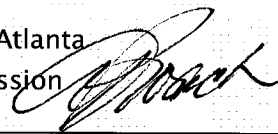


REGIONAL REVIEW FINDING

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

DATE: JANUARY 7, 2025

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-24-06A 2342 Bernard Road

Submitting Local Government: City of Atlanta

Date Opened: December 27, 2024

Date Closed: January 7, 2025

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
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

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

1. Name of Local Government: City of Atlanta
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Adam McGill and Sheree McGill
Mailing Address: 2342 Beranrd Road NW
City: Atlanta State: GA Zip: 30318
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-641-8678 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Mission Builders LLC
Mailing Address: 231 Rope Mill Parkway
City: Woodstock State: GA Zip: 30188
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-944-9420 Fax: _____
Other Numbers: 404-641-8678
4. Proposed Land or Water Use:
Name of Development: Bernard Home
Description of Proposed Use: _____
Rear addition, new windows, mechanical, electrical and plumbing
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: R3- Residential Lot, District 5
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
17 025300100295 2342 BERNARD RD NW ATLANTA
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: 10,000 Sqft
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: 1
Units: Inside Corridor: _____
Outside Corridor: _____
Total: 1
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 City of Atlanta water

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)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	9994 SF	4997	2998	(50) 50%	(30) 30%
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

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

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

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

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

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

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

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

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

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

FOR ALL APPLICATIONS:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

Existing vegetation plan.

X Proposed grading plan.

X Certified as-builts of all existing land disturbance and impervious surfaces.

Approved erosion control plan.

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

X 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):

X Site plan.

X Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

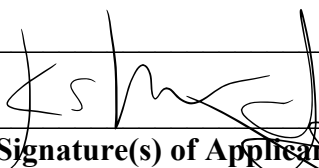
____ Lot-by-lot and non-lot allocation tables.

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)

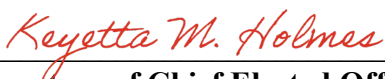
Adam N. McGill Sheree McGill

  12/4/2024
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:

 11/14/2024
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.

 12/09/2024
Signature of Chief Elected Official or Official's Designee Date

Site Plan For:
Mission Builders, LLC.
Site Address: 2342 Bernard Rd
PB 317, PG 149
Land Lot 253 of the 17th Land District
City of Atlanta, Fulton County, Georgia

MRPA-24-006



RELEASED FOR CONSTRUCTION

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0228F, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Existing Zoning

THIS PROPERTY IS ZONED R-4A

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

MAXIMUM BUILDING COVERAGE: 55%

NOTE: ZONING INFORMATION TAKEN FROM CITY OF ATLANTA ZONING. THIS IS NOT A COMPREHENSIVE LIST OF REGULATIONS AND MORE REGULATIONS THAT AFFECT THIS PROPERTY MAY EXIST.

Property Details

GENERAL INFORMATION
PARCEL NUMBER: 17 025300100295
LOCATION ADDRESS: 2342 Bernard Road, ATLANTA, GA 30318
LOT AREA: 9994.09 SF (0.2294 ACRES)

LEGAL DESCRIPTION
LAND LOT: 253
LAND DISTRICT: 17th
CITY: ATLANTA
COUNTY: FULTON
STATE: GEORGIA

ZONING INFO:
ZONING: R-4A

Scope of Work

THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE DECK TO BE REMOVED AND A NEW PROPOSED ADDITION TO BE ADDED TO THE REAR.

Contacts

OWNER:
N/F
ADAM N. MCGILL & SHEREE MCGILL

Mission Builders:
231 Rope Mill Parkway
Woodstock, GA 30186 US
PH: (404) 944-9420
KK Scott-missionbuildersgc404@gmail.com
(404) 944-9420

Cover Sheet For:
Mission Builders, LLC.
Site Address: 2342 Bernard Rd
PB 317, PG 149
Land Lot 253 of the 17th Land District
City of Atlanta, Fulton County, Georgia

Applicable Building Codes

- INTERNATIONAL BUILDING CODE, 2018 ADDITION, WITH GEORGIA AMENDMENTS (2014), (2015), (2017), (2018)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2014), (2015), (2017)
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2014)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2014), (2015)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2015)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2014), (2015)
- NATIONAL ELECTRIC CODE, 2017 EDITION, WITH NO GEORGIA AMENDMENTS (EFFECTIVE 1/1/2018)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011), (2012)
- INTERNATIONAL SWIMMING POOL & SPA CODE, 2012 EDITION, WITH GEORGIA AMENDMENTS (201) -GEORGIA ACCESSIBILITY CODES
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

Erosion Control Notes

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT 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 THE SEDIMENT SOURCE.
- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 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).

