

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

DATE: February 6, 2017

ARC REVIEW CODE: V1702061

TO:Mayor Mike Mason, City of Peachtree CornersATTN TO:Melissa Schwartz, Planning and Development ManagerFROM:Douglas R. Hooker, Executive Director, ARC

Drayh R. Hoken

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-17-01PC 4348 Riverview Drive Review Type: Metro River (MRPA) MRPA Code: RC-17-01PC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a single family residence with a pool and basketball court.

<u>Preliminary Finding</u>: ARC staff has begun the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. 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, 330 District: 6 Date Opened: February 6, 2017 Deadline for Comments: February 16, 2017 Earliest the Regional Review can be Completed: February 16, 2017

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

ARC COMMUNITY DEVELOPMENT CHATTAHOOCHEE RIVERKEEPER ARC NATURAL RESOURCES GEORGIA CONSERVANCY GEORGIA DEPARTMENT OF NATURAL RESOURCES NATIONAL PARK SERVICE/CRNRA

If you have questions regarding this review, please contact Andrew Smith at <u>asmith@atlantaregional.com</u> or (404) 463–5581. If ARC does not receive comments from you on or before **February 16, 2017**, 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 <u>http://www.atlantaregional.com/land-use/planreviews</u>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: February 6, 2017

ARC REVIEW CODE: V1702061

TO: ARC Community Development, Natural Resources Division Managers **FROM:** Andrew Smith, Extension: 3–5581

<u>Reviewing staff by Jurisdiction:</u>

Community Development: Smith, Andrew Natural Resources: Santo, Jim

Name of Proposal: RC-17-01PC 4348 Riverview Drive <u>Review Type:</u> Metro River (MRPA) <u>Description:</u> An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a single family residence with a pool and basketball court. <u>Submitting Local Government:</u> City of Peachtree Corners <u>Date Opened:</u> February 6, 2017 <u>Deadline for Comments:</u> February 16, 2017 <u>Earliest the Regional Review can be Completed:</u> February 16, 2017

Response:

Proposal is CONSISTENT with the following regional development guide listed in the comment section.
While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.

 The proposal is INCONSISTENT with the following regional development guide listed in the comment section.

4) The proposal does NOT relate to any development guide for which this division is responsible.

5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

Сомментя:

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

	Awner(s) of Peo	ard of Property to be Davier	and.				
	Name(s) · K	in Taylor	Yeu:				
	Mailing Ad	dress: P.O.Box 386					
	City Dougla		State: GA	7: 20122			
	Contact Ph	one Numbers (w/Area Code)		Zip: 00100			
	Davtime	Phone: 404-456-6122	· For				
	Other N	umbers:	Fax				
	Applicant(s) or	Applicantia Agant(a).					
•	Name(s)	ewis Reeves Properties Inc. / Lew	is Rooves				
	Mailing Ad	dress: 6400 Rangerente Drive					
	City Johns	Creek	Statas GA	7in. 30022			
	Contact Ph	one Numbers (w/Area Code)		zıp:_00022			
	Davtime	Phone: 770-271-5772	Far				
	Other N	umbers: 770-330-3374 Mol	rax	·			
	Proposed Land	or Water Use:					
	Name of De	Name of Development: Riverview					
Description of Pronosed Use Single Family Residence							
	Description	of Proposed Use: Single Far	nily Residence	·			
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- 6. Related Chattahoochee Corridor Development:
 - A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? <u>No</u>
 - 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 (see attached copy of permit) 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_____
- 8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability	Total Acreage	Total Acreage	Total Acreage	Percent	Percent
Category	(or Sq. Footage)	(or Sq. Footage)	(or Sq. Footage)	Land	Imperv.
		Land Disturbance	Imperv. Surface	<u>Disturb.</u>	<u>Surf.</u>
				(Maximum	is Shown In
				Parentl	heses)

