



ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: JULY 24, 2019

ARC REVIEW CODE: V1907241

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: Katherine Francesconi, City of Peachtree Corners, Community Development
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-19-05PC 4723 River Court

Review Type: Metro River

MRPA Code: RC-19-05PC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a driveway extension, front porch, garage, swimming pool, pool deck, and pool pavilion, on an existing single-family residential property.

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: 319 **District:** 6 **Section:**

Date Opened: July 24, 2019

Deadline for Comments: August 3, 2019

Earliest the Regional Review can be Completed: August 5, 2019

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF JOHNS CREEK

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CNRA

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or (470) 378-1645. If ARC staff does not receive comments from you on or before **August 3, 2019**, 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.

COMMENTS:

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): Dave Watson
Mailing Address: 4723 River Court
City: Peachtree Corners State: GA Zip: 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-915-1956 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): Boundary Zone, Inc Greg Dean
Mailing Address: 454 Satellite Boulevard NW, Suite 200
City: Suwanee State: GA Zip: 30024
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-271-5772 Fax: 770-271-5753
Other Numbers: 770-330-3374

4. Proposed Land or Water Use:
Name of Development: Riverview Estates
Description of Proposed Use: Single Family Residence

5. Property Description (Attach Legal Description and Vicinity Map): Attached
Land Lot(s), District, Section, County: Land Lot 319, 6th District, Gwinnett County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Riverview Estates, Lot 33, Block D, 4723 River Court, at intersection of River Ct. & Ridgeway Dr.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.957 Acres
Outside Corridor: 0
Total: 0.957 Acres
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
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: N/A

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): N/A

7. How Will Sewage from this Development be Treated?

A. Septic tank existing septic system

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 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.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>28,596 SF</u>	<u>20,017 SF</u>	<u>12,868 SF</u>	<u>(70) 75</u>	<u>(45) 45</u>
D	<u>4,493 SF</u>	<u>2,247 SF</u>	<u>1,348 SF</u>	<u>(50) 50</u>	<u>(30) 30</u>
E	<u>8,598 SF</u>	<u>2,579 SF</u>	<u>1,290 SF</u>	<u>(30) 30</u>	<u>(15) 15</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>41,967 SF</u>	<u>24,843 SF</u>	<u>15,506 SF</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: 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:

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:

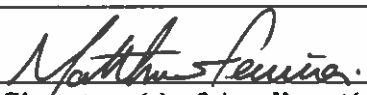
☐ Concept plan.

☐ 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)

