



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: January 28, 2015

ARC REVIEW CODE: V1501281

TO: Mayor Mike Mason, City of Peachtree Corners  
ATTN TO: Johnny Lawler, Acting Zoning Administrator  
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** RC-15-01PC 4324 Ridgeway Drive

**Review Type:** Metro River

**MRPA Code:** RC-15-01PC

**Description:** An application for a Metropolitan River Protection Act Certificate for the construction of a new single family residence.

**Preliminary Finding:** ARC staff has begun the review of this application for a Metropolitan River Protection Act Certificate. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Peachtree Corners

**Land Lot:** 329 **District:** 6 **Section:**

**Date Opened:** January 28, 2015

**Deadline for Comments:** February 9, 2015

**Earliest the Regional Review Can Be Completed:** Feb 9 2015

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT DIVISION  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF JOHNS CREEK

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC staff does not receive comments from you by February 9, 2015, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.



# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Peachtree Corners
  
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): Tony Rogers  
Mailing Address: 4324 Ridgeway Drive  
City: Peachtree Corners State: Ga. Zip: 30097  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-271-5772 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
  
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Greg Dean  
Mailing Address: 4195 South Lee Street, Suite I  
City: Buford State: Ga. Zip: 30518  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-271-4817 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
  
4. Proposed Land or Water Use:  
Name of Development: Riverview Estates  
Description of Proposed Use: Single Family Residence  
\_\_\_\_\_
  
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL 329, 6th District, Gwinnett County  
\_\_\_\_\_  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
Riverview Estates, Lot 32, Block E, 4324 Ridgeway Drive  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 1.104  
Outside Corridor: 0  
Total: 1.104  
Lots: Inside Corridor: 1  
Outside Corridor: 0  
Total: 1  
Units: Inside Corridor: 1  
Outside Corridor: 0  
Total: 1  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: n/a  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): \_\_\_\_\_

7. How Will Sewage from this Development be Treated?

A. Septic tank Yes

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system No

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
------------------------	--------------------------------	---	--	---	---

A				(90)	(75)
---	--	--	--	------	------

B				(80)	(60)
---	--	--	--	------	------

C				(70)	(45)
---	--	--	--	------	------

D	40,083 SF	<del>23,648</del> SF	13,828 SF	59%	34.5%
---	-----------	----------------------	-----------	-----	-------

E	8,015 SF	0 SF	0 SF	0%	0%
---	----------	------	------	----	----

F				(10)	(2)
---	--	--	--	------	-----

Total:	48,098 SF	<del>23,648</del> SF	13,828 SF	N/A	N/A
--------	-----------	----------------------	-----------	-----	-----

\* INCLUDES A TRANSFER OF 2404 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (2404 X 1.5 = 3606 SF) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

\*\* INCLUDES A TRANSFER OF 1202 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (1202 X 1.5 = 1803 SF) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 100-year floodplain elevation: 893.00

**NOTE:** For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

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

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No  
If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

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

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

**FOR ALL APPLICATIONS:**

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

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

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

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

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

\_\_\_\_ Existing vegetation plan.

\_\_\_\_ Proposed grading plan.

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

\_\_\_\_ Approved erosion control plan.

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

\_\_\_\_ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

\_\_\_\_ Documentation on adjustments, if any.

\_\_\_\_ Cashier's check or money order (for application fee).

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

\_\_\_\_ Site plan.

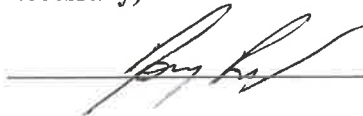
\_\_\_\_ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

\_\_\_\_ Concept plan.

\_\_\_\_ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)



\_\_\_\_\_  
Signature(s) of Owner(s) of Record

12/14/14  
\_\_\_\_\_  
Date

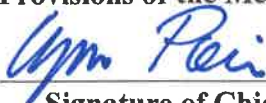
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature(s) of Applicant(s) or Agent(s)

