



## Vicinity Map (NTS)

### ZONING: R-3

MINIMUM FRONTAGE: 100 FT  
MINIMUM LOT AREA: 18,000 SF

### R-3 SETBACKS

FRONT: 50 FT  
INTERIOR SIDE: 10 FT  
REAR: 25 FT  
BUILDING HEIGHT: 35 FT  
MAXIMUM F.A.R.: 0.40  
MAXIMUM COVERAGE: 40%

BOUNDARY ZONE, INC. IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

### OWNER

DANIEL HUMPHRIES  
2594 CASCADE ROAD  
ATLANTA GA 30311  
678-997-9737

### BUILDER /

### 24 HR. EMERGENCY CONTACT

CROSBY CONSTRUCTION CONSULTING, LLC  
NATHAN CROSBY  
115 TOWNSEND TEAGUE ROAD NE  
FAIRMOUNT, GA 30139  
678-779-1651

### SITE NOTES:

- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ATLANTA AND FULTON COUNTY.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TIME COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1983 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT.
- AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL FOOT PLATE OF EXISTING TREES.

### LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ATLANTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
- IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE PERMITTED PLAN, THREE (3) SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE CITY OF ATLANTA ARBORIST'S OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE INSTALLATION.
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

### ISSUANCE AUTHORITY CONTACTS.

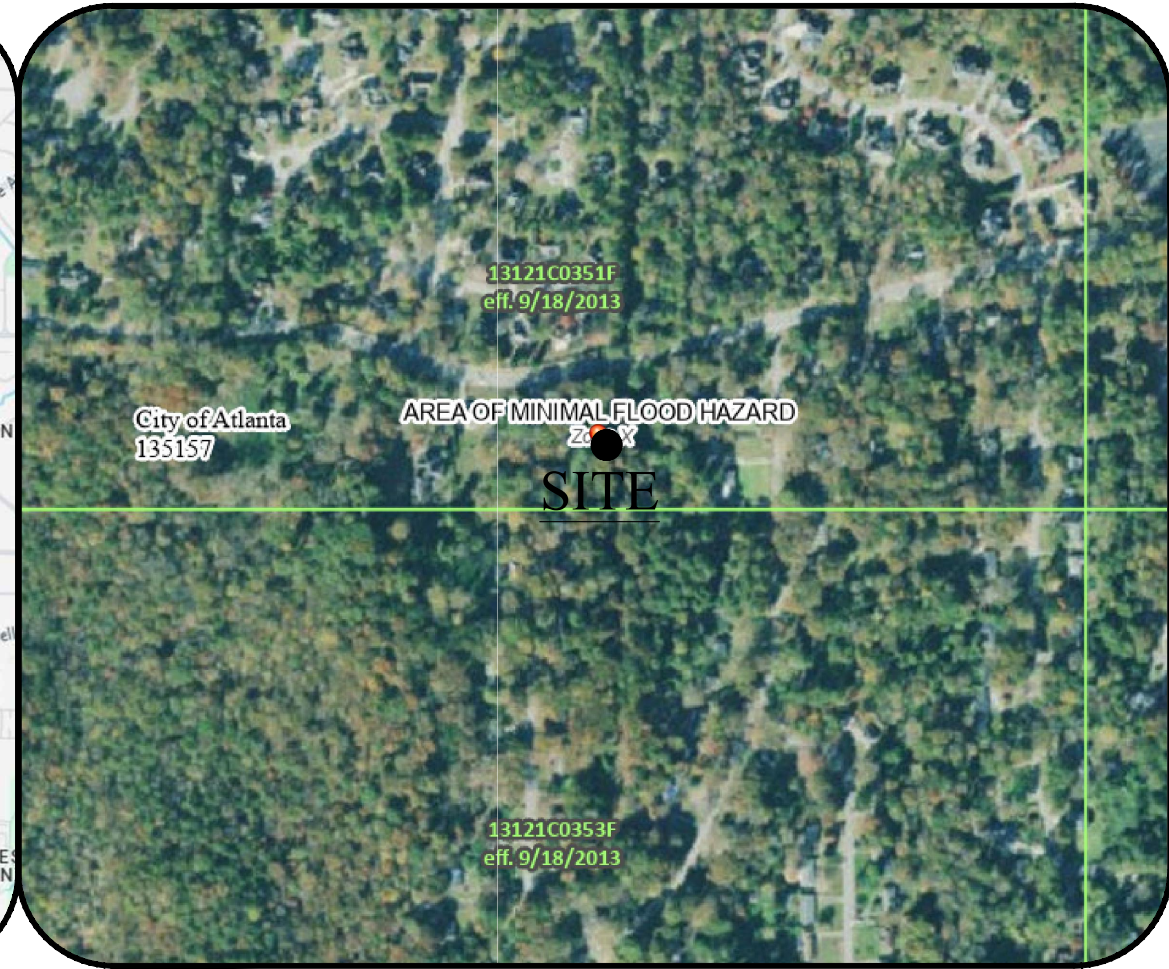
CITY OF ATLANTA OFFICE OF BUILDINGS: (404) 330-6150  
CITY OF ATLANTA INSPECTIONS: (404) 865-8400  
CITY OF ATLANTA ARBORIST: (404) 330-6874  
CITY OF ATLANTA ZONING: (404) 330-6175  
FULTON COUNTY WATER AND SEWER: (404) 730-6830

