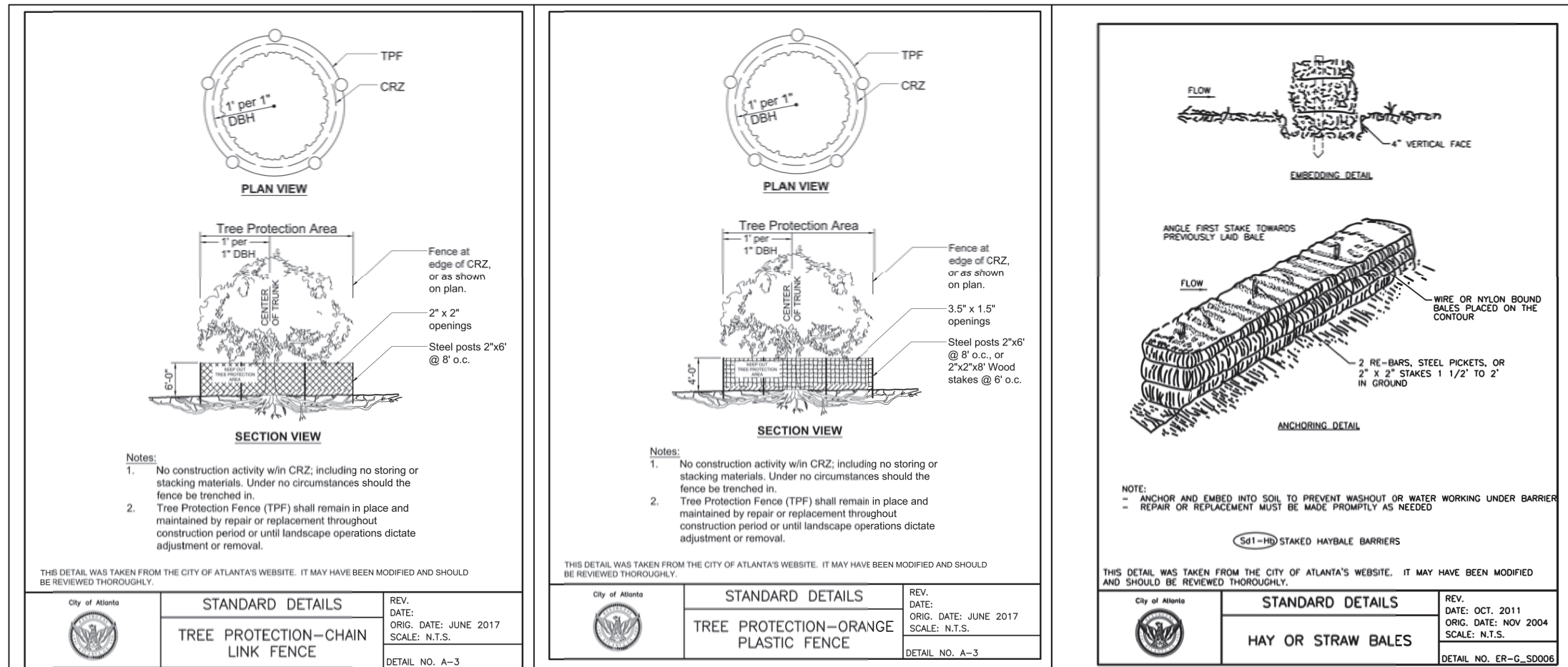
INTERNATIONAL RESIDENTIAL CODE 2018 EDITION
WITH GEORGIA AMENDMENTS 2020

John P Howard
Level II Certified Design Professional

GSWCC
Certification Number: 0000061980
Issued: 10/13/2022 Expires: 10/13/2025



ISSUED FOR CONSTRUCTION



MRP-25-017

DATE: 10/13/2022

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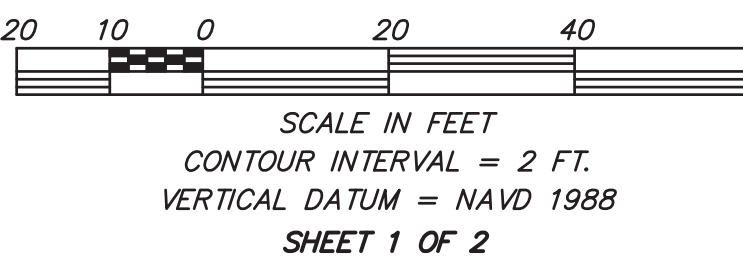
DATE: 10/13/2022

DATE: 10/13/2022

DATE: 10/13/2022

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
2032 WEST PACES FERRY ROAD, LLC.

(BEING 2032 PARCEL PER PLAT BOOK 402, PG. 124)
LOCATED IN LAND LOTS 234 & 240
17th DISTRICT, CITY OF ATLANTA
FULTON COUNTY, GEORGIA
APRIL 6, 2020 1"=20'



GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 18,873. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE
PRECISION RATIO OF 1 IN 115,719.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED
FROM A SINGLE GRID BASELINE.

BEARINGS ARE CALCULATED FROM ANGLES
TURNED FROM A SINGLE GRID BASELINE.

