

## City of Atlanta Office of Planning RESIDENTIAL DEMOLITION PERMIT

for private residential structures and ancillary buildings

In accordance with the City of Atlanta Municipal Code §8-2076.1, all applications for demolition permits for residential structures and ancillary buildings, except those found to be unfit for human habitation or unsafe by the Director of the Bureau of Buildings, shall be referred to the Director of the Bureau of Planning with attached documents for review to make a determination as to whether the proposed future use of the affected property shall require rezoning, a special use permit, or an amendment to the comprehensive development plan, or is for the purpose of creating open space.

### Applicants must provide:

- Complete responses for all information requested on this form and either
- Three (3) copies of architectural drawings or site plans (drawn to scale, with property lines and street names) showing existing and proposed building(s);
- Or documentation that the demolition has been ordered by the City of Atlanta Bureau of Code Compliance or the Bureau of Buildings.

Name of Applicant: Daniel Humphries		
Applicant's Address: 379 Enota Pl Atlanta GA	30310	
Phone No. <u>678-997-9737</u>	E-mail Address_D	aniel@hkatlanta.com
Indicate the <u>reasons</u> for seeking a demolitio	n permit: To build a new SFR for my f	amily and I.
Address of structure to be demolished: 2594	Cascade Rd Atlanta GA 30311	
Name of Property Owner of Site/Structure:_	Daniel Humphries	
	Phone No. or E-mail	
Zoning Classification R3 Land D	District Land Lot	Council District NPU
I HEREBY AUTHORIZE CITY OF ATLANTA PROPERTY AS NECESSARY. I HEREBY DI STATEMENTS SUBMITTED ARE TRUE TO TH	EPOSE AND SAY THAT ALL STAT	EMENTS HEREIN AND ATTACHED
Date 11/4/2024 Signature of App	olicant	
	(For Office/Staff Use Only)  t create open space.  eate open space; however, applicant has processed the compliance of by the	
2. Check items under C or D as applicable	, ,	
C. The following action is needed:  Rezoning	Amendment to the Compre Development Plan	hensive City of Atlanta   Department of City Planning  OFFICE OF BUILDINGS  ZONING DIVISION
Special Use Permit	Special Administrative Perr	nit Zunino Diviolun
D. None of the following actions are needed:  X Rezoning  X Special Use Permit	Amendment to the Compre Development Plan  X Special Administrative Perr	NEUEIVED
Anthony Dixie		3/3/2025 Date