\_\_\_\_\_  
Date

14. The governing authority of \_\_\_\_\_ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.



\_\_\_\_\_  
Signature of Chief Elected Official or Official's Designee

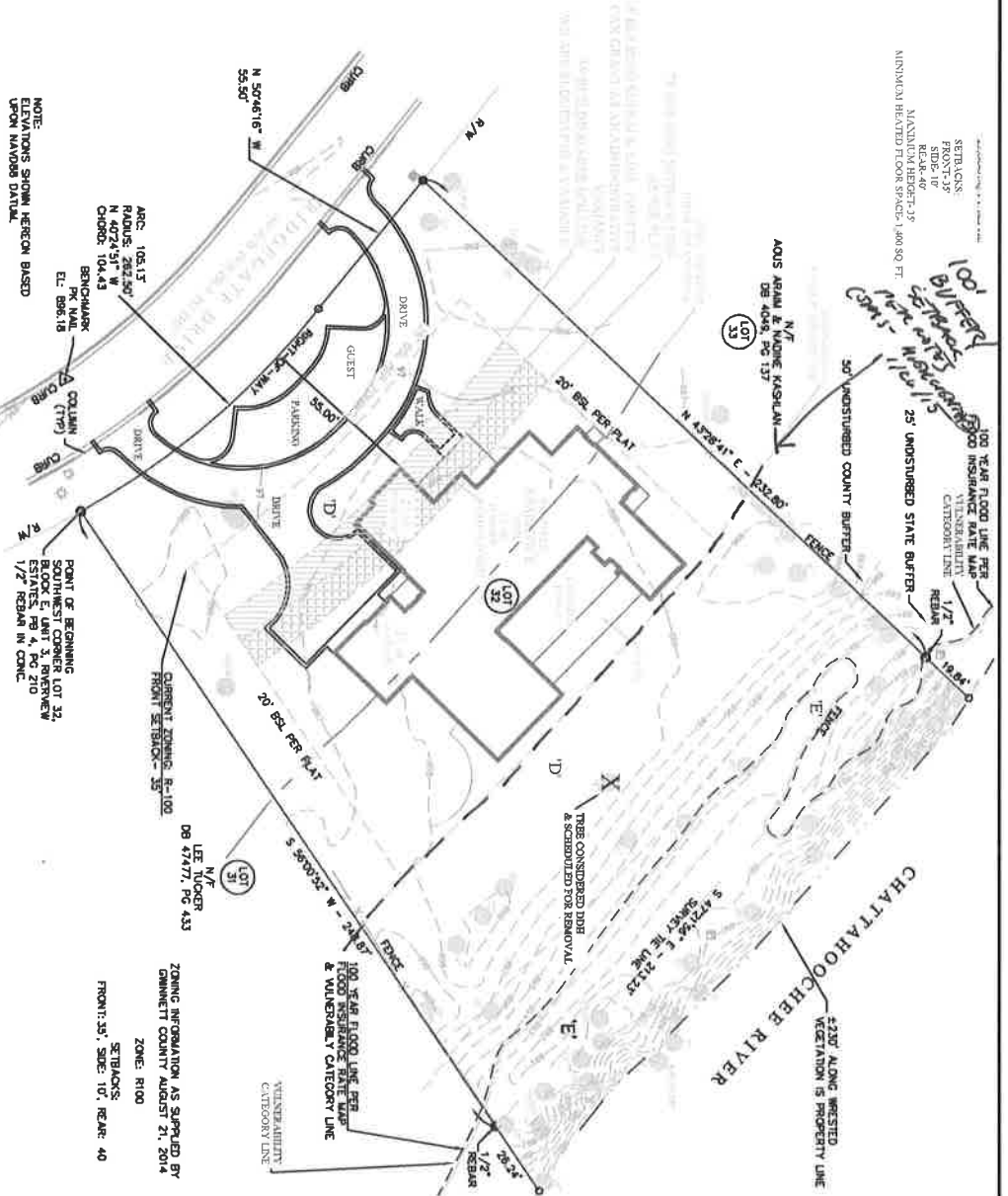
12-12-14  
\_\_\_\_\_  
Date



Vicinity Map



FIRM Panel Vignette



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

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TOTAL AREA: 1.104 ACRES (48,098 SQUARE FEET)
BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 210 & PLAT BOOK 4, PAGE 210
FIELDWORK PERFORMED ON: 08/05/14
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 438.584 FEET
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S603 ROBOTIC TOTAL STATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,512 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE

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4195 SOUTH LEE STREET  
SUITE 1  
BUPORD, GA 30518  
235 PEACHTREE STREET NE  
SUITE 400  
ATLANTA, GA 30303  
2205-C CANDID DRIVE  
APEX, NC 27523

GRAPHIC SCALE - IN FEET  
0 40 80

20  
0  
40  
80

## EXHIBIT 'C' PROPOSED VARIANCE REQUEST

PREPARED FOR: TONY ROGERS

4324 RIDGEGATE DRIVE, PEACHTREE CORNERS, GA 30097.

LOT 31, BLOCK D RIVERVIEW ESTATES, UNIT 3. LAND LOTS 319 & 329, 6TH DISTRICT. GWINNETT COUNTY. GEORGIA.

DATE: 12-4-14

MAGNETIC  
NORTH  
SCALE: 1"=40'



PROJECT  
15425.01  
SHEET  
1 OF 1

Note to File:

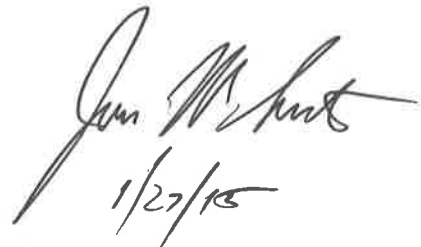
The property on Lot 32E, 4324 Ridgeway Drive is a riverfront lot that is located in the Riverview Estates Subdivision in the City of Peachtree Corners, Gwinnett County. This subdivision was under development when the Metropolitan River Protection Act (MRPA) took effect in 1973. Because the subdivision was platted before the Act or the Chattahoochee Corridor Plan took effect, the lot layout could not anticipate the requirements of the Plan, specifically the setback requirements along the River. As a result, the subdivision contains several riverfront lots, including this one, that are too shallow to allow for the full 150-foot impervious surface setback required under the Corridor Plan.

Most of these shallow lots in Riverview Estates were developed before the Act took effect on the properties, so no review was required. However, this lot contains an existing house that was built sometime around 1980 and was not reviewed, although the Act was in full effect at that time. The current owner is proposing to remove the existing house and build a new one. Because the existing house was built without a required review, the existing structures and impervious surfaces are a violation of the Plan and the Act, and a review is required for the proposed house.

Because there are several areas in the Corridor where pre-Act lots are too shallow to allow for the full 150-foot setback, the Plan allows an applicant to extend the 50-foot buffer by a foot for every foot of intrusion into the 150-foot setback, with a maximum 100-foot extended buffer.

The existing house is within 100 feet of the riverbank. The applicant is proposing to remove all existing impervious surfaces from the property and to site all new impervious surfaces outside the 100-foot extended buffer.

With the extended buffer, the proposal is consistent with the Plan.