DATE OF PRINT/PDF: 10/ __ /2024		
No. #	DATE / BY	DESCRIPTION
1	10/ __ /2024	Site Plan

Sheet / Drawing Scale 1" = 10' *Unless Otherwise Noted*
GSA Project No. 24-08-190
Drawn By GMC
Sheet No. 01 OF 02

RELEASED FOR CONSTRUCTION

Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY RETRACEMENT SURVEY" AND COMPLETED ON "09/10/2024" UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD CLOSURE UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,629 FEET WITH AN ANGULAR ERROR OF 5" PER ANGLE, AND WAS NOT ADJUSTED USING THE COMPASS RULE METHOD.

Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 111,198 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2' CONTOUR INTERVALS.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Significant Observations

- A - CONCRETE DRIVEWAY/PARKING AREA CROSSES LINE.
- B - CHAIN LINK FENCE CROSSES LINE.

Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
- THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISIONING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, PROVIDED DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

SUBJECT PROPERTY:
N/F
ADAM N. MCGILL &
SHEREE MCGILL
DB 55565, PG 292
PID# 17 025300100295
PARCEL AREA:
9994 Sq. Feet
0.2294 Acres

Map or Plat and Survey References

- SURVEY OF PROPERTY OF MRS. J.B. HAND, PREPARED BY J.W. BURPITT, DATED APRIL 10, 1940.

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION



735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9299
Grant.Shepherd@gasurveying.com
www.gasurveying.com
COALSF 000459

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AREAS OF:
Construction Layout • GPS Modeling
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Boundary, Topographic, & Tree Survey For:
Mission Builders
Site Address: 2342 Bernard Rd
Being Lot 8, Block "A" Survey of J.B. Hand Property
Land Lot 253 of the 17th Land District
City of Atlanta, Fulton County, Georgia



Sheet / Drawing Scale
1" = 20'
Unless Otherwise Noted
GSA Project No.
24-08-190
Drawn By / Field Crew
JWW
Crew
RW/MC
Sheet No. 02
OF 04

N

BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANES
WEST ZONE (NAD83)

1" = 20'
GRAPHIC SCALE
0 10' 20' 40'

Symbols & Abbreviations

- PP POWERPOLE
GUY WIRE
LIGHT POLE
STREET LIGHT POLE
ELEC. TRANSFORMER
OHE OVERHEAD ELECTRIC
WATER VALVE
WATER METER
FIRE HYDRANT
SS SANITARY SEWER PIPING
SEWER MANHOLE
CLEAN OUT
SD STORM DRAIN PIPING
STORM DRAIN MANHOLE
STORM INLET
CURB INLET
DROP INLET
FENCE LINE
SW SIDEWALK
T.B.M.
TEMPORARY BENCH MARK
- (R) RECORD DATA
(M) MEASURED DATA
(C) CALCULATED DATA
R/W RIGHT OF WAY
BSL BLDG SETBACK LINE
BC BACK OF CURB
EP EDGE OF PAVEMENT
EC EDGE OF CONCRETE
P PROPERTY LINE
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
S.S.E. SANITARY SEWER ESMT
IPS IRON PIN SET
RBF REBAR FOUND
CTP CRIMP TOP PIPE
OTP OPEN TOP PIPE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
IRON PIN FOUND
IRON PIN SET
P.K. NAIL FOUND
P.K. NAIL SET
FND X MARK / SCRIBE
SET X MARK / SCRIBE

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13 121C0228F, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY 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. 15-6-67.

PRESENTED BEFORE ME THIS 17TH DAY OF SEPTEMBER IN THE YEAR OF 2024.

