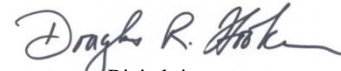


DATE: March 13, 2018

ARC REVIEW CODE: V1803131

TO: Mayor Lori Henry, City of Roswell
ATTN TO: Jackie Deibel, Planning & Zoning Director
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-18-01R 500 Riverside Road

Review Type: Metro River

MRPA Code: RC-18-01R

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a 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 Roswell

Land Lot: 459 **District:** 1 **Section:** 2

Date Opened: March 13, 2018

Deadline for Comments: March 23, 2018

Earliest the Regional Review can be Completed: March 23, 2018

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

ARC COMMUNITY DEVELOPMENT
GEORGIA DEPARTMENT OF NATURAL RESOURCES
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
NATIONAL PARK SERVICE/CRNRA

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 23, 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 13, 2018

ARC REVIEW CODE: V1 803131

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-18-01R 500 Riverside Road

Review Type: Metro River

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

Submitting Local Government: City of Roswell

Date Opened: March 13, 2018

Deadline for Comments: March 23, 2018

Earliest the Regional Review can be Completed: March 23, 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 Roswell
2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Nasreen Mackwani
Mailing Address: 500 Riverside Road
City: Roswell State: GA Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-563-9257 Fax: _____
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Nasreen Mackwani
Mailing Address: 500 Riverside Road
City: Roswell State: GA Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-563-9257 Fax: _____
Other Numbers: _____
4. **Proposed Land or Water Use:**
Name of Development: 500 Riverside Road
Description of Proposed Use: Construction of a single family residential houses
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lots 459, 1st District, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
500 Riverside Road
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.163 Acres
Outside Corridor: _____
Total: 1.163 Acres
Lots: Inside Corridor: 1.163 Acres
Outside Corridor: _____
Total: 1.163 Acres
Units: Inside Corridor: N/A
Outside Corridor: _____
Total: N/A
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
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? Not to our knowledge

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 _____

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 Yes

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	15,143	9,204	5506	(70)61	(45)36.4
D	13,695	2,824	742	(50)21	(30)5.42
E	21,804	6,463	3,247	(30)29.7	(15)15
F	50,642	18,441	9,445	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

all days - sus - are
7/12/18

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? _____

If "yes", indicate the 100-year floodplain elevation: No

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:

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

X 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)

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

X Existing vegetation plan.

X Proposed grading plan.

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

X Approved erosion control plan.

X 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.**

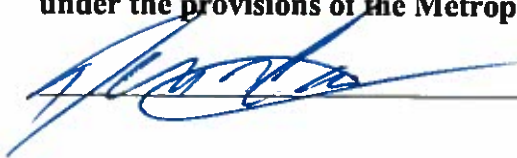
12. **I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)**

 2-14-18

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:**

 2-14-18

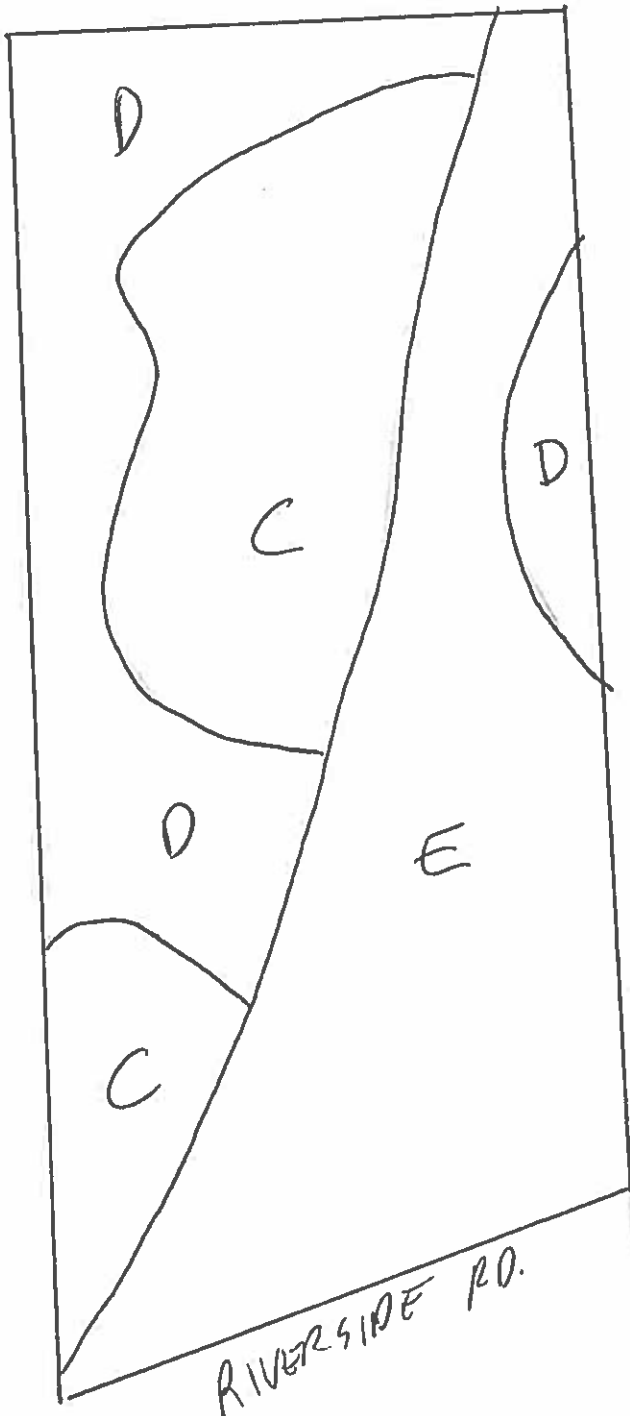
Signature(s) of Applicant(s) or Agent(s)