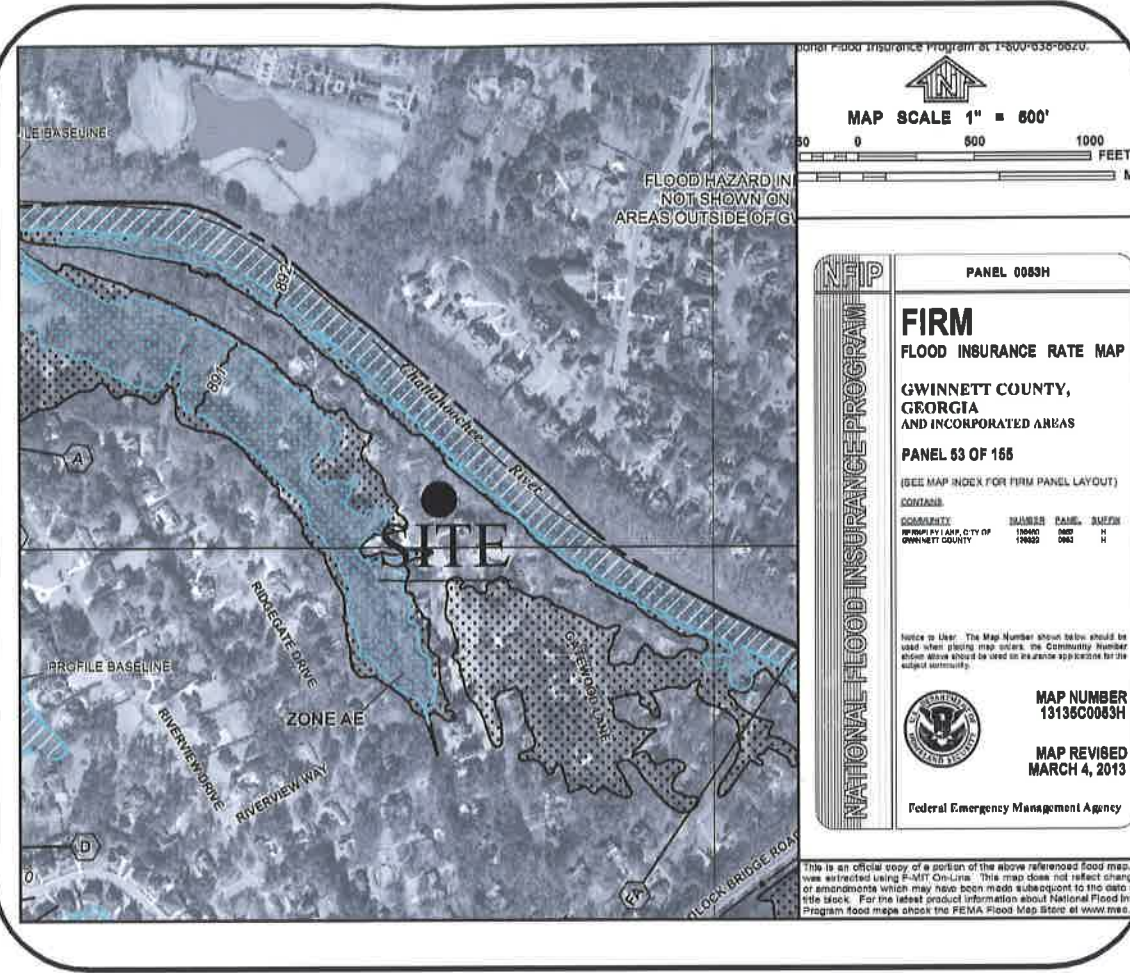


1/27/15





Vicinity Map (NTS) 



FIRM Panel Vignette (NTS)

A PORTION OF THIS PROPERTY LIES IN ZONE AE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0053H, EFFECTIVE DATE, MARCH 4, 2013.

**CURRENT ZONING: R-100**  
**MINIMUM LOT SIZE- 15,000 SQ. FT. SEWER**  
**25,000 SQ. FT. SEPTIC**

**SETBACKS:**  
**FRONT- 35'**  
**SIDE- 10'**  
**REAR- 40'**  
**MAXIMUM HEIGHT- 35'**  
**MINIMUM HEATED FLOOR SPACE- 1,400 SQ. FT.**

**NOTE:**  
**ELEVATIONS SHOWN HEREON BASED UPON**  
**NAVD88 DATUM.**

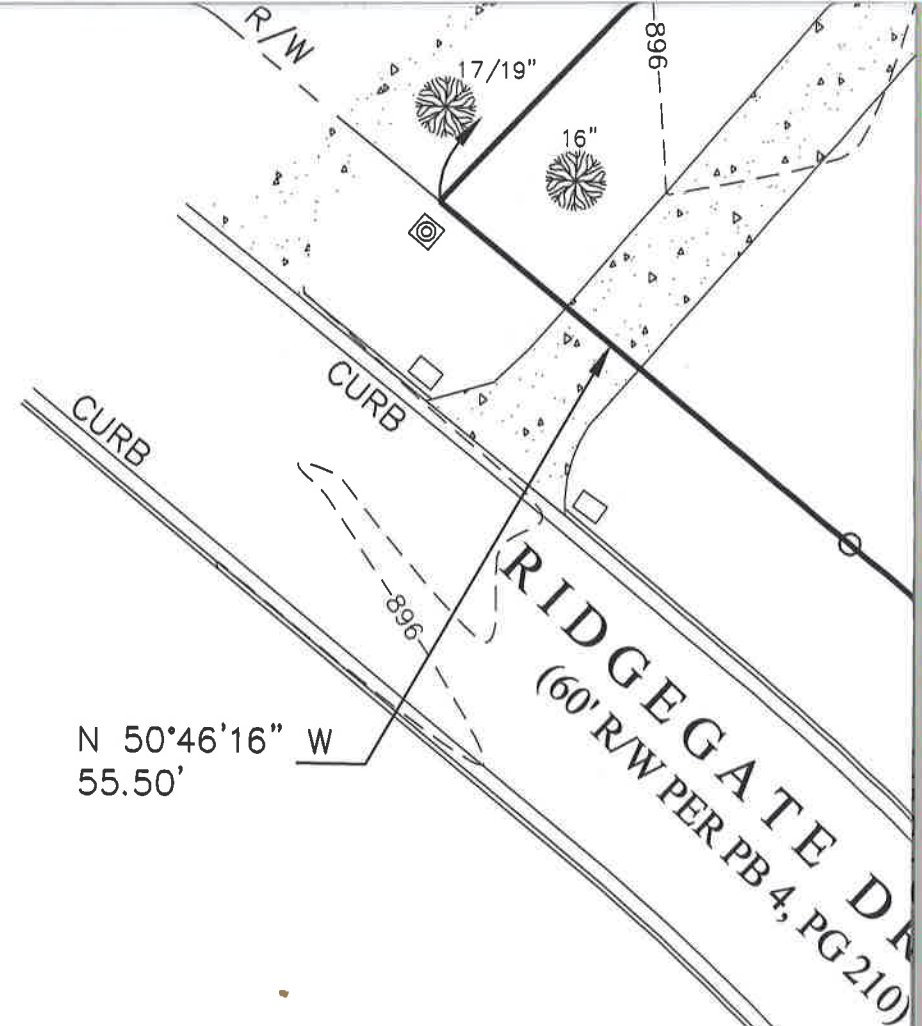
AOUS ARAIM &  
 DB 404

**EXIST. 150' IMPERVIOUS**  
**SURFACE SETBACK FROM**  
**WRESTED VEGETATION**

75' BSL AS PER PLAT

65' BSL  
 ADMINISTRATIVE VARIANCE

55' BSL  
 VARIANCE REQUESTED



N 50°46'16" W  
55.50'

ARC: 105.13'  
RADIUS: 262.50'  
N 40°24'51" W  
CHORD: 104.43

BENCHMARK  
PK NAIL  
EL: 896.18

GRAPHIC SCALE - IN FEET



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR  
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE  
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

LEGEND:

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

- ⦿ POWER METER
- ⦿ POWER BOX
- ⦿ A/C UNIT
- ⦿ LIGHT POLE
- ⦿ GUY WIRE
- ⦿ MANHOLE
- ⦿ CLEAN OUT
- ⦿ GAS METER
- ⦿ GAS VALVE
- ⦿ CABLE BOX

- ⦿ TELEPHONE BOX
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- SF- SILT FENCE

- +HB- HAY BALES
- FW- FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- CSL COUNTY SETBACK LINE
- BSL BUILDING SETBACK LINE
- CNTL. CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PL



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TOTAL AREA: 1.104 ACRES / 48,098 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 220 & PLAT  
BOOK 4, PAGE 210.  
FIELDWORK PERFORMED ON 08/15/14.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 458,584 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC  
TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 45,512 FEET, AND