JEREMY W. WITHERINGTON, GA RLS No. 3497



Symbols & Abbreviations

PP	POWERPOLE	(R)	RECORD DATA
LP	GUY WIRE	(M)	MEASURED DATA
LP	LIGHT POLE	(C)	CALCULATED DATA
SLP	STREET LIGHT POLE	R/W	RIGHT OF WAY
ET	ELEC. TRANSFORMER	BSL	BLDG SETBACK LINE
OHE	OVERHEAD ELECTRIC	BC	BACK OF CURB
WV	WATER VALVE	EP	EDGE OF PAVEMENT
WM	WATER METER	EC	EDGE OF CONCRETE
FH	FIRE HYDRANT	P	PROPERTY LINE
SS	SANITARY SEWER PIPING	D.E.	DRAINAGE EASEMENT
SM	SEWER MANHOLE	L.E.	LANDSCAPE EASEMENT
CO	CLEAN OUT	S.S.E.	SANITARY SEWER ESMT
SD	STORM DRAIN PIPING	IPS	IRON PIN SET
DM	STORM DRAIN MANHOLE	RBF	REBAR FOUND
SI	STORM INLET	CTP	CRIMP TOP PIPE
CI	CURB INLET	OTP	OPEN TOP PIPE
DI	DROP INLET	P.O.C.	POINT OF COMMENCEMENT
FL	FENCE LINE	P.O.B.	POINT OF BEGINNING
SW	SIDEWALK	IF	IRON PIN FOUND
T	TREE	IS	IRON PIN SET
T.B.M.	TEMPORARY BENCH MARK	PN	P.K. NAIL FOUND
		PN	P.K. NAIL SET
		FX	FND X MARK / SCRIBE
		SX	SET X MARK / SCRIBE

Lot Coverage/Impervious Area

EXISTING LOT COVERAGE:	
HOUSE	809 S.F.
PORCH	56 S.F.
PORCH STEPS	14 S.F.
CONCRETE/PARKING	584 S.F.
DECK TO BE REMOVED	131 S.F.
TOTAL IMPERVIOUS AREA	1,594 S.F.

1,594 S.F. / 9994 = 0.1595 (15.95%)

PROPOSED LOT COVERAGE:	
PROPOSED ADDITION:	536 S.F.
TOTAL IMPERVIOUS AREA	1999 S.F.

1,999 S.F. / 9994 = 0.2000 (20.00%)

RELEASED FOR CONSTRUCTION

MRPA-24-006



Tree Notes

#	HARDWOOD ≥ 6" DBH	17 (337 DBH TOTAL)
(A)	TOTAL # OF TREES	17 TOTAL DBH OF TREES
#	TREES REMOVED	4 (88 DBH TOTAL)
#	TREES LOST=	0
(C)	TOTAL # TREES REMOVED OR LOST=	4
(D)	DBH OF TREES REMOVED OR LOST=	88 DBH
(E)	DBH OF TREES RETAINED=	249

PERCENT TREES RETAINED=(E/B)=	N/A
QUALIFY FOR STANDARD RECOMPENSE?	YES
(F) # REPLACEMENT TREES=	2
(G) TOTAL CALIPER INCHES OF=	2.5"
REPLACEMENT TREES=	2
TOTAL PROPOSED INCHES=	5

