

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 1093 CLIFTON RD

Applicant: JON HART

E-Mail: JONTHART.ASLAC@GMAIL.COM

Applicant Mailing Address: same

Applicant Phone(s): 770.597.4764

Fax: \_\_\_\_\_

Applicant's relationship to the owner: Owner ☒ Architect: ☐ Contractor/Builder ☐ Other ☐

\*\*\*\*\*

Owner(s): same

E-Mail: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Owner(s) Mailing Address: same

Owner(s) Telephone Number: same

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1929

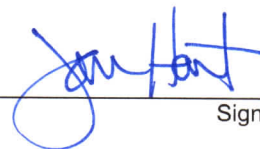
Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☐  
New accessory building ☐ Landscaping ☐ Fence/Wall ☒ Other environmental changes ☐  
Sign installation or replacement ☐ Other ☐

Description of Work:

REMOVE EXISTING ASPHALT DRIVEWAY AND REPLACE WITH  
CONCRETE DRIVEWAY AS PER PLAN. CONSTRUCT NEW  
WOOD FENCE IN REAR YARD.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.



Signature of Applicant/Date

Revised 1/26/17



**NOTES:**  
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR 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/SITES 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, STREAMS BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

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.

A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREAS OR RIGHT OF WAY.

WATER QUALITY BMPs TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMPs.

NO WATER QUALITY BMPs ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE / CRITICAL ROOT ZONE.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:  
MONDAY - FRIDAY: 7:00 AM - 7:00 PM  
SATURDAY: 8:00 AM - 5:00 PM

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

**OWNER:**  
JON HART & TINA HART  
1093 CLIFTON ROAD  
ATLANTA, GA 30307

**24 HOUR CONTACT:**  
JON HART  
1093 CLIFTON ROAD  
ATLANTA, GA 30307  
770-591-4764

**PROJECT DESCRIPTION:**  
REMOVE EXISTING ASPHALT DRIVEWAY & REPLACE WITH CONCRETE AS PER PLAN. CONSTRUCT NEW WOOD FENCE IN REAR YARD.

**ZONING:** R-75  
**SITE AREA:** 19,409 SF (0.445 AC)  
**EXISTING IMPERVIOUS:** 3948 SF (20%)  
**PROPOSED IMPERVIOUS:** 4490 SF (23%)  
**TOT. DISTURBED AREA:** 542 SF (0.01 AC)

**SURVEY:**  
MCCLUNG SURVEYING SERVICES, INC.  
**ARCHITECTURE:**  
CLARK & ZOOK ARCHITECTS  
**CONTRACTOR/BUILDER:**  
t.b.d.