Date

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

Jacqueline Derbel 3/7/18
Signature of Chief Elected Official or Official's Designee Date

500 RIVERSIDE



A
NORTH

APPROX. SCALE: 1" = 50'

CATEGORY AREAS
(COMBINED AREAS FOR C+D)

ALL AREA APPROXIMATE TOTAL SQUARE FEET		
TOTAL	MAX LAND DIST.	MAX IMP.
C - 15,226 SF	10,658 SF (70%)	0,052 SF (4%)
D - 13,722 SF	6861 SF (50%)	4175 SF (30%)
E - 21,878 SF	6563 SF (30%)	3292 SF (15%)
TOTAL: 50,826 SF	24,082 SF	14,251 SF

500 Riverside Road Reanalysis
City of Roswell

October 27, 2015

Vulnerability Factor	Factor Subgroup	Score					
Geology	Biotite-Gneiss	5					
Soils:	Moderate Erodibility	12					
Slope:	0-10%	3	--				
	10-25%	--	9				
SUBTOTAL:		20	26				
Hydrology:	Third Order	0	--	0	--		
	Interbasin	--	20	--	--	20	
SUBTOTAL:		20	40	26	46		
Aspect	East	--	9	--	--		
	West	12	--	--	12		
	South	--	--	15	--	15	
SUBTOTAL:		32	49	55	38	61	
Vegetation	Open	10	--	10	10	--	--
	Pines	--	15	--	--	15	15
TOTAL:		42	47	59	65	53	76
CATEGORY:		C	C	D	E	D	E

The C category includes scores from 38 to 49

The D category includes scores from 50 to 59

The E category includes scores from 60 to 79

24 HOUR EMERGENCY CONTACT: NASREEN MACKWANI 404-563-9257

Tree Calculations / Tree Inventory:

PER ARTICLE 12.1.5, ALL SITES SUBJECT TO THE TREE PROTECTION REQUIREMENTS, INCLUDING ALL DETACHED HOUSE OR ATTACHED HOUSE LOTS 1 ACRE OR GREATER IN SIZE, MUST MAINTAIN A MINIMUM TREE DENSITY, MEASURED IN UNITS PER ACRE. EXISTING DENSITY IS ONLY CALCULATED FROM EXISTING ONSITE TREES TO REMAIN THAT ARE 3" OR GREATER, PER ARTICLE 12.1.5 (TREE DENSITY).

NOTES:

TREE INVENTORY ONLY INCLUDES SPECIMEN TREES (AS DEFINED IN ARTICLE 14) AND ONSITE TREES GREATER THAN 3"

DEFINITIONS OF SPECIMEN TREES, PROVIDED BY CITY OF ROSWELL

SPECIMEN TREE, ANY TREE, AS DEFINED BY THIS ARTICLE, IN FAIR OR BETTER CONDITION, WHICH QUALIFIES FOR SPECIAL CONSIDERATION FOR PRESERVATION DUE TO SIZE, SPECIES, OR CONDITION, AND WHICH MEETS ONE OF THE FOLLOWING:

- 1) 8" DBH - SMALL TREES SUCH AS DOGWOOD, SOURWOOD, CHERRY, ETC.
- 2) 16" DBH - MIDSTORY TREES SUCH AS MAPLE, BIRCH, MAGNOLIA, HOLLY, ETC.
- 3) 24" DBH - OVERSTORY HARDWOODS SUCH AS OAK, HICKORY, SWEETGUM, ASH, ETC.
- 4) 30" DBH - OVERSTORY SOFTWOODS SUCH AS PINE, ETC.

DEFINITIONS OF CRITICAL ROOT ZONE (CRZ), PROVIDED BY CITY OF ROSWELL

THE CRITICAL ROOT ZONE WILL TYPICALLY BE A RADIUS EQUAL IN FEET TO 1.5 TIMES THE NUMBER OF INCHES OF THE TRUNK DIAMETER.

Trees to be Retained/Saved:

SAVED/TREES TO BE RETAINED (Onsite Trees - Less than 25% Impact to Critical Root Zone)				
Size (DBH)	Density Units	Density Units	Location	Specimen (Y/N)
9	3	BEECH	ONSITE	N
12	4.2	BEECH	ONSITE	N
7	2.4	CHERRY	ONSITE	N
7	2.4	DOGWOOD	ONSITE	N
6	2.4	ELM	ONSITE	N
7	2.4	ELM	ONSITE	N
13	4.2	ELM	ONSITE	N
15	4.8	ELM	ONSITE	N
13	4.2	MAGNOLIA	ONSITE	N
7	2.4	OAK	ONSITE	N
7	2.4	OAK	ONSITE	N
8	3	OAK	ONSITE	N
8	3	OAK	ONSITE	N
9	3	OAK	ONSITE	N
9	3	OAK	ONSITE	N
10	3.6	OAK	ONSITE	N
10	3.6	OAK	ONSITE	N
10	3.6	OAK	ONSITE	N
10	3.6	OAK	ONSITE	N
11	3.6	OAK	ONSITE	N
12	4.2	OAK	ONSITE	N
12	4.2	OAK	ONSITE	N
13	4.2	OAK	ONSITE	N
15	4.8	OAK	ONSITE	N
15	4.8	OAK	ONSITE	N
16	5.3	OAK	ONSITE	N
16	5.3	OAK	ONSITE	N
18	5.7	OAK	ONSITE	N
20	6	OAK	ONSITE	N
23	6.3	OAK	ONSITE	N
10	3.6	PINE	ONSITE	N
20	6	PINE	ONSITE	N
22	6.3	PINE	ONSITE	N
22	6.3	PINE	ONSITE	N
23	6.3	PINE	ONSITE	N
25	6.6	PINE	ONSITE	N
25	6.6	PINE	ONSITE	N
25	6.6	PINE	ONSITE	N
26	6.9	PINE	ONSITE	N
28	7.2	PINE	ONSITE	N
10	3.6	POPLAR	ONSITE	N
13	4.2	POPLAR	ONSITE	N
15	4.8	POPLAR	ONSITE	N
17	5.3	POPLAR	ONSITE	N
20	6	POPLAR	ONSITE	N
6	2.4	SWEET GUM	ONSITE	N
11	3.6	SWEET GUM	ONSITE	N
13	4.2	SWEET GUM	ONSITE	N
13	4.2	SWEET GUM	ONSITE	N
14	4.8	SWEET GUM	ONSITE	N
16	5.3	SWEET GUM	ONSITE	N
17	5.3	SWEET GUM	ONSITE	N
18	5.7	SWEET GUM	ONSITE	N
20	6	SWEET GUM	ONSITE	N
20	6	SWEET GUM	ONSITE	N
22	6.3	SWEET GUM	ONSITE	N
25	6.6	POPLAR	ONSITE	Y
10	3.6	REDBUD	ONSITE	Y
24	6.6	SWEET GUM	ONSITE	Y
TOTAL SAVED TREES				58
TOTAL SAVED TREE UNITS				272.9
TOTAL SAVED SPECIMEN TREE UNITS				16.8

SITE DENSITY REQUIRED = 20 UNITS X 1.163 ACRES = 23.26 DENSITY UNITS REQUIRED

272.9 EXISTING DENSITY UNITS > 23.26 DENSITY UNITS REQUIRED

DENSITY REQUIREMENTS MET THROUGH EXISTING TREES

Lost/Destroyed Trees:

LOST/DESTROYED TREES (Greater than 25% Impact to Critical Root Zone)				
Size (DBH)	Density Units	Density Units	Location	Specimen (Y/N)
6	2.4	CHERRY	ONSITE	N
6	2.4	DOGWOOD	ONSITE	N
7	2.4	DOGWOOD	ONSITE	N
9	3	HARDWOOD	ONSITE	N
13	4.2	HOLLY	ONSITE	N
9	3	MAGNOLIA	RIGHT OF WAY	N
7	2.4	MLM	ONSITE	N
7	2.4	OAK	RIGHT OF WAY	N
8	3	OAK	ONSITE	N
8	3	OAK	ONSITE	N
9	3	OAK	ONSITE	N
9	3	OAK	ONSITE	N
12	4.2	OAK	ONSITE	N
13	4.2	OAK	ONSITE	N
14	4.8	OAK	ONSITE	N
14	4.8	OAK	ONSITE	N
15	4.8	OAK	ONSITE	N
17	5.3	OAK	ONSITE	N
21	6	OAK	ONSITE	N
22	6.3	OAK	ONSITE	N
14	4.8	PINE	ONSITE	N
16	5.3	PINE	ONSITE	N
19	5.7	PINE	ONSITE	N
24	6.6	PINE	ONSITE	N
28	7.2	PINE	ONSITE	N
19	5.7	POPLAR	ONSITE	N
7	2.4	SW	ONSITE	N
7	2.4	SWEET GUM	ONSITE	N
11	3.6	SWEET GUM	ONSITE	N
13	4.2	SWEET GUM	ONSITE	N
15	4.8	SWEET GUM	RIGHT OF WAY	N
19	5.7	SWEET GUM	ONSITE	N
21	6	SWEET GUM	ONSITE	N
22	6.3	SWEET GUM	ONSITE	N
10	3.6	CHERRY	ONSITE	Y
9	3	DOGWOOD	ONSITE	Y
15	4.8	DOGWOOD	ONSITE	Y
17	5.3	DOGWOOD	ONSITE	Y
69	10.5	MA	ONSITE	Y
16	5.3	MAGNOLIA	ONSITE	Y
27	6.9	MAGNOLIA	ONSITE	Y
TOTAL LOST/DESTROYED TREES				42
TOTAL LOST/DESTROYED UNITS				167.1
TOTAL LOST/DESTROYED SPECIMEN UNITS				35.8