REFERENCES:
1) DB 28461, PG. 319
2) PB 402, PG. 124

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0227 F, DATED SEPTEMBER 18, 2013, PORTIONS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (ZONE AE WITH A BASE FLOOD ELEVATION OF 775.0)

ALL MATTERS OF TITLE ARE EXCEPTED.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A TITLE SEARCH. THERE MAY BE EASEMENTS OR
OTHER ENCUMBRANCES NOT SHOWN.

INFORMATION SHOWN FOR ADJACENT PROPERTY TO SOUTH IS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY FOR 2022 WEST PACES FERRY RD. LLC, BY BARTON SURVEYING, INC., DATED 8-8-17, LAST REVISED 2-25-20.

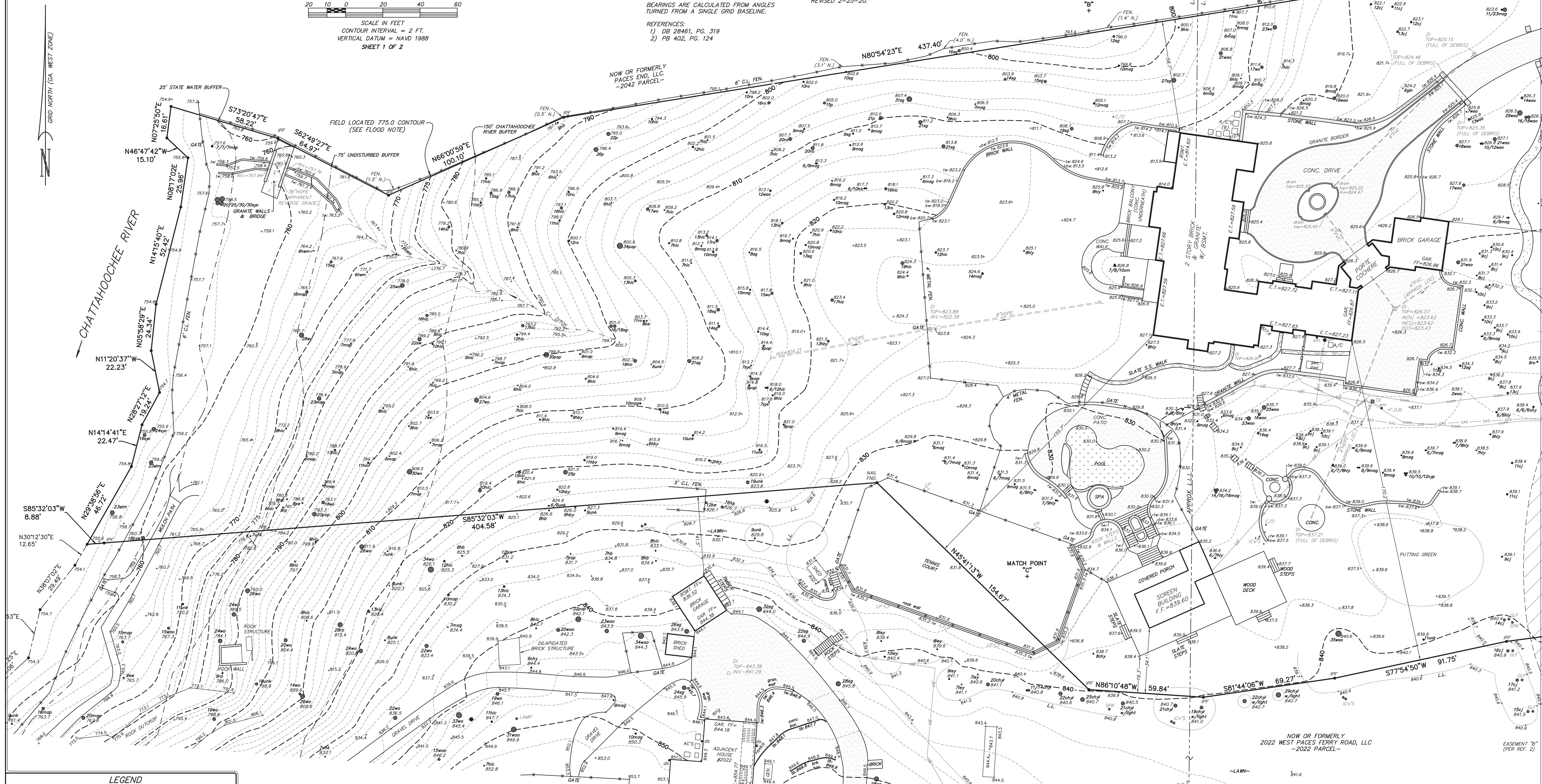
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ADDRESS:
2032 WEST PACES FERRY ROAD NW
ATLANTA, GA 30327

AREA = 240,750 SQ. FT.
5.527 ACRES ±

(AREA OUTSIDE THE APPROX. 100 YR.
FLOOD PLAIN = 220,407 SQ. FT. OR
5.059 ACRES $\pm$)

THIS PROPERTY IS CURRENTLY ZONED
PD-H (PLANNED DEVELOPMENT HOUSING)