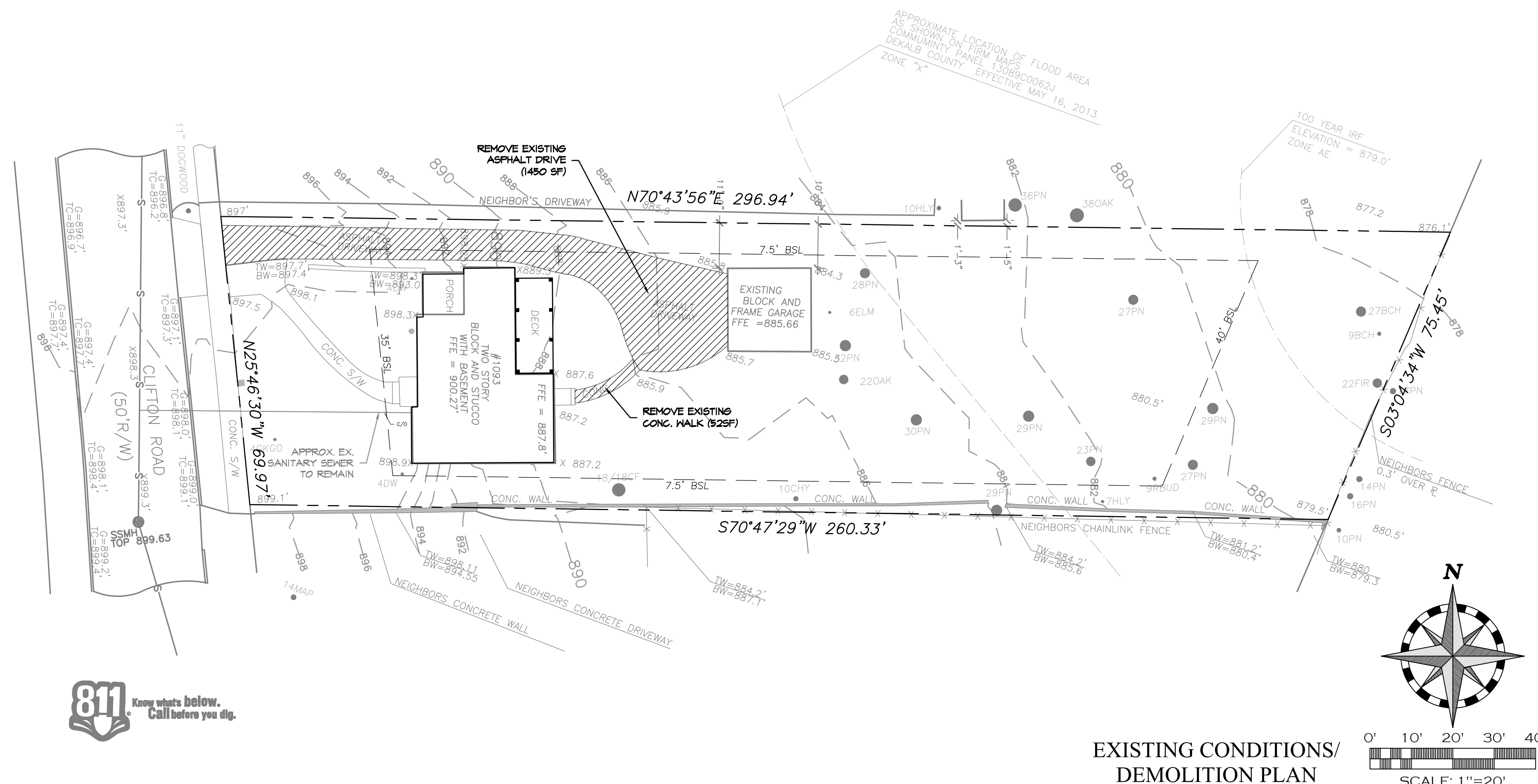
**LOT COVERAGE CALCULATIONS:**

-ZONING: R-75  
-TOTAL SITE AREA: 19,409 SF  
-TOTAL LOT COVERAGE: 4490 SF (23%)  
(refer to lot coverage items below,  
existing lot coverage = 3948 sf)  
-TOTAL FLOOR AREA: 3268  
-FLOOR AREA RATIO: 0.17

