


DATE: March 8, 2018

ARC REVIEW CODE: V1803081

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: David Chastant, Planning and Development Manager
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-18-01PC 4476 Ridgeway Drive

Review Type: Metro River

MRPA Code: RC-18-01PC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the removal of an existing single family home and the construction of a new single family home.

Preliminary Finding: 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 **District:** 6 **Section:**

Date Opened: March 8, 2018

Deadline for Comments: March 18, 2018

Earliest the Regional Review can be Completed: March 19, 2018

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF JOHNS CREEK

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA
CITY OF NORCROSS

If you have any questions regarding this review, please contact Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before March 18, 2018, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: March 8, 2018

ARC REVIEW CODE: V1 803081

TO: ARC Community Development and Natural Resources Managers

FROM: Robert Herrig, 470-378-1636

Reviewing staff by Jurisdiction:

Community Development: Herrig, Robert

Natural Resources: Santo, Jim

Name of Proposal: RC-18-01PC 4476 Ridgeway Drive

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the removal of an existing single family home and the construction of a new single family home.

Submitting Local Government: City of Peachtree Corners

Date Opened: March 8, 2018

Deadline for Comments: March 18, 2018

Earliest the Regional Review can be Completed: March 19, 2018

Response:

- 1) Proposal is **CONSISTENT** with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) 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.

COMMENTS:

[illegible]

**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): Clint Boling and Kelly Boling
Mailing Address: 4934 Conover Drive
City: Peachtree Corners State: GA Zip: 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-362-1389 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Robert King c/o Crownline Homes
Mailing Address: 10050 Mallock Bridge Rd Suite 100
City: Johns Creek State: GA Zip: 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-778-1737 Fax: _____
Other Numbers: 770-858-5113
4. Proposed Land or Water Use:
Name of Development: Riverview Estates
Description of Proposed Use: NEW SINGLE FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 329, 6th District, Gwinnett County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Riverview Estates, LOT 10, Block G, 4476 Ridgeside Drive,
Size of Development (Use as Applicable):
Acres: Inside Corridor: .83 Acres / 36,051 Sq ft
Outside Corridor: —
Total: .83 Acres
Lots: Inside Corridor: (1) ONE
Outside Corridor: —
Total: (1) ONE
Units: Inside Corridor: N/A
Outside Corridor: _____
Total: _____
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 Gwinnett County Septic Permit Attached

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 N/A

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	<u>36,051</u>	<u>24,940</u>	<u>12,256</u>	(70) <u>70</u>	(45) <u>35</u>
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:				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: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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.

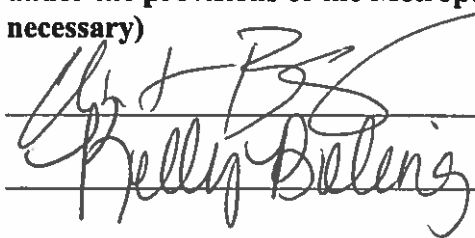
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

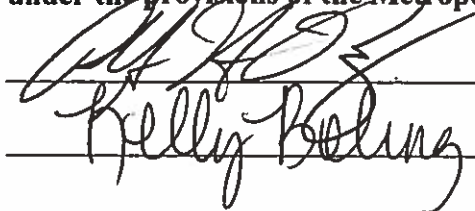
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

 2-12-18
2/12/18

Signature(s) of Owner(s) of Record

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:

 2/12/18
2/12/18

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

Date

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

 23 FEB 18
Signature of Chief Elected Official or Official's Designee Date

4476 Ridgeway Drive Reanalysis
City of Peachtree Corners

December 15, 2016

Vulnerability Factor	Factor Subgroup	Score
Geology	Biotite-Gneiss	5
Hydrology:	Interbasin	20
Aspect:	North	6
Slope	0-10%	3
Vegetation	Barren	10
Soils	Low to Moderate Erodibility	8
TOTAL:		44
CATEGORY:		C

The C category includes scores from 38 to 49

Lot Size 36,051 SF

EXISTING CONDITIONS ALLOCATIONS

IMPERVIOUS SURFACE	13,318 SF
CLEARING	21,995 SF

RE-ANALYSIS ALLOCATIONS

IMPERVIOUS SURFACE	45% OF 36,051 SF = 16,222.95 SF
CLEARING	70% OF 36,051 SF = 25,235.70 SF

WINNETT CO. ENVIRONMENTAL HEALTH
GEORGIA DEPARTMENT OF HUMAN RESOURCES
APPLICATION FOR CONSTRUCTION PERMIT AND SITE
APPROVAL
FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