Α				(90)	(75)
в	1.7	. Id dear	18-05	(80)	(60)
С	1.46 ac	<u>44, 4819</u> <u>44,519</u> sf	28619 cf	(70)	<u>70%(45)_45%</u>
D				(50)	(30)
E				(30)	(15)
F		W		(10)	(2)
Total:	<u></u>			N/A	N/A

- 9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No If "yes", indicate the 100-year floodplain elevation:
 - **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.
 - <u>NOTE:</u> <u>All</u> 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 <u>Chattahoochee Corridor Plan</u>).
- 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:

- <u>×</u> Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- <u>X</u> Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- X Written consent of all owners to this application. (Space provided on this form)
- X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- <u>×</u> Description of proposed use(s). (Space provided on this form)
- X Existing vegetation plan.
- <u>×</u> Proposed grading plan.
- <u>×</u> Certified as-builts of all existing land disturbance and impervious surfaces.
- <u>×</u> Approved erosion control plan.
- <u>×</u> Detailed table of land-disturbing activities. (Both on this form and on the plans)

- X 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.
- <u>×</u> Documentation on adjustments, if any.
- X 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)

1-26-17 Signature(s) of Owner(s) of Record

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)

14. The governing authority of <u>PACHERES</u> cocheres 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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 329 AND 330, 6th DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 2, BLOCK A, UNIT 1, RIVERVIEW ESTATES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION FORMED BY THE NORTHEASTERLY RIGHT OF WAY OF RIVERVIEW DRIVE AN 60' R/W) AND THE RIGHT OF WAY OF RIVERVIEW WAY, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY OF WAY OF RIVERVIEW DRIVE 925.20 FEET TO A 2" OPEN TOP PIPE FOUND AT THE SOUTHWESTERLY CORNER OF LOT 2 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 32 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY FOR 175.09 FEET TO A 2" OPEN TOP PIPE AT THE COMMON CORNER OF LOTS 2 AND 3: THENCE LEAVING SAID RIGHT OF WAY AND RUNNINNG ALONG THE COMMON LINE OF LOTS 2 & 3, NORTH 59 DEGREES 59 MINUTES 58 SECONDS EAST FOR 365.17 FEET TO A 5/8" REBAR SET; THENCE SOUTH 30 DEGREES 47 MINUTES 40 SECONDS EAST ALONG THE LINE COMMON TO LOT 9 FOR 59.42 FEET TO A 3/4" OPEN TOP PIPE; THENCE SOUTH 30 DEGREES 52 MINUTES 14 SECONDS EAST ALONG THE LINE COMMON TO LOT 8 FOR 115.58 FEET TO A 1/2" OPEN TOP PIPE FOUND AT THE COMMON CORNER WITH LOT 1: THENCE S 60 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE COMMON LINE OF LOTS 1 AND 2 FOR 361.39 FEET TO A 2" OPEN TOP PIPE AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.459 ACRES OF LAND.