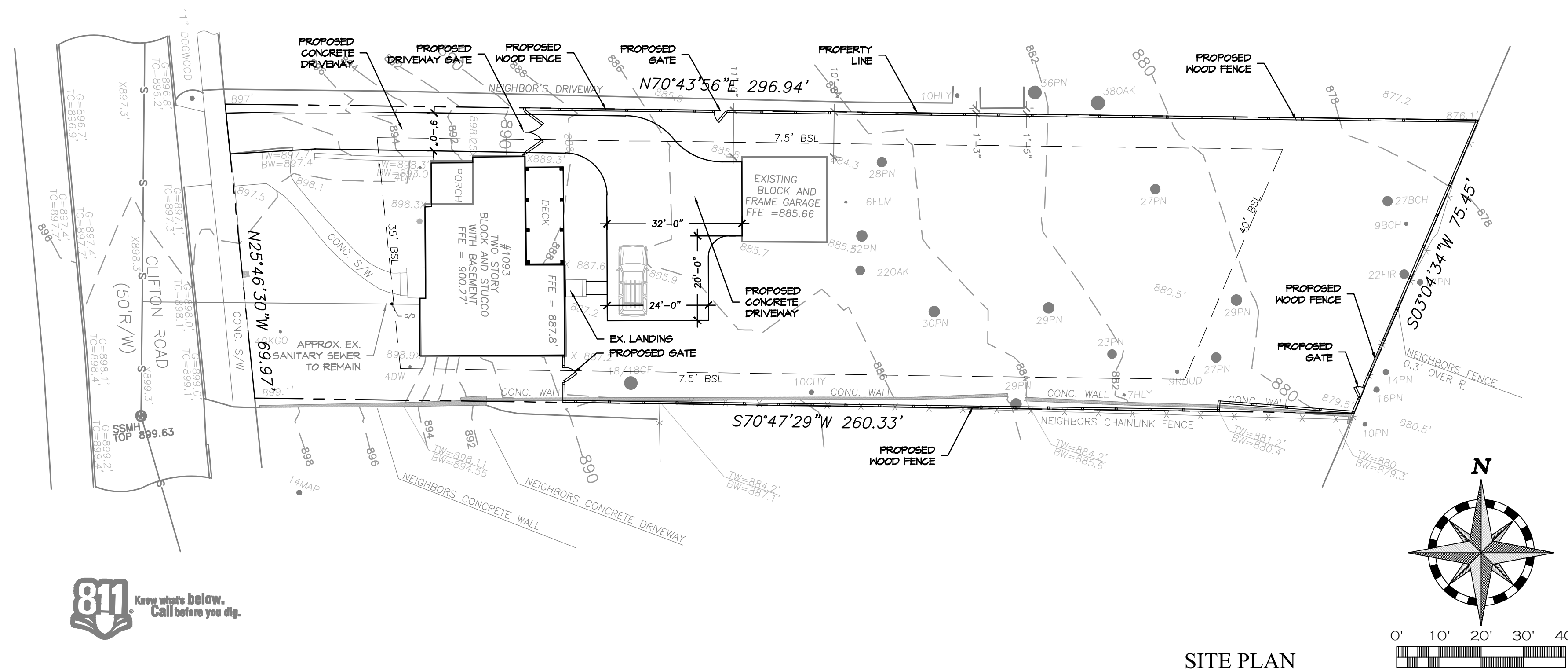
**LOT COVERAGE BREAKDOWN:**  
(POST CONSTRUCTION SQUARE FOOTAGE)