Permit Number: G539138
Permit Type: New-Small Residential
Tax ID: 6329 015

Subdivision: RIVERVIEW ESTATES
Lot/Block: 10 / G
Property Location:
4476 RIDGATE DRIVE
PEACHTREE CORNERS, GA 30097

Health District: 03-04

I hereby apply for a construction permit to install an onsite sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. I understand that a final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover.

Signature (Owner or Applicant):

Date: 02/07/2018



Property Owner's Name: CLINT BOLING
Owner's Address: 4934 CONOVER DRIVE

Phone: (678) 362-1389

Permit Applicant's Name: CROWNLIN HOMES- ROBERT KING

Phone: (678) 778-1737

Type of Facility: Residential
Water Supply:
Lot Size:
House Design: Basement

Number of Bedrooms: 5

Level of Plumbing Outlet:
Soil Type: Red Bay

Total Capacity: Septic Tank 1500.00 Gals. Dosing Tank _____ Gals.
Grease Trap _____ Gals. Aerobic Tank _____ Gals.

Absorption Field: Total Sq. Ft. 975 Total Linear Ft. 325

Trench Depth In. 24 - 36 Trench Width In. 36
If Distribution Box Used: No. of Lines _____ Length Each Line, Ft. _____ Depth or Total Aggregate In System _____

Special Conditions:

Permit is written based on the Level III soil report from Ros A. Scott dated 01/25/18. Install a minimum 1,500 gallon baffled septic tank with an effluent filter. Install a minimum of 325 linear feet of high capacity chamber in the Red Bay soil located in the front yard circular drive area. Do not grade/disturb the future septic repair area. Follow natural topography. Any portion of the water line that comes within 10 feet of the drain field must be sleeved at the time of inspection. Follow all OSSMS guidelines. If rock or signs of water are encountered stop and call GCEH at 770-963-5132.

PERMIT

A permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly 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: G539138

Date of Issue: 02/07/2018

Approved by (Health Department Representative)

Title

Eric Bailey



Environmentalist

**Gwinnett County Environmental Health
Site Approval**

Subdivision RIVERVIEW ESTATES Lot 10 Block G Tax ID 6329 015

Street Address 4476 RIDGATE DRIVE City PEACHTREE CORNERS Water Supply Public Water

House Design (check one): Slab _____ Crawl Space _____ Basement X

Stub Out Location: Slab _____ Crawl Space _____ Basement with Plumbing _____ Basement without Plumbing _____

Number of Bedrooms 5 Gallons Per Day _____ Garbage Disposal (Yes or No) No

Site Evaluation Type New-Small Residential

Soil Type from Soil Report:

Type	Classifier	Percolation Rate
Red Bay	Ros A. Scott	40

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

<u>Item</u>	<u>Location</u>
Creeks, Streams	_____
Ponds, Lakes	_____
Wells, Springs, Sink Holes	_____
Embankments	_____
Topographical Concerns	_____