A	GWINNETT CC. ENVIRONMEN GEORGIA DEPARTMENT OF HUM PPLICATION FOR CONSTRUCTION APPROVAL	ITAL HEALTH IAN RESOURCE PERMIT AND	Permi S Permi SITE Tax II	t Number: G467236 t Type: New-Small Resi D: 6330 010	dential	
Subdivision: RIVERVIEW ESTATES Lot/Block: 2 / A	FOR ON-SITE SEWAGE PIANAGI	146141 3131EM	Healt	District: 03-04		
Property Location: 4348 RIVERVIEW DRIVE PEACHTREE CORNERS, GA 30092						
I hereby apply for a construction permit to insta requirements of the rules of the Georgia Departs notify the County Health Department upon comp Signature (Owner or Applicant):	l an onsite sewage management s nent of Human Resources, Chapte letion of construction and before a	ystem and agn r 290-5-26. I u applying final c	e that the system nderstand that a over.	m will be installed to cor final inspection is requir	form to the to the total and wi	
m mul				10/27/2010		
Property Owner's Name: KIP TAYLOR Owner's Address: PO BOX 386			Phone	a: (404) 456-6122		
Permit Applicant's Name: BOUNDARY ZONE	- MATT MASTERS	IT MASTERS			Phone: (770) 271-5772	
Type of Facility: Residential Water Supply:			Numb	er of Bedrooms: 6		
Lot Size: House Design: Slab	Lev Soil	el of Plumbin Type:	g Outlet: Slab			
	Total Capacity:	Septic Tank _2 Grease Trap	500.00 Gals. Gals.	Dosing Tank <u>1500.</u> Aerobic Tank	<u>00</u> Gals. Gals.	
Trench Depth In. <u>18 - 24</u> Trench	Absorption Field:	Total Sq. Ft.	1008	Total Linear Ft	252	
If Distribution Box Used: No. of Lines	Length Each Line, Ft.		Depth or Tot	al Aggregate in System	6	
Special Conditions: Follow site plan. Install a waterproof 2500 gall trenches each 84 LF of 6 inches of C-33 sand depth cannot be maintained it may be necessa each 42 LF of 6 inches of C-33 sand and 4 mo the product. A sieve analysis will be required a	on septic tank and a waterproof 1 and 8 modules of Eljen GSF for a t ary to locate the distribution box to dules of Eljen GSF for a total of 25 It time of inspection. Must preserve	500 gallon dosi otal of 252 LF v the center of i 2 LF with 48 m a adequate amo	ng tank with pun vith 48 modules. he proposed abs odules. Installer punt of repair are	np. Install a distribution Install at 18-24 inches corption field and install must be an approved Ei ea as indicated on site pl	box and leep. If 6 trench jen to in lan for fi	
-,···	PERMIT					

signed below, and expires twelve (12) months from date of issue. To renew, a fee will be collected. Deviation from this permit will result in this permit and related inspection(s) being voided.

Issuance of a construction permit for an on-site sewage management system, and subsequent of same by representatives of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

Construction Permit Number: G467236

Approved by (Health Department Representa	tive)
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Don Loggins Son W hoge for

Date of Issue: 10/27/2016 Title

County Manager - Gwinnett

Gwinnett County Environmental Health Site Approval

Subdivision_RIVERVIEW_ESTATES	Lot_2	BlockA	Tax ID_6330 010	
Street Address 4348 RIVERVIEW DRIVE	City_PEA		Vater Supply Public Water	
House Design (check one): SlabX	_ Crawl Space	E	Basement	
Stub Out Location: Slab_ X Crawl Space	Basement with	Plumbing Bas	ement without Plumbing_	
Number of Bedrooms 6 Gallons	s Per Day	Garbage Di	sposal (Yes or No) Yes	
Site Evaluation Type_New-Small Residential				_
Soll Type from Soil Report:				
Туре	Classifier		Percolation Rate	
Check All that are an Branching and states 100 f				

Check All that are on Property or within 100 feet of Property:

Item	Location
Creeks, Streams	
Ponds, Lakes	
Wells, Springs, Sink Holes	
Embankments	
Topographical Concerns	

Purpose of Application (what is addition going to consist of):

NEW CONSTRUCTION 6 BEDROOM WITH 33'X40' INGROUND POOL WITH SPA. CONCRETE POOL DECKING 13'X40'.

The above information as furnished is true, and correct to the best of my knowledge; therefore, I hereby apply for a building and an on-site sewage management system inspection based upon this information.

Date of Application_0	4/06/2016			
Applicant Signature	m mure	Applicant Name	BOUNDARY ZONE - MATT MASTERS	_ Phone_(770) 271-5772
Owner's Name_KIP T	AYLOR		¥.	
OFFICIAL USE ON	ILY:			· · · · · · · · · · · · · · · · · · ·
Status (Approved or	Disapproved): Approved		Date: 04/11/2016	
Inspector (Name): De	on Loggins	Signa	ature: Ar Whank	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 15,650 FEET AND AN ANGULAR ERROR OF OO" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 179,389 FEET.