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR OR NAMING SAID PERSON.

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TOTAL AREA: 1.14 ACRES / 49,660 SQUARE FEET



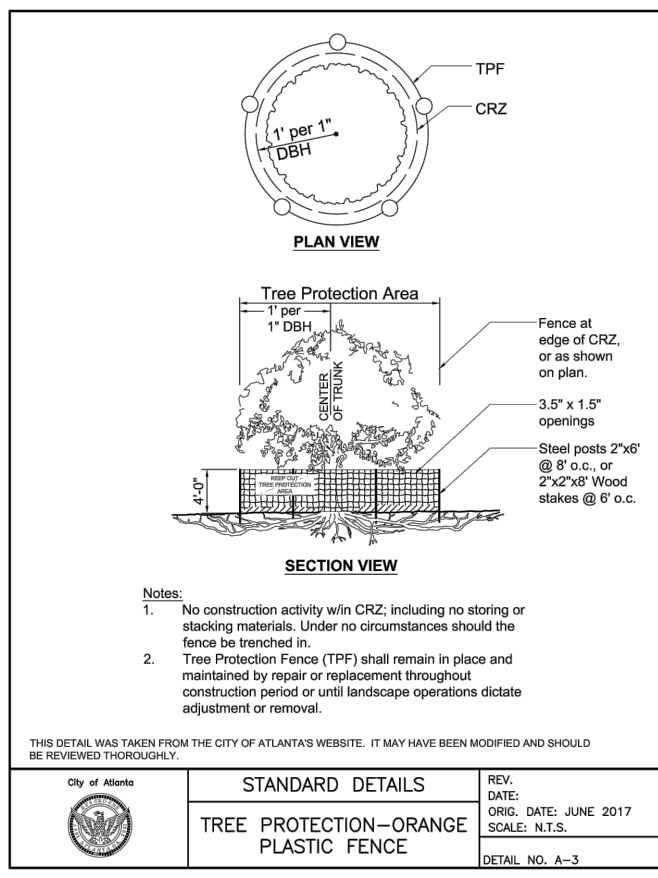
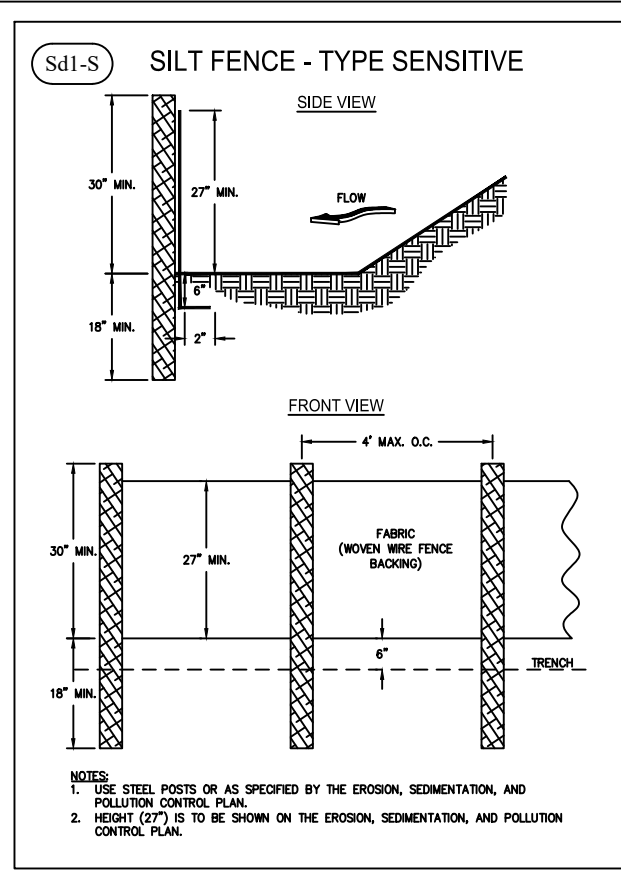
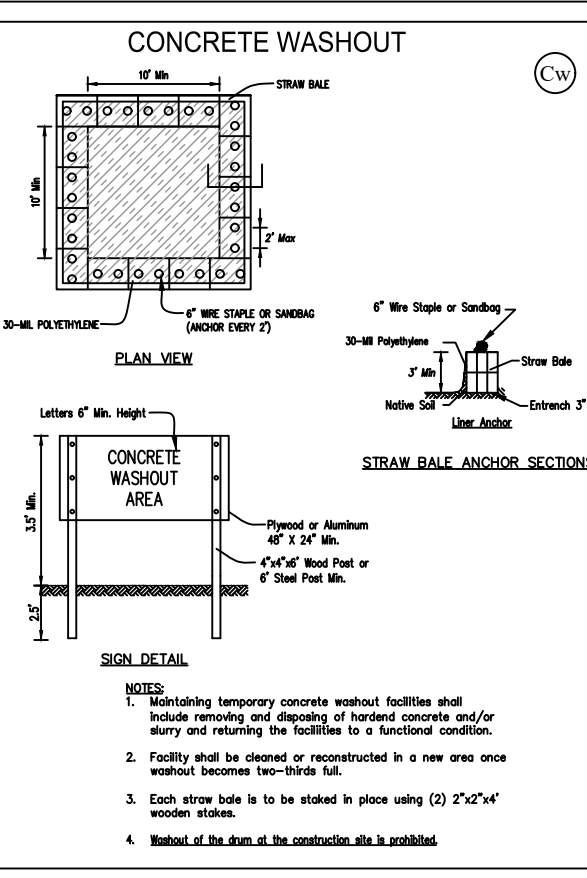
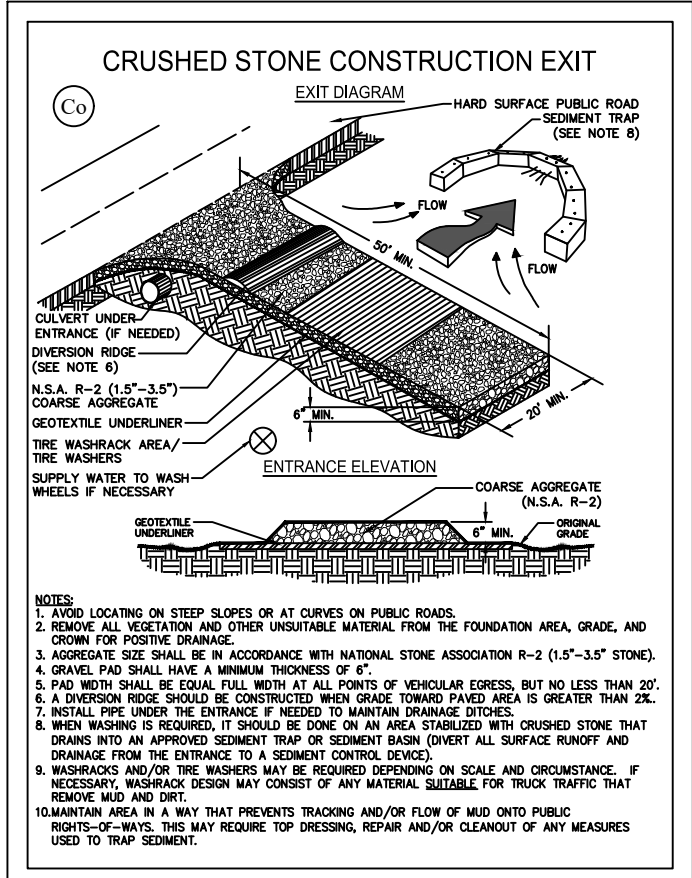
## FIRM Panel Vignette (NTS)