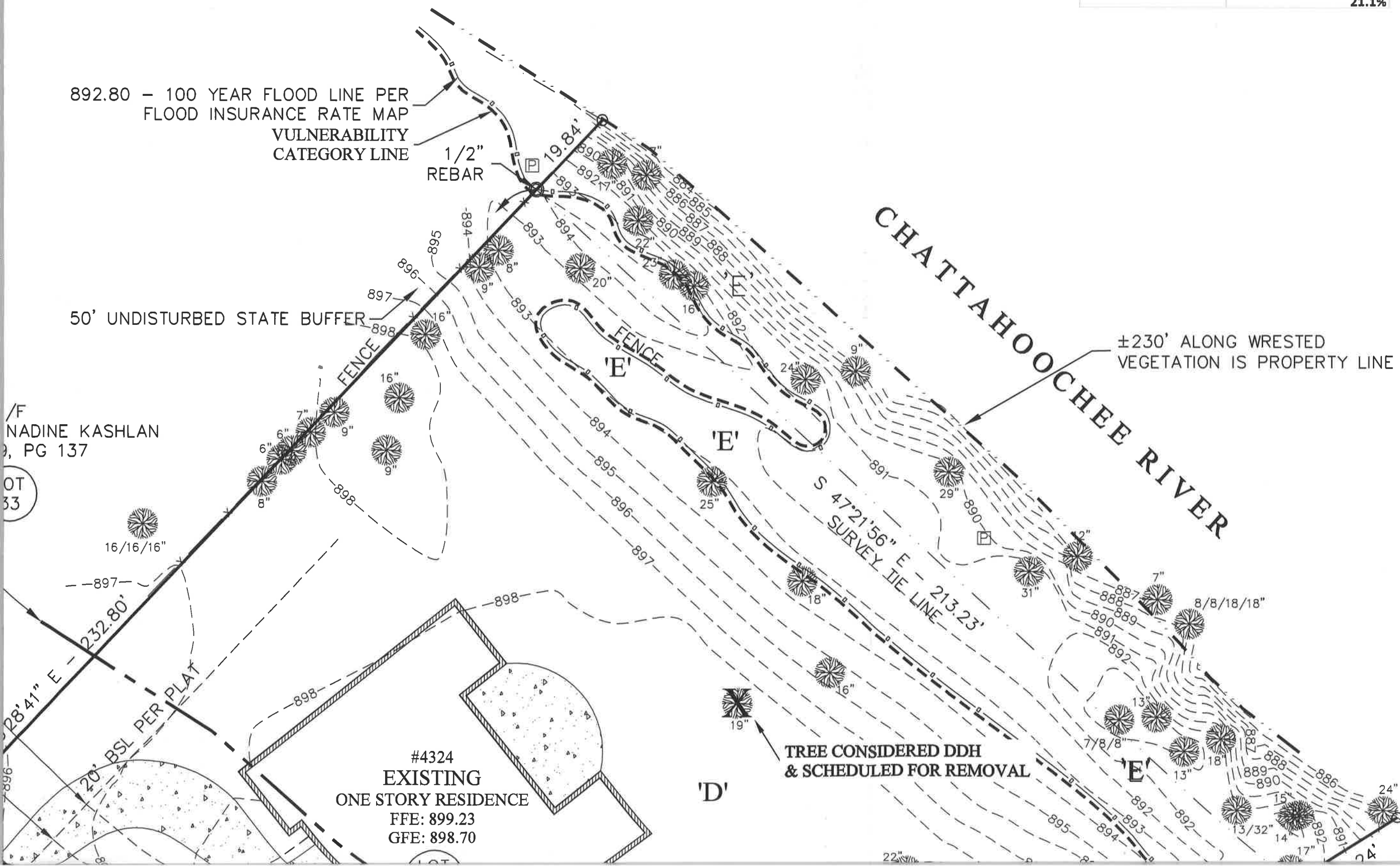


PRE-CONSTRUCTION LOT AREA SUMMARY	
AREA	Sq.Ft.
LOT AREA	48,098
HOUSE AND CANOPY	4,490
DRIVEWAY	5,116
PATIO	493
WALLS	67
TOTAL COVERAGE	10,165
	21.1%



MAGNETIC  
NORTH

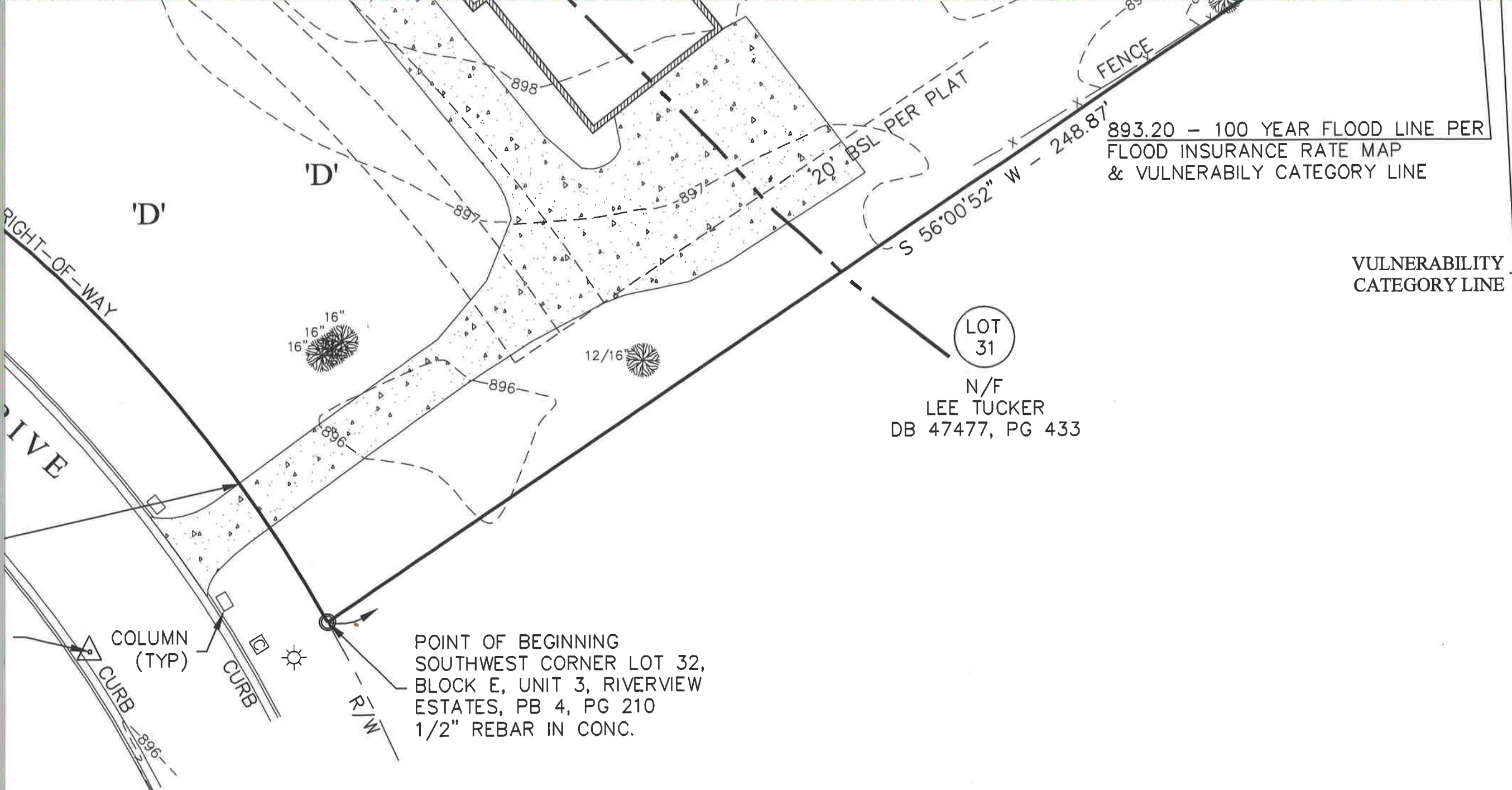
SCALE: 1"=20'