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

NEW CONSTRUCTION 5 BEDROOM HOME 25'x40' POOL AND DECKING

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 01/29/2018

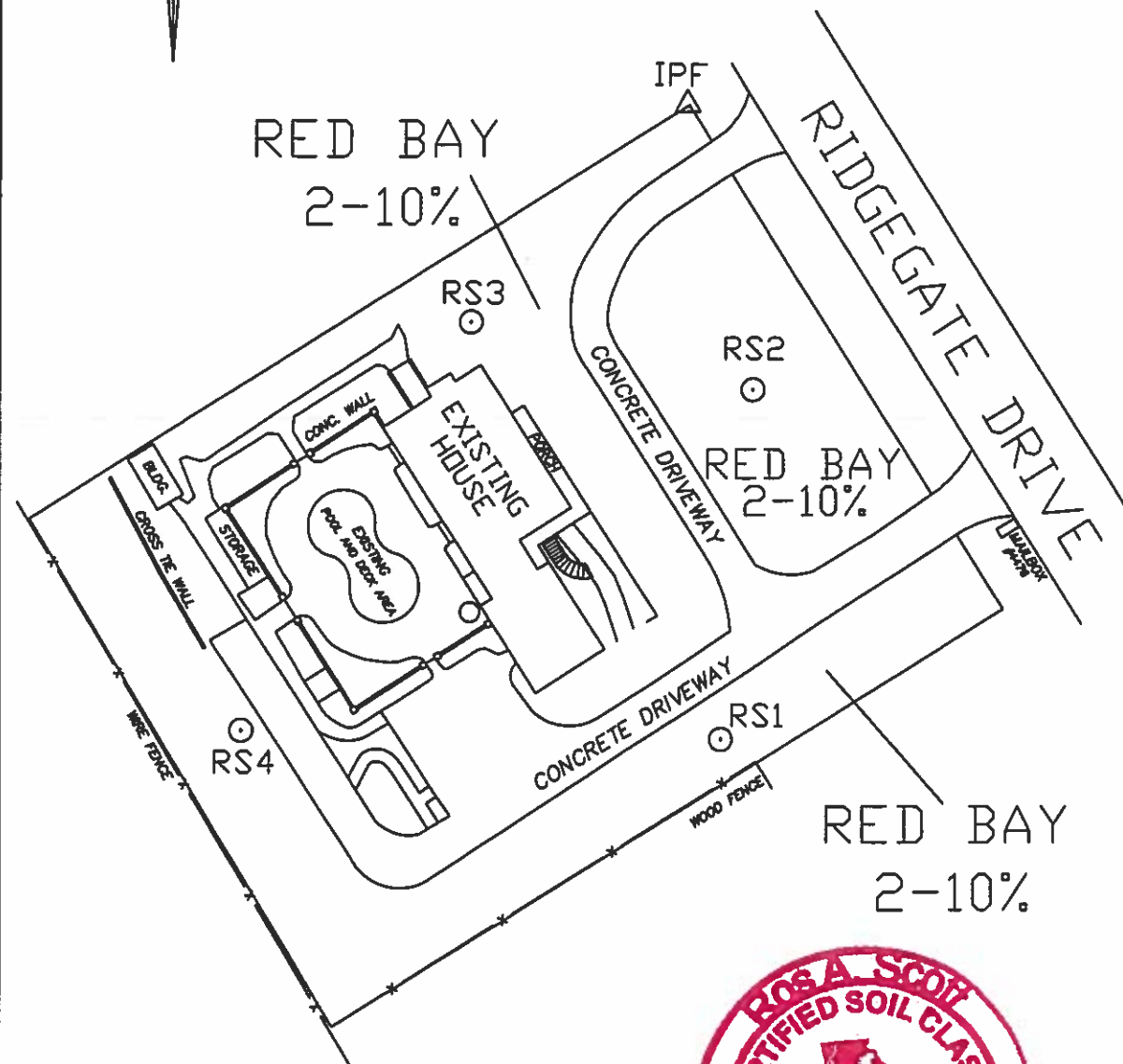
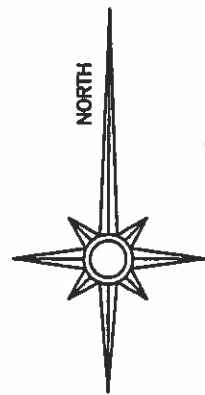
Applicant Signature  Applicant Name CROWNLINE HOMES- ROBERT KING Phone (678) 778-1737

Owner's Name CLINT BOLING

OFFICIAL USE ONLY:

Status (Approved or Disapproved): Approved Date: 02/07/2018

Inspector (Name): Eric Bailey Signature: 



UNDER GEORGIA ANALYSIS, LLC.
146 MARTIN LUTHER KING JR. BLVD #375 MONROE, GEORGIA 30655-5620
PHONE 706-473-3618 FAX 770-207-5442
UNDERGA@EARTHLINK.NET

COUNTY:	GWINNETT	SITE REVIEW DATE:	1/25/2018
OWNER:	CROWNLIN HOMES		
SITE LOCATION ADDRESS:	SITE IS LOCATED AT 4476 RIDGEGATE DRIVE		
LOT NUMBER:	LOT 10 RIVER ESTATES S/D		
INTENSITY LEVEL OF INVESTIGATION:	LEVEL 3 SOIL ANALYSIS, DPH STANDARDS		
FILE NAME:	ROBERT KING 012518B.XLS ROBERT KING 012518B.DWG		