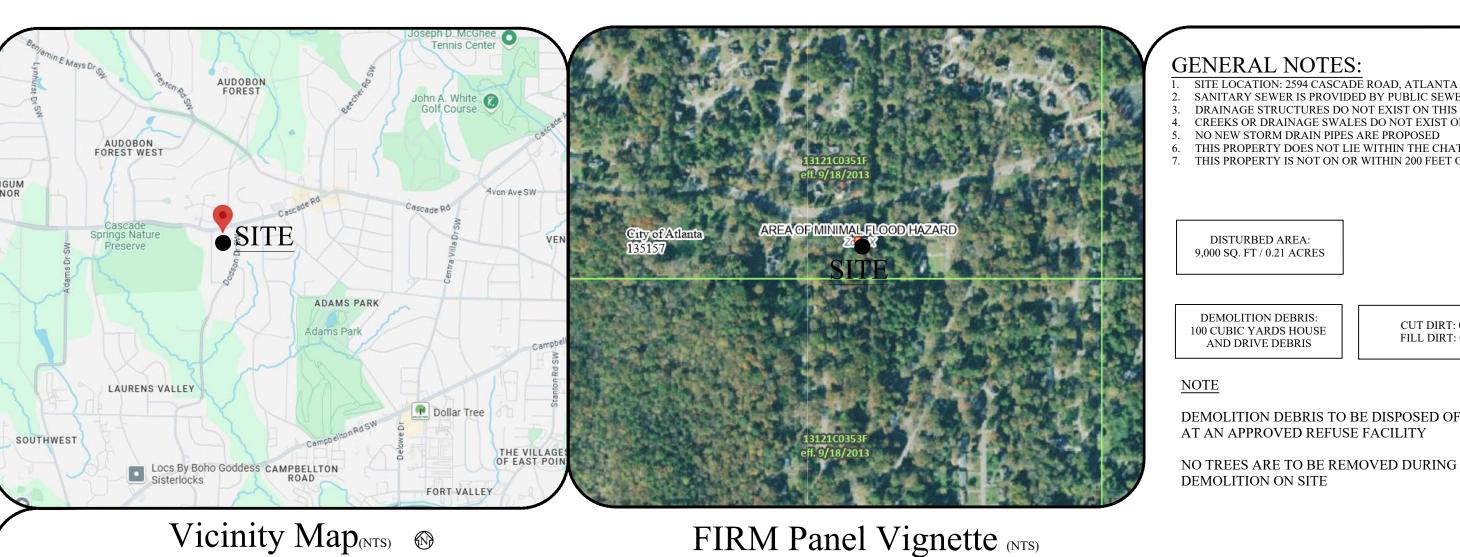
## ARTICLE B. BUILDINGS AND STRUCTURAL APPURTENANCES

Sec. 8-2076.1. Demolition permit procedures for residential structures and ancillary buildings.

(a) All demolition permit applications for residential structures and ancillary buildings shall list the reason(s) for seeking said demolition permit, including whether the proposed future use of the subject property shall require rezoning, a special use permit, or an amendment to the comprehensive development plan, or is for the purpose of creating open space. All applicants shall indicate all rezoning, special use permit, and comprehensive development plan amendments pending or which the applicant presently intends to introduce affecting subject property. All demolition permit applications for residential structures which have been found unfit for human habitation by the in rem board or declared unsafe by the Director, Bureau of Buildings shall be granted. Except when the affected residential structure has been found unfit for human habitation by the in rem board, or unsafe by the Director, Bureau of Buildings, the applicant shall also be required to attach to the demolition permit application all architectural drawings or plans, permits, applications or any other relevant documents, including but not limited to financing information which in any way reveal or indicate applicants' proposed future use of the subject property.

All demolition permit applications of residential structures and ancillary buildings, except those found to be unfit for human habitation or unsafe by the Director, Bureau of Buildings shall be referred to the Director, Bureau of Planning with attached documents for review. Based on the demolition permit application and other relevant information, the Director, Bureau of Planning shall make a determination as to whether the proposed future use of the affected property shall require rezoning, a special use permit, or an amendment to the comprehensive development plan, or is for the purpose of creating open space. Said determination by the Director, Bureau of Planning shall be certified to the Director, Bureau of Buildings. If the Director, Bureau of Planning determines that no rezoning, a special use permit, or an amendment to the comprehensive development plan is necessary, and that the purpose of said demolition is not to create open space, the demolition permit shall be issued. If it is determined by the Director, Bureau of Planning that rezoning, a special use permit, or an amendment to the comprehensive development plan is necessary to accommodate the proposed future use, then said demolition permit application shall be held until the subject property has been rezoned, the special use permit granted, or the comprehensive development plan amended in order to be consistent with the proposed use of the affected property. If the Director, Bureau of Planning determines that the purpose of the demolition permit application is the creation of open space, then said permit application shall be held pending introduction by the applicant of proposed redevelopment for the subject property consistent with the applicable zoning regulations, special use permits, and the comprehensive development plan.

- (b) Any applicant who makes false representations pursuant to this code section shall be subject to penalty as provided for at section 106-90 of the Code of Ordinances.
- (c) This section shall not limit the authority granted to the Urban Design Commission in regard to structures within HC zoning districts, those classified as a part of Urban Conservation and Development Districts, and other historic structures.