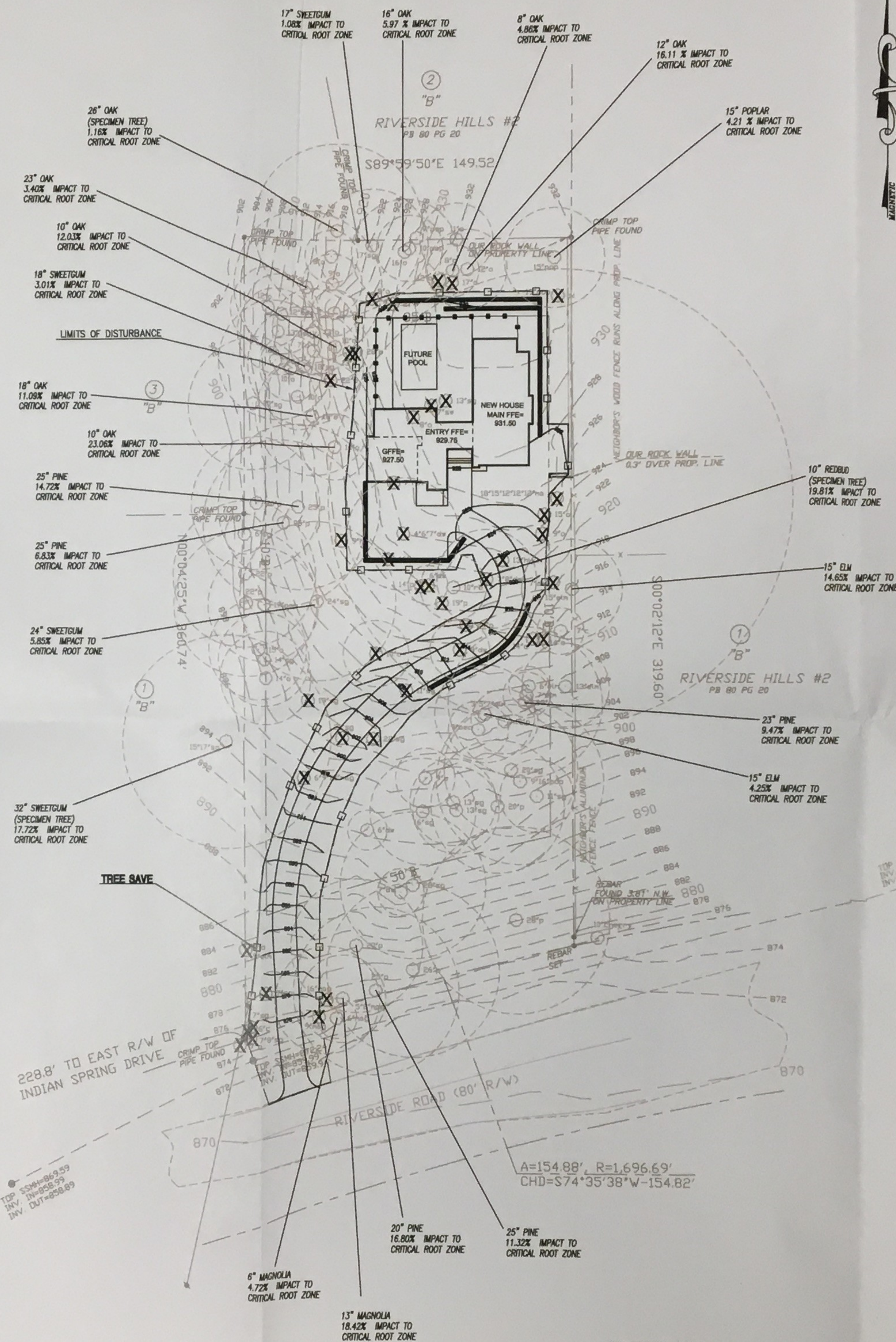
Tree Save Notes:

1) A TREE REMOVAL PERMIT IS REQUIRED FOR ALL TREES 3-INCH CALIPER OR GREATER, IF LOT IS OVER 1-ACRE.

2) A TREE REMOVAL PERMIT IS REQUIRED FOR REMOVAL OF SPECIMEN TREES.

3) TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE CITY ARBORIST PRIOR TO ISSUANCE OF THE MINOR LDP - GRADING PERMIT. CONTACT THE CITY ARBORIST AT 770-594-6293 FOR INSPECTION WHENEVER SPECIMEN TREES, BUFFERS, OR TREE SAVE AREAS ARE LOCATED ON OR ADJACENT TO THE SITE.

4) SEE SHEET C-3 FOR TREE PROTECTION FENCING DETAIL



City of Roswell Notes:

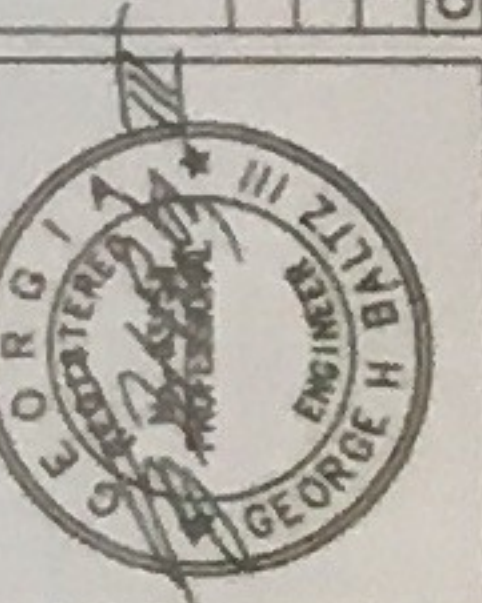
- 1) A PRECONSTRUCTION MEETING WITH THE LAND DISTURBANCE INSPECTOR IS REQUIRED PRIOR TO RELEASE OF THE PERMIT. CONTACT ENGINEERING AT 770-594-6100 TO SCHEDULE.
- 2) AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY FROM THE ROSWELL DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE. CONTACT JOHN WOOTEN FOR ENCROACHMENT PERMITS AND TRAFFIC CONTROL PLAN APPROVAL AT 770-594-6108.
- 3) A TREE REMOVAL PERMIT IS REQUIRED FOR ALL TREES 3-INCH CALIPER OR GREATER, IF LOT IS OVER 1-ACRE.
- 4) A TREE REMOVAL PERMIT IS REQUIRED FOR REMOVAL OF SPECIMEN TREES.
- 5) TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE CITY ARBORIST PRIOR TO ISSUANCE OF THE MINOR LDP - GRADING PERMIT. CONTACT THE CITY ARBORIST AT 770-594-6293 FOR INSPECTION WHENEVER SPECIMEN TREES, BUFFERS, OR TREE SAVE AREAS ARE LOCATED ON OR ADJACENT TO THE SITE.
- 6) CONSTRUCTION IS ONLY ALLOWED MON.-SAT. BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM; HOWEVER THIS DOES NOT APPLY TO ANY PERSON PERFORMING CONSTRUCTION ACTIVITY AT HIS OR HER RESIDENCE, BUT SUCH PERSONS ARE SUBJECT TO THE NOISE RESTRICTIONS SET OUT IN SUBSECTION 8.8.3(S) OF THE CITY CODE.
- 7) ALL CONSTRUCTION SHALL MINIMALLY COMPLY WITH THE CITY OF ROSWELL STANDARD CONSTRUCTION SPECIFICATIONS AND SUBDIVISION REGULATIONS AND THE BEST MANAGEMENT PRACTICES AS SET FORTH IN SUBSECTION 7.3.3 OF THE CITY OF ROSWELL SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL ORDINANCE.
- 8) CONSTRUCTION IS ONLY ALLOWED MON.-SAT. BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM; HOWEVER THIS DOES NOT APPLY TO ANY PERSON PERFORMING CONSTRUCTION ACTIVITY AT HIS OR HER RESIDENCE, BUT SUCH PERSONS ARE SUBJECT TO THE NOISE RESTRICTIONS SET OUT IN SUBSECTION 8.8.3(S) OF THE CITY CODE.
- 9) RETAINING WALLS ARE PROPOSED ON THIS SITE - TO BE DESIGNED BY OTHERS.

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

Prepared For
Nasreen Mackwani
500 Riverside Road
Roswell, GA 30075

Tree Protection Plan

REVISIONS			
DATE	SCALE	AS SHOWN	BY
2-5-18	AS SHOWN	PZ	CHB
DRAWN	CHECKED		



Site Construction Plans for:
500 Riverside Road
Land Lot 459, 1st District
City of Roswell, Fulton County, Georgia

CVE PJ # 17-338

Sheet No.

C-2

Site Notes:

- 1. THE SITE CONTAINS: 1.163 ACRES
TOTAL DISTURBED ACREAGE: 0.45 ACRES
- 2. ADDRESS: 500 RIVERSIDE RD, ROSWELL GA 30075
- 3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCCLUNG SURVEYING SERVICES, INC DATED 4-15-16
- 4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 1312100063 G DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.
- 5. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- 6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- 7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- 8. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- 9. THERE ARE NO EXISTING EASEMENTS ON PROPOSED PROPERTY. THERE ARE STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY OR ARE WITHIN 200 FT. ALL PROPOSED BUFFERS ARE SHOWN.
- 10. THIS PROJECT IS COMPLIANT WITH GRADE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE R401.3, R403.1.7.3 AND R404.1.6.
- 11. DRIVEWAY APRON TO MEET FULTON COUNTY DETAIL 304.
- 12. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- 13. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.
- 14. THE EXISTING WATER LINE AND SEWER LATERAL FOR THE SUBJECT PROPERTY IS TO BE USED FOR THE NEW CONSTRUCTION. EXACT LOCATION OF THE UTILITIES IS TO BE DETERMINED IN THE FIELD (NOT SHOWN ON SURVEY)

ES&PC Notes:

- 1. THE CONSTRUCTION STAGING AREA WILL BE THE EXISTING DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
 - 2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
 - 3. SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC.
 - 4. ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
 - 5. ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
 - 6. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
 - 7. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E. CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
 - 8. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
- ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWOC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWOC CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1B CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM LEAVING THE SITE.
- SILT FENCE PROVIDED = 941 LINEAR FEET (DOUBLE ROW)
SEDIMENT STORAGE REQUIRED = 0.45 x 67 = 30.15 CU YD
SEDIMENT STORAGE PROVIDED = (941 FT X 0.05) = 47.05 CU YD

Zoning Conformance:

SITE ZONING: RS-1B (SINGLE FAMILY SUBURBAN)
MINIMUM LOT AREA = 18,000 SQ FT
LOT WIDTH= 100 FEET
PRIMARY STREET SETBACK: MAJOR/MINOR = 50/40 FEET
SIDE STREET SETBACK: MAJOR/MINOR = 30/25 FEET
SIDE INTERIOR SETBACK: = 10 FEET
REAR SETBACK: = 35 FEET
BUILDING COVERAGE: SHALL NOT EXCEED 30%
BUILDING HEIGHT: NO MORE THAN 35 FEET/ 2 1/2 STORIES

Soil Legend:

GoE - GROVER-MOUNTAIN PARK COMPLEX 10-20% SLOPES, STONY

State Waters Notes:

ITEM #38
THERE ARE NO KNOWN APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS ON THE SUBJECT PROPERTY. ALL BUFFERS ARE SHOWN ACCORDINGLY
ITEM #39
THERE ARE NO KNOWN WETLANDS THAT EXIST ON SITE. THERE ARE NO STATE WATERS WITHIN 200FT OF THE SITE.