SOIL PROPERTIES

	SOIL SERIES SEE SUITABILITY CODES	SLOPE % ranges of the soil type	DEPTH TO BEDROCK	DEPTH TO SEASONAL HIGH H2O TABLE and/or RESTRICTIVE MATERIAL	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH MIN/ IN. predicted	RECOMMENDED TRENCH DEPTH (inches)	SUITABILITY CODE (listed below)
	RED BAY	2-10%	DBR > 60"	> 60"	40	24-36"	A

MAP LEGEND AND SUITABILITY CODE DESCRIPTIONS

	SOIL BORING
IPF	IRON PIN FOUND
DBR	DISCONTINUOUS BROKEN ROCK WITH VARIABLE HARDNESS
A	SUITABILITY CODE - SOIL TYPE SHOULD HAVE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.

GENERAL NOTES FOR THE SITE

- THE AREA TESTED WAS DESIGNATED BY THE CLIENT. ALL CORNERS OF THE SOIL SURVEY ARE FLAGGED IN THE FIELD.
- THERE IS AN EXISTING SEPTIC SYSTEM ON THIS SITE. THE EXACT LOCATION OF THE SEPTIC TANK AND ABSORPTION FIELDS WAS NOT KNOWN AT THE TIME OF THE SOIL SURVEY.
- AREAS UTILIZED FOR ABSORPTION FIELDS SHOULD BE SHAPED FOR RAPID RUNOFF.
- MAKE SURE THE PROPOSED SEPTIC AREAS ARE PROTECTED DURING CONSTRUCTION OF THE HOME AND ARE NOT ALLOWED TO BECOME STORAGE AREAS FOR FILL DIRT, OR USED FOR TRASH PITS. ALSO, KEEP HEAVY EQUIPMENT FROM PARKING AND DRIVING ON THE SEPTIC AREA WHICH COULD CAUSE COMPACTION OF THE SOIL.
- THE ABSORPTION FIELD SHOULD NOT BE INSTALLED DURING A WET OR RAINY PERIOD WHICH COULD RESULT IN DAMAGE TO THE SOIL STRUCTURE AND RESULT IN REDUCED SYSTEM PERFORMANCE.

The information contained in this report is based on the pedons (test borings) classified in the field. All boring locations, as well as, other miscellaneous soil conditions and features, are located with a Global Positioning System (Trimble Geoexplorer XT) to assist in maintaining quality control. The projected boundary of each soil map unit is based on the professional opinion and judgment of the Soil Scientist. Soil boundary lines should be considered a transitional zone where one soil condition intergrades into another, rather than, as an exact boundary. Under Georgia Analysis, LLC. does not design, install, maintain or permit waste disposal systems and does not guarantee the performance of any waste disposal system. Your local Health Department holds full authority in the permitting of onsite waste disposal systems. Your local Health Department may view the soil conditions differently than the Soil Classifier and will have the final say in their county. This report is based on conventional septic systems and all recommendations are based on installation from the original unaltered soil surface unless stated otherwise. Any changes or alterations made to the soil maps or interpretations without the written approval of Under Georgia Analysis, LLC. voids the seal of the Soil Scientist.

SOILS CLASSIFIED BY: ROSA SCOTT - DPH CERTIFIED SOIL CLASSIFIER

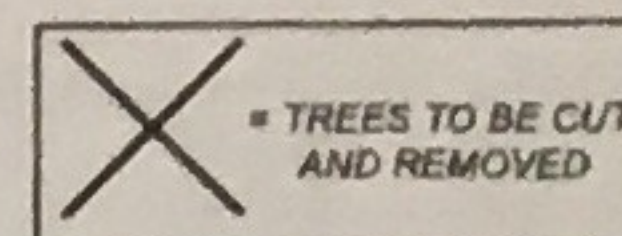
DRAWING NUMBER: 012518B

SITE NOTES:

1. SITE ADDRESS= 4476 RIDGEGATE DRIVE
2. TAX PARCEL= 6329 015
3. 24 HOUR EMERGENCY CONTACT:
CONTRACTOR: TBD
4. ZONING- R-100: FRONT SETBACK: 35' SIDE SETBACK: TWO YARDS 25' TOTAL REAR SETBACK: 40'
5. TOTAL AREA: 0.828 ACRES OR 36,051 SF
6. DISTURBED AREA: 24,940 SF
7. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
8. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.
9. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
10. THERE ARE NO WATERS OF THE STATE WITHIN 200 FEET OF THIS SITE.
11. 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.