NO.	REVISION	DATE
1	CLIENT COMMENTS	8/10/14
2	VULNERABILITY CATEGORIES	8/25/14
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

KEY

97



# EXISTING CONDITION

PREPARED FOR: TONY RO  
4324 RIDGEGATE DRIVE, PEACHTREE C  
LOT 31, BLOCK D, RIVERVIEW ESTAT  
LAND LOTS 329, 6TH DIST  
GWINNETT COUNTY, GEORGIA - D

NOT VALID WITHOUT ORIGINAL SIGNATURE

GEORGIA  
REGISTERED  
No. 2294  
LAND SURVEYOR  
PINE BUTTERWORTH

12-4-14

FOR THE FIRM  
BOUNDARY ZONE, INC.

- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- 920- CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1038.69 SURFACE ELEVATION
- ATE TW: 1069.0 TOP OF WALL ELEVATION
- BW: 1069.0 BOTTOM OF WALL ELEVATION
- TF: 1069.0 TOP OF FOOTER ELEVATION
- SF - SILT FENCE
- DRAINAGE ARROW
- TREE LEGEND
- PINE
- HARDWOOD

811

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BUFORD  
4195 SOUTH LEE STREET, SUITE I  
BUFORD, GEORGIA 30518

ATLANTA  
235 PEACHTREE STREET NE, SUITE 400  
ATLANTA, GEORGIA 30303

MARIETTA  
1870 THE EXCHANGE, SUITE 100  
MARIETTA, GA 30339

RALEIGH  
2205-C CANDUN DRIVE, APEX  
NORTH CAROLINA 27523

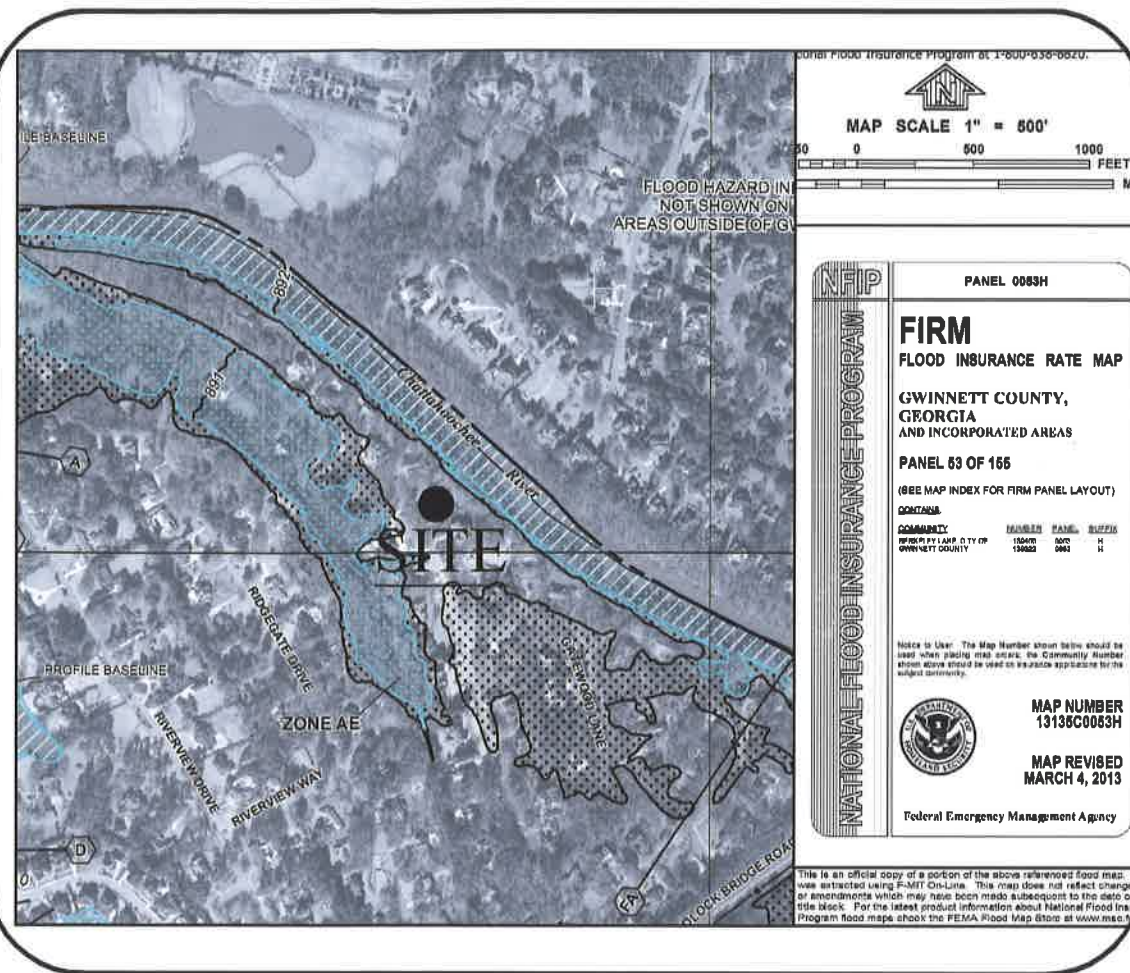
PROJECT  
15425.03

SHEET  
1 OF 2





Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

A PORTION OF THIS PROPERTY LIES IN ZONE AE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0053H, EFFECTIVE DATE, MARCH 4, 2013.

