

SITE NOTES:

THE SITE CONTAINS: 0.12 ACRES / 5,157 SF
TOTAL DISTURBED ACREAGE: 0.02 ACRES / 794 SF

- SITE ADDRESS: 941 AUSTIN AVENUE NE, ATLANTA, GA 30307
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SAWHNEY & ASSOCIATES. DATED 4-14-21.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

24 HOUR EMERGENCY CONTACT: TYLER ALEV 520-870-6410

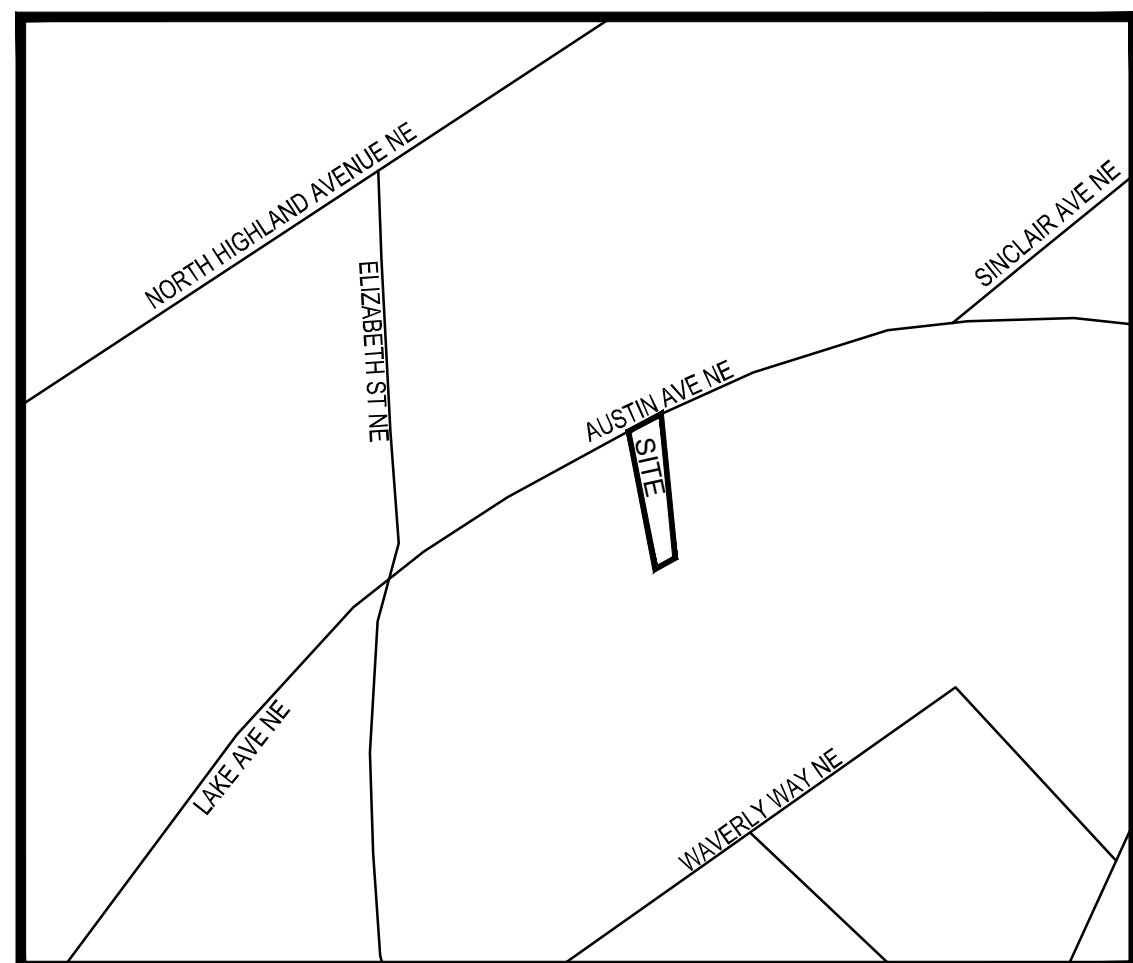
RELEASED FOR CONSTRUCTION

CITY OF ATLANTA SINGLE FAMILY ADDITION CONSTRUCTION DOCUMENTS FOR:

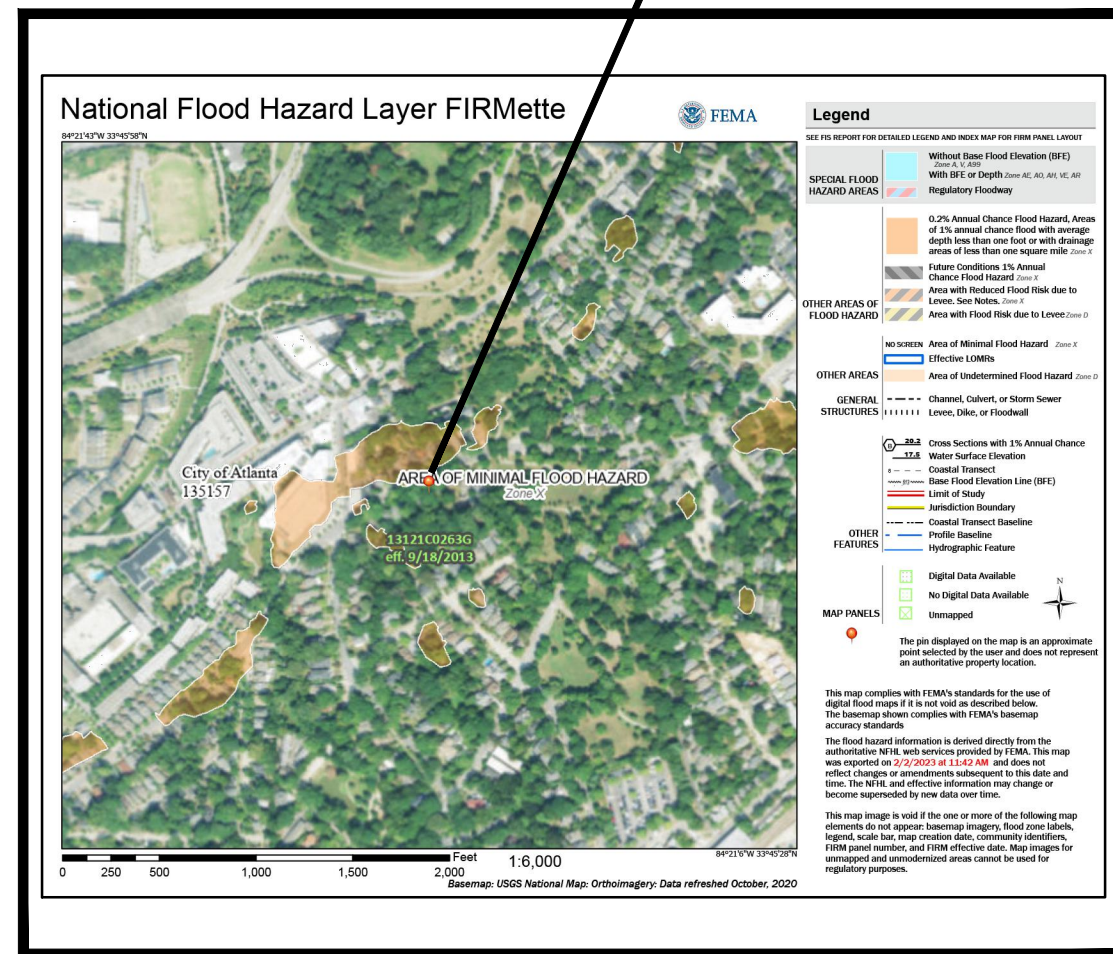
941 AUSTIN AVENUE NE

LAND LOT 14 DISTRICT 14

CITY OF ATLANTA, FULTON COUNTY, GEORGIA



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #131210263 G, DATED SEPTEMBER 18, 2013.

THERE ARE NOT WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

ZONING CONFORMANCE:

SITE ZONING: R-5
MINIMUM LOT SIZE: 7,500 SF
FRONT SETBACK: 30 FEET
SIDE SETBACK: THERE SHALL BE TWO SIDE YARDS, ONE ON EACH SIDE OF THE MAIN BUILDING, EACH HAVING A WIDTH OF NOT LEAST THAN 7 FEET.
REAR SETBACK: 7 FEET
MINIMUM FRONTAGE: 50 FEET
BUILDING HEIGHT: NO MORE THAN 35 FEET
FLOOR AREA: SHALL NO EXCEED 0.50
MAXIMUM LOT COVERAGE = 55%
MINIMUM OFF-STREET PARKING = 1 SPACE

CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME AND ACCOMPANYING INFRASTRUCTURE. THE LOT IS CONFORMING TO R-5 ZONING. ALL PHASED EROSION CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

DEVELOPER:

TYLER ALEV
ALINEA HOLDINGS
2737 NORTH HASKELL DRIVE
TUCSON, AZ 85716
520-870-6410

PRE-CONSTRUCTION LOT COVERAGE:

Existing Impervious Area	SF
House	1637
Front Walk and Porch	184
Rear porch	105
Stairs	37
Existing Impervious Area - TOTAL	1963
Lot Coverage	38.01%

POST-CONSTRUCTION LOT COVERAGE:

Proposed Impervious Area	SF
Existing House	1637
Existing Front Walk	146
Existing Rear Porch	105
Existing Stairs	37
Proposed ADU	428
Proposed Pervious Paver Driveway (145sqft)	0
Proposed Stairs	47
Proposed Impervious Area	475
Existing + Proposed Impervious Area	2400
Lot Coverage	46.47%

CURRENT MANDATORY CODE AS ADOPTED BY DCA:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
- NATIONAL ELECTRICAL CODE, 2020 EDITION WITH GEORGIA AMENDMENTS (2021)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101) OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.
- CURRENT PERMISSIVE CODES AS ADOPTED BY DCA:
 - DISASTER RESILIENT BUILDING CODE IBC APPENDIX(2013)
 - DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2013)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
 - INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
 - NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS (2011)

CITY OF ATLANTA GENERAL NOTES:

COMPLETE PLANS: ALL PLANS SUBMITTED FOR PERMIT MUST BE COMPLETE AND PROVIDE ALL APPLICABLE ITEMS LISTED IN THIS CHECKLIST.

SURVEY: ALL PLANS FOR NEW BUILDINGS OR PROPOSED WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN, WETLAND OR SEWER EASEMENT MUST INCLUDE A RECENT BOUNDARY AND TOPOLOGICAL SURVEY DRAWING SHOWING EXISTING CONDITIONS SIGNED, SEALED, AND DATED BY A GEORGIA REGISTERED LAND SURVEYOR. SUCH SURVEY IS HIGHLY RECOMMENDED FOR OTHER PROJECTS NEEDING SITE DEVELOPMENT REVIEW AND MAY BE REQUIRED AFTER PLAN REVIEW.

SEALED PLANS: GRADING PLANS MUST BE SIGNED AND SEALED BY A GEORGIA REGISTERED ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS APPROPRIATE. PLANS WITH DISTURBED AREA GREATER THAN 1.0 ACRE OR FOR NEW BUILDINGS OR PROPOSING WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN OR WETLAND MUST INCLUDE THE CERTIFICATION OF THE CSWCC LEVEL II DESIGN PROFESSIONAL (NAME, NUMBER AND EXPIRATION DATE OF CERTIFICATE), WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL (ES&PCC) PLAN.

DEMOLITION PLAN: ALL PLANS FOR REDEVELOPMENT MUST INCLUDE A DEMOLITION PLAN, CLEARLY INDICATING ALL EXISTING STRUCTURES AND SITE FEATURES TO BE DEMOLISHED AND THOSE STRUCTURES AND SITE FEATURES THAT WILL REMAIN.

CONSTRUCTION AND FINAL INSPECTION:

PRE-CONSTRUCTION MEETING: BEFORE STARTING ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL. CALL 404-546-1305. FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.

REVISIONS TO PERMITTED PLANS: REVISIONS TO PERMITTED PLANS MUST BE SUBMITTED THROUGH THE BUREAU OF BUILDINGS. FOR SITE DEVELOPMENT PURPOSES FOUR(4) SETS OF PLANS ARE REQUIRED; HOWEVER ADDITIONAL SETS OF PLANS MAY BE REQUIRED BY BUREAU OF BUILDINGS FOR OTHER AGENCY REVIEW.

FINAL STABILIZATION AND SIGN-OFF: FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED (100) PERCENT OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, CABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAT. CALL 404-546-1305.

HAUL ROUTE: A HAUL ROUTE PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS WHEN MORE THAN 500 CUBIC YARDS OF MATERIAL IS HAULED TO OR FROM THE SITE.

QUALIFIED CONTRACTOR: A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS FOR CONSTRUCTION OF NEW SEWER CONNECTION, SIDEWALKS, DRIVEWAY APRON OR OTHER WORK IN THE PUBLIC RIGHT OF WAY. QUALIFIED CONTRACTOR PERMITS REQUIRE PROOF OF AN IN-FORCE GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$3 MILLION, AND VALID BUSINESS LICENSE AND PAYMENT OF APPLICABLE FEES. THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER OF THE POLICY.

CONSTRUCTION OVER SEWERS: THERE IS NO PROPOSED CONSTRUCTION OF BUILDINGS AND/OR STRUCTURES OVER EXISTING AND/OR PROPOSED SEWERS OR WITHIN DRAINAGE EASEMENTS. ALL PROPOSED STRUCTURES ARE LOCATED COMPLETELY OUTSIDE ALL EASEMENT LIMITS. FOR EXISTING (FOR SEWERS DEEPER THAN 10 FEET, THE PROPOSED CONSTRUCTION PLANS MUST DEMONSTRATE THAT THE BOTTOM OF THE PROPOSED STRUCTURE'S FOOTING IS BELOW A LINE RUNNING AT A 1:1 SLOPE FROM THE BOTTOM OUTSIDE EDGE OF EXISTING SEWER).