LEGEND

- | | | |
|------|---|------------------------------------|
| • | = | 1/2" REBAR FND. |
| • | = | 1/2" REBAR SET |
| — | = | R.W. = RIGHT OF WAY |
| — | = | SSE = SANITARY SEWER EASEMENT |
| — | = | DE = DRAINAGE EASEMENT |
| — | = | L.L. = LAND LOT LINE |
| • | = | C.L. = CENTERLINE |
| • | = | CT = CRIMP TOP PIPE |
| • | = | OP = OPEN TOP PIPE |
| — | = | CMPT = CORRUGATED METAL PIPE |
| — | = | RCP = REINFORCED CONCRETE PIPE |
| — | = | DJ = DROP INLET |
| □ | = | JB = JUNCTION BOX |
| □ | = | MH = MANHOLE |
| — | = | CB = CATCH BASIN |
| — | = | BM = BENCHMARK |
| — | = | PP = POWER POLE |
| — | = | FH = FIRE HYDRANT |
| — | = | CFM = CONCRETE MONUMENT FND. |
| — | = | B.C. = BACK OF CURB |
| E.P. | = | EAS. OF PAVEMENT |
| — | = | FENCE |
| — | = | O.H. = OVERHEAD ELEC. SERVICE LINE |
| — | = | B.L. = BUILDING LINE |
| — | = | U.G. = UNDERGROUND POWER LINE |
| P | = | TRANSFORMER |

ABBREVIATIONS

[illegible]

City of Atlanta | Department of City Planning
OFFICE OF ZONING & DEVELOPMENT
RECEIVED
DATE: 12/27/2023

MRPA-23-0

10-31-23:
1) CORRECTED DATE OF SURVEY IN TITLE BLOCK;
2) REVISED POINT OF BEGINNING FOR CLARITY;
3) REVISED TO REFLECT EXISTING TREE CONDITIONS
AROUND POOL.



THIS PLAT IS A RETRACTION 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 INSTRUMENTS, RECORDING INSTRUMENTS OR 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 ORDINANCES OR REQUIREMENTS, OR SUITABILITY FOR ANY USE, OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND OWNER HAS COMPLIED WITH ALL APPLICABLE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

NATHAN H. JOHNSON, GA. RLS. NO. 3147

5-21-2020

JOB # 17-097	DRAWN BY: BM	FIELD CREW: JB/PG
FIELD DATE: 4-6-20	PLAT PREPARED: 5-19-20	

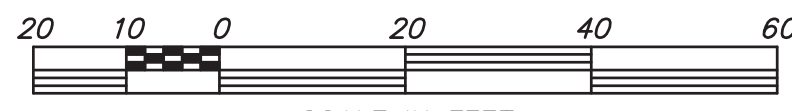


BARTON SURVEYING INC.

3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE No. LSF 000151)

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
2032 WEST PACES FERRY ROAD, LLC.

(BEING 2032 PARCEL PER PLAT BOOK 402, PG. 124)
LOCATED IN LAND LOTS 234 & 240
17th DISTRICT, CITY OF ATLANTA
FULTON COUNTY, GEORGIA
APRIL 6, 2020 1"=20'



SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM = NAVD 1988
SHEET 2 OF 2

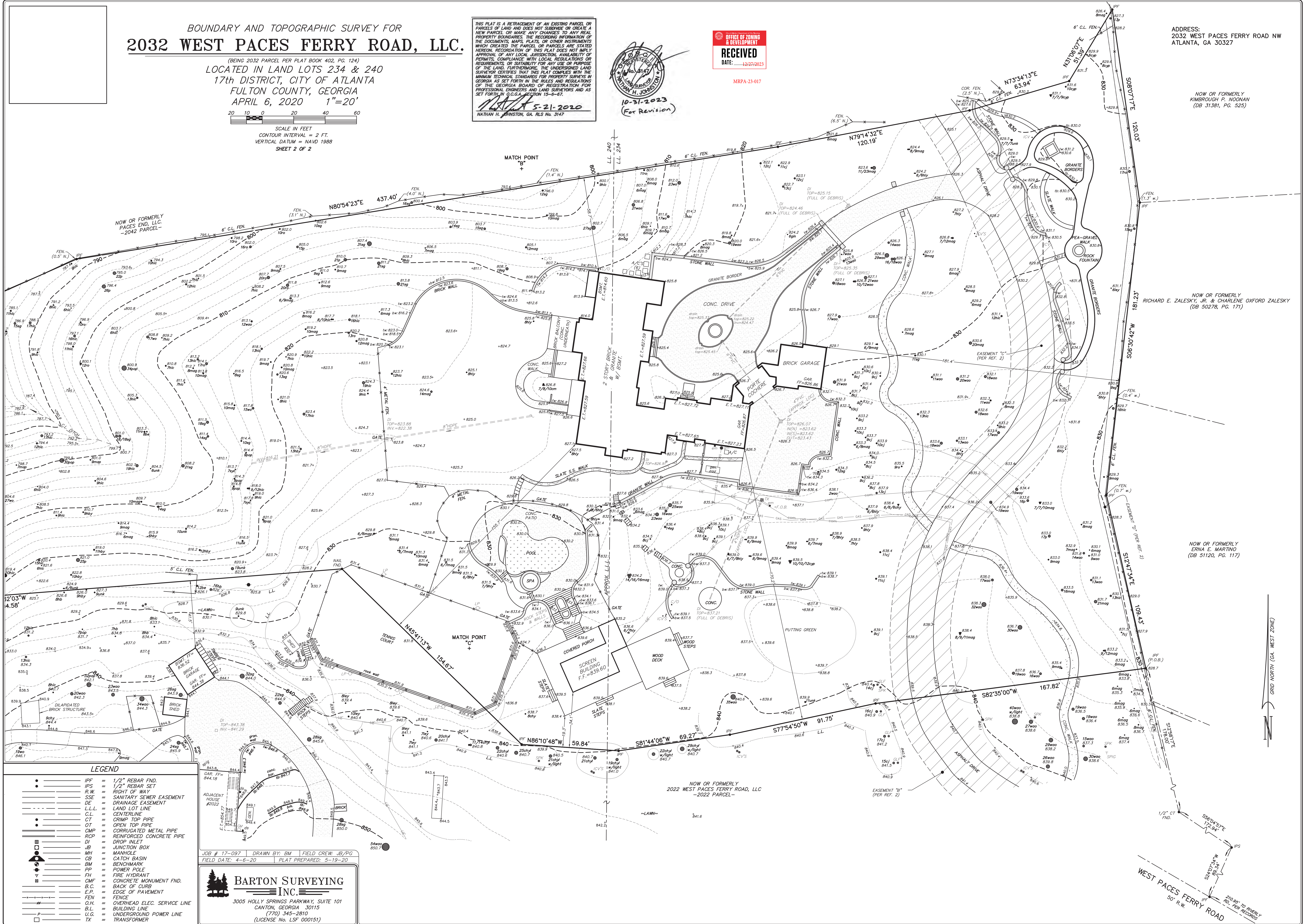
THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENT WHICH CREATED THE PARCEL, OR PARCELS ARE STATED HEREIN. THE RECORDING INFORMATION OF THE INSTRUMENT APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE DESIGNATED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA. THE SURVEYOR'S CERTIFICATION 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.