2 PROPOSED 2.5" BLACK TUPELO

STANDARD RECOMPENSE
\$100(# TREES REMOVED + LOST) - TREES ADDED
+ \$30(INCHES REMOVED + LOST) - INCHES PROPOSED

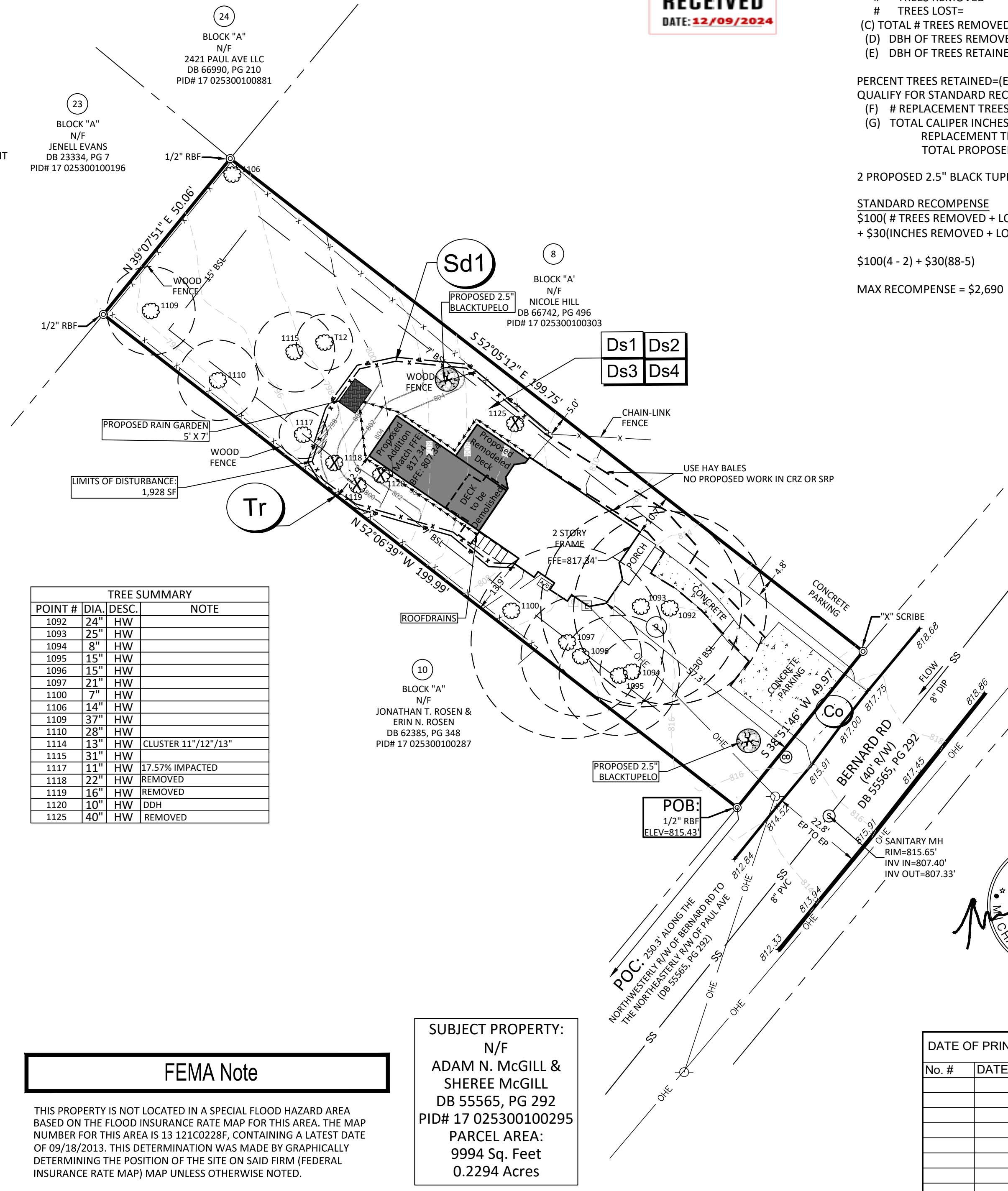
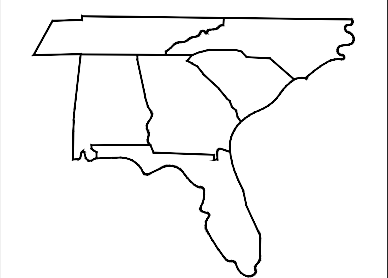
\$100(4 - 2) + \$30(88-5)

MAX RECOMPENSE = \$2,690



735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
Grant.Shepherd@gsasurveying.com
www.gsasurveying.com
COALSF 000459

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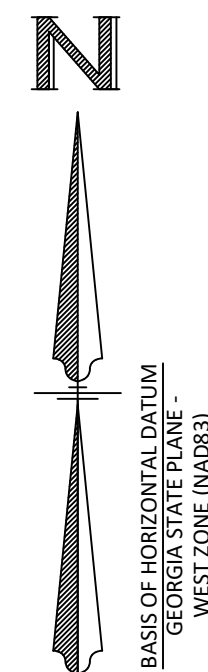


POINT #	DIA.	DESC.	NOTE
1092	24"	HW	
1093	25"	HW	
1094	8"	HW	
1095	15"	HW	
1096	15"	HW	
1097	21"	HW	
1100	7"	HW	
1106	14"	HW	
1109	37"	HW	
1110	28"	HW	
1114	13"	HW	CLUSTER 11"/12"/13"
1115	31"	HW	
1117	11"	HW	17.57% IMPACTED
1118	22"	HW	REMOVED
1119	16"	HW	REMOVED
1120	10"	HW	DDH
1125	40"	HW	REMOVED