### FLOOD HAZARD STATEMENT:

THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF ATLANTA, GEORGIA  
PANEL # 13121C0351F, EFFECTIVE ON 09/18/2013

### EROSION CONTROL NOTES:

- ALL SILT FENCE SHALL BE TYPE S.
- 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 AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
- 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING; DISTURBED AREAS EXPOSED 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.
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY - FRIDAY: 7:00AM - 7:00PM  
SATURDAY: 8:00AM - 5:00PM
- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DRAINAGE LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.I.F.2.D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING).
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSOWCC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
- DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSLEY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.



## SURVEY PROVIDE BY OTHERS

## PLANS RELEASED FOR CONSTRUCTION

### LEGEND:

- PROPERTY CORNER
- FOUND (AS NOTED)
- 1/2" REBAR WITH CAP
- SET LSW# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN

- POWER METER
- POWER BOX
- SET LSW# 839
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX

- TELEPHONE BOX
- WATER LINE
- CONTOUR UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE

- HAY BALES
- FLOW WELL LINE
- NON-OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE
- LAND LOT

- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION

- TOP OF FOOTER ELEVATION
- SILT FENCE
- PLASTIC MESH TREE FENCE
- CHAIN LINK TREE FENCE
- LIMIT OF DISTURBANCE
- DRAINAGE ARROW

### TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED



PROVIDING SERVICES FOR:  
METRO ATLANTA  
RALEIGH-DURHAM &  
CENTRAL FLORIDA

800 SATELLITE BLVD., SUWANEE, GA 30024  
WWW.BOUNDARYZONE.COM (770) 271-5772



GRID NORTH  
GEORGIA WEST ZONE  
DATUM NAVD 1983  
SCALE: 1"=30'