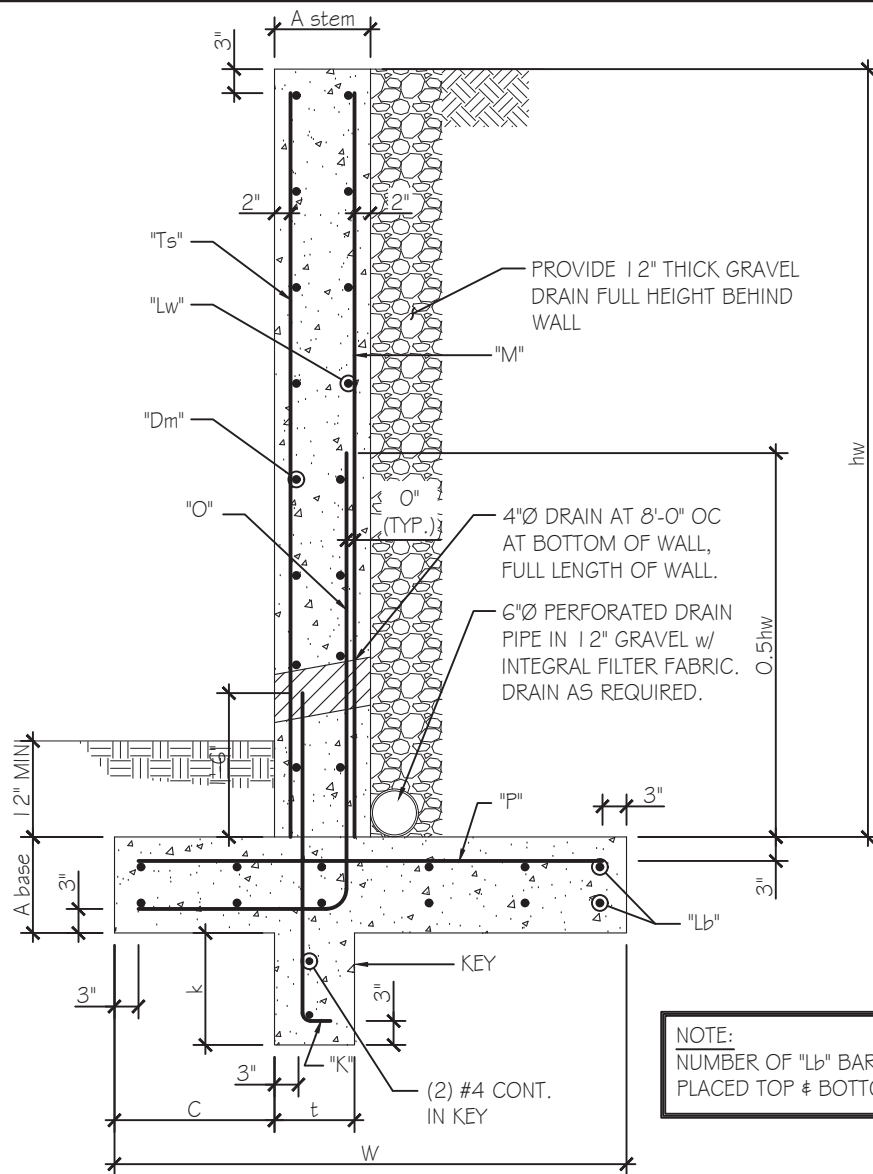
15-2-2020

NATHAN H. WINSTON, G.A. RLS No. 3147



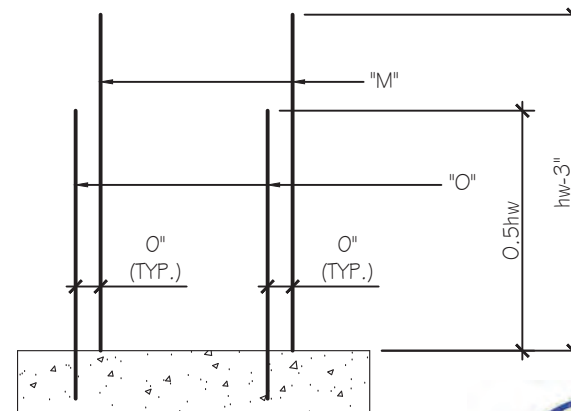
MRPA-23-017





FACTORS USED IN THE DESIGN OF THIS RETAINING WALL THAT NEED TO BE VERIFIED BY OTHERS:

1. SOIL SPECIFIC WEIGHT (SOIL DENSITY COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY BASED ON ASTM D698 METHOD), $\gamma = 110$ PCF
2. SOIL ALLOWABLE BEARING CAPACITY = 2,000 PSF
3. INTERNAL FRICTION ANGLE, $\Phi = 30^\circ$
4. EXTERNAL FRICTION FACTOR, $\mu = 0.35$
5. ACTIVE SOIL PRESSURE (or EFP), $P_a = 36.7$ PSF
6. PASSIVE SOIL PRESSURE, $P_p = 330$ PSF
7. $f_c = 3,000$ psi, $F_y = 60,000$ psi
8. BACKFILL = LEVEL



ELEVATION VIEW: DOWEL SPLICES



MRPA-23-017

2032 WEST PACES FERRY ROAD ATLANTA, GA 30327		KOBLASZ & KENNISON ENGINEERING, PC 333 CREEKSTONE RIDGE Woodstock, GA 30188 404 860 2600
CONCRETE RETAINING WALL		
DATE: 10-31-2023	ENGINEER: LHK	
JOB #: 18313	DRAFTSMAN: LHK	RW-1
SCALE: NTS	CHECKED BY: LHK	

CANTILEVERED RETAINING WALL SCHEDULE (6)

CONCRETE DIMENSIONS (1)						REINFORCEMENT							
Height Above Base (hw)	Stem Thickness (A stem)	Toe Dim. & Key Location (C)	Width of Base (W)	Base Depth (A base)	Key (t x k)	"O" Bars (2) (5)	"M" Bars (5)	"Dm" Bars	"Lw" Bars	"P" Bars	"Ts" Bars	"Lb" Bars (4)	"K" Bars (3)
ft	in	ft-in	ft-in	in	in x in	Size@in	Size@in	Size@in	Size@in	Size@in	Size@in	No. Size	Size@in
4	8	0-6	2-6	10	N/A	#4@18	#4@18	N/A	#4@12	N/A	N/A	(2)#4	N/A
6	8	0-9	3-0	12	N/A	#4@18	#4@18	N/A	#4@12	N/A	N/A	(2)#4	N/A
8	8	1-0	5-0	12	N/A	#4@9	#4@18	N/A	#4@12	#4@12	N/A	(4)#4	N/A
10	10	1-6	7-3	12	N/A	#5@9	#4@18	N/A	#4@10	#5@10	N/A	(5)#4	N/A
12	12	2-6	8-0	14	12 x 12	#5@9	#4@18	#4@16	#4@16	#5@12	#4@18	(6)#4	#4@18

- PROVIDE CONTRACTION/EXPANSION JOINTS AT 25'-0" INTERVALS. KEYED JOINTS SHALL BE AT EVERY FOURTH JOINT.
- ALL "O" BARS TO HAVE A 90° HOOK INTO TOE OF FOOTING.
- "K" BARS SHALL HAVE 90° HOOK IN BOTTOM OF KEY. KEY TO HAVE (2) #4 CONT. BARS PLACED LONGITUDINALLY. "K" BARS SHALL EXTEND 1'-6" INTO STEM ABOVE.
- NUMBER OF "Lb" BARS SHALL BE PLACED TOP & BOTTOM IN FOOTING.
- IF "O" BARS ARE FULL WALL HEIGHT, "M" BARS MAY BE OMITTED.
- IF RETAINING WALL IS SURCHARGED BY A DRIVEWAY, CONSTRUCT THE WALL USING SPECIFICATIONS FROM THE SCHEDULE FOR A WALL 2'-0" GREATER IN HEIGHT.
- THIS DESIGN IS NOT APPLICABLE WITH A BUILDING SURCHARGE.