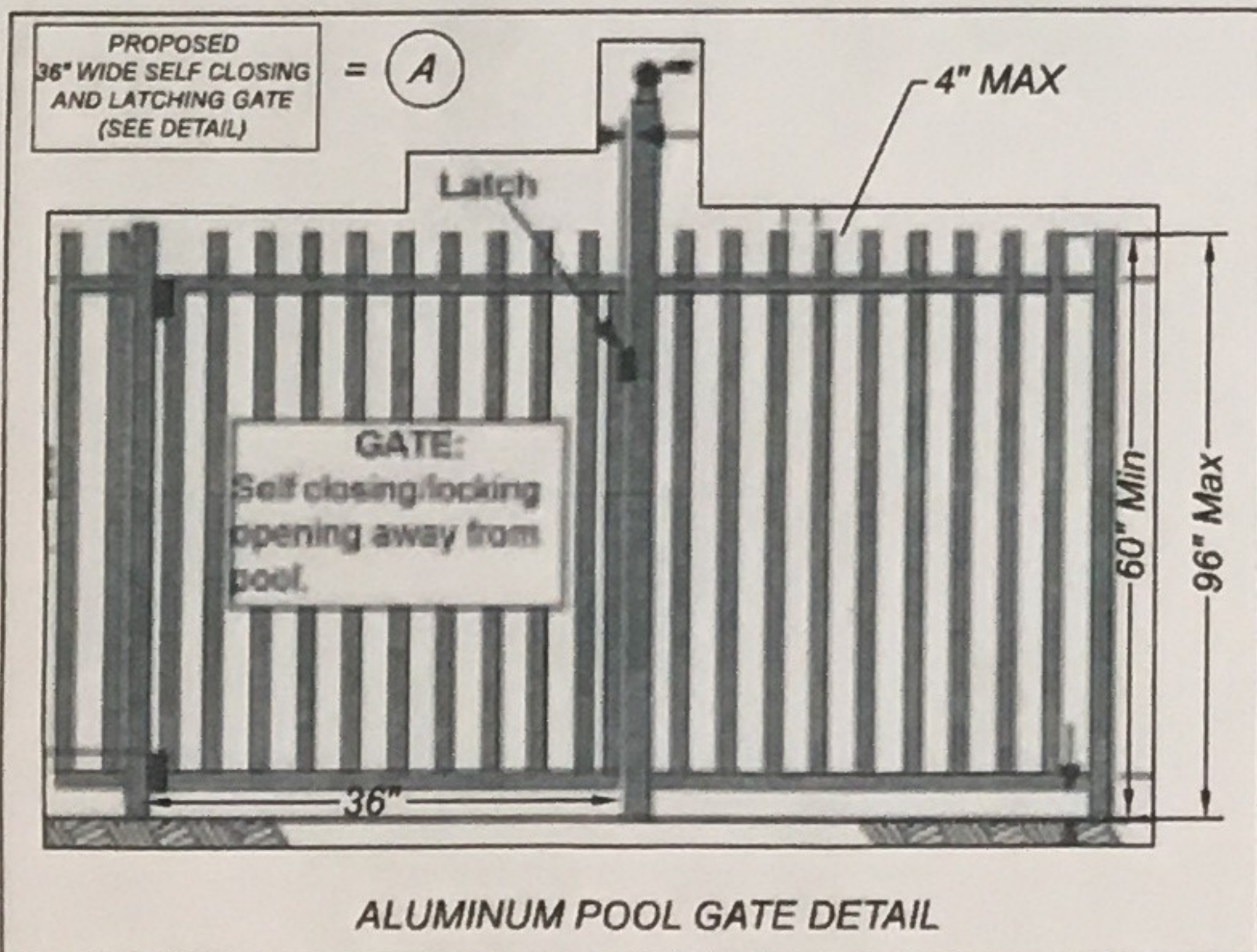
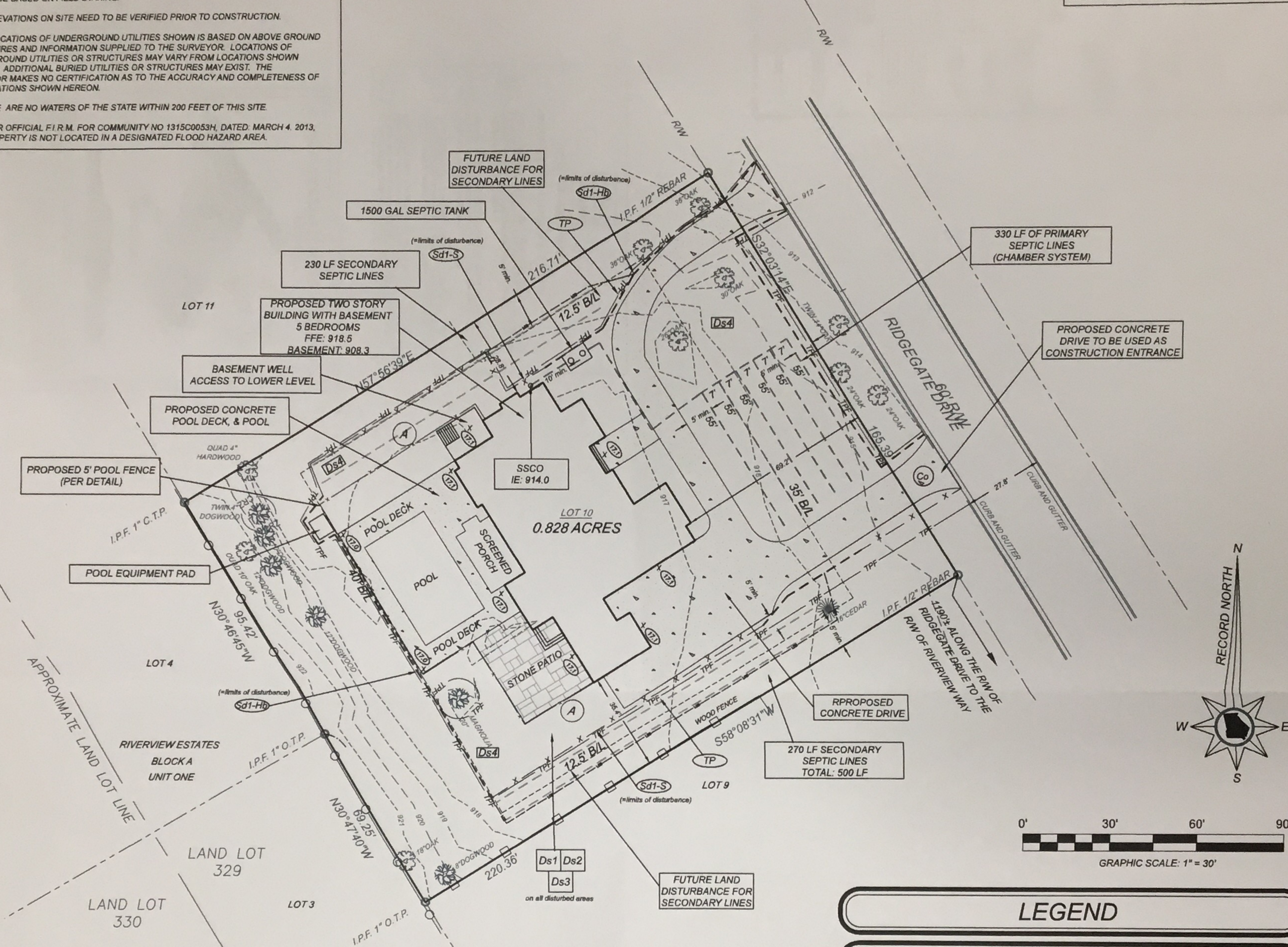
NOTE:
1. ALL WORK WITHIN TREE CRZ MUST BE PERFORMED WITH HAND TOOLS.