-HOUSE & GARAGE 1703  
-PAVEMENT 2405  
-DECK 207  
-WALLS 175  
-TOTAL 4490

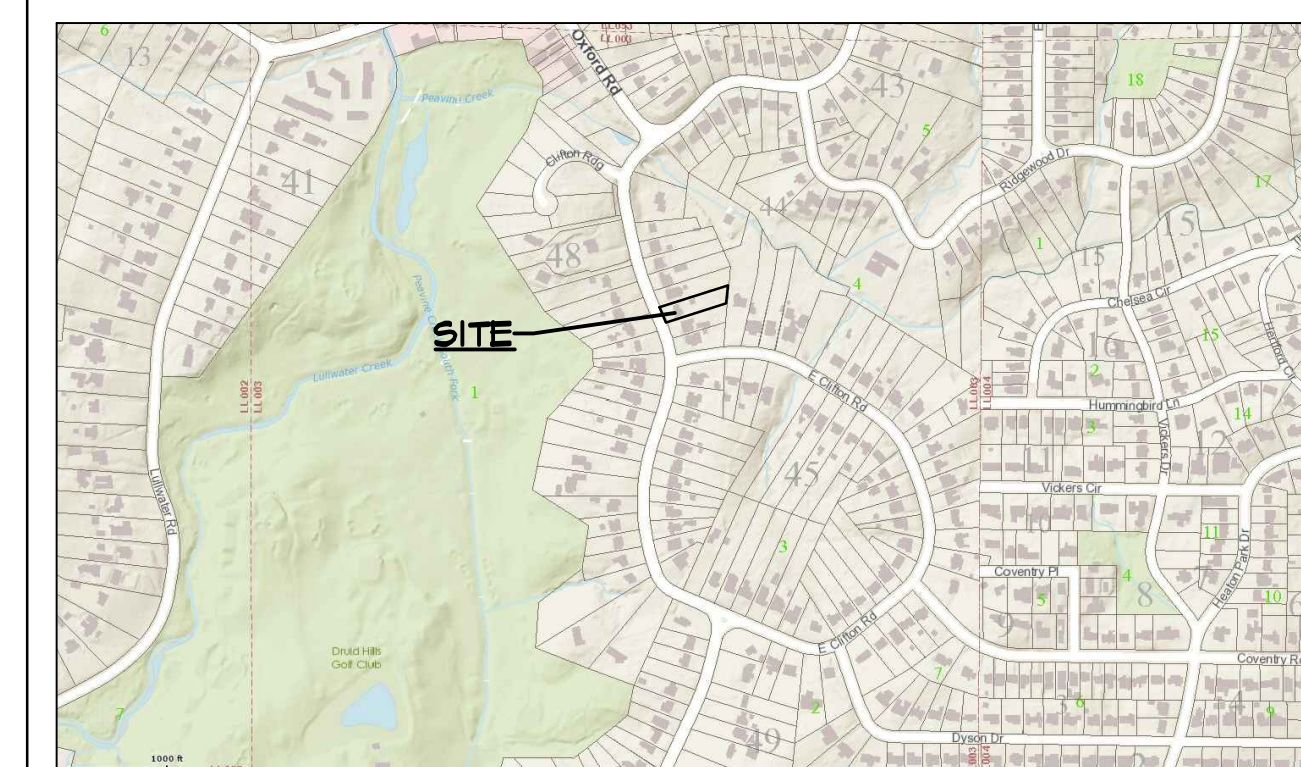
-AREA ABOVE FLOODPLAIN: 17902 SF



EXISTING CONDITIONS/  
DEMOLITION PLAN



SITE PLAN

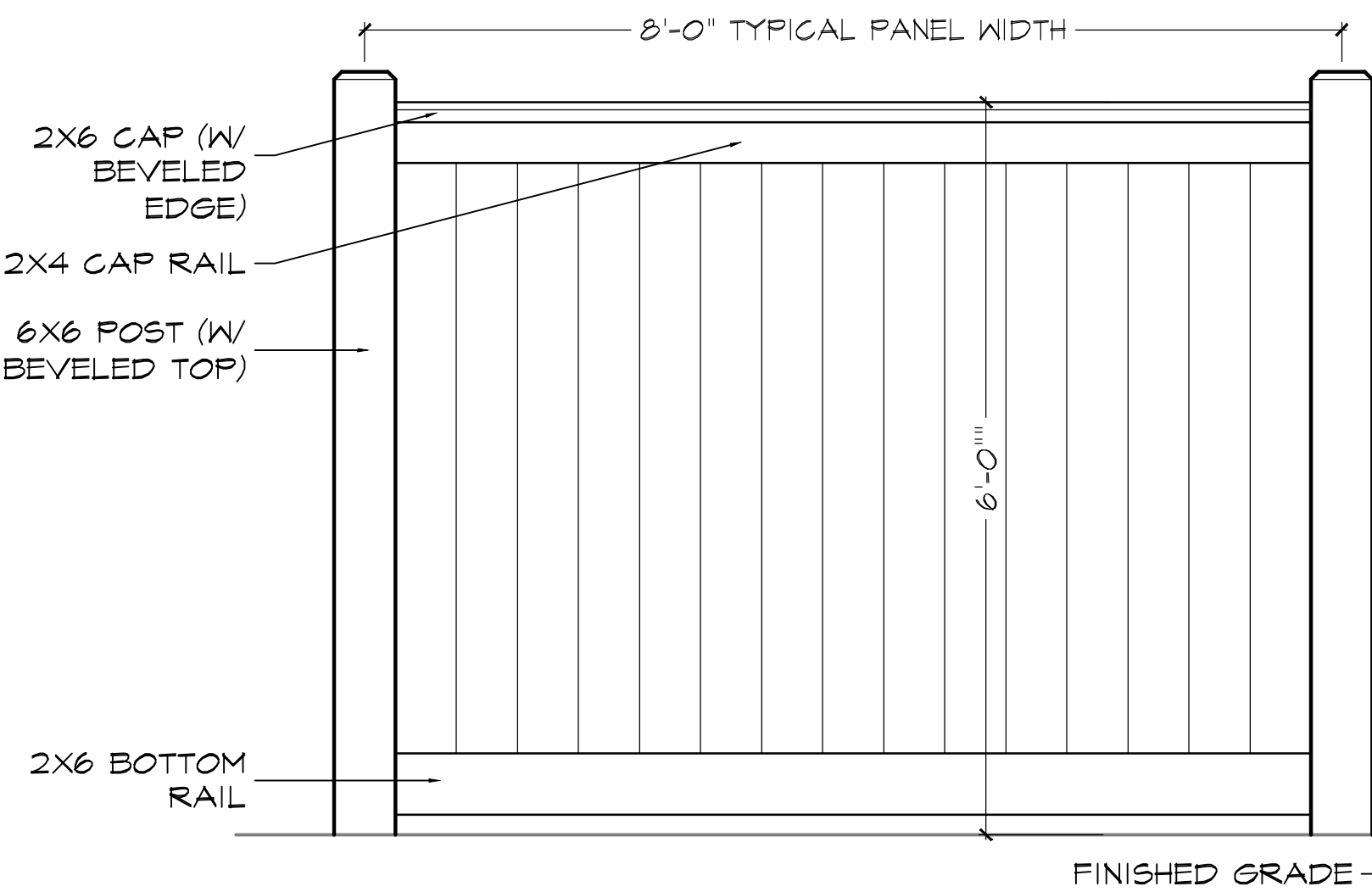


**VICINITY MAP**

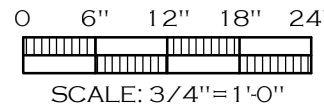
• ACCORDING TO FEMA FIRM PANEL #13089C0062J, EFFECTIVE DATE MAY 16, 2013, 100 YEAR FLOODPLAIN ZONE 'X' EXISTS WITHIN THE PROJECT SITE.  
• PROJECT FINISHED FLOOR ELEVATION: 900.27  
• NO STATE WATERS WITHIN 200' OF THE PROJECT SITE.