TYPE OF EQUIPMENT USED TOPCON GPT 2003 & DATA COLLECTOR.

SUBDIVISION PLAT RECORDED IN PB. T, PG. 32-B .

AS PER OFFICIAL F.I.R.M. FOR COMMUNITY NO. 1315C0053H, DATED: MARCH 4, 2013, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.



I.P.F. 1" O.T.P.

(IN FEET)

1 inch = 40 ft.

I.P.P. -----IRON PIN PLACED C.T. -----CRIMPED TOP PIPE R.B. ------REINFORCING BAR O.T. -----OPEN TOP PIPE N/F -----NOW OR FORMERLY B.L. -----BUILDING LINE KIP TAYLOR LOCATED IN RIVERVIEW ESTATES - BLOCK A UNIT ONE - LOT 2 LAND LOTS 329 & 330 6TH DISTRICT GWINNETT COUNTY GEORGIA

DATE: APRIL 5, 2015 SCALE: 1" = 40'

SURVEY FOR

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS AS SET FORTH IN THE GEORGIA PLAT ACT.



VANSANT - CAMPBELL CIVIL ENGINEERING - LAND SURVEYING 8667 BALDWIN PARKWAY, DOUGLASVILLE, GEORGIA 30134 PHONE: (770) 942-1234 FAX: (770) 942-2010

PREPARED BY







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

THIS PROPERTY.

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MAP SCALE 1" = 500 PANEL 0053H FIRM FLOOD INSURANCE RATE MAR GWINNETT COUNTY, GEORGIA AND INCORPORATED AREAS PANEL 53 OF 155 (SEE MAP INDEX FOR FIRM PANEL LAYOUT
 COMMUNITY
 NUMBER
 PANEL
 SUFFIX

 BERKELEY LAKE, CITY OF
 130450
 0053
 H

 GUINNET COLINTY
 130322
 0053
 H
 ederal Emergency Management Agency

FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT: THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY (CITY OF PEACHTREE CORNERS), GEORGIA PANEL # 1315C0053H. EFFECTIVE 3/4/2013

RESIDENTIAL DRAINAGE PLAN

THIS HOUSE LOCATION / RESIDENTIAL DRAINAGE PLAN HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE ZONING RESOLUTION AND DEVELOPMENT REGULATIONS OF GWINNETT COUNTY, GEORGIA, AND IS APPROVED FOR ISSUANCE OF A BUILDING PERMIT FOR THE RESIDENTIAL STRUCTURE AND OTHER IMPROVEMENTS SHOWN HEREON. NO FRAMING INSPECTION WILL BE APPROVED UNTIL A CERTIFICATION OF THE ELEVATION OF THE LOWEST FLOOR, AS BUILT, PREPARED BY A REGISTERED LAND SURVEYOR OF PROFESSIONAL ENGINEER, HAS BEEN RECEIVED BY THE DEPARTMENT. THIS APPROVAL IS GRANTED WITH THE PROVISION THAT NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR THE COMPLETION OF CONSTRUCTION UNTIL CONFORMANCE TO THIS HOUSE LOCATION / RESIDENTIAL DRAINAGE PLAN HAS BEEN FIELD VERIFIED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF HAS BEEN VERIFIED BY A FOUNDATION SURVEY PREPARED BY A REGISTERED LAND SURVEYOR

DEPARTMENT OF PUBLIC UTILITIES

THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE BY SOLAR LAND SURVEYING COMPANY (LAND SURVEYOR JOHN W STANZILIS, JR. GA. RLS #2109, AND IS STATED TO BE ACCURATE WITHIN ON FOOT IN 100,000' +- AND CONTAINS A TOTAL OF 1.065 ACRES

OWNER: KIP TAYLOR 4348 RIVERVIEW DRIVE PEACHTREE CORNERS, GEORGIA 30097 (770) 722-4817

4348 RIVERVIEW DRIVE PEACHTREE CORNERS, GEORGIA 30097

RDP PREPARED BY: BOUNDARY ZONE, INC. 4195 SOUTH LEE STREET, SUITE I **BUFORD, GA 30518**

DATE

A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA, COMMUNITY PANEL #13135C005 EFFECTIVE DATE MARCH 4, 2013

TOTAL LOT AREA AREA LOCATED OUTSIDE FLOOD PLAIN LIMITS

63,554 S.F. 63,554 S.F.