MRPA-23-017



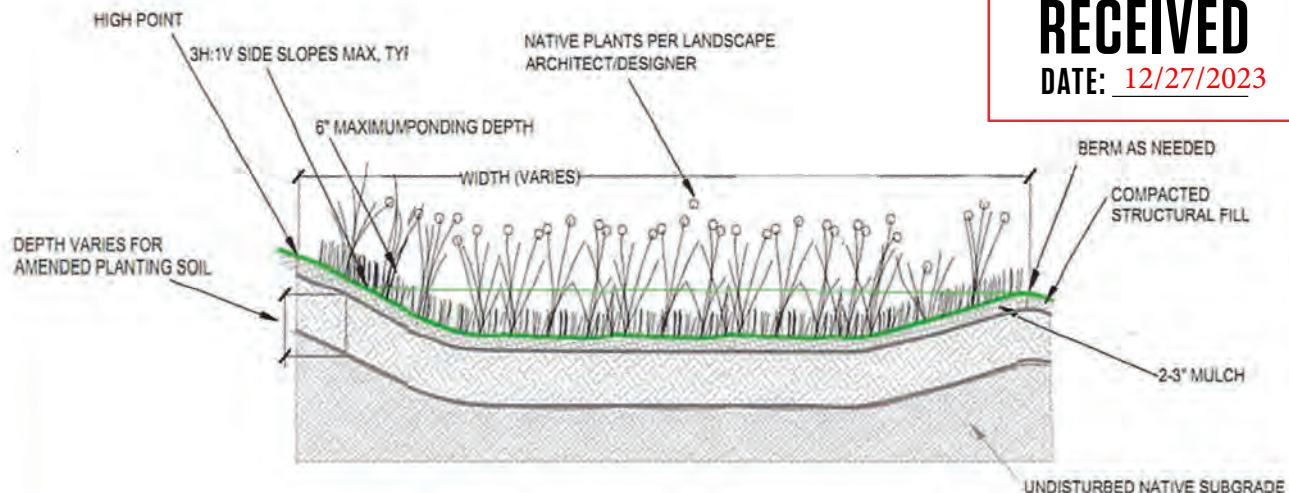
2032 WEST PACES FERRY ROAD ATLANTA, GA 30327		KOBLASZ & KENNISON ENGINEERING, PC 333 CREEKSTONE RIDGE Woodstock, GA 30188 404 860 2600
CONCRETE RETAINING WALL SCHEDULE		
DATE: 10-31-2023	ENGINEER: LHK	
JOB #: 18313	DRAFTSMAN: LHK	RW-2
SCALE: NTS	CHECKED BY: LHK	



MRPA-23-017

RECEIVED

DATE: 12/27/2023

**CONSTRUCTION STEPS:**

1. Locate rain garden(s) where downspouts or driveway runoff can enter garden flowing away from the home. Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
2. Measure the area draining to the planned garden and determine required rain garden surface area from the table on the next page and your planned excavation depth.
3. Optionally, perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr an underdrain will be necessary. If the rate is more than 0.50 in/hr the size of the garden may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and stake out the garden to the required dimensions insuring positive flow into garden, the overflow elevation allows for six inches of ponding, and the perimeter of the garden is higher than the overflow point. If the garden is on a gentle slope a berm at least two feet wide can be constructed on the downhill side and/or the garden can be dug into the hillside taking greater care for erosion control at the garden inlet(s).
5. Remove turf or other vegetation in the area of the rain garden. Excavate garden being careful not to compact soils in the bottom of the garden. Level bottom of garden as much as possible to maximize infiltration area.
6. Mix compost, topsoil, and some of the excavated subsoil together to make the 'amended soil'. The soil mix should be 1/3 compost, 2/3 native soil (topsoil and subsoil combined).
7. Fill rain garden with the amended soil, leaving the surface eight inches below your highest surrounding surface. Eight inches allows for 6 inches ponding and 2" of mulch. The surface of the rain garden should be as close to level as possible.
8. Build a berm at the downhill edge and sides of the rain garden with the remaining subsoil. The top of the berm needs to be level, and set at the maximum ponding elevation.
9. Plant the rain garden using a selection of plants from elsewhere in this manual.
10. Mulch the surface of the rain garden with two to three inches of non-floating organic mulch. The best choice is finely shredded hardwood mulch. Pinestraw is also an option.
11. Water all plants thoroughly. As in any new garden or flower bed, regular watering will likely be needed to establish plants during the first growing season.
12. During construction build the inlet feature as a pipe directly connected to a downspout or use a rock lined swale with a gentle slope. Use of an impermeable liner under the rocks at the end of the swale near the house is recommended to keep water from soaking in at that point. Test the drainage of water from the source to the garden prior to finishing.
13. Create an overflow at least 10 feet from your property edge and insure it is protected from erosion.