24 HOUR EMERGENCY CONTACT: NASREEN MACKWANI 404-563-9257

TOTAL SITE ACRES = 1.163 ACRES
TOTAL DISTURBED AREA = 0.45 ACRES

POOL BARRIER/FENCE

Ds1
Ds2
Ds3
Ds4

LIMITS OF DISTURBANCE

Sd1-S

DOUBLE ROW SILT FENCE AND MULCH ALONG LOW PORTION OF DISTURBANCE

CONSTRUCTION STAGING AREA

Re

Re

Mb

TREE SAVE

NEW SANITARY SEWER LINE TO BE INSTALLED FOR NEW CONSTRUCTION, PER FULTON COUNTY STANDARDS

NEW SANITARY SEWER CLEANOUT TO BE INSTALLED FOR NEW CONSTRUCTION, PER FULTON COUNTY STANDARDS

NEW SANITARY SEWER TAP TO BE INSTALLED FOR NEW CONSTRUCTION, PER FULTON COUNTY STANDARDS

NEW DRIVEWAY APRON TO BE INSTALLED PER FULTON COUNTY STANDARDS

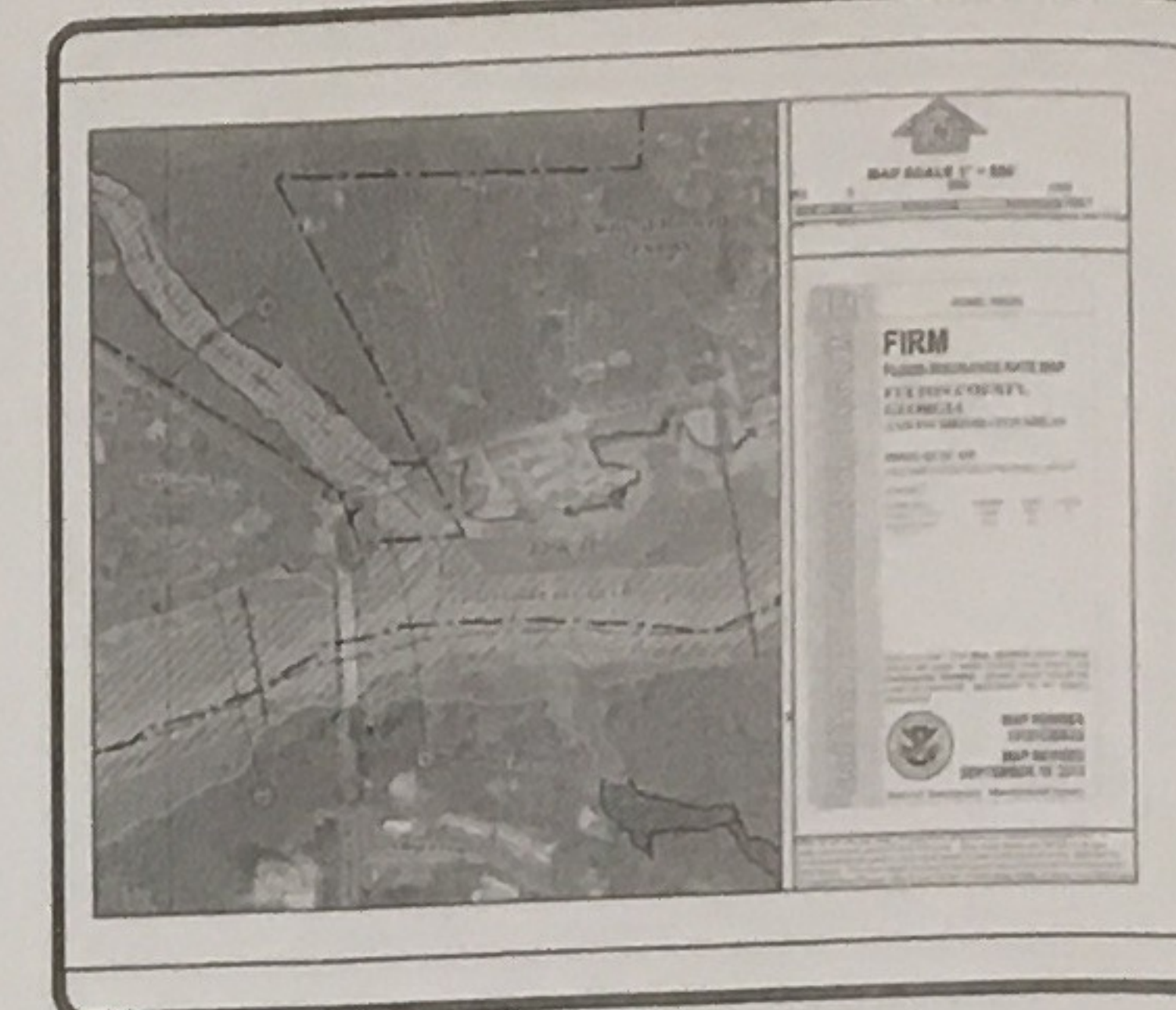
NEW WATER LINE TO BE INSTALLED FOR NEW CONSTRUCTION, PER FULTON COUNTY WATER STANDARDS
NEW WATER METER TO BE INSTALLED FOR NEW CONSTRUCTION, PER FULTON COUNTY WATER STANDARDS