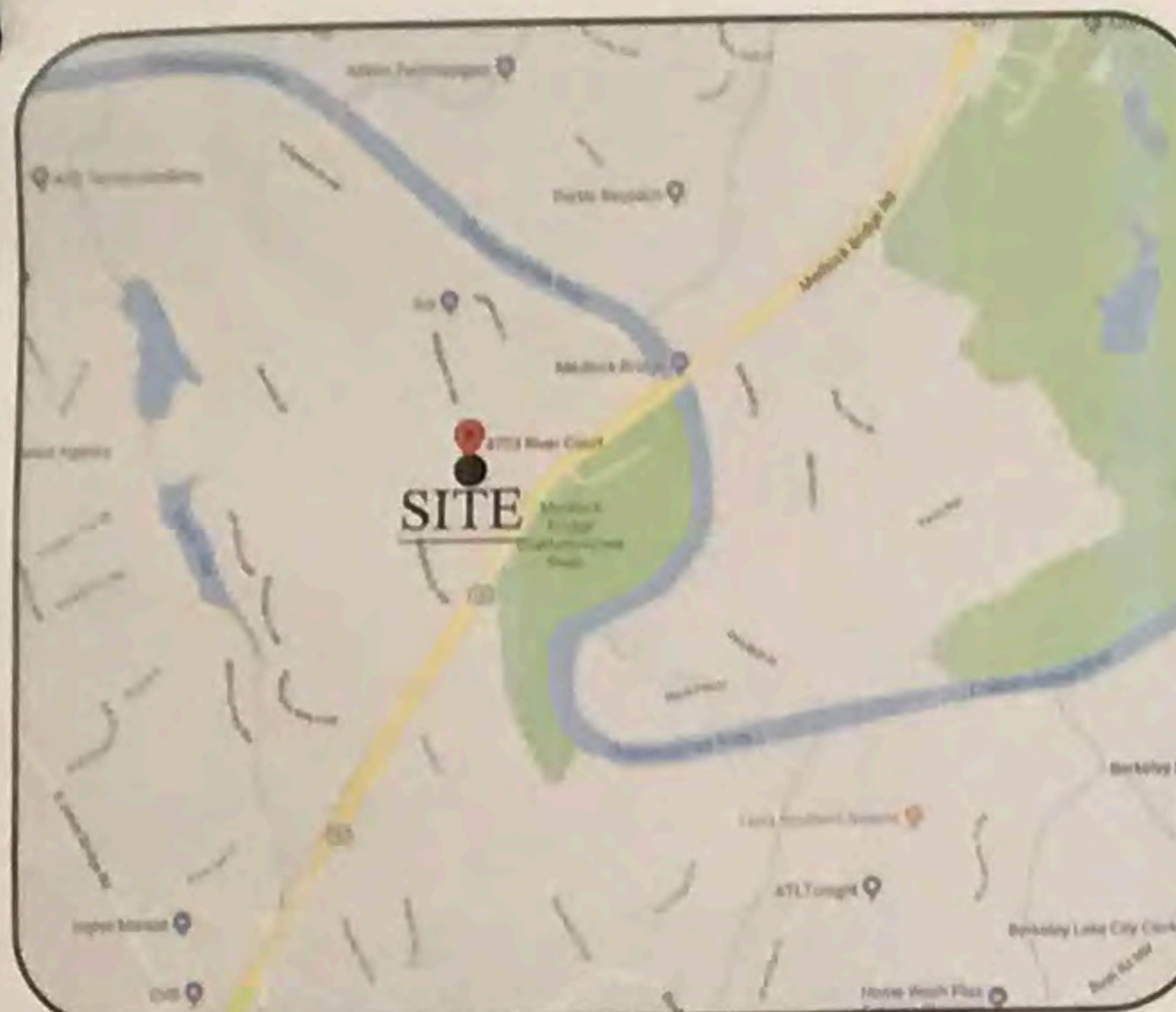

Signature(s) of Owner(s) of Record Date 7-3-19

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


Signature(s) of Applicant(s) or Agent(s) Date 07/03/19

14. The governing authority of The 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.

Signature of Chief Elected Official or Official's Designee Date



Vicinity Map (NTS)



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, GEORGIA
PANEL # 13135C0053H, EFFECTIVE ON 03/04/2013