SEPTIC SYSTEMS: WHEN PUBLIC SEWER IS NOT AVAILABLE AND A SEPTIC SYSTEM IS PROPOSED FOR INSTALLATION OR RENOVATION THE PLANS MUST SHOW THE LOCATION OF THE SEPTIC TANK AND DRAIN FIELDS. A STAMPED, APPROVED COPY OF THE SEPTIC SYSTEM INSTALLATION PLAN AND A COPY OF THE APPLICABLE COUNTY HEALTH DEPARTMENT PERMIT MUST BE INCLUDED WITH THE BUILDING PERMIT APPLICATION. SUCH PLANS CANNOT BE REVIEWED OR APPROVED WITHOUT HEALTH DEPARTMENT APPROVAL.

"I CERTIFY UNDER THE PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"

CERTIFIED BY

3-14-23
DATE

SHEET LIST

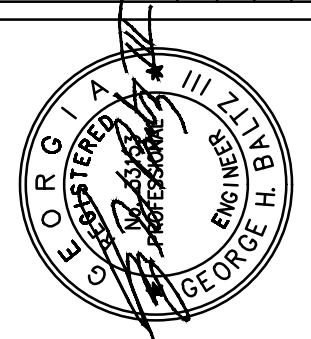
CV	COVER
S-1	SURVEY
C-1	SITE PLAN
C-2	STORMWATER PLAN
C-3	ES&PCC PLAN
C-4	TREE PLAN
C-5	CONSTRUCTION DETAILS

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Fraser Street
Marietta, GA 30060
678-324-9410
www.crescentvieweng.com

PREPARED FOR:
TYLER ALEV
2737 NORTH HASKELL DRIVE
TUCSON, AZ 85716
520-870-6410

COVER

DATE	SCALE	AS SHOWN	DRAWN	AJC	CHECKED	GHB
3-14-23						



ADDITION PLANS FOR:
941 AUSTIN AVE NE
LAND LOT 14, 14th DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 23-067

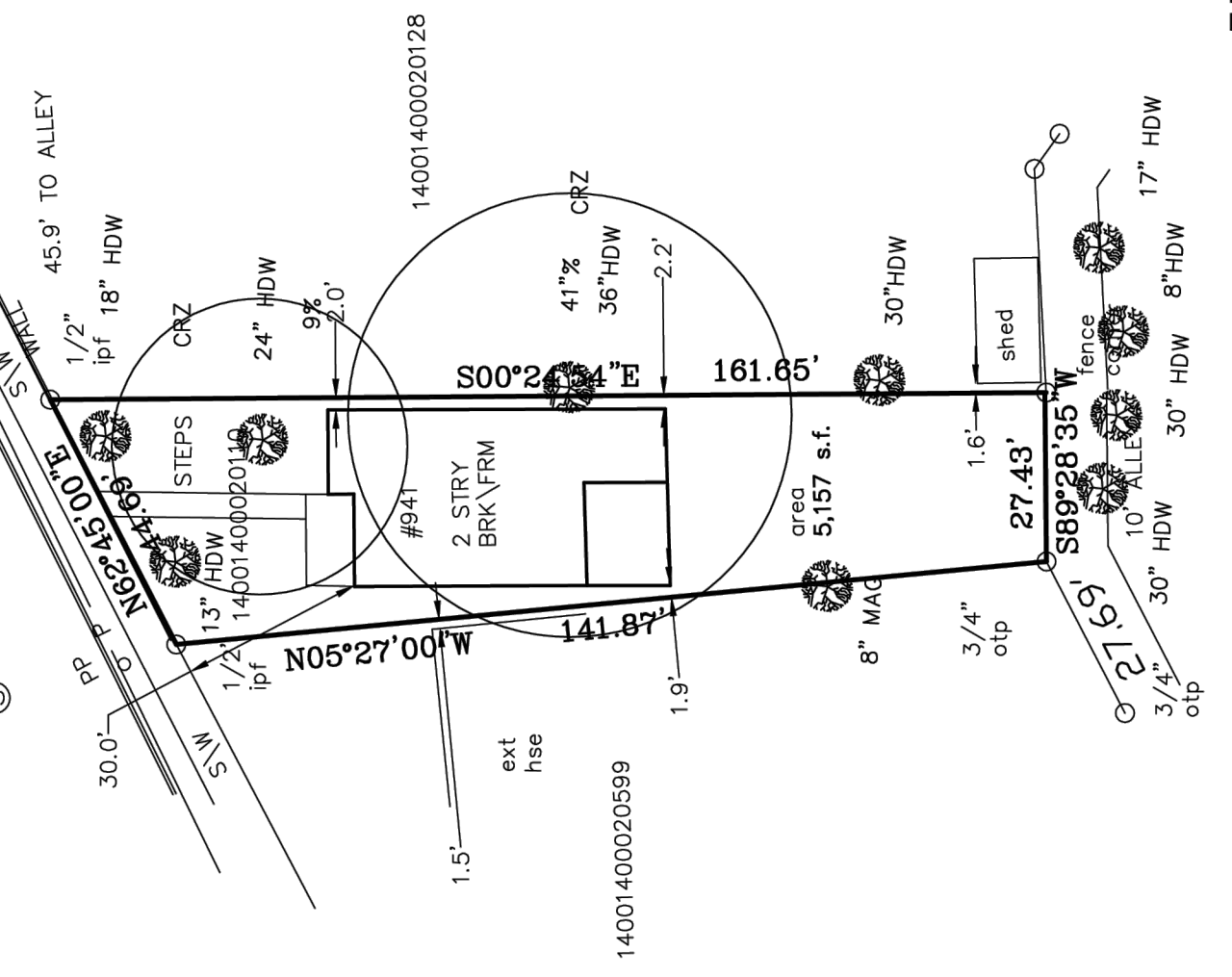
SHEET NO.

CV

ALL MATTERS OF TITLE ARE COVERED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. THIS SURVEY/PLAT REPRESENTS PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD BR & FENCE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICT WITH RECORDS, DEEDS, MANS AND NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE DISCREPANCIES. PROPERTY LINE DISPUTES OR ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.



Ⓢ AUSTIN AVE 60' R.W.



LEGEND
 ○ IRP=IRON PIN FOUND
 A/P=RIGHT OF WAY
 P/O B=POINT OF BEGINNING
 B/L=BUILDING LINE
 N/P=NEW OR FORMERLY
 E=EXISTING
 P/P=POWER POLE
 C=CLOSED DATA

UTILITIES PROTECTION CENTER IN ALABAMA, MISSISSIPPI, GEORGIA, AND FLORIDA. THREE WORKING DAYS BEFORE YOU BE GRAPHIC SCALE

SET BACKS
 FRONT 0'
 SIDE 0'
 REAR 0'

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN ACCORDING TO REFERENCE PLAT.

PREPARED FOR:

ALINEA HOLDINGS LLC.

941 AUSTIN AVE

DB 8187 PG. 21

LOT: NA	LAND LOT: 14	DATE: 10/14/2020 4/14/21TIRE
BLOCK:	DISTRICT: 14 TH	
SCALE: 1"=30'	COUNTY: FULTON	JOB NO: 941 AUST

SAWHNEY & ASSOCIATES
 523 HASTINGS WAY JONESBORO GA 30238
 PH.# (878)-500-4356



IN WY DENOTES THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF L.A.C.

SITE NOTES:

- THE SITE CONTAINS: 0.12 ACRES / 5,157 SF
TOTAL DISTURBED ACREAGE: 0.02 ACRES / 794 SF
- SITE ADDRESS: 941 AUSTIN AVE NE, ATLANTA, GA 30307
- SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY SAWHNEY & ASSOCIATES. DATED 4-14-21.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

CITY OF ATLANTA GENERAL NOTES:

COMPLETE PLANS: ALL PLANS SUBMITTED FOR PERMIT MUST BE COMPLETE AND PROVIDE ALL APPLICABLE ITEMS LISTED IN THIS CHECKLIST.

SURVEY: ALL PLANS FOR NEW BUILDINGS OR PROPOSED WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN, WETLAND OR SEWER EASEMENT MUST INCLUDE A RECENT BOUNDARY AND TOPOLOGICAL SURVEY DRAWING SHOWING EXISTING CONDITIONS SIGNED, SEALED, AND DATED BY A GEORGIA REGISTERED LAND SURVEYOR. SUCH SURVEY IS HIGHLY RECOMMENDED FOR OTHER PROJECTS NEEDING SITE DEVELOPMENT REVIEW AND MAY BE REQUIRED AFTER PLAN REVIEW.

SEALED PLANS: GRADING PLANS MUST BE SIGNED AND SEALED BY A GEORGIA REGISTERED ENGINEER, LAND SURVEYOR, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS APPROPRIATE. PLANS WITH DISTURBED AREA GREATER THAN 1.0 ACRE OR FOR NEW BUILDINGS OR PROPOSING WORK WITHIN OR NEAR A STREAM BUFFER, FLOODPLAIN OR WETLAND MUST INCLUDE THE CERTIFICATION OF THE GSWCC LEVEL II DESIGN PROFESSIONAL (NAME, NUMBER AND EXPIRATION DATE OF CERTIFICATE), WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL (ES&PC) PLAN.

DEMOLITION PLAN: ALL PLANS FOR REDEVELOPMENT MUST INCLUDE A DEMOLITION PLAN, CLEARLY INDICATING ALL EXISTING STRUCTURES AND SITE FEATURES TO BE DEMOLISHED AND THOSE STRUCTURES AND SITE FEATURES THAT WILL REMAIN.

CONSTRUCTION AND FINAL INSPECTION:

PRE-CONSTRUCTION MEETING: BEFORE STARTING ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL. CALL 404-546-1305. FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.

REVISIONS TO PERMITTED PLANS: REVISIONS TO PERMITTED PLANS MUST BE SUBMITTED THROUGH THE BUREAU OF BUILDINGS. FOR SITE DEVELOPMENT PURPOSES FOUR(4) SETS OF PLANS ARE REQUIRED; HOWEVER ADDITIONAL SETS OF PLANS MAY BE REQUIRED BY BUREAU OF BUILDINGS FOR OTHER AGENCY REVIEW.

FINAL STABILIZATION AND SIGN-OFF: FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED (100) PERCENT OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, GABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAT. CALL 404-546-1305.

HAUL ROUTE: A HAUL ROUTE PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS WHEN MORE THAN 500 CUBIC YARDS OF MATERIAL IS HAULED TO OR FROM THE SITE.

QUALIFIED CONTRACTOR: A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE TRAFFIC AND TRANSPORTATION SECTION (404-330-6501) OF PUBLIC WORKS FOR CONSTRUCTION OF NEW SEWER CONNECTION, SIDEWALKS, DRIVEWAY APRON OR OTHER WORK IN THE PUBLIC RIGHT OF WAY. QUALIFIED CONTRACTOR PERMITS REQUIRE PROOF OF AN IN-FORCE GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$3 MILLION, AND VALID BUSINESS LICENSE AND PAYMENT OF APPLICABLE FEES. THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER OF THE POLICY.

CONSTRUCTION OVER SEWERS: THERE IS NO PROPOSED CONSTRUCTION OF BUILDINGS AND/OR STRUCTURES OVER EXISTING AND/OR PROPOSED SEWERS OR WITHIN DRAINAGE EASEMENTS. ALL PROPOSED STRUCTURES ARE LOCATED COMPLETELY OUTSIDE ALL EASEMENT LIMITS. FOR EXISTING SEWERS DEEPER THAN 10 FEET, THE PROPOSED CONSTRUCTION PLANS MUST DEMONSTRATE THAT THE BOTTOM OF THE PROPOSED STRUCTURE'S FOOTING IS BELOW A LINE RUNNING AT A 1:1 SLOPE FROM THE BOTTOM OUTSIDE EDGE OF EXISTING SEWER).

SEPTIC SYSTEMS: WHEN PUBLIC SEWER IS NOT AVAILABLE AND A SEPTIC SYSTEM IS PROPOSED FOR INSTALLATION OR RENOVATION THE PLANS MUST SHOW THE LOCATION OF THE SEPTIC TANK AND DRAIN FIELDS. A STAMPED, APPROVED COPY OF THE SEPTIC SYSTEM INSTALLATION PLAN AND A COPY OF THE APPLICABLE COUNTY HEALTH DEPARTMENT PERMIT MUST BE INCLUDED WITH THE BUILDING PERMIT APPLICATION. SUCH PLANS CANNOT BE REVIEWED OR APPROVED WITHOUT HEALTH DEPARTMENT APPROVAL.

POST-CONSTRUCTION LOT COVERAGE:

Proposed Impervious Area	SF
Existing House	1637
Existing Front Walk	146
Existing Rear Porch	105
Existing Stairs	37
Proposed ADU	428
Proposed Stairs	47
Proposed Impervious Area	475
Existing + Proposed Impervious Area	2400
Lot Coverage	46.47%

ZONING CONFORMANCE:

SITE ZONING: R-5
MINIMUM LOT SIZE: 7,500 SF
FRONT SETBACK: 30 FEET
SIDE SETBACK: THERE SHALL BE TWO SIDE YARDS, ONE ON EACH SIDE OF THE MAIN BUILDING, EACH HAVING A WIDTH OF NOT LEAST THAN 7 FEET.
REAR SETBACK: 7 FEET
MINIMUM FRONTAGE: 50 FEET
BUILDING HEIGHT: NO MORE THAN 35 FEET
FLOOR AREA: SHALL NOT EXCEED 0.50
MAXIMUM LOT COVERAGE = 55%
MINIMUM OFF-STREET PARKING = 1 SPACE

STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0263 G, DATED SEPTEMBER 18, 2013.