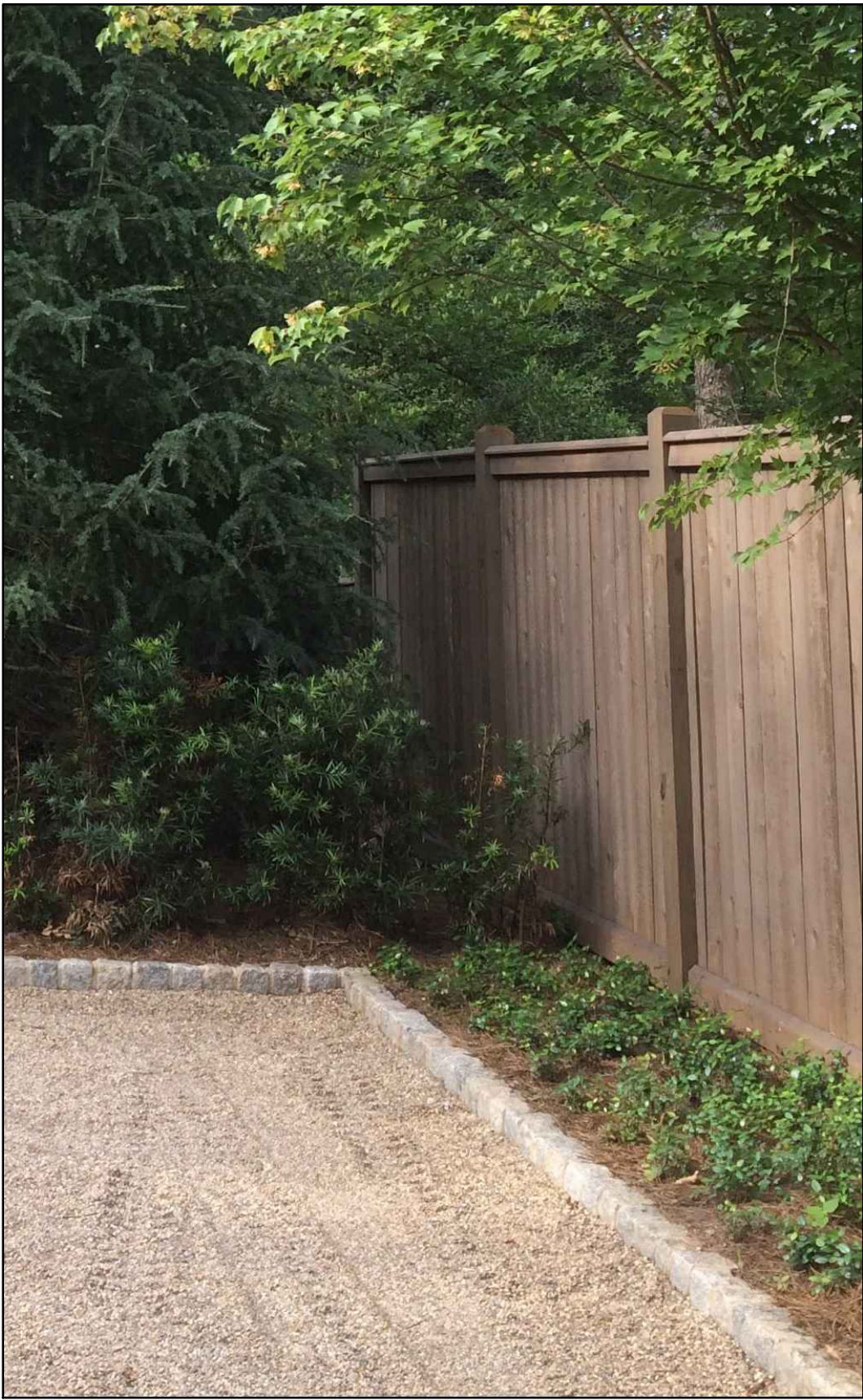
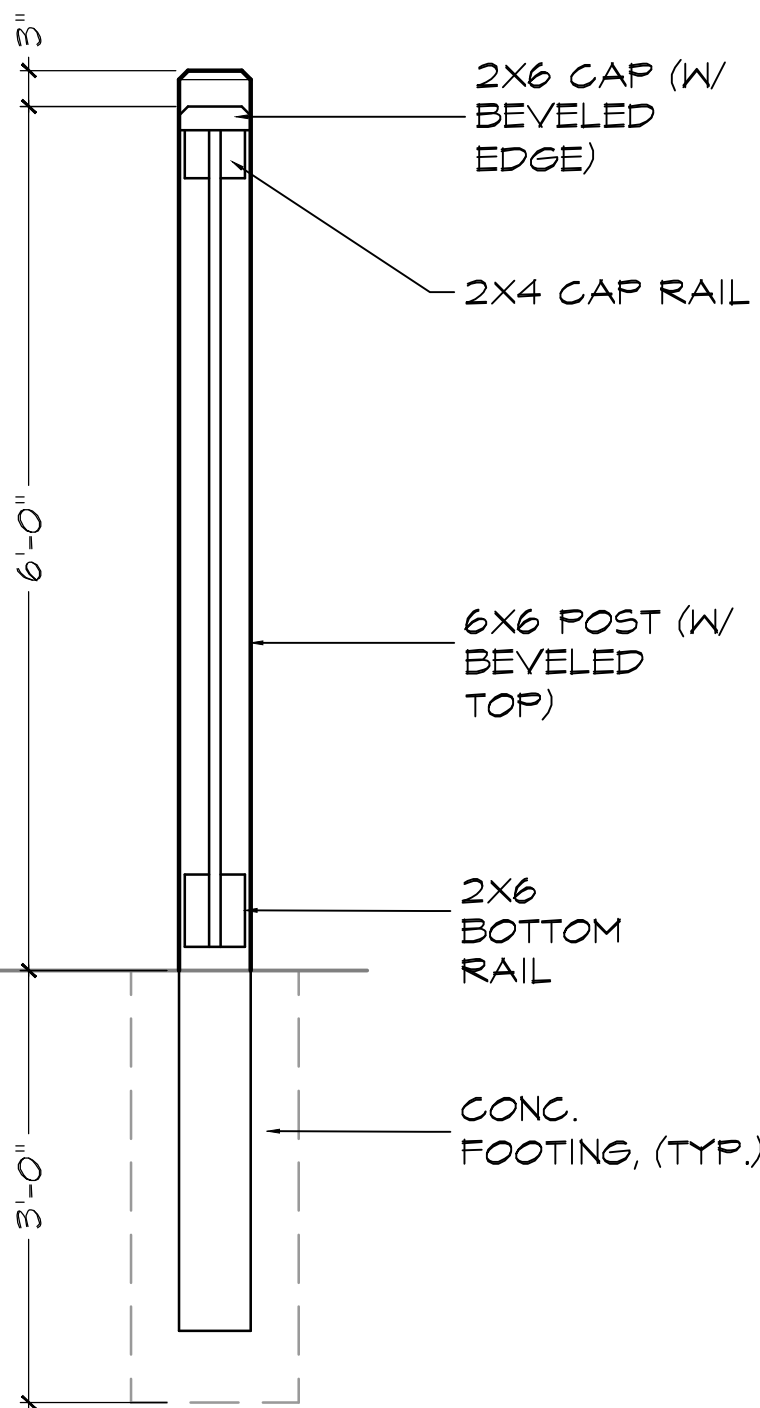
ELEVATION