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13 121C0228F, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

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SHEREE MCGILL
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9994 Sq. Feet
0.2294 Acres

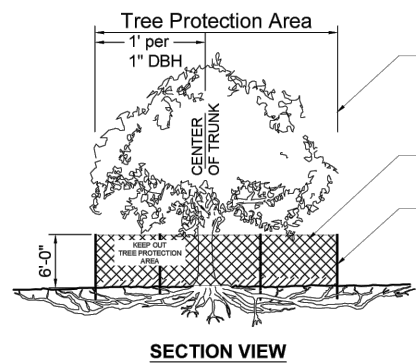
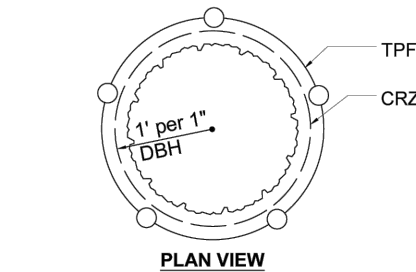


DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION

Site Plan For:
Mission Builders
Site Address: 2342 Bernard Rd
Being Lot 8, Block "A" Survey of J.B. Hand Property
Land Lot 253 of the 17th Land District
City of Atlanta, Fulton County, Georgia



Sheet / Drawing Scale
1" = 20'
Unless Otherwise Noted
GSA Project No.
24-08-190
Drawn By / Field Crew
JWW
Crew
RW/MC
Sheet No. 03
OF 04

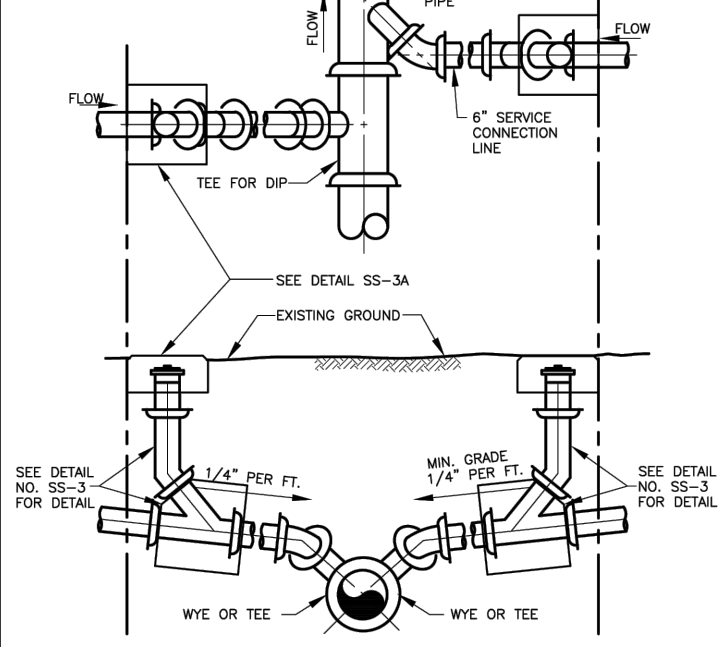


- Notes:
1. No construction activity w/in CRZ, including no storing or stacking materials. Under no circumstances should the fence be trespassed in.
 2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations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

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City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
	TREE PROTECTION-CHAIN LINK FENCE	DETAIL NO. A-3

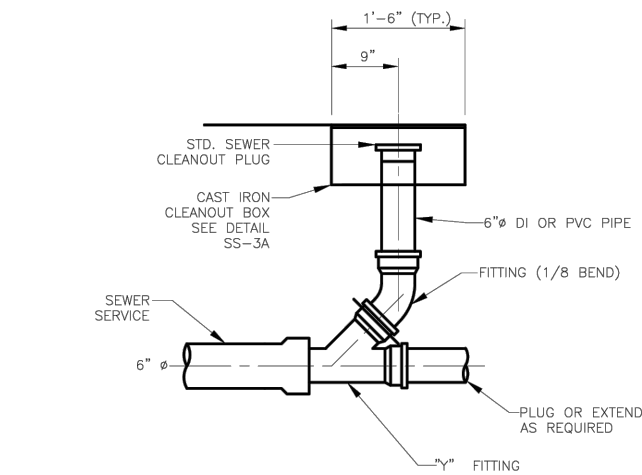
- NOTES:
1. CONNECTION TO NEW SEWER SHALL BE WITH TEE OR WYE.
 2. NO TEES OR WYES ON RCP OR DIP SEWERS LARGER THAN 12".
 3. VCP USE WYES ONLY.
 4. FOR LARGER DIAMETER CONNECTIONS SEE DETAIL SS-2.