THERE ARE NOT WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

DIRT STATEMENT:

CUT: 0 CUBIC YARDS (ESTIMATE)
FILL: 31 CUBIC YARDS (ESTIMATE)
HAUL VOLUME = 0 CUBIC YARDS - TO BE HAULED ON NET EARTHWORK IS LESS THAN 500 CF, THEREFORE A HAUL ROUTE PERMIT IS NOT REQUIRED

FLOOR AREA RATIO:

SITE AREA = 5,157 SF
STRUCTURE GROSS HEATED SQUARE FOOT (PER ARCHITECT):
MAIN FLOOR = 1,550 SF
BASEMENT = 730 SF
ADU 2ND FLOOR = 375 SF
TOTAL = 2,655 SF

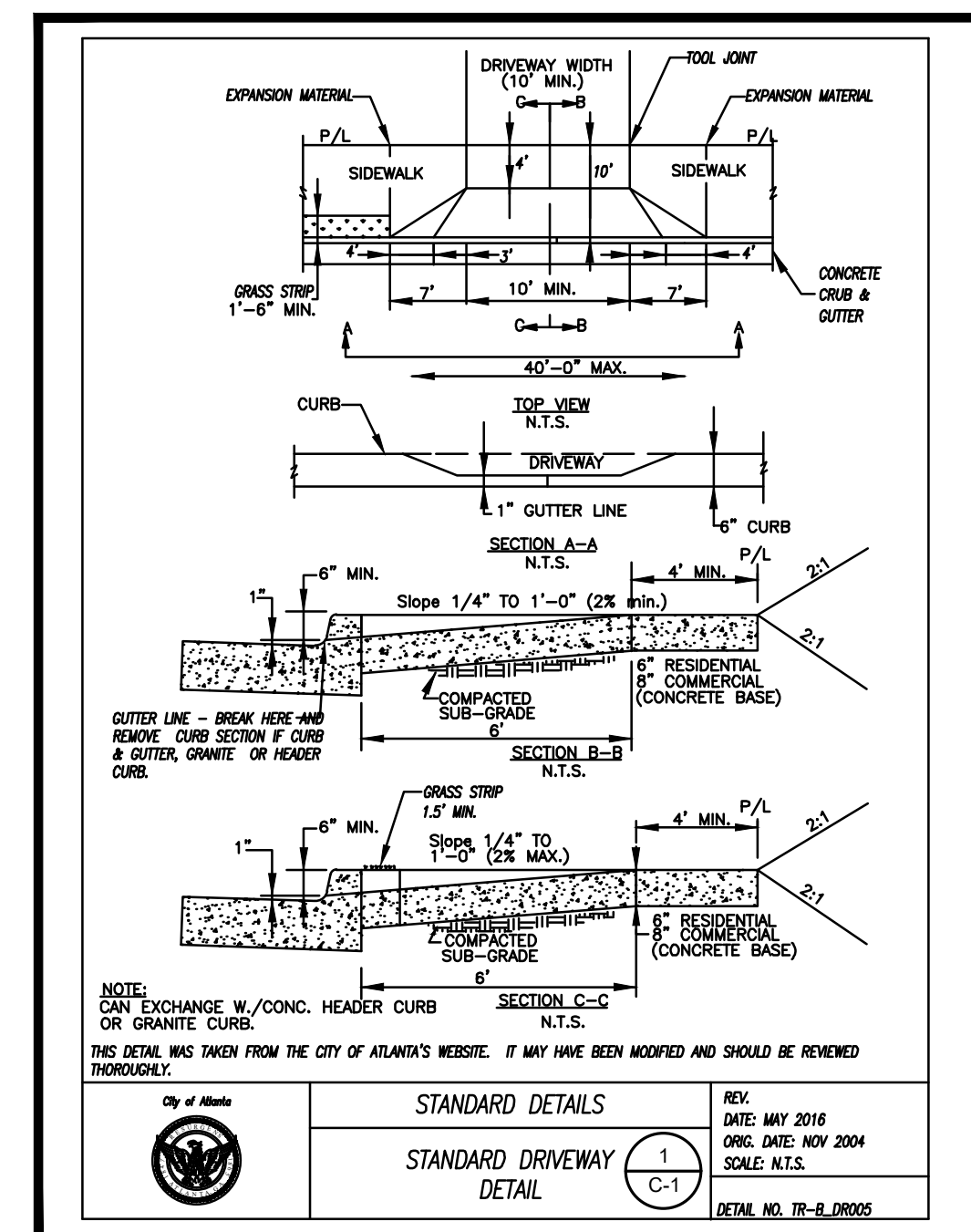
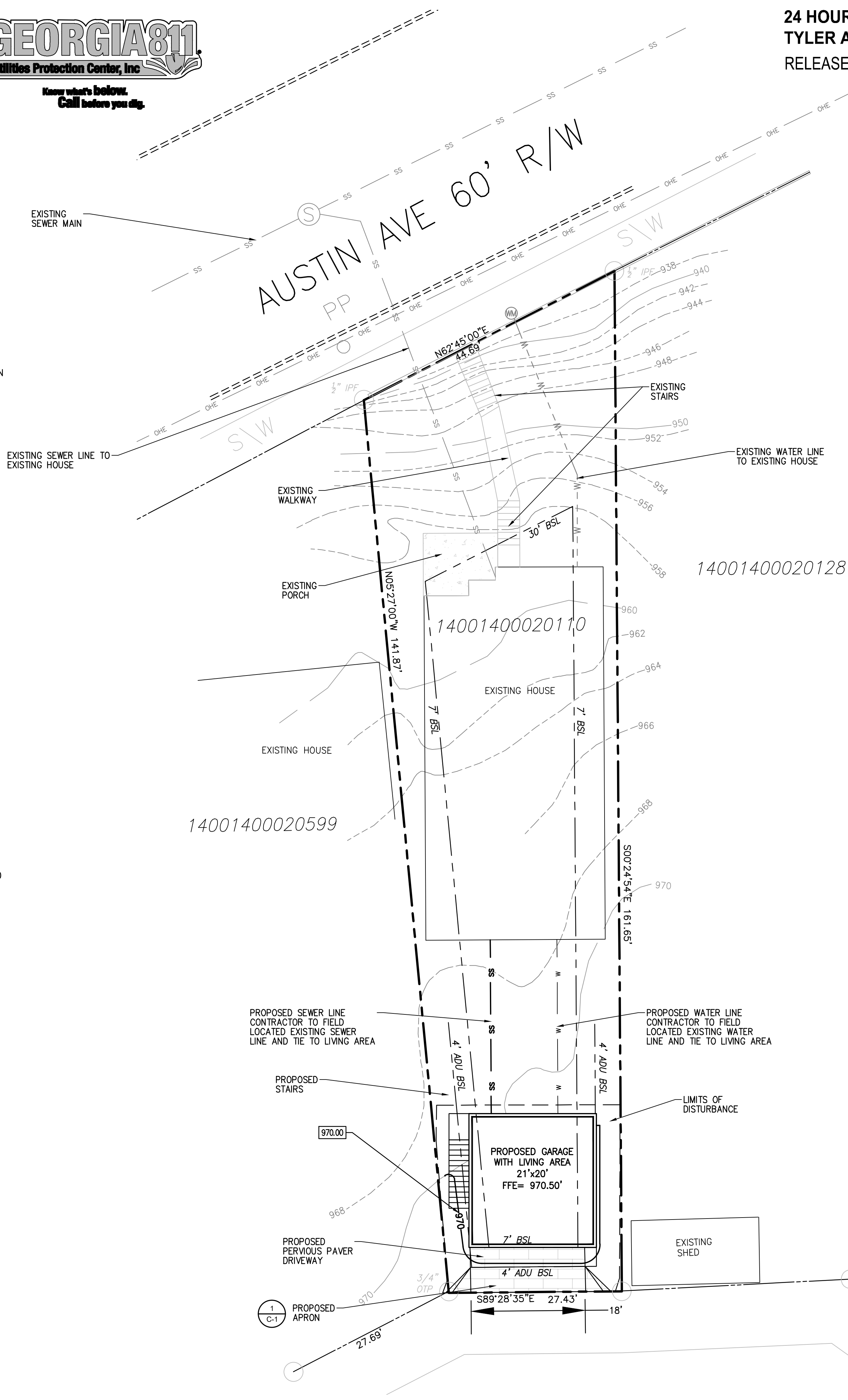
FLOOR AREA RATIO = 2,655 SF / 5,157 SF = .514
MAXIMUM ALLOWED FAR = 0.5

ACCESSORY STRUCTURE CALCULATION:

ACCESSORY BUILDING CALCULATION (PER ARCHITECT)
PRIMARY HOUSE FAR TOTAL = 2,280 SF
MAX SF RATIO ALLOWED (SEC. 16-28.004 (3)) = 30% OF 2,280 SF = 684 SF

ACCESSORY STRUCTURE = 375 SF

TOTAL = 375 SF
RATIO TO MAIN HOUSE = 0.164
ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 25 PERCENT OF THE BACKYARD AREA
BACK YARD: 1,781 SF
PROPOSED ADU 428 SF
375 SF / 1,781 SF = .2105



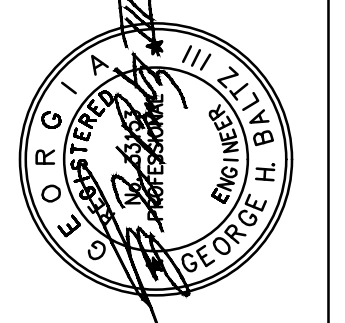
**24 HOUR EMERGENCY CONTACT:
TYLER ALEV 520-870-6410
RELEASED FOR CONSTRUCTION**

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

PREPARED FOR:
TYLER ALEV
2737 NORTH HASKELL DRIVE
TUSCON, AZ 85716
520-870-6410

SITE PLAN

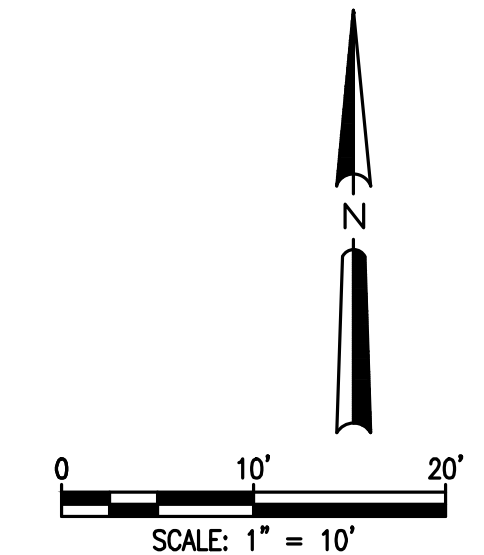
DATE	SCALE	AS SHOWN	A/C	CHECKED	G/HB
3-14-23					



ADDITION PLANS FOR:
941 AUSTIN AVE NE
LAND LOT 14, 14th DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 23-067

SHEET NO.
C-1



Grading Notes:

- APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY LOWERY & ASSOCIATES LAND SURVEYING LLC INC., DATED OCTOBER 30, 2018
- DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
- THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES
- BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

Runoff Reduction Description:

TOTAL IMPERVIOUS AREA FOR THE SITE IS = 475 SQUARE FEET. RUNOFF REDUCTION IS PROVIDED ONLY FOR ALL THE NEW IMPERVIOUS AREA OF 475 SQUARE FEET FOR PROPOSED MAIN DWELLING UNIT (MDU), ACCESSORY DWELLING UNIT (ADU) PORCHES AND STAIRS. SEE LOT COVERAGE CHART ON THIS PAGE.

THERE WILL BE ONE PERVIOUS PAVER AREA WILL BE LOCATED IN THE DRIVEWAY. THE PERVIOUS PAVER AREA WILL DETAIN FOR A TOTAL OF 475 SF OF IMPERVIOUS AREA, AS MENTIONED ABOVE. UNDERNEATH THE PAVERS IS TO BE FILLED WITH #57 STONE (40% VOID RATIO).

THE RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP SHOWN EXCEED THE RUNOFF REDUCTION STORAGE REQUIREMENTS. THE PERVIOUS PAVER INFILTRATION AREAS WILL PROMOTE GROUNDWATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF SAVE TREES. BECAUSE OF THE AVAILABLE SPACE, A LARGER SURFACE AREA WAS DESIGNED TO KEEP THE STORAGE FACILITY AS SHALLOW AS POSSIBLE AND PROMOTE MORE DIRECT INFILTRATION.

RUNOFF REDUCTION CALCULATIONS SHOWN ON THIS PAGE.