FIELD RUN TOPOGRAPHIC INFORMATION WAS PREPARED BY VANSANT-CAMPBELL 8667 BALDWIN PKWY DOUGLASVILLE, GEORGIA 30134

LOT ADDRESS:

DATED: 9/10/15.

SITE AREA: 63,554 S.F. 1.459 AC.

NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. TREES ARE TO BE REMOVED FROM THIS SITE DURING CONSTRUCTION OF THE HOUSE AREA.

A SEPARATE BUILDING PERMIT MUST BE OBTAINED PRIOR TO APPROVAL OF A RDP FOR EACH SITE RETAINING WALL (WHICH EITHER EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLOPE GREATER THAN 1 FOOT RISE IN 3 FEET HORIZONTAL) AND FOR EACH **RETAINING WALLATTACHED TO THE HOUSE (WHICH EXCEEDS 6 FEET IN HEIGHT) IN** ACCORDANCE WITH GWINNETT COUNTY CODE SECTION 103.1.1. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTINENT TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF **OCCUPANCY FOR ANY USABLE STRUCTURE ON SITE.**

EROSION CONTROL SEDIMENT NOTES:

- 1. 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.
- 2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITION EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL TO TREAT THE SEDIMENT SOURCE.
- 3. ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- 4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY
- 5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- 6. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 TYPE C TEMPORARY SILT FENCE. OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993

HIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. BY: VANSAT-CAMPBELL SEE SHEET 1

FDITION

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NO EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSO

THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN ERMISSION OF THIS SURVEYOR

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SITE NOTES:

- PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR.
- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF GWINNETT COUNTY.
- 3. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1
- NO GRADED SLOPES SHALL EXCEED 2H:1V; THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHALI
- BE BASED ON FIELD STAKING 6. 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
- PROPERTY 8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM. 9. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS. 10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE

SIGN

I WATER VALVE POWER POLE YARD DRAINS

TREE LEGEND PROPERTY CORNER CONC. CONCRETE TF:1069.0 TOP OF FOOTER ELEVATION POWER METER T TELEPHONE BOX -HB HAY BALES HARDWOOD TREE POWER BOX - W- WATER LINE -FW FLOW WELL LINE EOP EDGE OF PAVEMENT A/C UNIT - U- OVERHEAD UTILITY LINE N/F NOW OR FORMERLY - 920 - CONTOUR LINE ------ DRAINAGE ARROW -⁽, LIGHT POLE - S - SEWER LINE R/W RIGHT-OF-WAY F.F.E. FINISH FLOOR ELEVATION PINE TREE B.F.E. BASEMENT FLOOR ELEVATION BSL BUILDING SETBACK LINE GUY WIRE - G- GAS LINE CNTL. CANTILEVER G.F.E. GARAGE FLOOR ELEVATION S MANHOLE -C-CABLE LINE© CLEAN OUT - T - TELEPHONE LINE C.R.Z. CRITICAL ROOT ZONE 1036.9 GROUND ELEVATION G GAS METER - X- FENCE LINE S.R.P. STRUCTURAL ROOT PLATE 1038.69 SURFACE ELEVATION GAS VALVE TW:1069.0 TOP OF WALL ELEVATION -SF- SILT FENCE (TYP.) C CABLE BOX -O- TREE PROTECTION BW:1069.0 BOTTOM OF WALL ELEVATION L.L. LAND LOT

—Straw Bal

GEORGIA **UNIFORM CODING SYSTEM**

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CODE	PRACTICE		MAP	
CODL	INACTICE	DETAIL	SYMBOL	
Co	CONSTRUCTION EXIT	- 11/0	CO (LABEL)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
(Sd1)	SEDIMENT BARRIER		(INDICATE TYPE)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Tr	TREE PROTECTION	\bigcirc	(DENOTE TREE CENTERS)	To protect desirable trees from injury during construction activity.