CITY OF ATLANTA
DEPARTMENT OF WATERSHED
MANAGEMENT

NAME/ADDRESS:

2032 WEST PACES FERRY LLC
2032 WEST PACES FERRY RD.
ATLANTA, GA 30327RAIN GARDEN
SPECIFICATIONS
PAGE 1 OF 2

SKETCH LAYOUT

PROVIDE PLAN VIEWS OF RAIN GARDEN AND HOUSE SHOWING DRAINAGE AREA DIRECTED TO RAIN GARDEN AND KEY DIMENSIONS AND OVERFLOW AREA RELATIVE TO PROPERTY LINE.

SEE ATTACHED SHEET WITH
STORMWATER LAYOUT



MRPA-23-017

SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Amended Soil (inches)			
	18	24	30	36
	Area of Rain Garden (square feet)			
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= 2653 SQ FT
DEPTH OF SOIL MEDIA= 18 INCHES
AREA OF RAIN GARDEN= 200 SQ FT

MAINTENANCE:

1. IRRIGATE VEGETATION AS NEEDED IN FIRST SEASON
2. REMOVE WEEDS
3. REPLACE UNSUCCESSFUL PLANTINGS
4. REPLENISH MULCH
5. REPAIR ERODED AREAS
6. RAKE CLOGGED SURFACE TO RESTORE INFILTRATION
7. MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES IF GARDEN DOES NOT DRAIN AN UNDERDRAIN MAY BE NECESSARY