ZONING: R-100

MINIMUM FRONTAGE: 25,500 FT

R-100 SETBACKS AS PER PLAT

FRONT: 50 FT
SIDE: 10 FT
REAR: 40 FT
BUILDING HEIGHT: 35 FT
MINIMUM F.A.R.: 1,400 SF

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER

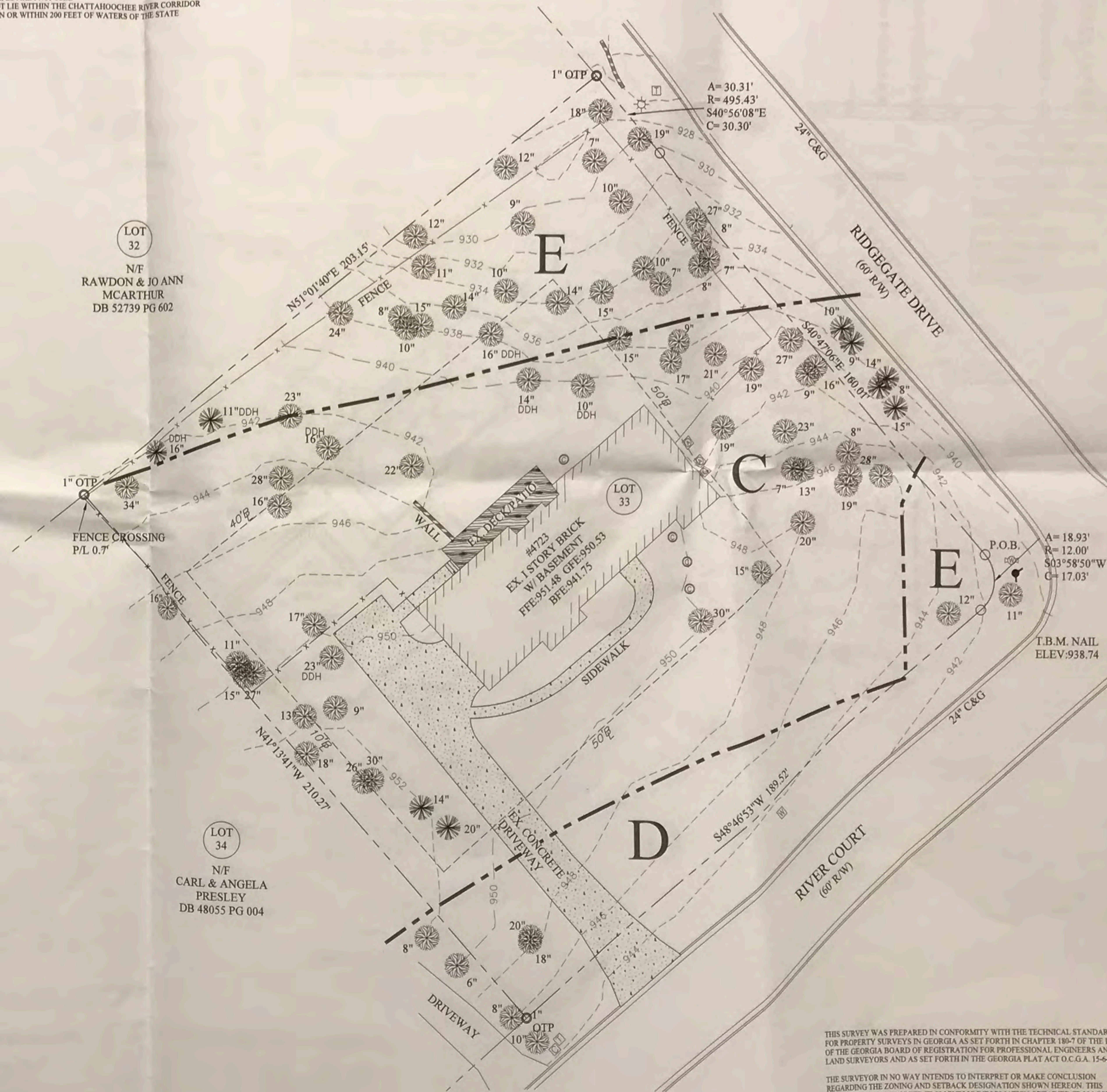
DAVE WATSON
4723 RIVER COURT
PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

DAVE WATSON
4723 RIVER COURT
PEACHTREE CORNERS, GEORGIA 30097
404-915-1956
770-552-2403

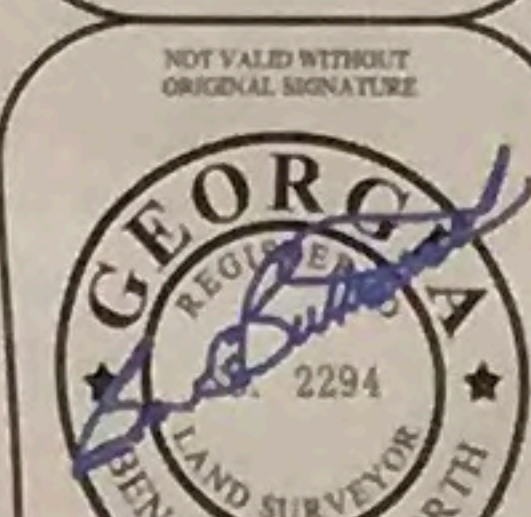
GENERAL NOTES:

- TOTAL AREA: 0.957 ACRES / 41,697 SQUARE FEET
- BOUNDARY REFERENCE: DB 53850, PG 411; PB X, PG 111
- FIELDWORK PERFORMED ON 03/20/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,786 FEET
- THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 0.02 FEET
- FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY AS SHOWN ON PANEL # 13135C0053H, EFFECTIVE ON 03/04/2013
- PROJECT NARRATIVE:
SITE LOCATION:
4723 RIVER COURT
PEACHTREE CORNERS, GEORGIA 30097
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE



EXISTING CONDITIONS SURVEY

PREPARED FOR: DAVE WATSON,
LOT 33, BLOCK "D", UNIT 3, RIVERVIEW ESTATES S/D
LAND LOT 319, 6TH DISTRICT
4723 RIVER CT.
PEACHTREE CORNERS, GEORGIA 30097
DATE: 6/26/2019



FOR THE FIRM
BOUNDARY ZONE, INC.