GaSWCC (Amended - 2013)

*Property under construction when Act took effect, based on aerial photo evidence

404-463-3100 Fax 404-463-3105 WWW.ATLANTAREGIONAL.COM

EROSION & SEDIMENT CONTROL PRACTICES

DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY DS1 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 DS2

DS3

DS4

TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS. DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH 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 TO COUNTY REQUIREMENTS.

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

> GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

1/25/17

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

3 OF 4

Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

CONDITIONS

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to

maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

SPECIFICATIONS MULCHING WITHOUT SEEDING

This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

SITE PREPARATION

1. Grade to permit the use of equipment for applying and anchoring mulch. 2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers. 3. Loosen compact soil to a minimum depth of 3 inches.

MULCHING MATERIALS

- Select one of the following materials and apply at the depth indicated: 1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
- 2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
- 3. Cutback asphalt (slow curing) shall be applied at 1200 gallons per acre (or 1/4 gallon per sq.yd.).
- ne film shall be se for temporary protection. This material can be salvaged and reused.

APPLYING MULCH

- When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area. 1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
- 2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches
- 3. Cutback asphalt shall be applied uniformly. care should be taken in areas of pedestrian traffic due to problems of 'tracking in" or damage to shoes, clothing, etc.
- 4. Apply polyethylene film on exposed areas.

ANCHORING MULCH

- 1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifers and binders can be substituted for emulsified asphalt. Please refer to specification Tb -Tackifers and Binders. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's
- specifications. 2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
- 3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.

	SEEDING RATES FOR TEMPORARY SEEDING						
	SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**			
	RYE	3.9 POUNDS	3 BU.	9/1 - 3/1			
	RYEGRASS	0.9 POUNDS	40 LBS.	8/15 - 4/1			
	ANNUAL LESPEDEZA	0.9 POUNDS	40 LBS.	1/15 - 3/15			
	WEEPING LOVEGRASS	0.1 POUNDS	4 LBS.	2/15 - 6/15			
	SUDANGRASS	1.4 POUNDS	60 LBS.	3/1 - 8/1			
	BROWNTOP MILLET	0.9 POUNDS	40 LBS.	4/1 - 7/15			
	WHEAT	4.1 POUNDS	3 BU.	9/15 - 2/1			
* .	Unuqual cita ac	nditions may	maguina haa	vian gooding			

Unusual site conditions may require heavier seeding rates ** Seeding dates may need to be altered to fit temperture variations and conditions.

SPECIFICATIONS **GRADING AND SHAPING**

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others. No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if h is to be used. comg equipment

SEEDBED PREPARATION

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall. When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

LIME AND FERTILIZER

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

SEEDING

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.

MULCHING Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

IRRIGATION

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

HIS 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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BOUNDARY REFERENCE: SURVEY FOR KIP TAYLOR BY: VANSAT-CAMPBELL SEE SHEET 1

TOTAL AREA: 1.459 ACRES / 63,554 SQUARE FEET

LEGEND: R/W MONUMENT 🔔 FIRE HYDRANT W WATER METER I WATER VALVE YARD DRAINS SIGN

DS3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS GRADING AND SHAPING

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment. When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation. Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the

appropriate standards and specifications.

SEEDBED PREPARATION Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used,

BROADCAST PLANTINGS

seedbed preparation will be done as follows:

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used. 2. Tillage may be done with any suitable equipment.