PROPOSED IMPERVIOUS AREA CALCULATIONS			
Site Location	Square Footage (Sq. Ft.)	Not/Treated	BMP Location
Existing House	1637	Not Treated	N/A
Existing Front Walk	146	Not Treated	N/A
Existing Rear Porch	105	Not Treated	N/A
Existing Stairs	37	Treated	Rear Yard
Proposed ADU	428	Treated	Rear Yard
Proposed Pervious Driveway	0	Treated	Rear Yard
Proposed Stairs	47	Treated	Rear Yard
Treated Impervious Area	475	SF	
EXISTING + PROPOSED Impervious Area	2400	SF	



24 HOUR EMERGENCY CONTACT:
TYLER ALEV 520-870-6410
 RELEASED FOR CONSTRUCTION

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

PREPARED FOR:
TYLER ALEV
 2737 NORTH HASKELL DRIVE
 TUSCON, AZ 85716
 520-870-6410

STORMWATER PLAN

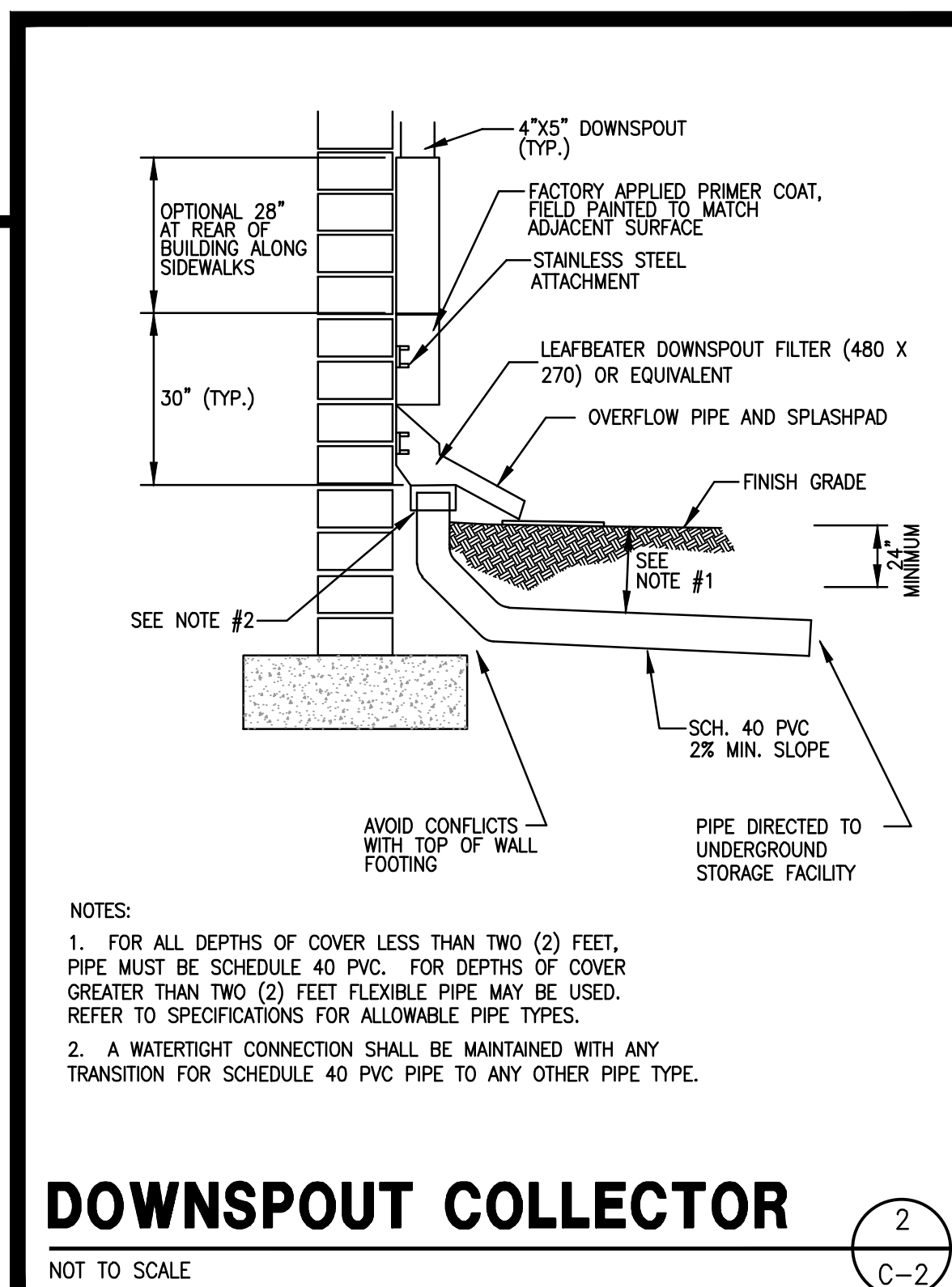
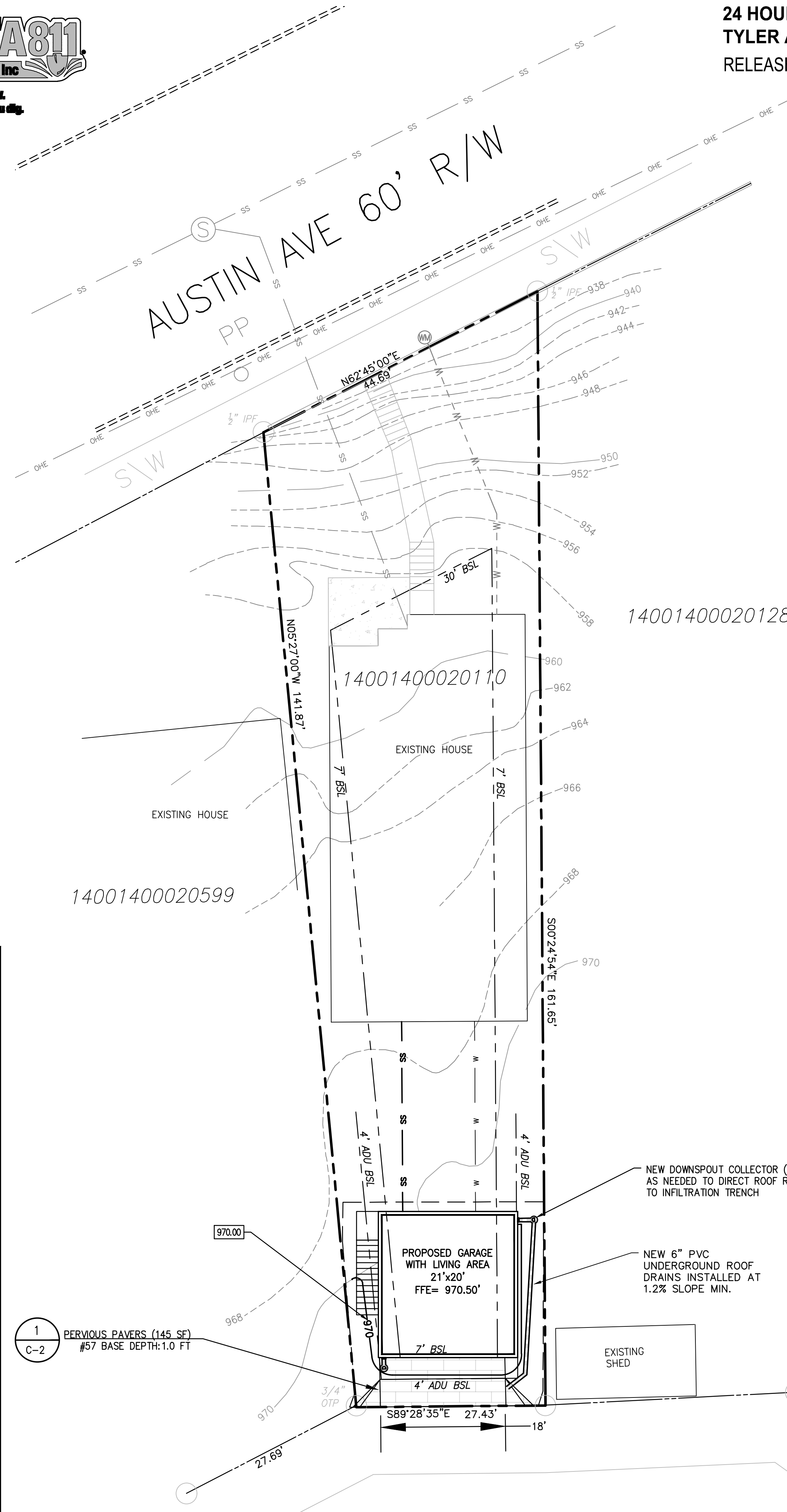
DATE	SCALE	AS SHOWN	A/C	CHECKED	G/HB
3-14-23					



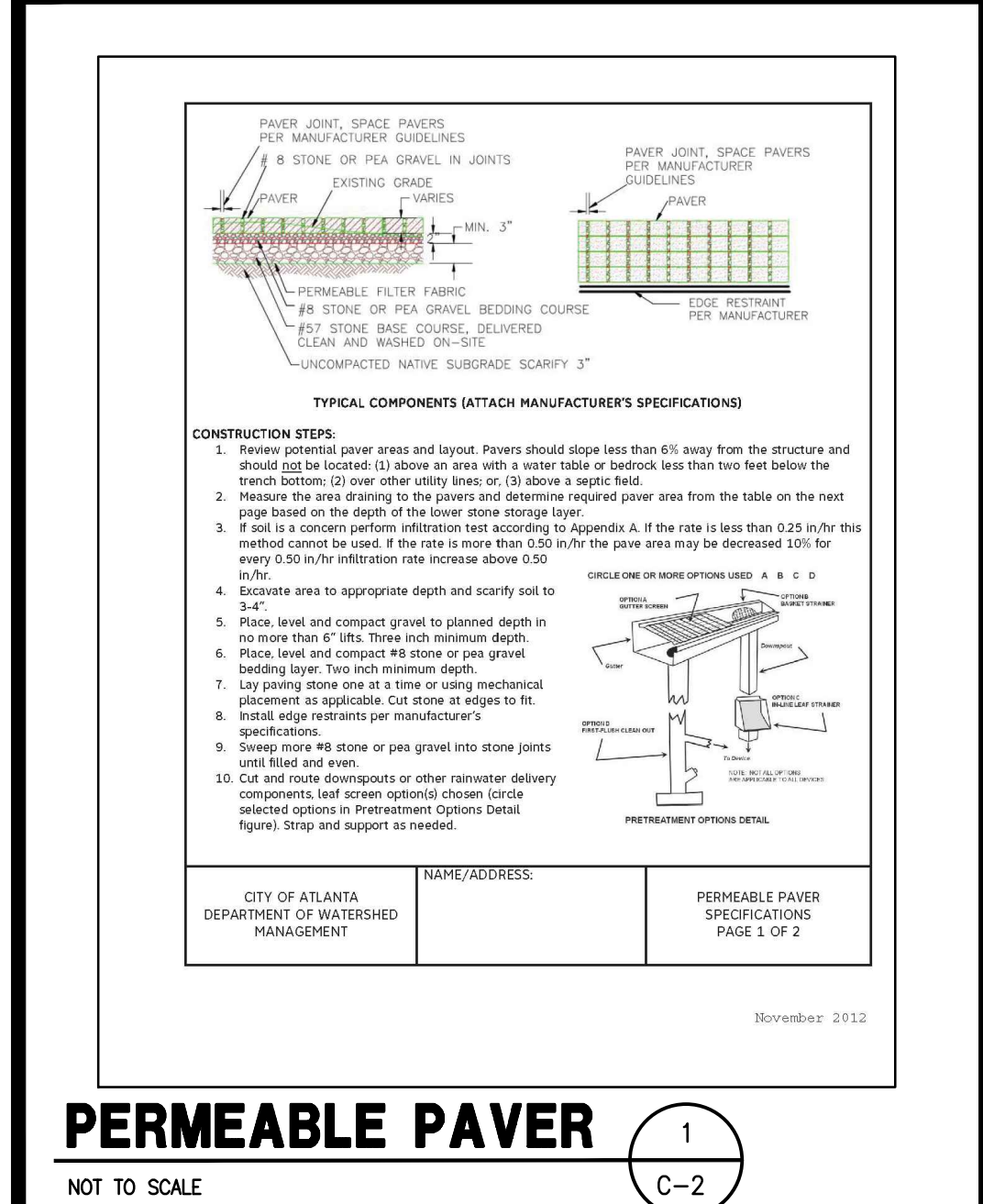
ADDITION PLANS FOR:
941 AUSTIN AVE NE
 LAND LOT 14, 14th DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 23-067

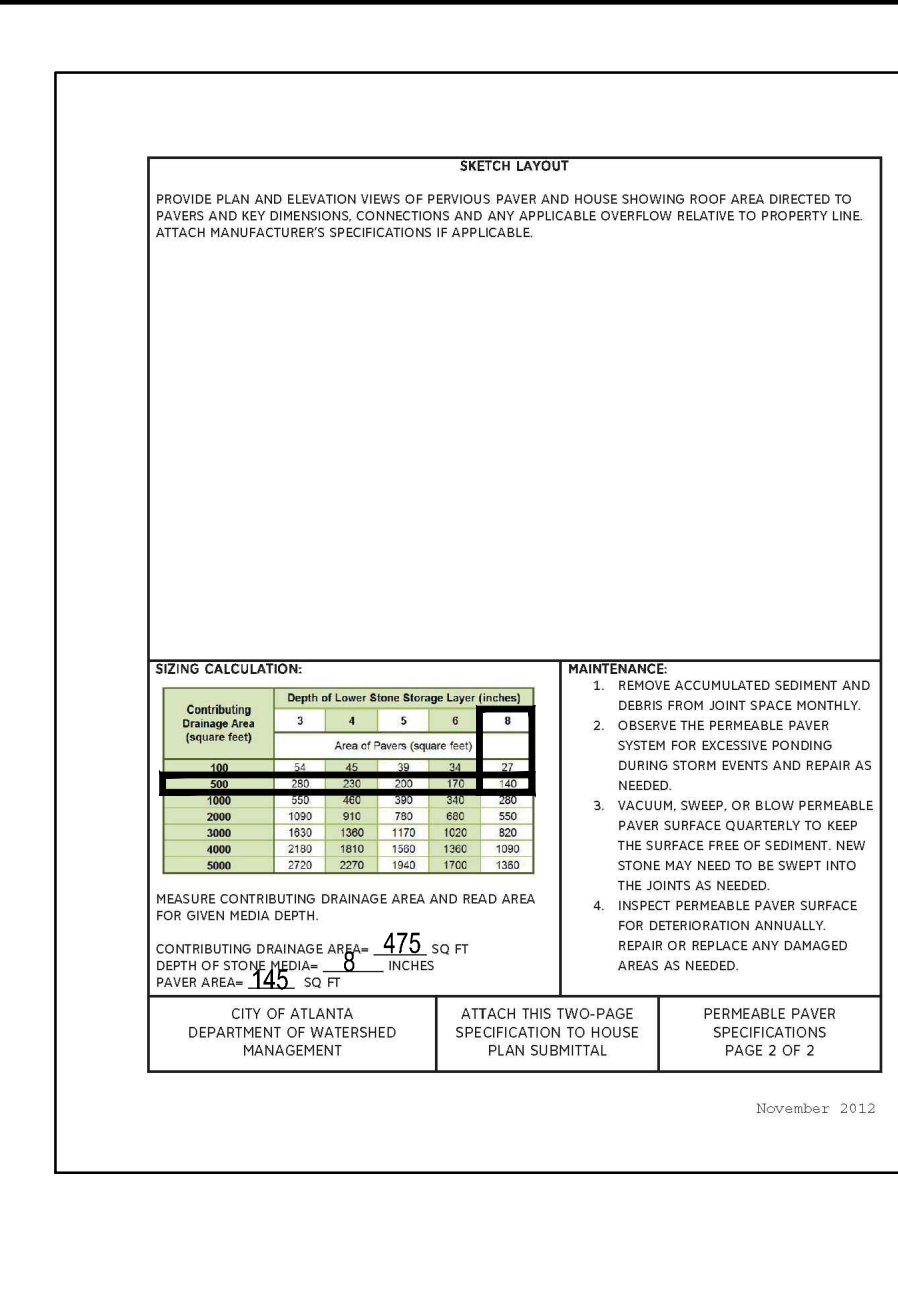
SHEET NO.
C-2



DOWNSPOUT COLLECTOR
 NOT TO SCALE



PERMEABLE PAVER
 NOT TO SCALE



SITTER LAYOUT
 NOT TO SCALE

ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE. I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS THE 24 HOUR CONTACT, WHOSE NAME IS AT THE TOP OF THIS SHEET
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. NO WETLANDS EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
14. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORMWATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL.
15. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
16. DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
17. ACCESS EASEMENT TO BE CLEARED AND GRUBBED.