24 HOUR EROSION CONTACT
Robert King
PHONE # 678-778-1737



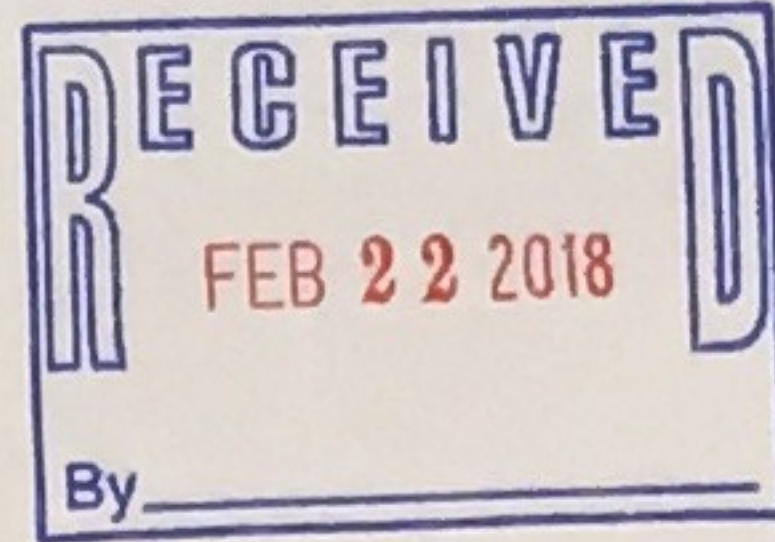
NOTE:
ALL HAYBALES WITHIN CRZ MUST BE STAKED AND NOT TRENCHED

RIVER CORRIDOR CALCULATIONS:
TOTAL LOT AREA: 36,051 S.F.
RIVER CATEGORY: C
IMPERVIOUS SURFACE ALLOWED PERCENTAGE: 45%
CLEARING ALLOWED PERCENTAGE: 70%
TOTAL ALLOWED IMPERVIOUS AREA: 16,223 S.F.
TOTAL IMPERVIOUS AREA: 12,256 S.F.
(HOUSE=4330 sq ft / DRIVE= 4,304 sq ft / WALK= 0sq ft / PORCH= 345 sq ft / STONE DECK= 923 sq ft / POOL & POOL DECK= 2354 sq ft)
TOTAL ALLOWED CLEARING AREA: 25,236 S.F.
TOTAL PROPOSED CLEARING AREA: 24,940 S.F.



Provide erosion control measures as required by Soil Erosion, Sedimentation, and Pollution control ordinance

FEB 23 2018
Approval: *[Signature]*
CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT



LEGEND

DRAINAGE STRUCTURES

- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- JB = JUNCTION BOX
- GI = GRATE INLET
- CI = CURB INLET
- YI = YARD INLET
- DI = DROP INLET
- HW = HEAD WALL
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEANOUT
- GT = GREASE TRAP
- FES = FLARED END SECTION

UTILITY SYMBOLS

- A/C = AIR CONDITIONING UNIT
- ET = ELECTRIC TRANSFORMER
- CPED = CABLE TV PEDESTAL
- FH = FIRE HYDRANT
- GM = GAS METER
- GV = GAS VALVE
- GUY = GUY WIRE
- TPED = TELEPHONE PEDESTAL
- PP = UTILITY POLE
- LP = LIGHT POLE
- WM = WATER METER
- WV = WATER VALVE

MISC SYMBOLS

- Parking Space Count
- Satellite Dish

UTILITY LINETYPES

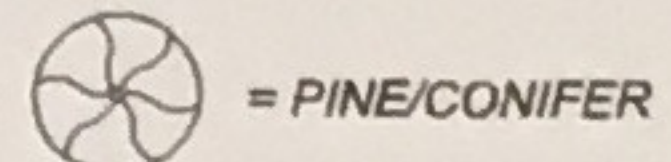
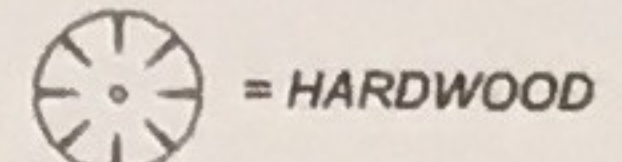
- P = POWER LINE (UP=UNDERGROUND)
- T = TELEPHONE LINE (UT=UNDERGROUND)
- C = CABLE TV LINE (UC=UNDERGROUND)
- S = SANITARY SEWER LINE
- G = GAS LINE