## ZONING: R-3

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

## R-3 SETBACKS

FRONT: 50 FT INTERIOR SIDE: 10 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:

- 1. 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 3. 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 TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS
- 6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS. NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR
- 9. 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.
- 10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING
- 11. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- 12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- 13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT 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 4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH
- WITHIN THE CRZ OF AN EXISTING TREE. ALL TREE PROTECTION DEVISES TO BE INSTALLED PRIOR TO LAND DISTURBANCE
- AND MAINTAINED UNTIL FINAL LANDSCAPING. 6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN
- CONFORMANCE WITH THE REOUIREMENTS 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
- CITY OF ATLANTA ARBORIST'S OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE 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

PERMITTED PLAN. THREE (3) SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE

## DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION. 10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

ISSUING 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

PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN

ERMISSION OF THIS SURVEYOR

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:**

- 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 OF 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.
- 6. 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.
- 10. 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. 11. 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. 12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY
- 13. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA
- DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION. 14. WORK HOURS AND CONSTRUCTION DELIVERIES ARE: MONDAY - FRIDAY: 7:00AM - 7:00PM
- SATURDAY: 8:00AM 5:00PM 15. 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 DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- 16. 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 3.1.1.F.2.D.
- PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER. 18. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- 19. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.

CRUSHED STONE CONSTRUCTION EXIT

ENTRANCE ELEVATION

NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.

2. REMOVE ALL VECETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.

3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).

4. GRAVEL PAD SHALL HAVE A MINIUM THICKNESS OF 6".

5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.

6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 20'.

7. INSTALL PIPE UNIDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.

8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).

9. WASHRACKS AND/OR TIME WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.

10.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

- 20. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF 21. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL 22 THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MID
- ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALI MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
- 23. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
- 24. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC. 25. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND
- SUBCONTRACTOR AWARENESS SEMINAR. 26. 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
- 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.
- 28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.

30-MIL POLYETHYLENE-

Letters 6" Min. Height —

CONCRETE

WASHOUT AREA

## GENERAL NOTES: SITE LOCATION: 2594 CASCADE ROAD, ATLANTA GA 30311 SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM

DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY

NO NEW STORM DRAIN PIPES ARE PROPOSED

DISTURBED AREA: 9,000 SQ. FT / 0.21 ACRES

DEMOLITION DEBRIS:

100 CUBIC YARDS HOUSE

AND DRIVE DEBRIS

CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY

THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR

THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

- **PRE-CONSTRUCTION IMPERVIOUS AREA** 
  - 49,660 **EXISTING HOUSE** 2,840 **EXISTING CONCRETE DRIVE** 2,130

## 4,970 **TOTAL COVERAGE**

## **DEMOLITION LEGEND**

- Cw CONCRETE WASHDOWN CUT DIRT: 0 CY (D1) DEMOLISH EXISTING HOUSE FILL DIRT: 0 CY
  - (D2) REMOVE EXISTING DRIVEWAY SA STAGING AREA FOR DUMPSTER, PORTABLE TOILETS,
- MATERIAL STORAGE AND STOCKPILE AREAS DEMOLITION DEBRIS TO BE DISPOSED OF AT AN APPROVED REFUSE FACILITY

APPLICATION NUMBER



# (Co) CONSTRUCTION EXIT



PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

## **EROSION & SEDIMENT CONTROL PRACTICES**

- DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A
- SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON
- DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH DS3 PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN  $\pm 5\%$ AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING

# stacking materials. Under no circumstances should the Tree Protection Fence (TPF) shall remain in place and STANDARD DETAILS TREE PROTECTION—ORANGE | ORIGINATE: SOME | SCALE: N.T.S. PLASTIC FENCE

## TO COUNTY REQUIREMENTS.

# NOTES: 1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN. 2. HEIGHT (27") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

## PLANS RELEASED FOR CONSTRUCTION

Know what's **below. Call** before you dig.