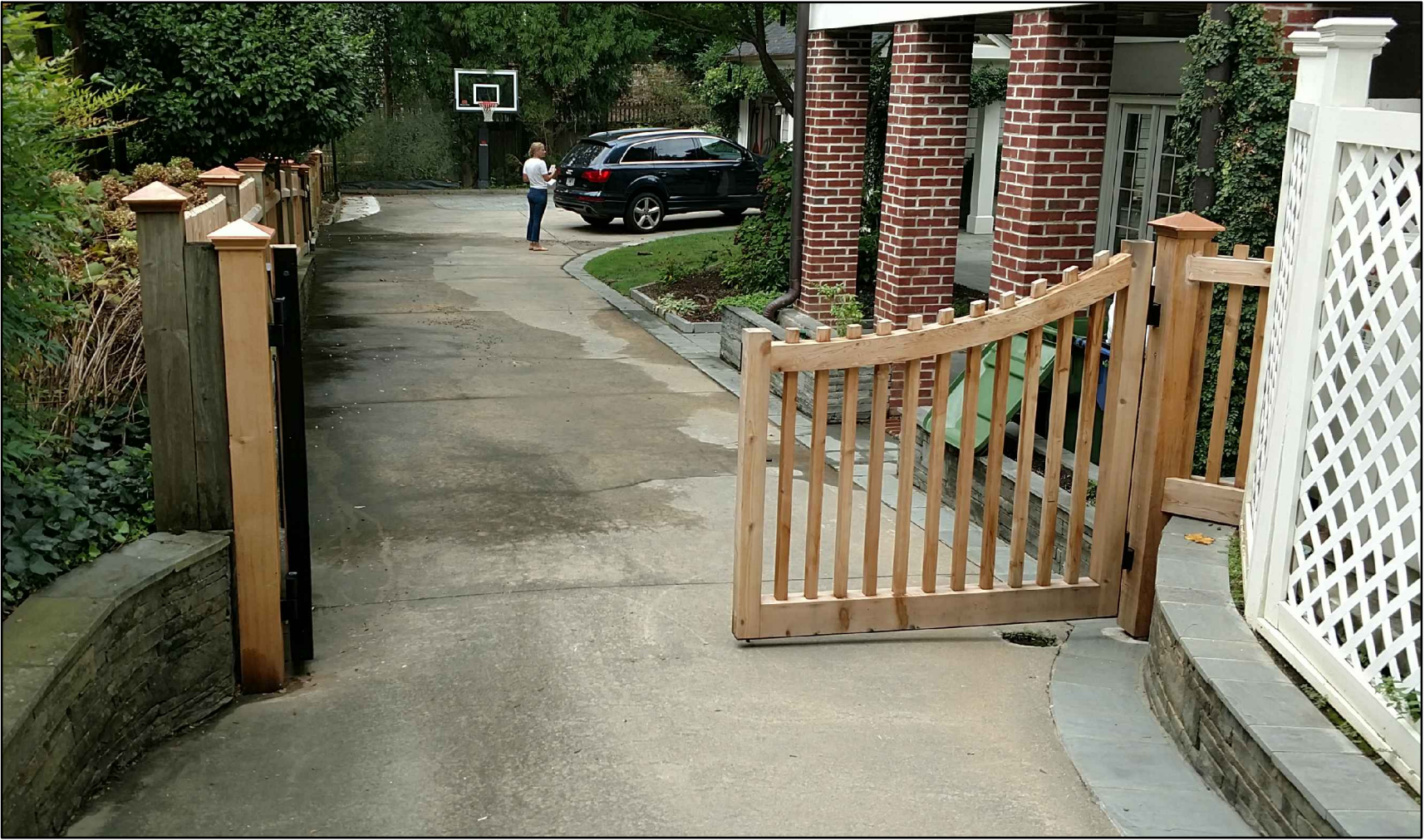
FENCE DETAIL  
HART RESIDENCE  
NOVEMBER 30, 2018