FENCE LINES

- Chain Link Fence (CLF)
- Wire Fence
- Wooden Fence

ABBREVIATIONS

- BC = BACK OF CURB
- BH = BUILDING HEIGHT
- BL = BUILDING SETBACK LINE
- SW = BOTTOM OF WALL
- C&G = CURB AND GUTTER
- CL = CENTERLINE
- CMF = CORRUGATED METAL PIPE
- CMF = CONCRETE MONUMENT FOUND
- CO = CLEAN OUT
- CONC = CONCRETE
- CTF = CRIMP TOP PIPE FOUND
- DB/PB = DEED BOOK / PAGE
- DE = DRAINAGE EASEMENT
- DIP = DUCTILE IRON PIPE
- DWCB = DOUBLE WING CATCH BASIN
- DYL = DOUBLE YELLOW LINE STRIPING
- EP = EDGE OF PAVING
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- HDEP = HIGH DENSITY POLY ETHYLENE PIPE
- IE = INVERT ELEVATION
- IPS = 1/2" REBAR PIN SET WCAP
- LL = LAND LOT
- LL = LAND LOT LINE
- MW = MONITORING WELL
- NF = NOW OR FORMERLY
- NIS = NAIL SET
- NTS = NOT TO SCALE
- OTF = OPEN TOP PIPE FOUND
- OSD = OUTSIDE DIMENSION
- OCS = OUTLET CONTROL STRUCTURE
- PB/PB = PLAT BOOK/PAGE
- P/L = PROPERTY LINE
- POB = POINT OF BEGINNING
- P.O.E = POINT OF ENTRY
- PVC = POLYVINYL CHLORIDE PIPE
- RBF = REBAR PIN FOUND
- RCP = REINFORCED CONCRETE PIPE
- RW = RIGHT OF WAY
- S.F. = SQUARE FEET
- SRF = SOLID ROD FOUND
- SS = SANITARY SEWER
- SSE = SANITARY SEWER EASEMENT
- TBM = TEMPORARY BENCH MARK
- TPM = TAX PARCEL NUMBER
- TPOB = TRUE POINT OF BEGINNING
- TW = TOP OF WALL
- TPP = TYPICAL
- WI = WEIR INLET



JOB NO.
17-276

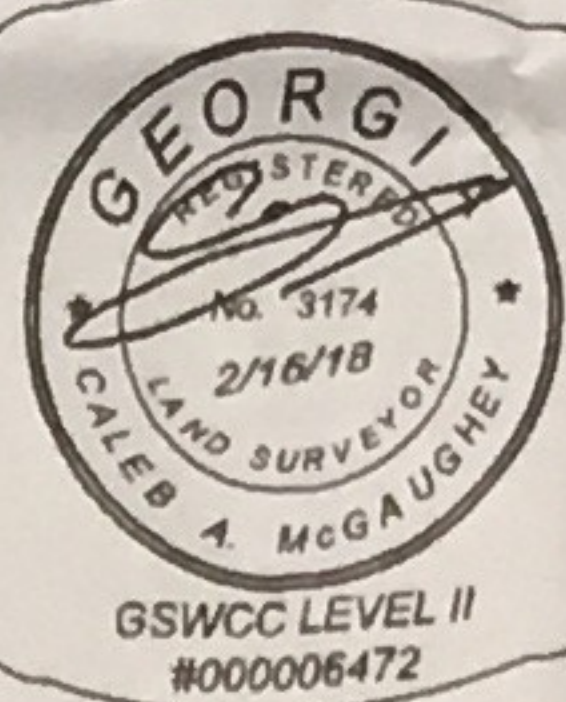
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17-276 SP.dwg

SHEET NO. OF
1 2

SITE PLAN FOR:

4476 RIDGEGATE DRIVE

RIVERVIEW ESTATES - BLOCK G: UNIT THREE; LOT 10
LAND LOT 329, 6th DISTRICT, GWINNETT COUNTY, GEORGIA
TAX PARCEL No. 6329 015
CITY OF PEACHTREE CORNERS



GA
LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE SUITE 1
SUWANEE, GA 30024

DRAWN BY:	WGH	REVISION	DATE	DESCRIPTION
CHECKED BY:	CAM			
CC:				
DATE:	2/16/18			
FIELD DATE:				
AREA:	0.828			
SCALE:	1" = 30'			