DATE

REVISION

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

## DEMOLITION PLAN

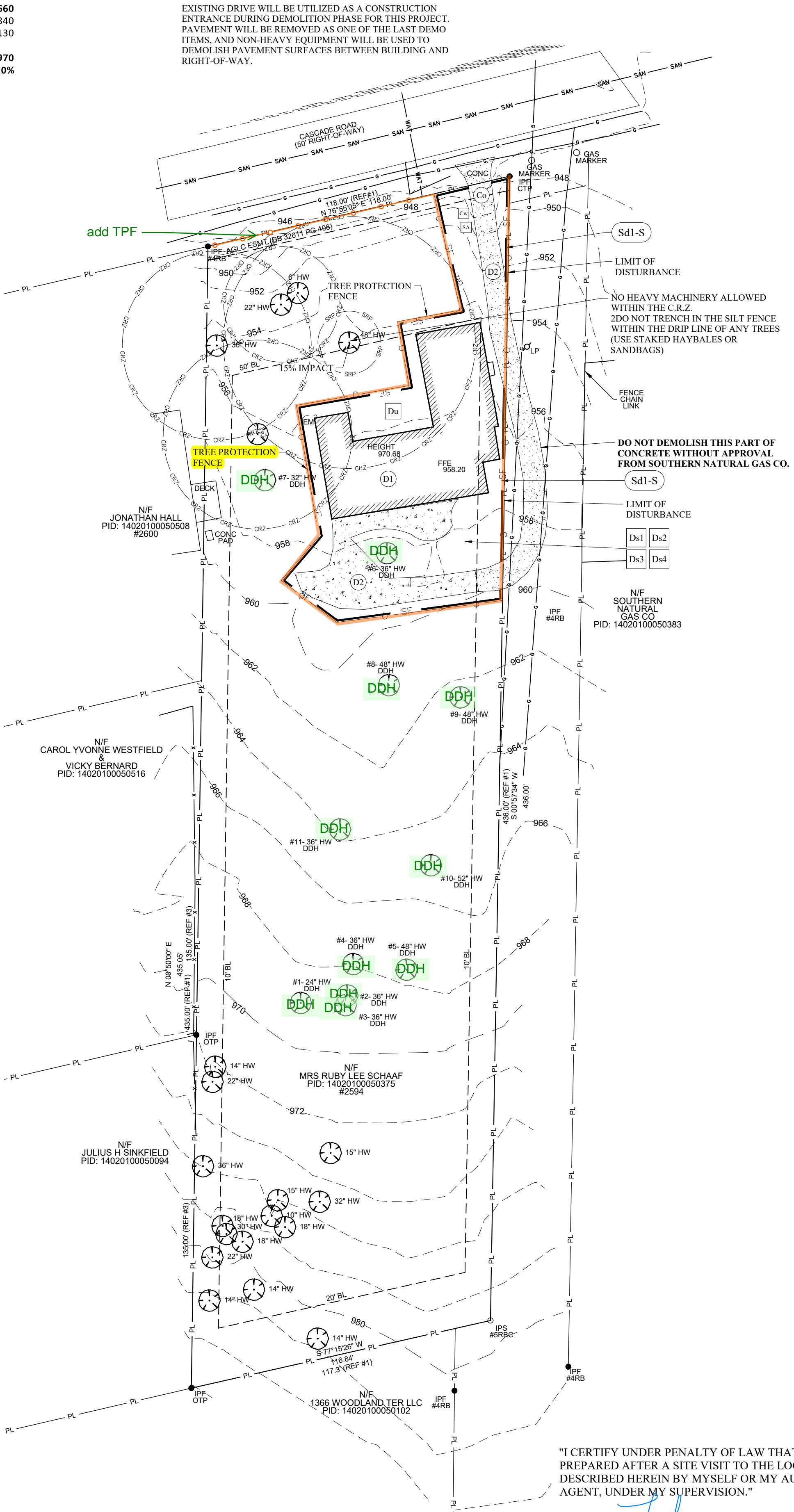
PREPARED FOR: DANIEL HUMPHRIES,  
2594 CASCADE ROAD, ATLANTA GA 30311  
DATE 11/05/2024



FOR THE FIRM  
BOUNDARY ZONE, INC.

PROJECT  
27029.01

SHEET  
1 OF 1



"I CERTIFY UNDER 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 SUPERVISION."

Jiarong Luo, Level II Design Professional #89028

12/17/24





Date Issued: 12-Dec-2024  
Issued By: Gabriel Deeb

CITY OF ATLANTA - OFFICE OF BUILDINGS  
DEAD, DYING AND HAZARDOUS TREE REMOVAL

AR-DDH  
Dead, Dying Or  
Hazardous

Individual / Company Name	Address / City, State Zip	State License
(APPLICANT) Daniel Humphries	379 Enota Pl atlanta, GA 30310	
(OWNER) Daniel Humphries	379 Enota Pl Atlanta, GA 30310	

Zoning	NPU	Council District	PCN
R-3	I	11	14 02010005037

Tree #	General Information	Comments
1	SPECIES: TREE SIZE: TREE LOCATION: CHARACTERISTICS AND/OR MARKINGS: DECISION (CODE SEC 158-26) :	Hardwood 24 Submitted Site Plan Tree is completely engulfed in Ivy. Approved
2	SPECIES: TREE SIZE: TREE LOCATION: CHARACTERISTICS AND/OR MARKINGS: DECISION (CODE SEC 158-26) :	Hardwood 36 Submitted Site Plan Tree is completely engulfed in Ivy. Approved
3	SPECIES: TREE SIZE: TREE LOCATION: CHARACTERISTICS AND/OR MARKINGS: DECISION (CODE SEC 158-26) :	Hardwood 36 Submitted Site Plan Tree is completely engulfed in Ivy. Approved
4	SPECIES: TREE SIZE: TREE LOCATION: CHARACTERISTICS AND/OR MARKINGS: DECISION (CODE SEC 158-26) :	Hardwood 36 Submitted Site Plan Snag completely engulfed in Ivy. Approved
5	SPECIES: TREE SIZE: TREE LOCATION: CHARACTERISTICS AND/OR MARKINGS: DECISION (CODE SEC 158-26) :	White Oak 48 Submitted Site Plan 90% of the tree is engulfed in Ivy. Approved
6	SPECIES: TREE SIZE: TREE LOCATION: CHARACTERISTICS AND/OR MARKINGS: DECISION (CODE SEC 158-26) :	White Oak 36 Submitted Site Plan Branch dieback in excess of 30% of the tree's canopy. Approved