Sd1-C

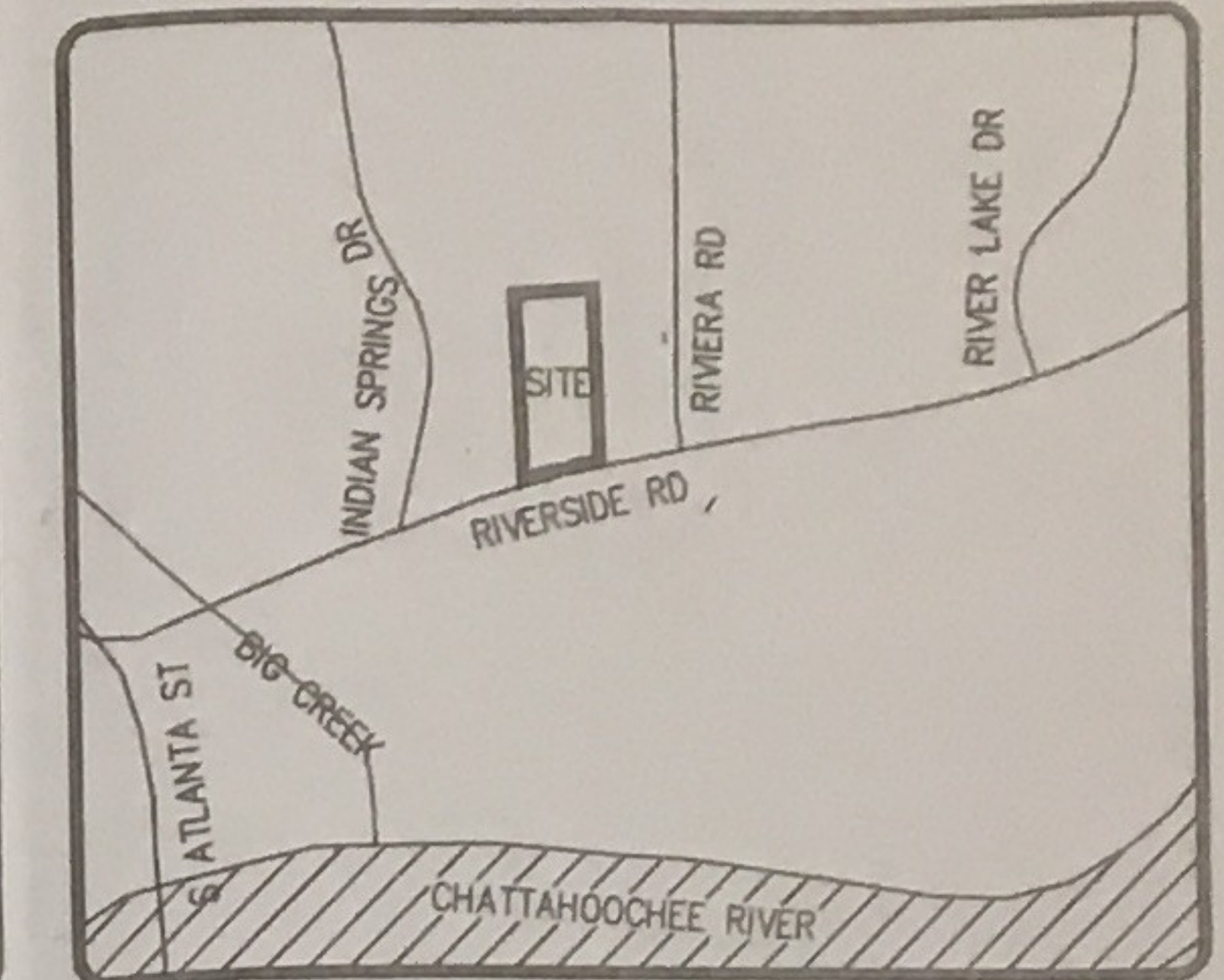
DOUBLE ROW SILT FENCE AND MULCH ALONG LOW PORTION OF DISTURBANCE

Mb

Approved for ARC Date 3/16/18
Lenora B. Banting
City Engineer



FEMA Firm Map
NTA



Location Map
NTA

City of Roswell Notes:

- 1) A PRECONSTRUCTION MEETING WITH THE LAND DISTURBANCE INSPECTOR IS REQUIRED PRIOR TO RELEASE OF THE PERMIT. CONTACT ENGINEERING AT 770-594-6100 TO SCHEDULE.
- 2) AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY FROM THE ROSWELL DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE. CONTACT JOHN WOOTEN FOR ENCROACHMENT PERMITS AND TRAFFIC CONTROL PLAN APPROVAL AT 770-594-6108.
- 3) A TREE REMOVAL PERMIT IS REQUIRED FOR ALL TREES 3-INCH CALIPER OR GREATER, IF LOT IS OVER 1-ACRE.
- 4) A TREE REMOVAL PERMIT IS REQUIRED FOR REMOVAL OF SPECIMEN TREES.
- 5) TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE CITY ARBORIST PRIOR TO ISSUANCE OF THE MINOR LDP - GRADING PERMIT. CONTACT THE CITY ARBORIST AT 770-594-6293 FOR INSPECTION WHENEVER SPECIMEN TREES, BUFFERS, OR TREE SAVE AREAS ARE LOCATED ON OR ADJACENT TO THE SITE.
- 6) CONSTRUCTION IS ONLY ALLOWED MON.-SAT. BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM; HOWEVER THIS DOES NOT APPLY TO ANY PERSON PERFORMING CONSTRUCTION ACTIVITY AT HIS OR HER RESIDENCE, BUT SUCH PERSONS ARE SUBJECT TO THE NOISE RESTRICTIONS SET OUT IN SUBSECTION 8.8.3(S) OF THE CITY CODE.
- 7) ALL CONSTRUCTION SHALL MINIMALLY COMPLY WITH THE CITY OF ROSWELL STANDARD CONSTRUCTION SPECIFICATIONS AND SUBDIVISION REGULATIONS AND THE BEST MANAGEMENT PRACTICES AS SET FORTH IN SUBSECTION 7.3.3 OF THE CITY OF ROSWELL SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL ORDINANCE.
- 8) CONSTRUCTION IS ONLY ALLOWED MON.-SAT. BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM; HOWEVER THIS DOES NOT APPLY TO ANY PERSON PERFORMING CONSTRUCTION ACTIVITY AT HIS OR HER RESIDENCE, BUT SUCH PERSONS ARE SUBJECT TO THE NOISE RESTRICTIONS SET OUT IN SUBSECTION 8.8.3(S) OF THE CITY CODE.
- 9) RETAINING WALLS ARE PROPOSED ON THIS SITE - TO BE DESIGNED BY OTHERS.
- 10) NO TREES WILL BE REMOVED FROM THIS SITE.