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

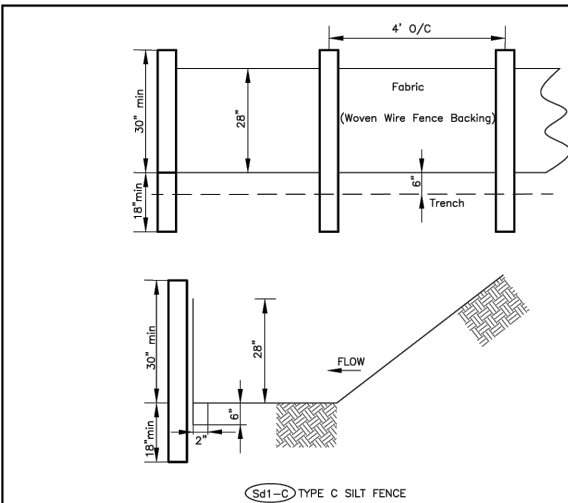
City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
	SERVICE CONNECTION ON NEW SEWERS	DETAIL NO. SS-3

NOTE: TOP OF CLEANOUT BOX SHALL BE FLUSH WITH FINAL SURFACE IN SIDEWALKS AND PAVED AREAS



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City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
	SERVICE CONNECTION CLEANOUT	DETAIL NO. SS-6_SC004



MAINTENANCE
SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DEGRADED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

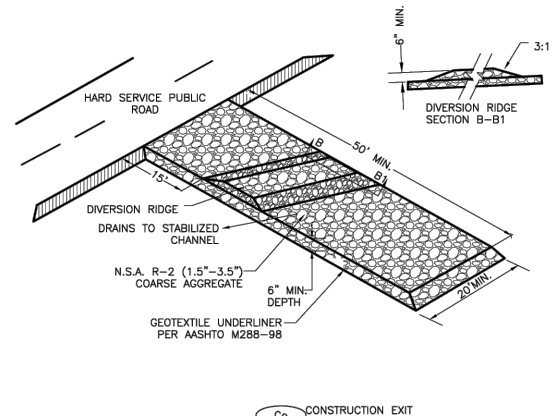
THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

SILT FENCE
THE MANUFACTURER SHALL HAVE EITHER AN APPROVED COLOR MARK TWIN IN THE FABRIC OR LABEL THE FABRICATED SILT FENCE WITH BOTH THE MANUFACTURER AND FABRIC NAME EVERY 100 FEET.
THE TEMPORARY SILT FENCE SHALL BE INSTALLED ACCORDING TO THIS SPECIFICATION AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER FOR RELOCATION OF THE FABRIC. SEE DETAIL.
POST INSTALLATION SHALL START AT THE CENTER OF THE LOW POINT (OF FLOODING) WITH THE REMAINING POSTS SPACED A FEET APART FOR TYPE C SILT FENCE. ONLY STEEL POST SHALL BE USED WITH TYPE C SILT FENCE. POSTS SHALL BE 4" IN LENGTH, 1.5 LB/FT. ALONG STREAM BUFFERS AND OTHER SENSITIVE AREAS, TWO ROWS OF TYPE C SILT FENCE OR ONE ROW OF TYPE C SILT FENCE BACKED BY HAYBALES SHALL BE USED.

MAINTENANCE FOR ALL Sd2 APPLICATIONS
ALL TRAPS SHALL BE INSPECTED ONLY AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY FOR EXAGGERATED INLET SEDIMENT TRAPS. SEDIMENT TRAPS SHALL BE MAINTAINED AS SPECIFIED IN D54- DISTURBED AREA STABILIZATION (WITH SOODING).
SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.
WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND OTHER DAMAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. ALL DISTURBED AREAS AROUND THE INLET SHALL BE APPROPRIATELY STABILIZED.