3. Tillage should be done on the contour where feasible.

4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

INDIVIDUAL PLANTS

- 1. Where individual plants are to be set, the soil shall be prepared by excavating holes. opening furrows, or dibble planting. 2. For nursery stock plants, holes shall be large enough to accommodate roots without
- 3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

PLANTING

HYDRAULIC SEEDING Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

CONVENTIONAL SEEDING

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

NO-TILL SEEDING

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

INDIVIDUAL PLANTS

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

MULCHING

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

- 1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of $2 \frac{1}{2}$ tons per acre.
- 2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate OF 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
- 3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper. 4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per
- 5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes.
- Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas. 6. When using temporary erosion control blankets or block sod, mulch is not required.
- 7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

APPLYING MULCH

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment other spreading equipment or by hand. Mulch shall be applied to cover 75% of

the soil surface. Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

ANCHORING MULCH

- Anchor straw or hay mulch immediately after application by one of the following methods: 1. Emulsified asphalt can be (a) sprayed uniformly onto the mulch as it is ejected from the blower machine or (b) sprayed on the mulch immediately following mulch application when straw or hay is spread by methods other than special blower equipment. The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade
- SS-1h or CSS-1h emulsified asphalt and 100 gallons of water per ton of mulch. Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discoloration. 2. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be
- used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
- 3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications.
- Refer to Tb Tackifiers and Binders. . Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
- 5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

IRRIGATION Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR PERMANENT SEEDING				
SPECIES	RATE PER	RATE PER	PLANTING	
BAHIA	1.4 POUNDS	60 LBS.	1/1 - 12/31	
BERMUDA	0.2 POUNDS	10 LBS.	2/15 - 7/1	
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1 - 7/1	
LESPEDEZA	1.7 POUNDS	75 LBS.	1/1 - 12/31	
WEEPING LOVEGRASS	0.1 POUNDS	4 LBS.	2/1 - 6/15	
SWITCHGRASS	0.9 POUNDS	40 LBS.	3/1 - 6/1	

* Unusual site conditions may require heavier seeding rates ** Seeding dates may need to be altered to fit temperture variations and conditions.

DEFINITION

CONDITIONS

swales, and waterways with intermittent flow. CONSTRUCTION SPECIFICATIONS INSTALLATION

Soil Preparation

- Bring soil surface to final grade. Clear sur Apply sod to soil surfaces only and not fro
- Topsoil properly applied will help guarante herbicides or soil sterilants.

	-		
FERTILIZER TYPE (LBS. / ACRE)	FERTILIZER RATE (LBS. / ACRE)	FERTILIZER RATE	SEASON
10-10-10	1000	.025	FALL

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Installation

- stretch sod.
- approved methods.

MATERIALS

- Sod selected should be cer Sod should be machine c • Sod should be cut to the d
- Sod should be cut and ins
- Avoid planting when subj
- See Figure 6-4.1 for your Resource Area.

TREE LEGEND PROPERTY CORNER POWER METER CONC. CONCRETE TF:1069.0 TOP OF FOOTER ELEVATION TELEPHONE BOX -HB HAY BALES • FOUND (AS NOTED) HARDWOOD TREE POWER BOX - W- WATER LINE -FW FLOW WELL LINE EOP EDGE OF PAVEMENT • 1/2" REBAR WITH CAP SET LSF# 839 A/C UNIT - U- OVERHEAD UTILITY LINE N/F NOW OR FORMERLY - 920 - CONTOUR LINE ------ DRAINAGE ARROW -⁽, LIGHT POLE -s - sewer lineR/W RIGHT-OF-WAY F.F.E. FINISH FLOOR ELEVATION PINE TREE GUY WIRE - G- GAS LINE BSL BUILDING SETBACK LINE B.F.E. BASEMENT FLOOR ELEVATION G.F.E. GARAGE FLOOR ELEVATION © MANHOLE -C-CABLE LINECNTL. CANTILEVER - T - TELEPHONE LINE C.R.Z. CRITICAL ROOT ZONE 1036.9 GROUND ELEVATION CLEAN OUT G GAS METER -X-FENCE LINES.R.P. STRUCTURAL ROOT PLATE 1038.69 SURFACE ELEVATION POWER POLE GAS VALVE -SF- SILT FENCE (TYP.) TW:1069.0 TOP OF WALL ELEVATION C CABLE BOX -O-TREE PROTECTIONBW:1069.0 BOTTOM OF WALL ELEVATION L.L. LAND LOT