Owner:

NASREEN MACKWANI
500 RIVERSIDE ROAD
ROSWELL, GA 30075
404-563-9257

Proposed Lot Coverage:

PROPOSED IMPERVIOUS AREA	TOTAL SF
PROPOSED HOUSE	2,824
PROPOSED DRIVEWAY AND WALKWAY	4,636
PROPOSED REAR PATIO AND POOL	1,574
PROPOSED WALL	320
EXISTING WALL	141
Proposed Impervious Area - TOTAL	9,495
Lot Coverage	18.75%

Metropolitan River Protection Act Compliance:

THIS LOT IS WITHIN 2000 FEET OF THE CHATTAHOOCHEE RIVER OR THE MRPA CORRIDOR. SEE CALCULATIONS BELOW.

MRPA Vulnerability Calculations:

CATEGORY	TOTAL AREA	ALLOWABLE CLEARING	PROPOSED CLEARING	REMAINING CLEARING	ALLOWABLE IMPERVIOUS	PROPOSED IMPERVIOUS	REMAINING IMPERVIOUS AREA
C	15,143	70%	10,600	9,204	45%	6,814	1,308
D	13,695	50%	6,848	2,824	30%	4,109	3,367
E	21,804	30%	6,541	6,463	15%	3,271	24
TOTAL(S)	50,642						

Erosion Description:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL HOUSES CONFORMING TO RS-1B ZONINGS AS SHOWN ON THE FINAL PLAT. ALL PHASED EROSION CONTROL BMPS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

THE INITIAL PHASE OF THIS CONSTRUCTION IS TO INSTALL PERIMETER BMPS AND INLET PROTECTION BMPS AND HAVE THE SITE READY FOR GRADING.

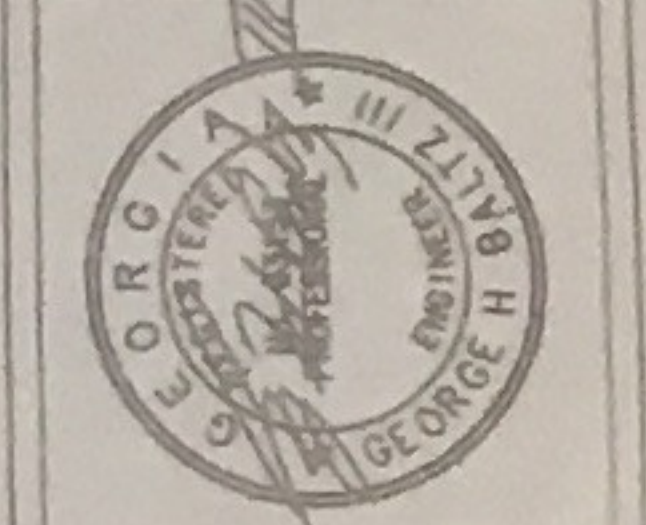
DURING THE GRADING PHASE, BUILDING PADS AND ALL SLOPES WILL BE GRADED AND STABILIZED WITH TEMPORARY VEGETATION. ADDITIONALLY ANY PIPES ARE INSTALLED WITH OPEN CUT TRENCHES, ALONG WITH INSTALLATION OF ALL UTILITIES, UTILITY CONNECTIONS AND RELOCATIONS. THE RETAINING WALLS WILL BE INSTALLED SIMULTANEOUS WITH GRADING AND THE PROCESS OF CUTTING THE TRENCHES FOR THE PIPES.

DURING THE FINAL PHASE, ALL LANDSCAPING AND PERMANENT VEGETATION WILL BE PUT IN PLACE AND STABILIZED. ONLY AFTER STABILIZATION WITH THE SILT FENCE AND PERIMETER BMPS BE REMOVED. THE CONSTRUCTION EXIT IS TO REMAIN IN PLACE UNTIL PAVEMENT OCCURS.

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC.
211 Peachtree St. SE
Atlanta, GA 30339
404-524-4410
www.crescentvieweng.com

Prepared For
Nasreen Mackwani
500 Riverside Road
Roswell, GA 30075

REVISIONS			
DATE	2-5-18	AS SHOWN	PZ
SCALE			
DRAWN			
CHECKED			



Site Construction Plans for:
500 Riverside Road
Land Lot 459, 1st District
City of Roswell, Fulton County, Georgia

CVE PI# 17-338

Sheet No.
C-1

ENGINEERING

MRPA: 201800691

500 Riverside Rd

201800511

LDP

NO