SEDIMENT STORAGE CALCULATIONS:

SILT FENCE PROVIDED = 77 LINEAR FEET OF SILT FENCE
 DISTURBED AREA = 794 SF = 0.02 ACRES
 SEDIMENT STORAGE REQUIRED = 0.02 DISTURBED ACRES X 67 = 1.34 CU YD
 SEDIMENT STORAGE PROVIDED = 104 FT SILT FENCE X 0.04 = 3.08 CU YD

GRADING NOTES:

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN) SURVEY
2. INFORMATION TAKEN FROM THE SURVEY FOUND ON SHEET S-1.
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.



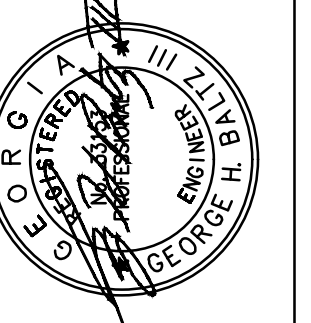
24 HOUR EMERGENCY CONTACT: TYLER ALEV 520-870-6410
 RELEASED FOR CONSTRUCTION

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

PREPARED FOR:
TYLER ALEV
 2737 NORTH HASKELL DRIVE
 TUSCON, AZ 85716
 520-870-6410

ES&PC PLAN

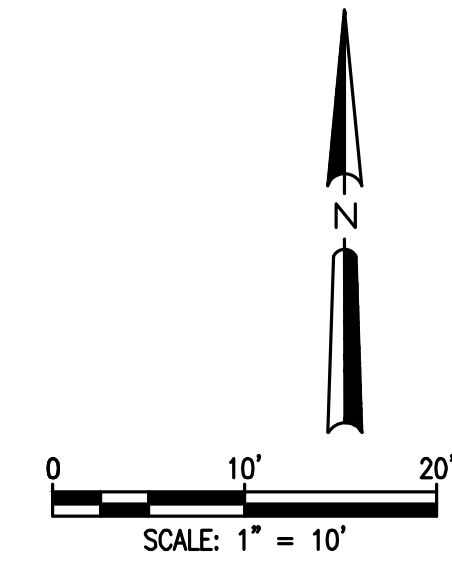
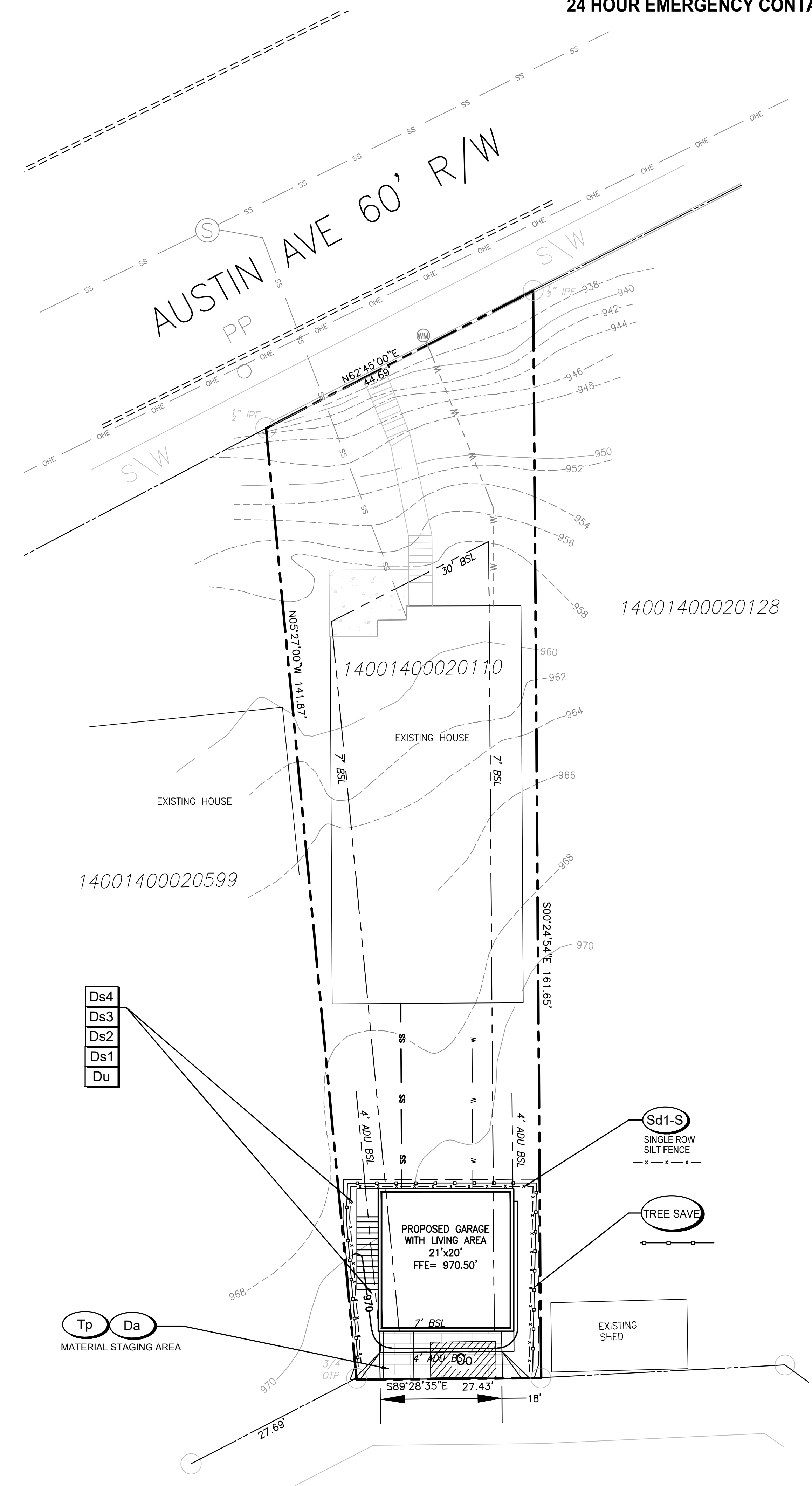
DATE	SCALE	AS SHOWN	A/C	CHECKED	G/HB
3-14-23					



ADDITION PLANS FOR:
941 AUSTIN AVE NE
 LAND LOT 14, 14th DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 23-067

SHEET NO.
C-3



TREE LIST:

Existing Tree Data Table						
TREE #	DBH (INCHES)	TYPE	AREA / LOCATION	% IMPACT	Status	Rcmp. DBH
1	18	HARDWOOD	ONSITE	0.00%	SAVED	
2	13	HARDWOOD	ONSITE	0.00%	SAVED	
3	24	HARDWOOD	ONSITE	0.00%	SAVED	
4	36	HARDWOOD	BOUNDARY	0.00%	SAVED	
5	8	MAGNOLIA	BOUNDARY	1.59%	SAVED	
6	30	HARDWOOD	BOUNDARY	22.81%	DESTROYED/SRP	30
7	30	HARDWOOD	BOUNDARY	18.64%	SAVED	
8	30	HARDWOOD	BOUNDARY	14.07%	SAVED	
9	8	HARDWOOD	BOUNDARY	0.00%	SAVED	
10	17	HARDWOOD	BOUNDARY	0.00%	SAVED	
TOTAL TREES TO REMAIN ONSITE						3
TOTAL DBH REMAIN ONSITE						55
TOTAL TREES LOST/DESTROYED						1
TOTAL DBH LOST/DESTROYED						30

Notes:

- Saved/P = Saved by arborist Prescription
 - Rcmp DBH = Recompense DBH
 - Destroyed = Destroyed, Recompense Required
 - Destroyed /SRP = Destroyed because of impact on SRP
- Trees damaged outside of limits to be removed by Hand/ Hand Machinery

TREE SAVE/REPLACEMENT SCHEDULE:

TREES TO REMAIN ONSITE = 3 TREES AND 55 INCHES (DBH)
 ZONING = R-5 (REQUIRED 35" PER ACRE) = 35" X 0.12 ACRES = 4.2" REQUIRED TO REMAIN ON SITE (REQUIREMENT MET THROUGH EXISTING TREES)

TREE REQUIRED RECOMPENSE COST (LOST AND DESTROYED)

- 1 EXISTING TREES REMOVED X \$100 PER TREE = \$100
- 55 EXISTING INCHES REMOVED X \$30 PER INCH = \$1,650
- \$100 + \$1,650 = \$1,750

REPLACEMENT TREES

- 1 PROPOSED REPLACEMENT TREES X \$100 PER TREE = \$100
- 3 PROPOSED TOTAL INCHES REPLACED X \$30 PER INCH = \$90
- \$100 + \$90 = \$190

TREE REQUIRED RECOMPENSE COST

- \$1,750 (TREE DESTROYED) - \$190 (RECOMPENSE TREES)
- = \$1,560 FEE TO BE PAID TO CITY

TREE REPLACEMENT LEGEND:

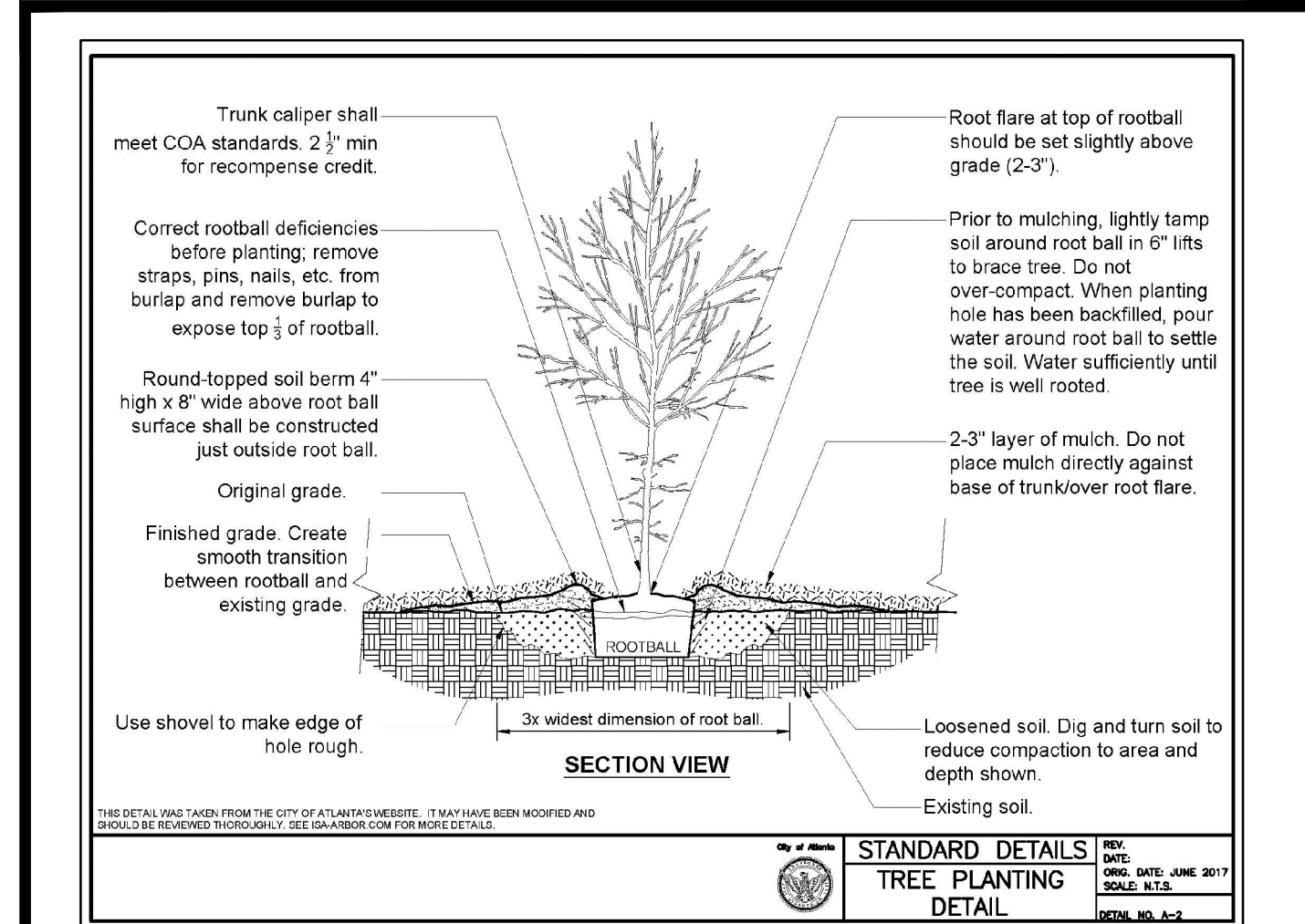
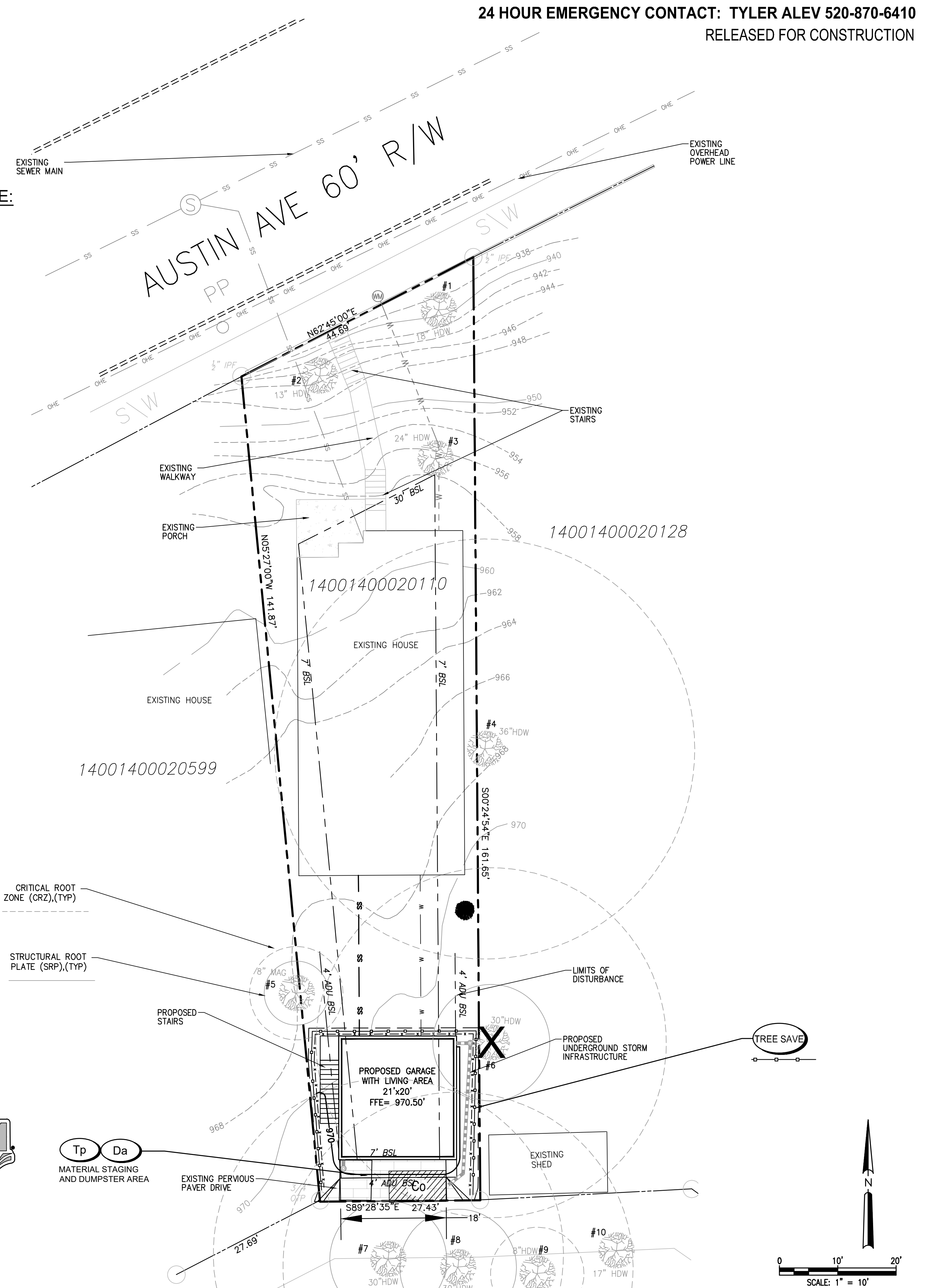
- 1 QTY SOUTHERN SUGAR MAPLE (3" CALIPER)

GENERAL LANDSCAPE NOTES:

- TREE PROTECTION SHALL CONSIST OF CHAIN LINK, OR ORANGE LAMINATED PLASTIC, IN ADDITION TO FENCE, WHERE TREE TRUNKS ARE IN JEOPARDY OF BEING DAMAGED BY EQUIPMENT, 2X4 - INCH BOARDS MAY BE REQUESTED TO BE STRAPPED AROUND THE TRUNKS OF THE TREES.
- TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF ATLANTA STANDARDS. ANY FIELD ADJUSTMENT TO THE LOCATIONS OF TREE PROTECTION DEVICES OR SUBSTITUTIONS OF PAINT MATERIAL FROM WHAT IS SHOWN ON THE APPROVAL PLANS ARE SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF ATLANTA.

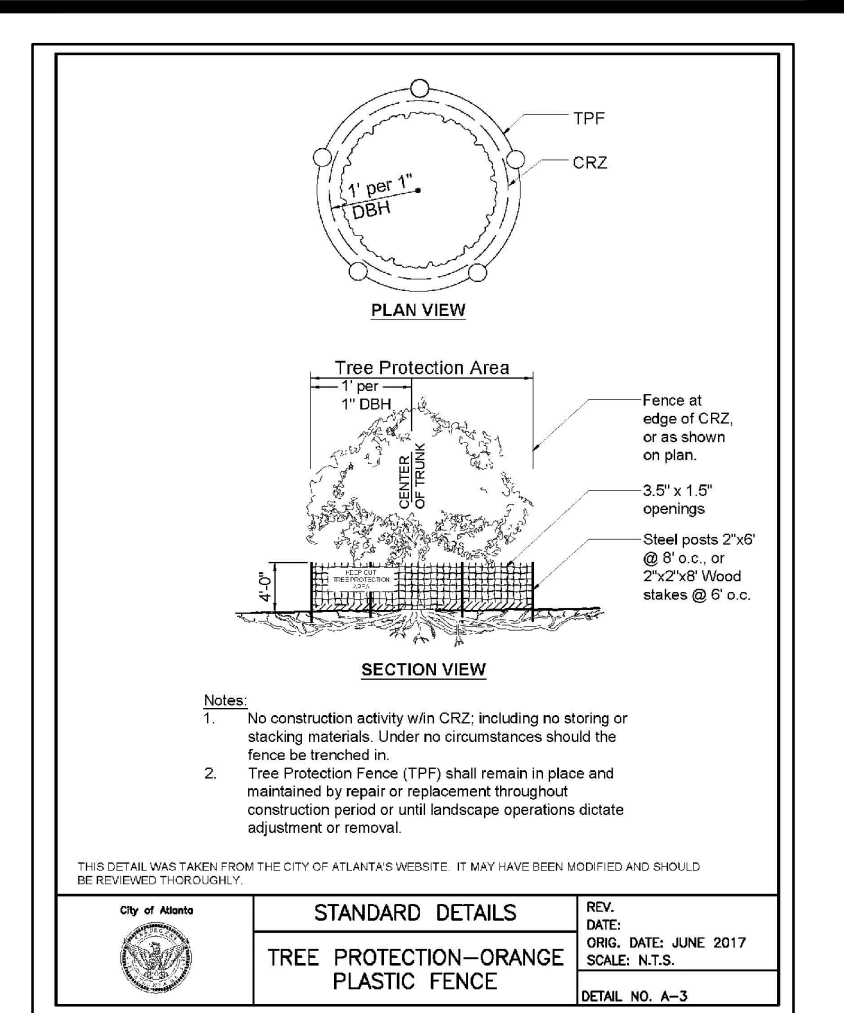
CONSTRUCTION NOTE IN AREA OF CRITICAL ROOT ZONE:

- AT THE END OF CONSTRUCTION IN THE SRP OF TREE:**
- THE DRIVEWAY IS TO REMAIN IN THIS AREA UNTIL IT IS REPLACED.
 - IN THE AREA OF CRITICAL ROOT ZONE/STRUCTURAL ROOT PLAT, USE HAND MACHINERY TO REMOVE PAVEMENT (I.E. JACK HAMMER).
 - NO CUT OR FILL OF EARTH ALLOWED WITHIN THE STRUCTURAL ROOT PLATE OF TREE.
 - THE AREA WILL BE LEVELED USING CRUSH-N-RUN OR SAND OR 57 STONE. DO NOT COMPACT SOIL.
 - 6mm WILL BE LAID DOWN IN AREA BEFORE CONCRETE IS POURED.



TREE PLANT DETAIL

NOT TO SCALE



TREE SAVE DETAIL

NOT TO SCALE



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

PREPARED FOR:
TYLER ALEV
 2737 NORTH HASKELL DRIVE
 TUSCON, AZ 85716
 520-870-6410

TREE PLAN		REVISIONS	
DATE	3-14-23	DRAWN	AJC
SCALE	AS SHOWN	CHECKED	GHB



ADDITION PLANS FOR:
941 AUSTIN AVE NE
 LAND LOT 14, 14th DISTRICT
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 23-067

SHEET NO.
C-4

APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 - 3 INCHES

Ds1

DUST CONTROL

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS. CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED -
TEMPORARY METHODS: Ds1-MULCHING, Td-TACKIFIERS AND BINDERS, Ds2-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Ds3-PERMANENT VEGETATION, Ds4-SODDING

Du

24 HOUR EMERGENCY CONTACT: TYLER ALEV 520-870-6410
RELEASED FOR CONSTRUCTION

SPECIES	BROADCAST RATES 2/2-PLS 3/2 PER ACRE PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREAS		REMARKS	SPECIES	BROADCAST RATES 2/2-PLS 3/2 PER ACRE PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREAS		REMARKS
		RESOURCE AREA 1/2	RESOURCE AREA 3/2				RESOURCE AREA 1/2	RESOURCE AREA 3/2	
BARLEY (HORDEUM VULGARE)	3 bu. 3.3 lb. (144 lb.) 1/2 bu. 0.6 lb. (24 lb.)	M-L P C	J F M A M J J A S O N D	14,000 SEED PER POUND. WINTERHARVEST, USE ON PRODUCTIVE SOILS.	MILLET, PEARL (PENNISETUM GLAUCUM)	50 lbs. 1.1 lb.	M-L P C	J F M A M J J A S O N D	88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
LESPEDEZA ANNUAL (LESPEDEZA STRIATA)	40 lbs. 0.9 lb. 10 lbs. 0.2 lb.	M-L P C	J F M A M J J A S O N D	200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL.	GRASS (AVENA SATIVA)	4 bu. 2.9 lb. (128 lb.) 1 bu. 0.7 lb. (32 lb.)	M-L P C	J F M A M J J A S O N D	13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARVEST AS RYE OR BARLEY.
LOWGRASS, WEEPER (ERAGROSTIS CURVULA)	4 lbs. 0.1 lb. 2 lbs. 0.05 lb.	M-L P C	J F M A M J J A S O N D	1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA	RYE (SECALE CEREALE)	3 bu. 3.9 lb. (168 lb.) 1/2 bu. 0.6 lb. (28 lb.)	M-L P C	J F M A M J J A S O N D	18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARVEST.
MILLET, BROWNTOP (Panicum fasciculatum)	40 lbs. 0.9 lb. 10 lbs. 0.2 lb.	M-L P C	J F M A M J J A S O N D	137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDS AT HIGH RATES.	RYEGRASS, ANNUAL (Lolium temulentum)	40 lbs. 0.9 lb.	M-L P C	J F M A M J J A S O N D	227,000 SEED PER POUND. DENSE COVER. VARY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
					BERMUDA COMMON (Cynodon dactylon) (MULLED SEED)	10 lbs. 0.2 lb. 6 lbs. 0.1 lb.	M-L P C	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOO FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.