DESIGN CRITERIA FOR ALL Sd2 APPLICATIONS
MANY SEDIMENT FILTERING DEVICES CAN BE DESIGNED TO SERVE AS TEMPORARY SEDIMENT TRAPS. SEDIMENT TRAPS MUST BE SELF-DRAINING UNLESS THEY ARE OTHERWISE PROTECTED IN AN APPROVED FASHION THAT WILL NOT PRESENT A SAFETY HAZARD. THE AREA DRAINING TO THE INLET SEDIMENT TRAP SHALL BE NO GREATER THAN ONE ACRE.
IF RUNOFF MAY IMPASS THE PROTECTED INLET, A TEMPORARY DIKE SHOULD BE CONSTRUCTED ON THE DOWN SLOPE SIDE OF THE STRUCTURE. A STONE FILLING MAY BE USED ON THE SLOPE SIDE OF THE INLET TO SLOW RUNOFF AND FILTER LARGER SOIL PARTICLES. REFER TO PR-STONE FILL RING.

City of Atlanta	STANDARD DETAILS	REV. DATE: SEPT 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
	TYPE C SILT FENCE	DETAIL NO. ER-G-SC001



CONSTRUCTION EXIT
A STONE STABILIZED PAD SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, PARKING AREA, OR ANY OTHER AREA WHERE THERE IS A TRANSITION FROM BARE SOIL TO PAVED AREA.
AGGREGATE SIZE
STONE WILL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5 TO 3.5 INCH STONE).
PAD THICKNESS
THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.
PAD WIDTH
AT A MINIMUM, THE WIDTH SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE.
DIVERSION RIDGE
ON SITES WHERE THE GRADE TOWARD THE PAVED AREA IS GREATER THAN 2%, A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15 FEET ABOVE THE ROAD.
MAINTENANCE
THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINAGE MUST BE REMOVED IMMEDIATELY.

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

City of Atlanta	STANDARD DETAILS	REV. DATE: SEPT 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
	CONSTRUCTION EXIT	DETAIL NO. ER-G-SC001

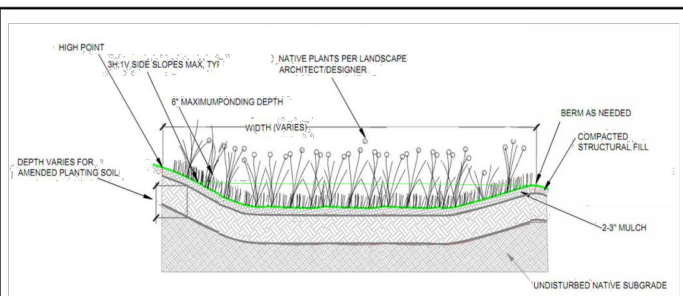
GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop field. The excavated area will be filled and stabilized on completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DEFERRED AREA STABILIZATION (WITH MULCH ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DEFERRED AREA STABILIZATION (WITH TRAP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DEFERRED AREA STABILIZATION (WITH PERMANENT SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DEFERRED AREA STABILIZATION (WITH SOIL)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.

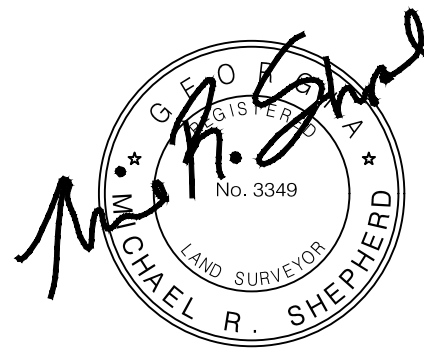


- CONSTRUCTION STEPS:
1. Locate rain garden(s) where downspouts or driveway runoff can enter garden flowing away from the home. Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
 2. Measure the 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. Mutch the surface of the rain garden with two to three inches of non-floating organic mulch. The best choice is finely shredded hardwood mulch. Pine straw 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:	RAIN GARDEN SPECIFICATIONS PAGE 1 OF 2
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November 2012

RELEASED FOR CONSTRUCTION



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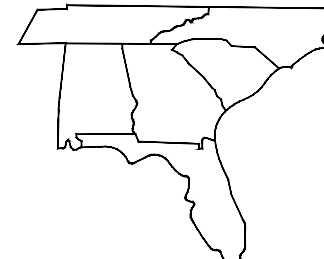


CERTIFICATION NUMBER 0000070661
ISSUED: 07/03/2022 EXPIRES: 07/03/2025



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