MRS RUBY LEE SCHAAF

EXISTING DRIVE WILL BE UTILIZED AS A CONSTRUCTION

ITEMS, AND NON-HEAVY EQUIPMENT WILL BE USED TO

ENTRANCE DURING DEMOLITION PHASE FOR THIS PROJECT

PAVEMENT WILL BE REMOVED AS ONE OF THE LAST DEMO

DEMOLISH PAVEMENT SURFACES BETWEEN BUILDING AND

WWW.BOUNDARYZONE.COM (770) 271-577.

1366 WOODLAND TER LLC



800 SATELLITE BLVD., SUWANEE, GA 30024

RALEIGH-DURHAM &

27029.01 **SHEET** 

SURVEY PROVIDE BY OTHERS

PROPERTY CORNER **O** FOUND (AS NOTED) 1/2" REBAR WITH CAP SET LSF# 839 □ R/W MONUMENT FIRE HYDRANT W WATER METER ₩ WATER VALVE

POWER POLE

4"x4"x6' Wood Post or 6' Steel Post Min.

include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.

Each straw bale is to be staked in place using (2) 2"x2"x4" wooden stakes.

. Washout of the drum at the construction site is prohibit

CONCRETE WASHOUT

TELEPHONE BOX - W- WATER LINE — U— OVERHEAD UTILITY LINE N/F NOW OR FORMERLY — S — SEWER LINE - G- GAS LINE — C— CABLE LINE — T — TELEPHONE LINE G GAS METER — X— FENCE LINE

- 920 - CONTOUR LINE R/W RIGHT-OF-WAY F.F.E. FINISH FLOOR ELEVATION BSL BUILDING SETBACK LINE S.R.P. STRUCTURAL ROOT PLATE

B.F.E. BASEMENT FLOOR ELEVATION G.F.E. GARAGE FLOOR ELEVATION — — LIMIT OF DISTURBANCE 1036.9 GROUND ELEVATION TW:1069.0 TOP OF WALL ELEVATION

— O — PLASTIC MESH TREE FENCE — T — CHAIN LINK TREE FENCE

TF:1069.0 TOP OF FOOTER ELEVATION HARDWOOD TREE PINE TREE X TO BE REMOVED

TREE LEGEND

N/F CAROL YVONNE WESTFIELD

VICKY BERNARD PID: 1402010005051

JIARONG LUO, LEVEL II DESIGN PROFESSIONAL # 89028

AGENT, UNDER MY SUPERVISION."

PREPARED AFTER A SITE VISIT TO THE LOCATIONS

DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED

- LIMIT OF

SANDBAGS)

- LIMIT OF

Ds3 Ds4

DISTURBANCE

DISTURBANCE

WITHIN THE C.R.Z.

NO HEAVY MACHINERY ALLOWED

2DO NOT TRENCH IN THE SILT FENCE

(USE STAKED HAYBALES OR

WITHIN THE DRIP LINE OF ANY TREES

- DO NOT DEMOLISH THIS PART OF

CONCRETE WITHOUT APPROVAL

FROM SOUTHERN NATURAL GAS CO.

**PROJECT** 

HIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TOTAL AREA: 1.14 ACRES / 49,660 SQUARE FEET CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PLAT 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 NAMING SAID PERSON © COPYRIGHT 2024 - BOUNDARY ZONE INC THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED,

YARD DRAINS

POWER METER POWER BOX A/C UNIT LIGHT POLE **GUY WIRE** S MANHOLE

STRAW BALE ANCHOR SECTIONS

© GAS VALVE C CABLE BOX

CNTL. CANTILEVER C.R.Z. CRITICAL ROOT ZONE (TYP.)

-HB HAY BALES

-FW FLOW WELL LINE

SILT FENCE - TYPE SENSITIVE

1038.69 SURFACE ELEVATION BW:1069.0 BOTTOM OF WALL ELEVATION L.L. LAND LOT

CONC. CONCRETE

EOP EDGE OF PAVEMENT

→ DRAINAGE ARROW

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS FOR THE FIRM **BOUNDARY ZONE, INC** 

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