2594 CASCADE RD SW -- BA-202406081



Date Issued: 12-Dec-2024

Issued By: Gabriel Deeb

Page 2 of 3

**CITY OF ATLANTA - OFFICE OF BUILDINGS**  
**DEAD, DYING AND HAZARDOUS TREE REMOVAL**

AR-DDH  
 Dead, Dying Or  
 Hazardous

- |    |  |
|----|--|
| 7  | SPECIES: Oak<br>TREE SIZE: 32<br>TREE LOCATION: Submitted Site Plan<br>CHARACTERISTICS AND/OR MARKINGS: 85% of the tree is engulfed in Ivy. Several, large diameter branch failures from the canopy.<br><b>DECISION (CODE SEC 158-26) :</b> <b>Approved</b>                |
| 8  | SPECIES: Oak<br>TREE SIZE: 48<br>TREE LOCATION: Submitted Site Plan<br>CHARACTERISTICS AND/OR MARKINGS: 85% of the tree is engulfed in Ivy.<br><b>DECISION (CODE SEC 158-26) :</b> <b>Approved</b>   |
| 9  | SPECIES: Red Oak<br>TREE SIZE: 48<br>TREE LOCATION: Submitted Site Plan<br>CHARACTERISTICS AND/OR MARKINGS: Tree possesses a lean in excess of 20 degrees. Several, large diameter branch failures from the canopy.<br><b>DECISION (CODE SEC 158-26) :</b> <b>Approved</b> |
| 10 | SPECIES: White Oak<br>TREE SIZE: 52<br>TREE LOCATION: Submitted Site Plan<br>CHARACTERISTICS AND/OR MARKINGS: 85% of the tree is engulfed in Ivy.<br><b>DECISION (CODE SEC 158-26) :</b> <b>Approved</b>   |
| 11 | SPECIES: Hardwood<br>TREE SIZE: 36<br>TREE LOCATION: Submitted Site Plan<br>CHARACTERISTICS AND/OR MARKINGS: 85% of the tree is engulfed in Ivy. Branch dieback in excess of 30% of the tree's canopy.<br><b>DECISION (CODE SEC 158-26) :</b> <b>Approved</b>              |

**Comments****Inspector:** Gabriel Deeb**PERMIT EXPIRATION**

Except as otherwise stated, a permit for which no work is commenced within six months after issuance, or where the work commenced is suspended or abandoned for six months, shall expire, and fees paid shall be forfeited. [Sec 158-101 (c) (1)]

**Permit Posting**

Permits to remove, destroy, or injure trees shall be posted for public inspection on site [Sec. 158-101(c)].

**Appeal Rights**

Per Tree Protection Ordinance, a denial of a tree removal permit may be appealed to the Tree Conservation Commission. See [www.atlantaga.gov](http://www.atlantaga.gov), Arborist Division, write [treeappeal@atlantaga.gov](mailto:treeappeal@atlantaga.gov), or call Kathy Evans at 404.330.6235 for more information."



Date Issued: 12-Dec-2024

Issued By: Gabriel Deeb

**CITY OF ATLANTA - OFFICE OF BUILDINGS**  
**DEAD, DYING AND HAZARDOUS TREE REMOVAL**

AR-DDH  
Dead, Dying Or  
Hazardous

**Inspection Result**

The inspection result(s) are valid for the day of assessment. Trees are living organisms with the ability to change within their environment. Additional inspections may be requested at any time. If you feel that a denial of a permit is inappropriate, you may provide additional documentation in a subsequent request. If you wish to engage the services of a private arborist for more in-depth

Permits are required for Road, Lane or Sidewalk closures. Contact DPW at (404) 330-6501 to obtain permit.