CITY OF ATLANTA
DEPARTMENT OF WATERSHED
MANAGEMENT

ATTACH THIS TWO-PAGE
SPECIFICATION TO HOUSE PLAN
SUBMITTAL

RAIN GARDEN
SPECIFICATIONS
PAGE 2 OF 2

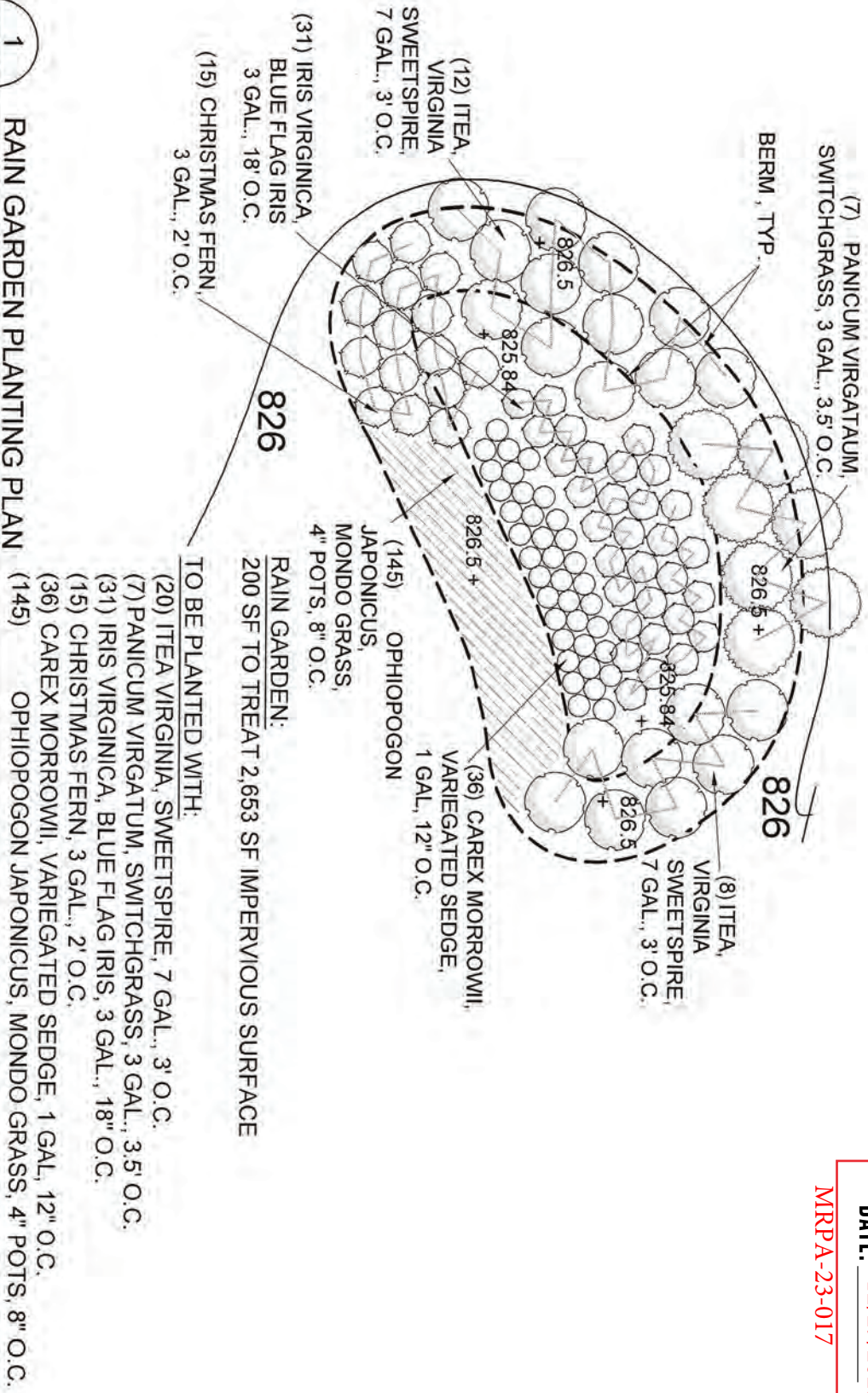


City of Atlanta | Department of City Planning
**OFFICE OF ZONING
& DEVELOPMENT**

RECEIVED

DATE: 12/27/2023

MRPA-23-017



RAIN GARDEN PLANTING PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

HOWARD DESIGN STUDIO, LLC
Landscape Architecture

1201 Peachtree Street, NE
Suite 1925
Atlanta, Georgia 30361

www.howarddesignstudio.com
(P) 404.876.7051 (F) 404.876.9851



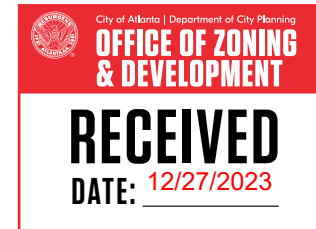
JOB NAME
2032 WEST PACES FERRY LLC

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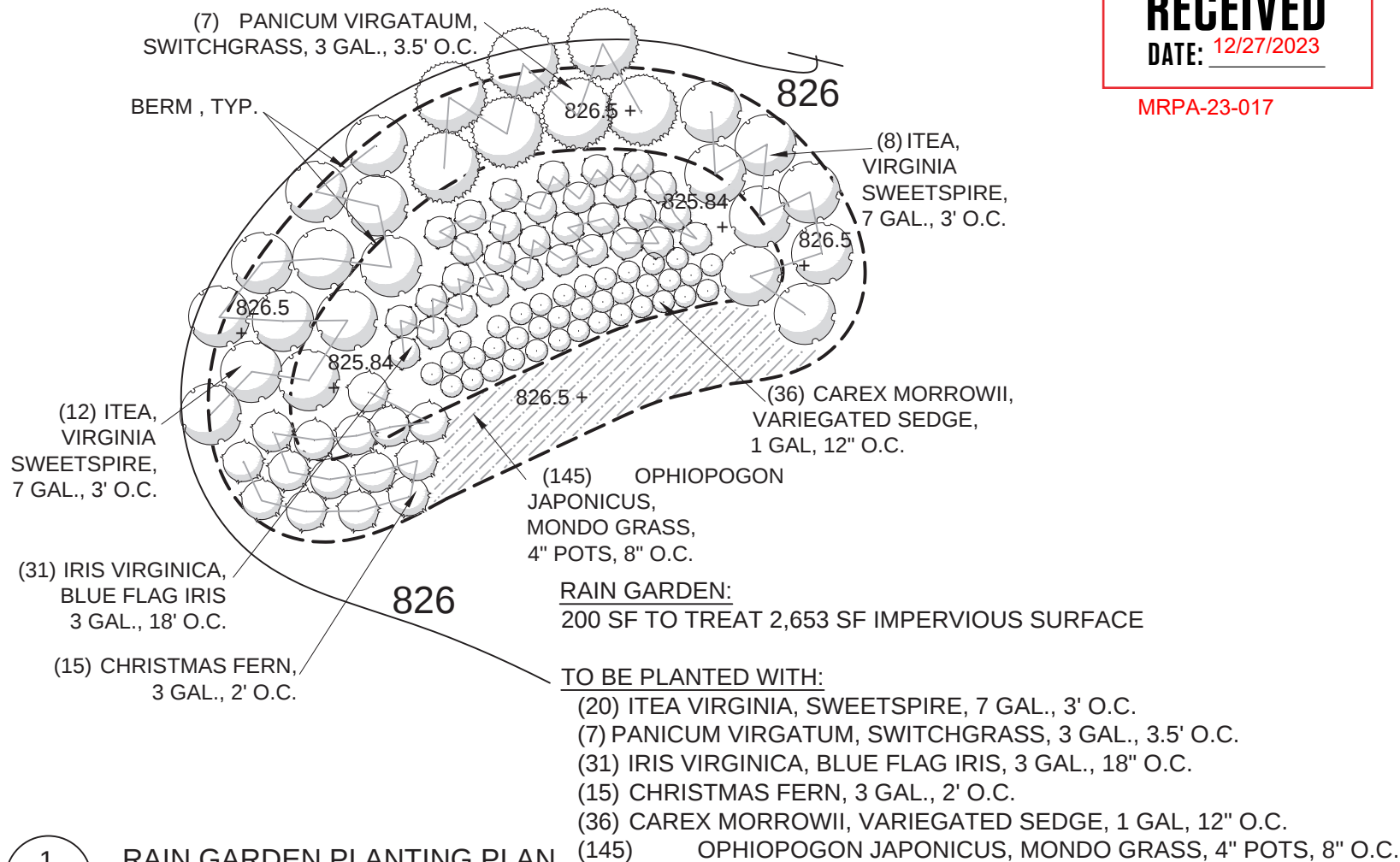
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MRPA-23-017



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RAIN GARDEN PLANTING PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

JOB NAME	SHEET DESCRIPTION	REVISIONS	
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	DESIGNED BY		

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