TEMPORARY GRASSING

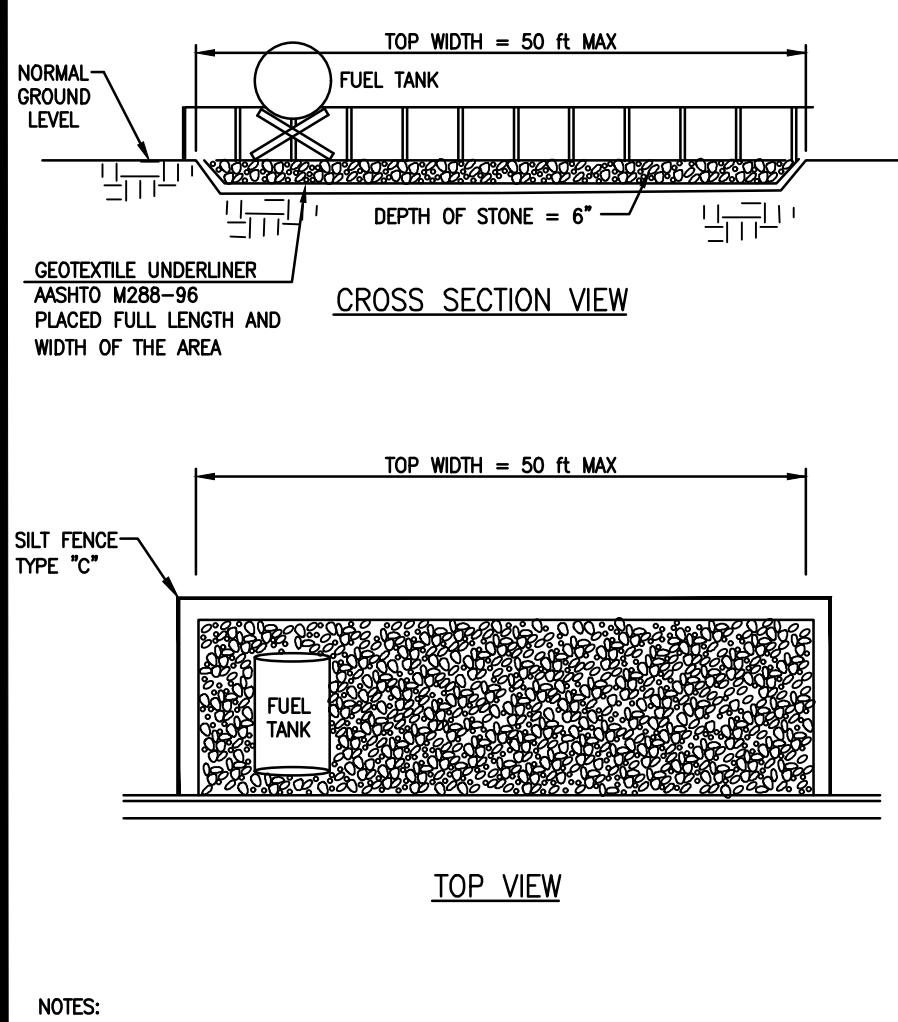
NOT TO SCALE

Ds2

PERMANENT GRASSING

NOT TO SCALE

Ds3

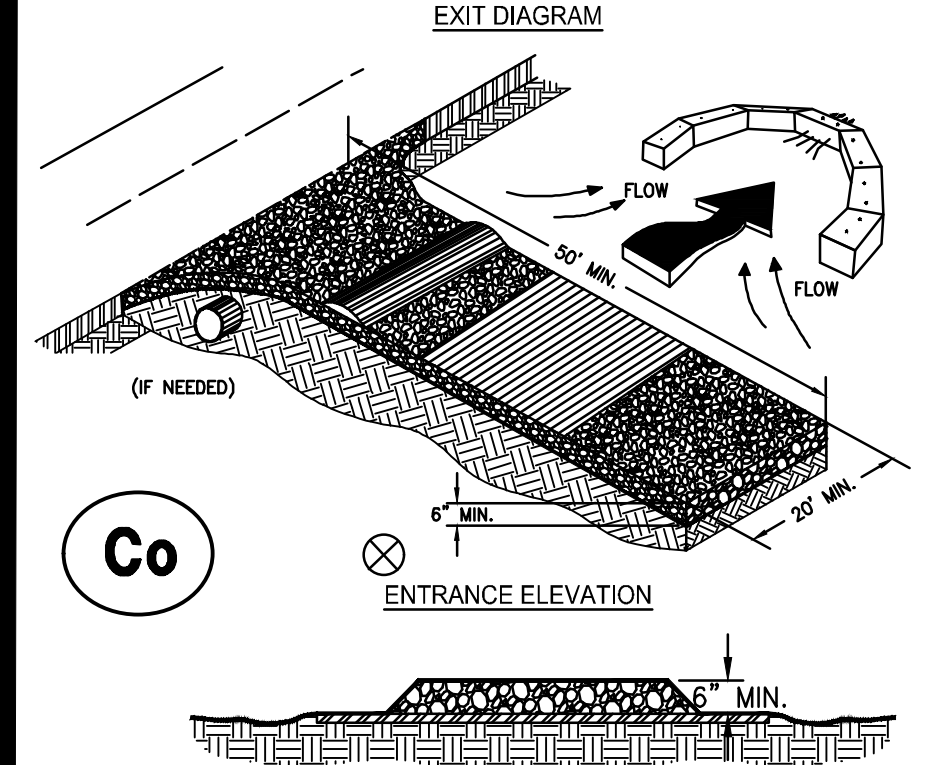


DISPOSAL AREA

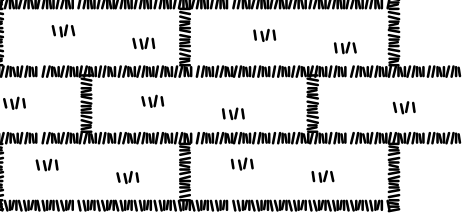
NOT TO SCALE

Da

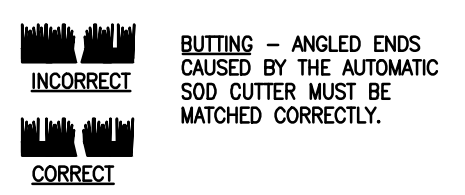
CRUSHED STONE CONSTRUCTION EXIT



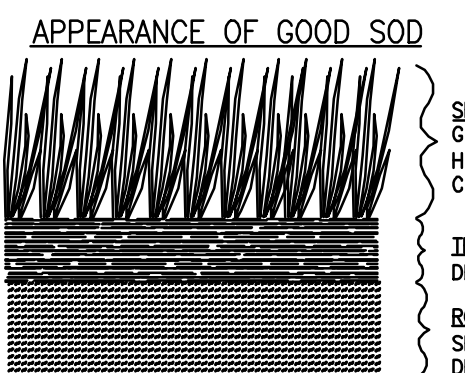
- NOTES:
1. AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.
 2. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 3. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 4. GRAVEL PAD SHALL HAVE A MINIMUM 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 2%.
 7. INSTALL PIPE UNDER 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 (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE 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.



LAY SOD IN A STAGGERED PATTERN, BUT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.



1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").



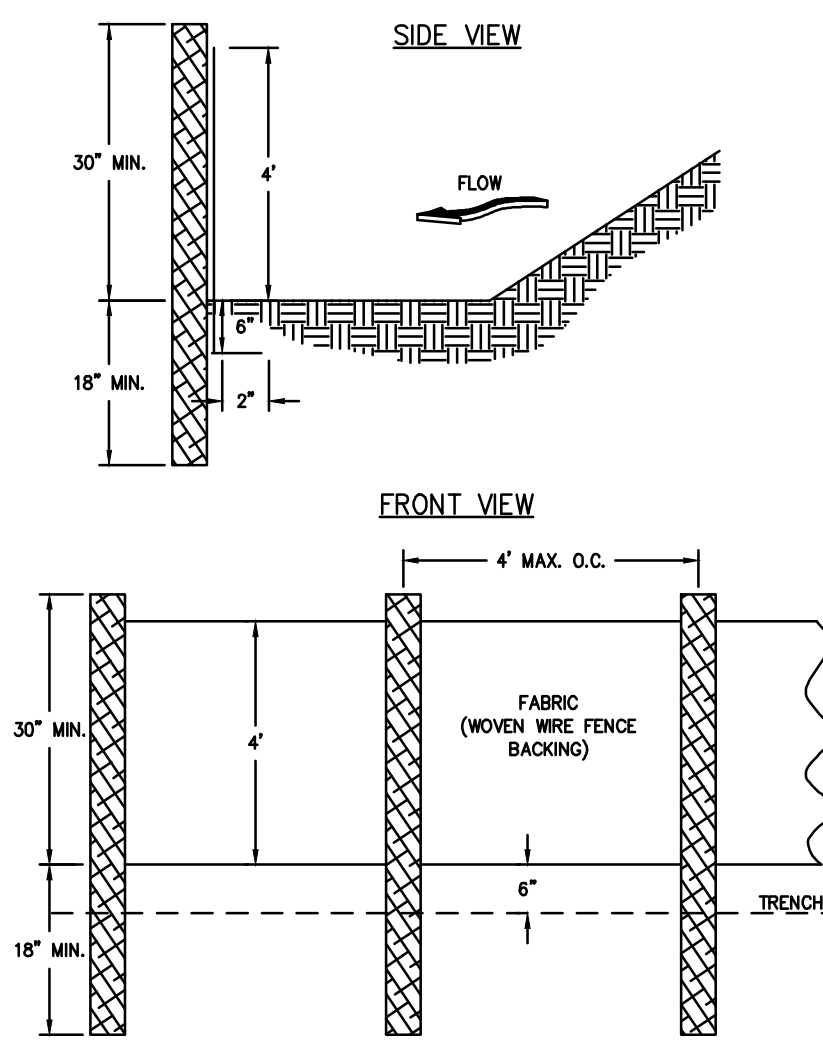
SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.
THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.
ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