OWNER

TONY ROGERS  
4324 RIDGEGATE DRIVE  
PEACHTREE CORNERS, GA. 30097.

24HR EMERGENCY CONTACT

TONY ROGERS

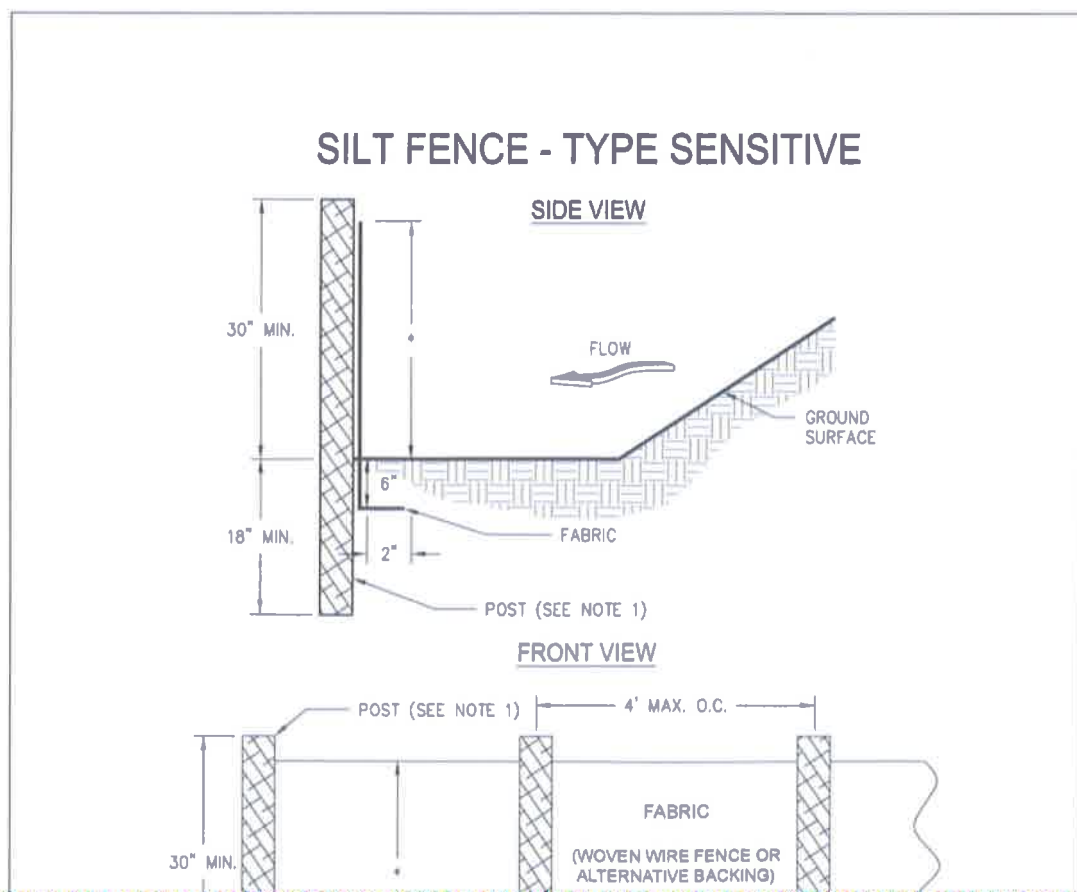
ACTIVITY SCHEDULE

NO. OF MONTHS	0	2	4	6	8
HOUSE CONSTRUCTION					
CLEAR AND GRUB					
ROUGH GRADING					
FINISH GRADING					
UTILITIES					
PAVING					
GRASSING/CLEAN UP					
EROSION CONTROL MEASURES					

CURRENT ZONING: R-100  
MINIMUM LOT SIZE- 15,000 SQ. FT. SEWER  
25,000 SQ. FT. SEPTIC

SETBACKS:  
FRONT- 35'  
SIDE- 10'  
REAR- 40'  
MAXIMUM HEIGHT- 35'  
MINIMUM HEATED FLOOR SPACE- 1,400 SQ. FT.

NOTE:  
ELEVATIONS SHOWN HEREON BASED UPON  
NAVD88 DATUM.



PRO  
UNDISTURB  
N  
AOUS ARAIM &  
DB 4049  
EXIST. 150' RIVER  
IMPERVIOUS SETBACK  
75' BSL AS PER PLAT  
ADMINISTRATIVE VARIANCE  
65' BSL  
55' BSL  
VARIANCE REQUESTED



NOTES:

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

GSWCC (Amended - 2013)

Figure 6-27.2

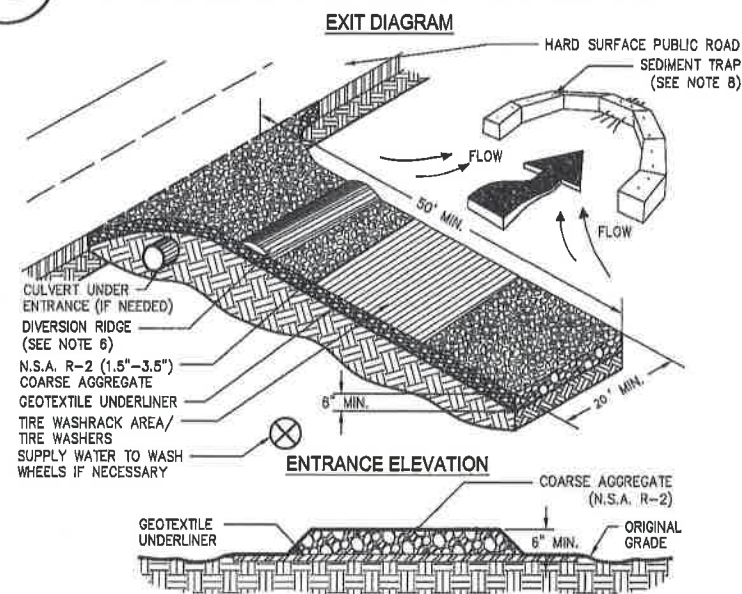
6-194

MAINTENANCE

The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

Co CRUSHED STONE CONSTRUCTION EXIT



NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION 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 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 (DIVERT 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.

Figure 6-14.1

GSWCC (Amended - 2013)

6-142

## SEPTIC DRAIN FIELD CALCULATIONS

No OF BEDROOMS: 5

PROPOSED FOOD GRINDER.