SECTION



EXAMPLES OF PROPOSED CEDAR FENCE W/ 'HARBOR MIST' STAIN



EXAMPLE OF PROPOSED CEDAR DRIVEWAY GATE

**OWNER:**  
JON HART & TINA HART  
1093 CLIFTON ROAD  
ATLANTA, GA 30307

**24 HOUR CONTACT:**  
JON HART  
1093 CLIFTON ROAD  
ATLANTA, GA 30307  
770-597-4764

**PROJECT DESCRIPTION:**  
REMOVE EXISTING ASPHALT DRIVEWAY &  
REPLACE WITH CONCRETE AS PER PLAN.  
CONSTRUCT NEW WOOD FENCE IN REAR  
YARD.

**ZONING:** R-75  
**SITE AREA:** 19,409 SF (0.445 AC)  
**EXISTING IMPERVIOUS:** 3948 SF (20%)  
**PROPOSED IMPERVIOUS:** 4440 SF (23%)  
**TOT. DISTURBED AREA:** 542 SF (0.01 AC)

**SURVEY:**  
MCCLUNG SURVEYING SERVICES, INC.  
**ARCHITECTURE:**  
CLARK & ZOOK ARCHITECTS  
**CONTRACTOR/BUILDER:**  
t.b.d.

**HART LANDSCAPE ARCHITECTURE**

1093 CLIFTON ROAD  
ATLANTA, GEORGIA  
770-597-4764

This drawing is the property of Hart Landscape Architecture LLC, the dimension of which is 24" x 36" and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project without written permission.

**HART RESIDENCE**  
1093 CLIFTON ROAD  
ATLANTA, GEORGIA

A note to the Contractor:  
This document does not encompass all that is needed for the construction of this project. It is the Contractor's responsibility to notify Hart Landscape Architecture LLC in writing immediately with any discrepancies, changes, or conflicts between the drawings and conditions of the project, so that the Designer may address any concerns. Any action by the Contractor that may contradict this statement may be rectified at the Contractor's own expense.

PRINT DATE  
November 30, 2018

GEORGIA  
REGISTERED  
NO. 1421  
LANDSCAPE ARCHITECT  
JON T. HART

DETAILS

C-2