SODDING

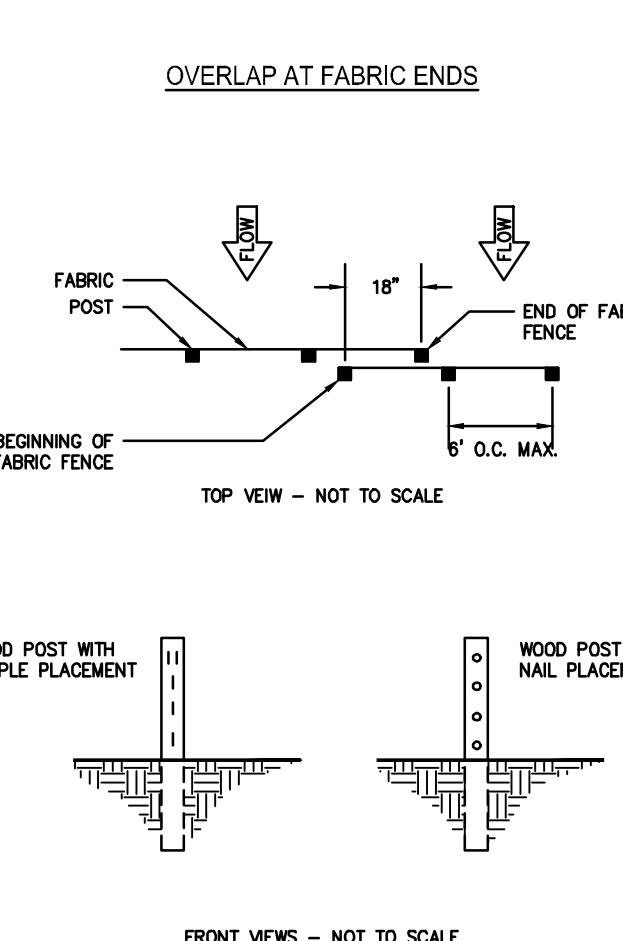
NOT TO SCALE

Ds4

SILT FENCE - TYPE SENSITIVE

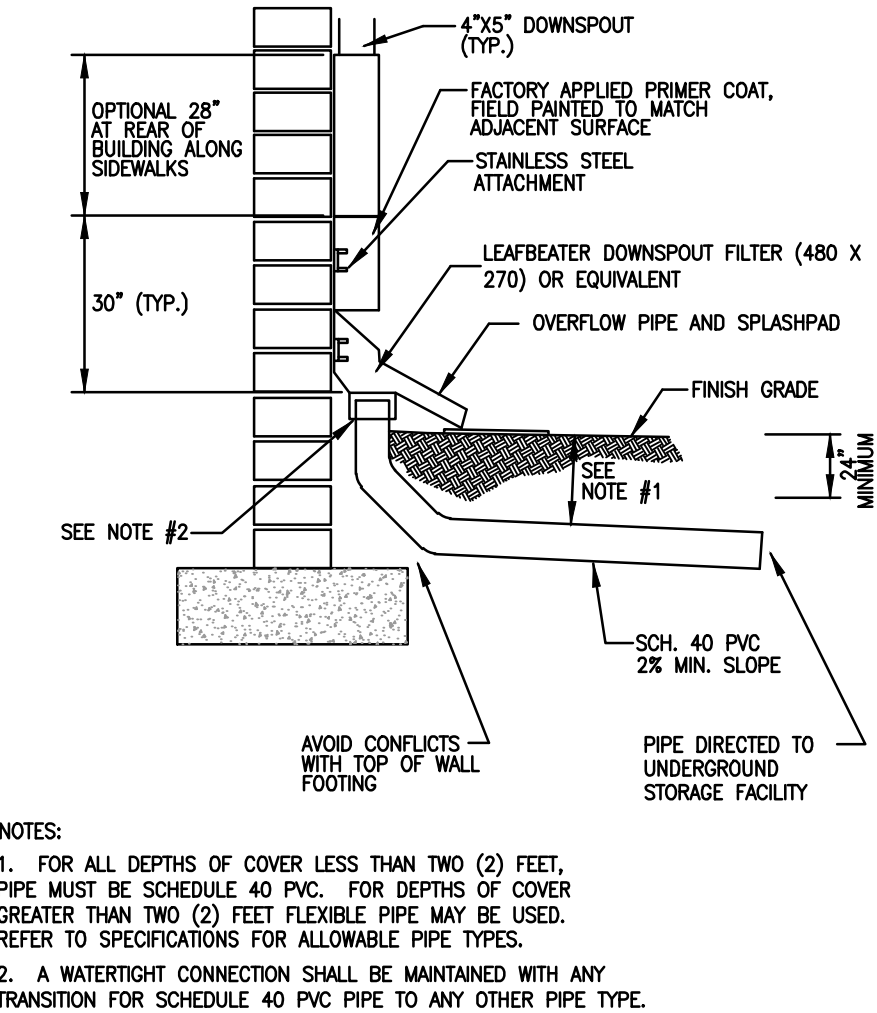


FASTENERS FOR SILT FENCES



- NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Sd1-S

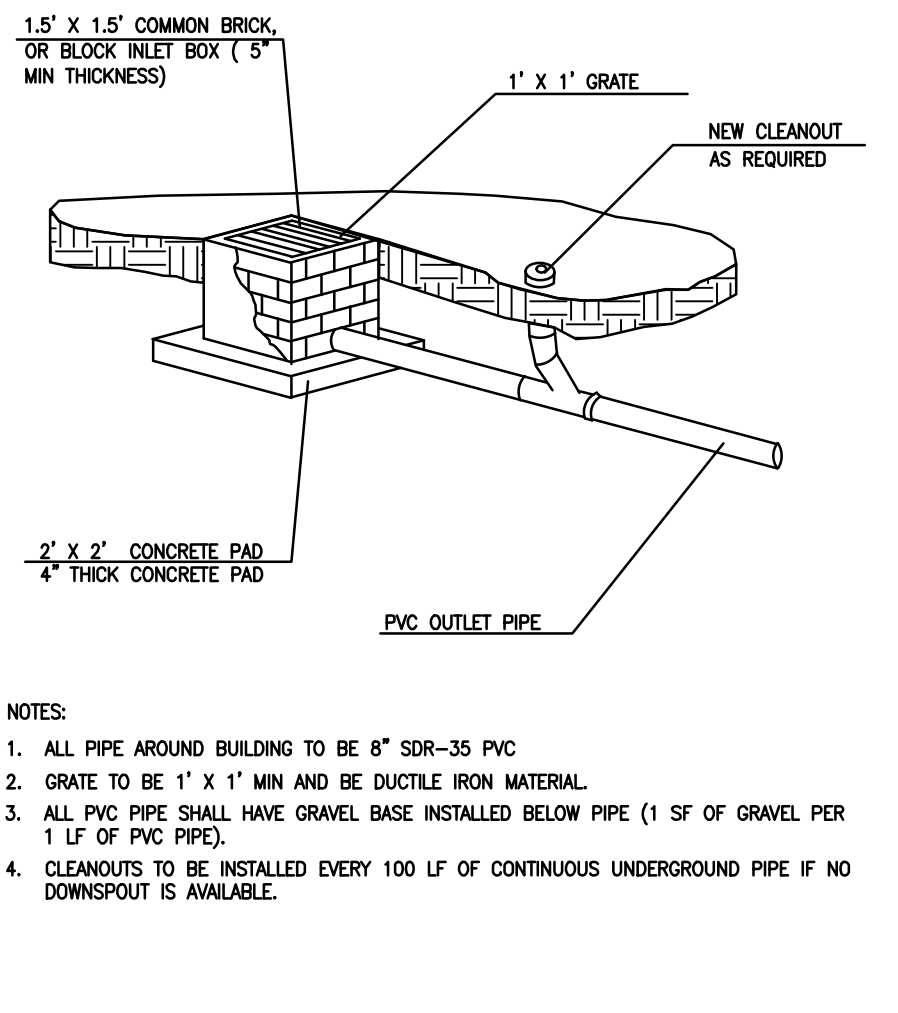


DOWNSPOUT COLLECTOR

NOT TO SCALE

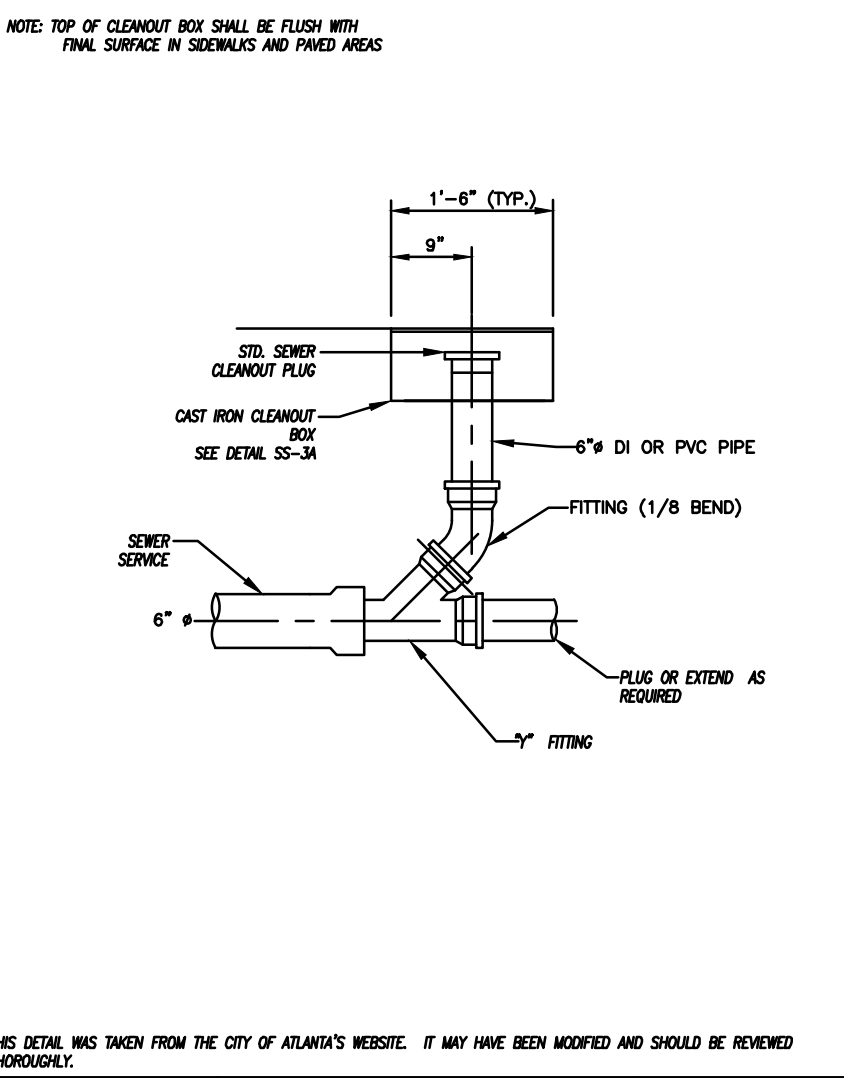
YARD INLET

NOT TO SCALE



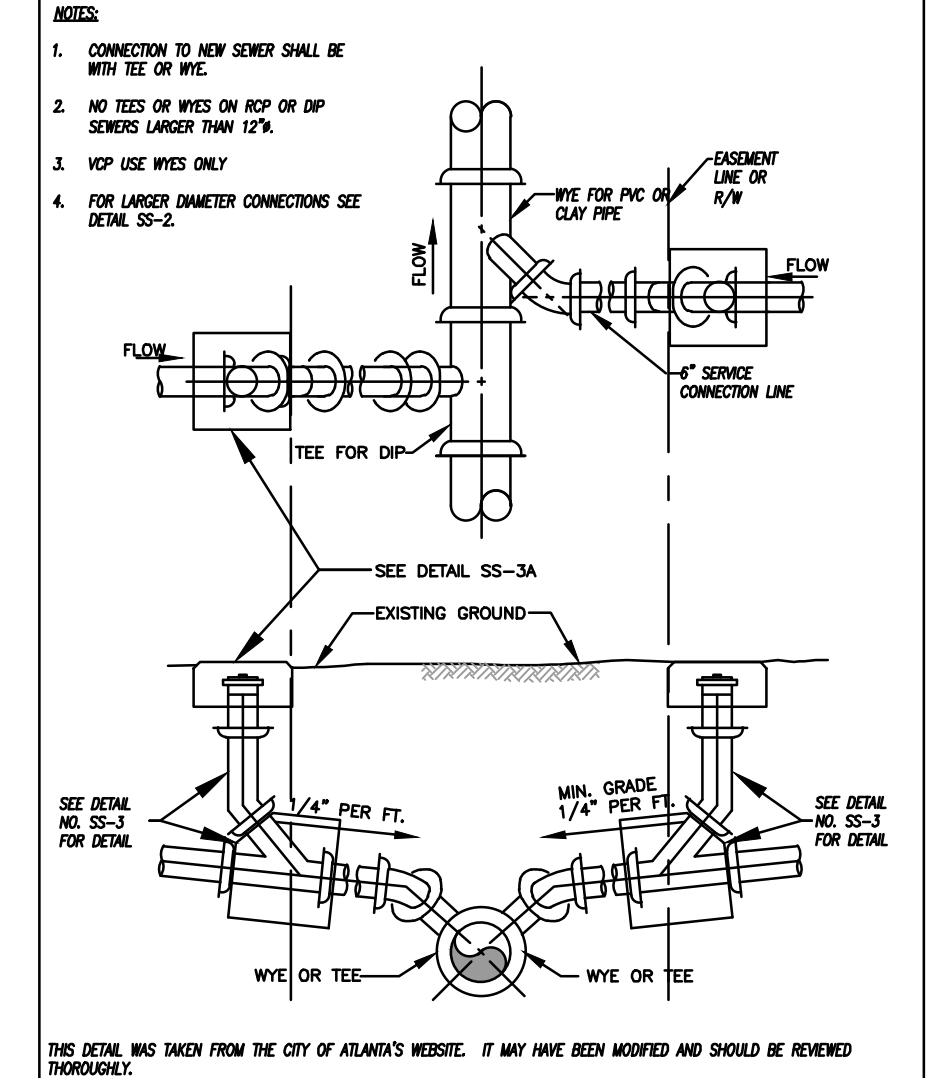
YARD INLET

NOT TO SCALE



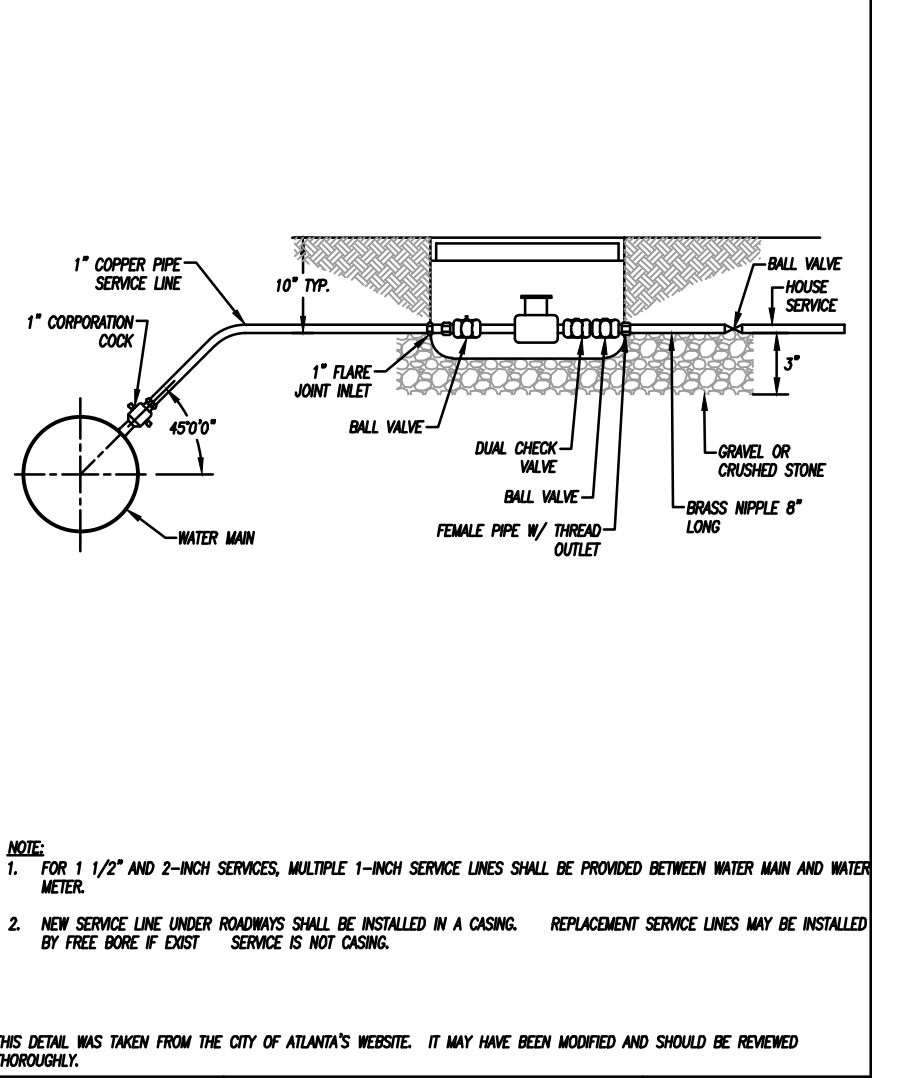
THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S MESSAGE. IF IT HAS BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta
STANDARD DETAILS
SERVICE CONNECTION CLEANOUT
REV. DATE OCT. 2011
ORIG. DATE NOV. 2004
SCALE: N.T.S.
DETAIL NO. SS-6, 30004



THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S MESSAGE. IF IT HAS BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta
STANDARD DETAILS
SERVICE CONNECTION ON NEW SEWERS
REV. DATE OCT. 2011
ORIG. DATE NOV. 2004
SCALE: N.T.S.
DETAIL NO. SS-6, 30001



THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S MESSAGE. IF IT HAS BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta
STANDARD DETAILS
WATER SERVICE AND METER CONNECTION
REV. DATE OCT. 2011
ORIG. DATE OCT. 2004
SCALE: N.T.S.

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC.**
211 Fraser Street
Marietta, GA 30060
678-324-9410
www.crescentvieweng.com

PREPARED FOR:
TYLER ALEV
2737 NORTH HASKELL DRIVE
TUSCON, AZ 85716
520-870-6410

CONSTRUCTION DETAILS

DATE	SCALE	AS SHOWN	A/C	CHECKED	G/HB
3-14-23					



ADDITION PLANS FOR:
941 AUSTIN AVE NE
LAND LOT 14, 14th DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

CVE PI # 23-067

SHEET NO.
C-5