DISTURBED AREA STABILIZATION (WITH SODDING)

A permanent vegetation using sods on highly erodible or critically eroded lands.

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass

rface of trash, woody debris, stones and clods larger than 1".
ozen surfaces, or gravel type soils.
tee stand. Don't use topsoil recently treated with

• Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

• Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Table

MAINTENANCE

• Re-sod areas where an adequate stand of sod is not obtained. • Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and donotNew sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified. • Apply one ton of agricultural lime as indicated by soil test or every 4-6 years. • On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or otherentilize grasses in accordance with soil tests or Table 6-6.3.

• Installed sod should be rolled or tamped to provide good contact between sod and soil. Table 6-6.3. Fertilizer Requirements for Sod • Irrigate sod and soil to a depth of 4" immediately after installation. • Sod should not be cut or spread in extremely wet or dry weather. TYPES OF SPECIES PLANTING YEAR (N-P-K) (I BS./ACRE) DRESSING RATE • Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

			(IN-P-K)	(LD3./ACRE)	(LBS./ACRE)
	COOL	FIRST	6-12-12	1500	50-100
ertified. Sod grown in the general area of the project is desirable	SEASON	SECOND	6-12-12	1000	-
ut and contain $3/4" \pm 1/4"$ of soil, not including shoots or thatch.	GRASSES	MAINTENANCE	10-10-10	400	30
stalled within $\pm 5\%$. Torn of uneven pads should be rejected	. WARM	FIRST	6-12-12	1500	50-100
viect to frost heave or hot weather if irrigation is not available.	SEASON	SECOND	6-12-12	800	50-100
hown on the plans or installed according to Table 6-6.2.	GRASSES	MAINTENANCE	10-10-10	400	30

The sod type should be shown on the plans or installed according to Table 6-6.2.

6-6.2. Sod Planting	Requirements			
GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON	
ERMUDAGRASS	COMMON	M-L, P, C		
	TIFWAY	Р, С		
	TIFGREEN	Р, С	WARM WEATHER	
	TIFLAWN	Р, С		
BAHIAGRASS	PENSACOLA	Р, С	WARM WEATHER	
CENTIPEDE	-	Р, С	WARM WEATHER	
T. AUGUSTINE	COMMON BITTERBLUE	С	WARM WEATHER	
	RALEIGH			
ZOYSIA	EMERALD	Р, С	WARM WEATHER	
	MYER			
TALL FESCUE	KENTUCKY	M-L, P	COOL WEATHER	

P TAVI OP E SE ,0,6^{TL} IEW ^T S, PREPARED FG f 2, RIVERVIEW I LAND LOT 329 & 4348 RIVEH EACHTREE CORN \mathbf{N} GR LOT 2, L¹ PE

NOT VALID WITHOUT ORIGINAL SIGNATURE

FOR THE FIRM

BOUNDARY ZONE, INC

PROJECT

16552.01

SHEET

4 OF 4

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

1/25/1 GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

BUFORD 4195 SOUTH LEE STREET, SUITE I BUFORD, GEORGIA 30518 ATLANTA ATLANTA 235 PEACHTREE STREET NE, SUITE 400 ATLANTA, GEORGIA 30303 MARIETTA 1870 THE EXCHANGE, SUITE 100 MARIETTA, GA 30339 RALEIGH

NITROGEN TOP

RATE

FERTILIZER