5 BEDROOMS X 100' = 500'

INFILTRATOR REDUCTION 500' F X 0.65 = 325 LF

TOTAL LF PROVIDED: 330 LF

ARC: 105.13'  
RADIUS: 262.50'  
N 40°24'51" W  
CHORD: 104.43

BENCHMARK  
PK NAIL  
EL: 896.18

GRAPHIC SCALE - IN FEET



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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

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.

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TOTAL AREA: 1.104 ACRES / 48,098 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 220 & PLAT BOOK 4, PAGE 210.  
FIELDWORK PERFORMED ON 08/15/14.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 458,584 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,512 FEET, AND



LEGEND:

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

- ⦿ POWER METER
- ⦿ POWER BOX
- ⦿ A/C UNIT
- ⦿ LIGHT POLE
- ⦿ GUY WIRE
- ⦿ MANHOLE
- ⦿ CLEAN OUT
- ⦿ GAS METER
- ⦿ GAS VALVE
- ⦿ GAS VALVE

- ⦿ TELEPHONE BOX
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- SF- SILT FENCE

- HB- HAY BALES
- FW- FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- CSL COUNTY SETBACK LINE
- BSL BUILDING SETBACK LINE
- CNTL. CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PL

PRE-CONSTRUCTION LOT AREA SUMMARY	
AREA	Sq. Ft.
LOT AREA	48,098
HOUSE AND CANOPY	4,490
DRIVEWAY	5,116
PATIO	493
WALLS	67
TOTAL COVERAGE	10,165
	21.1%

POST-CONSTRUCTION LOT AREA SUMMARY	
AREA	Sq. Ft.
<b>LOT AREA</b>	<b>48,098</b>
NEW HOUSE AND GARAGE	6,736
NEW DRIVE AND PARKING	5,144
NEW PATIO	750
NEW POOL	1,198
<b>TOTAL COVERAGE</b>	<b>13,829</b>
	<b>28.8%</b>

## VULNERABILITY CATEGORIES

ALLOWABLE IMPERVIOUS & CLEARING CAT. 'D'			PROPOSED	TRANSFER	TOTAL
CATEGORY D	SQ.FT.		SQ.FT.	SQ.FT.	SQ.FT.
AREA INSIDE D CAT.	40,083				
IMPERVIOUS 30%	12,025		13,828	(1,803)	12,025
CLEARING 50%	20,042		23,644	(3,606)	20,038

ALLOWABLE IMPERVIOUS & CLEARING CAT. 'E'				PROPOSED	TRANSFER	TOTAL
CATEGORY E		SQ.FT.		SQ.FT.	SQ.FT.	SQ.FT.
AREA INSIDE E CAT.		8,015				
IMPERVIOUS 15%		1,202		-	1,803	-
CLEARING 30%		2,404		-	3,606	-

### IMPERVIOUS AND CLEARING TRANSFER FROM 'E' TO 'D' AT 1.5 TO 1 RATIO

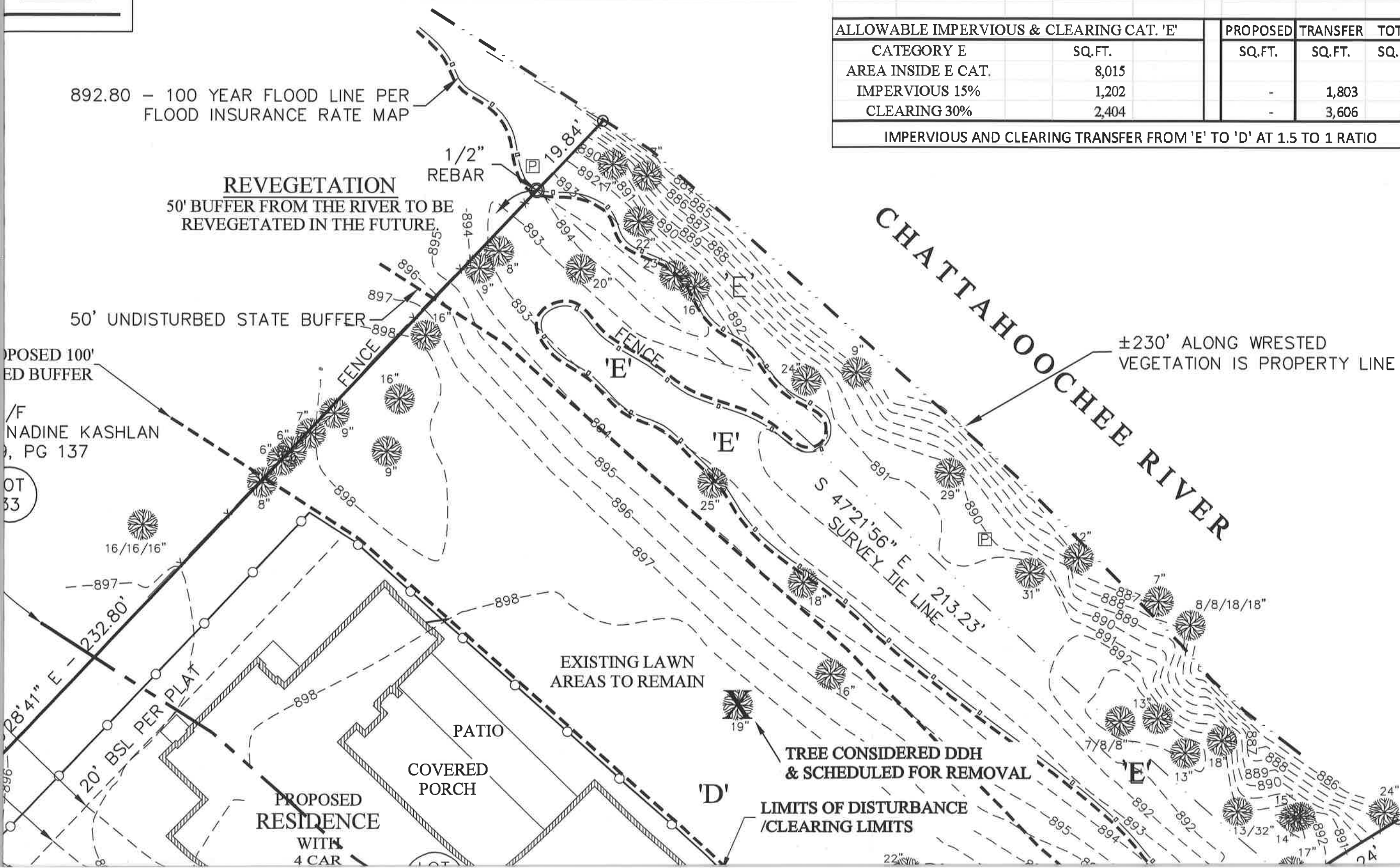


**MAGNETIC  
NORTH**

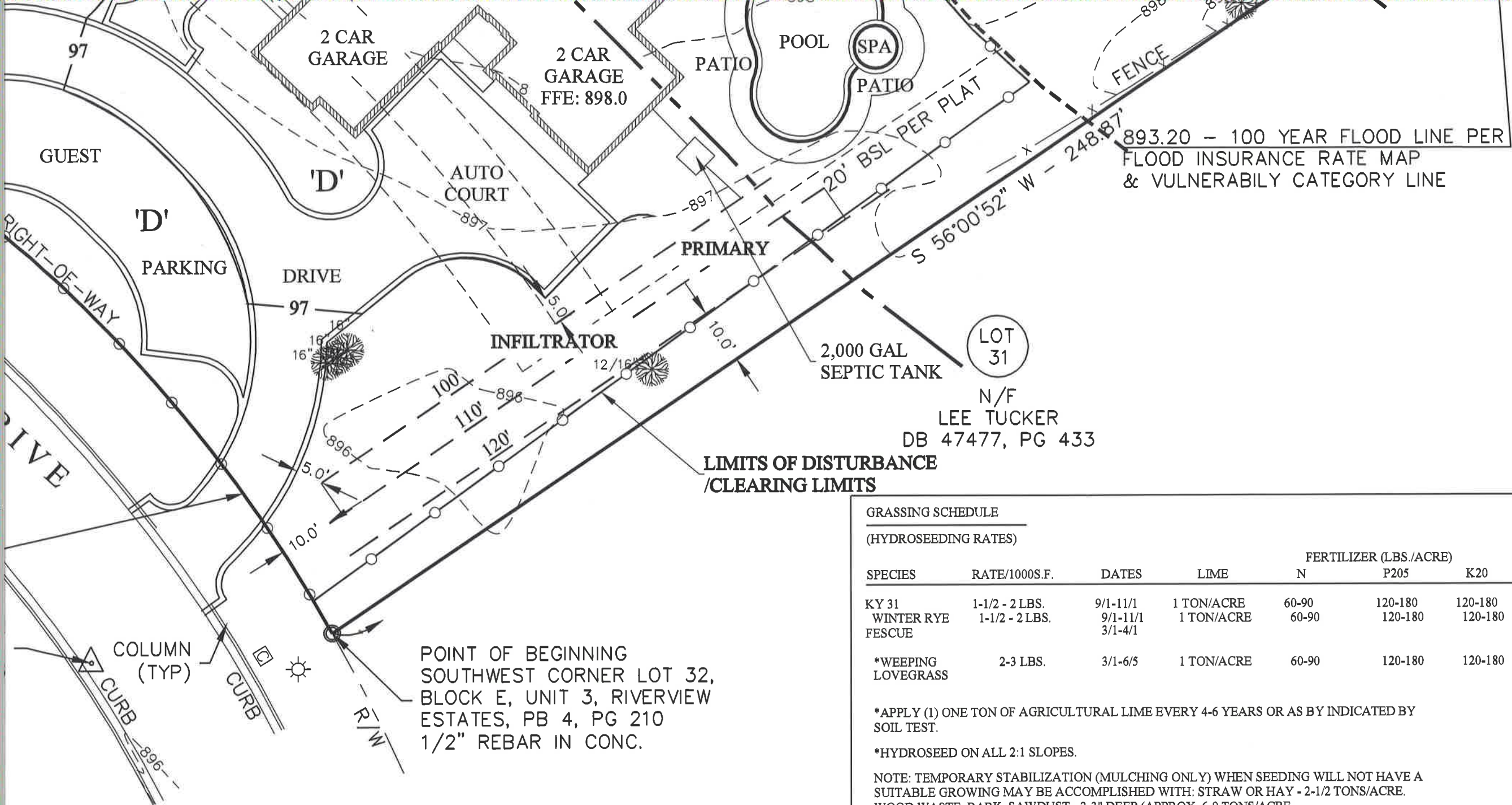
**SCALE: 1"=20'**

NO.	REVISION	DATE
1	CLIENT COMMENTS	8/10/14
2	VULNERABILITY CATEGORIES	8/25/14
3	STATE COMMENTS	1/21/15
4		
5		
6		
7		
8		
9		
10		
11		
12		

# PLAN







GRASSING SCHEDULE						
(HYDROSEEDING RATES)						
SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)		
				N	P205	K20
KY 31	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180
WINTER RYE	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180
FESCUE		3/1-4/1				
*WEEPING LOVEGRASS	2-3 LBS.	3/1-6/5	1 TON/ACRE	60-90	120-180	120-180
*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.						
*HYDROSEED ON ALL 2:1 SLOPES.						
NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1/2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE.						

CONC. CONCRETE  
EOP EDGE OF PAVEMENT  
-920- CONTOUR LINE  
F.F.E. FINISH FLOOR ELEVATION  
B.F.E. BASEMENT FLOOR ELEVATION  
G.F.E. GARAGE FLOOR ELEVATION  
1036.9 GROUND ELEVATION  
1038.69 SURFACE ELEVATION  
ATE TW: 1069.0 TOP OF WALL ELEVATION  
BW: 1069.0 BOTTOM OF WALL ELEVATION

TF: 1069.0 TOP OF FOOTER ELEVATION  
—SF— SILT FENCE  
—> DRAINAGE ARROW  
**TREE LEGEND**  
PINE  
HARDWOOD



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& LAND PLANNING


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**BUFORD**  
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BUFORD, GEORGIA 30518

**ATLANTA**  
235 PEACHTREE STREET NE, SUITE 400  
ATLANTA, GEORGIA 30303

**MARIETTA**  
1870 THE EXCHANGE, SUITE 100  
MARIETTA, GA 30339

**RALEIGH**  
2205-C CANDUN DRIVE, APEX  
NORTH CAROLINA 27523



12-4-14  
**FOR THE FIRM  
BOUNDARY ZONE, INC.**

NOT VALID WITHOUT  
ORIGINAL SIGNATURE

**PROJECT  
15425.03**

**SHEET  
2 OF 2**

**SITE AND EROSION CONTROL**

PREPARED FOR: TONY ROOPE  
4324 RIDGEGATE DRIVE, PEACHTREE CITY, GA 30094  
LOT 31, BLOCK D, RIVERVIEW ESTATES  
LAND LOTS 329, 6TH DISTRICT  
GWINNETT COUNTY, GEORGIA - D