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

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A REAFFIRMATION BY THE SURVEYOR NAMING SAID PERSON

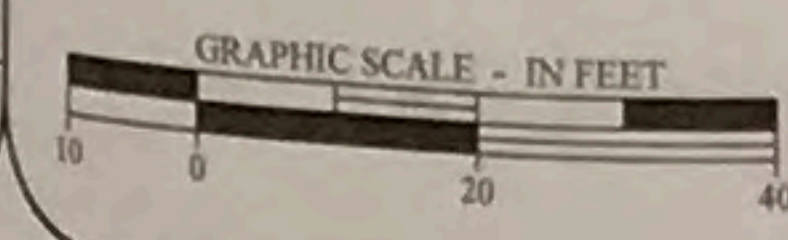
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TOTAL AREA: 0.957 ACRES / 41,697 SQUARE FEET
BOUNDARY REFERENCE: DB 53850, PG 411; PB X, PG 111
FIELDWORK PERFORMED ON 03/20/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,786 FEET

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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 0.02 FEET



LEGEND:

- | | | | |
|------------------------------------|---------------|---------------------------|-----------------------------|
| ○ PROPERTY CORNER FOUND (AS NOTED) | □ POWER METER | □ TELEPHONE BOX | -H- HAY BALES |
| ● 1/2" REBAR WITH CAP SET LSP# 839 | □ AC UNIT | -U- OVERHEAD UTILITY LINE | -FW- FLOW WELL LINE |
| □ R/W MONUMENT | ○ LIGHT POLE | -S- SEWER LINE | N/F NOW OR FORMERLY |
| □ FIRE HYDRANT | ○ GUY WIRE | -G- GAS LINE | R/W RIGHT-OF-WAY |
| □ WATER METER | ○ MANHOLE | -C- CABLE LINE | BSE BUILDING SETBACK LINE |
| □ WATER VALVE | ○ CLEAN OUT | -T- TELEPHONE LINE | CNTL CANTILEVER |
| □ POWER POLE | ○ GAS METER | -X- FENCE LINE | CRZ CRITICAL ROOT ZONE |
| □ YARD DRAIN | ○ GAS VALVE | -F- SILT FENCE | S.R.P STRUCTURAL ROOT PLATE |
| △ SIGN | □ CABLE BOX | -O- TREE PROTECTION | S.F.P SURFACE FLOOR PLATE |
| | | | L.L. LAND LOT |

- CONC CONCRETE
EOP EDGE OF PAVEMENT
-CL- CONTOUR LINE
F.F.E FINISH FLOOR ELEVATION
B.F.E BASEMENT FLOOR ELEVATION
G.F.E GARAGE FLOOR ELEVATION
O.E.G. GROUND ELEVATION
S.E.S SURFACE ELEVATION
T.F.F TOP OF FOOTER ELEVATION
S.F.F SURFACE FLOOR ELEVATION
B.F.F BOTTOM OF WALL ELEVATION

- TT 1000.0 TOP OF FOOTER ELEVATION
-SF- SILT FENCE
-DA- DRAINAGE ARROW

- TREE LEGEND**
□ HARDWOOD TREE
○ PINE TREE
X TO BE REMOVED



BOUNDARY zone, inc.
LAND SURVEYING SERVICES & LAND PLANNING
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SEW ANEE (770) 271-5772
404 SATELLITE BLVD, SUITE 200
PEACHTREE CORNERS, GEORGIA 30097
ATLANTA (404) 446-8180
1100 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309
KENNESAW (770) 735-4393
9500 CORD PLAZA BLVD, SUITE 101
KENNESAW, GEORGIA 30144

PROJECT
20352.02
SHEET
1 OF 3

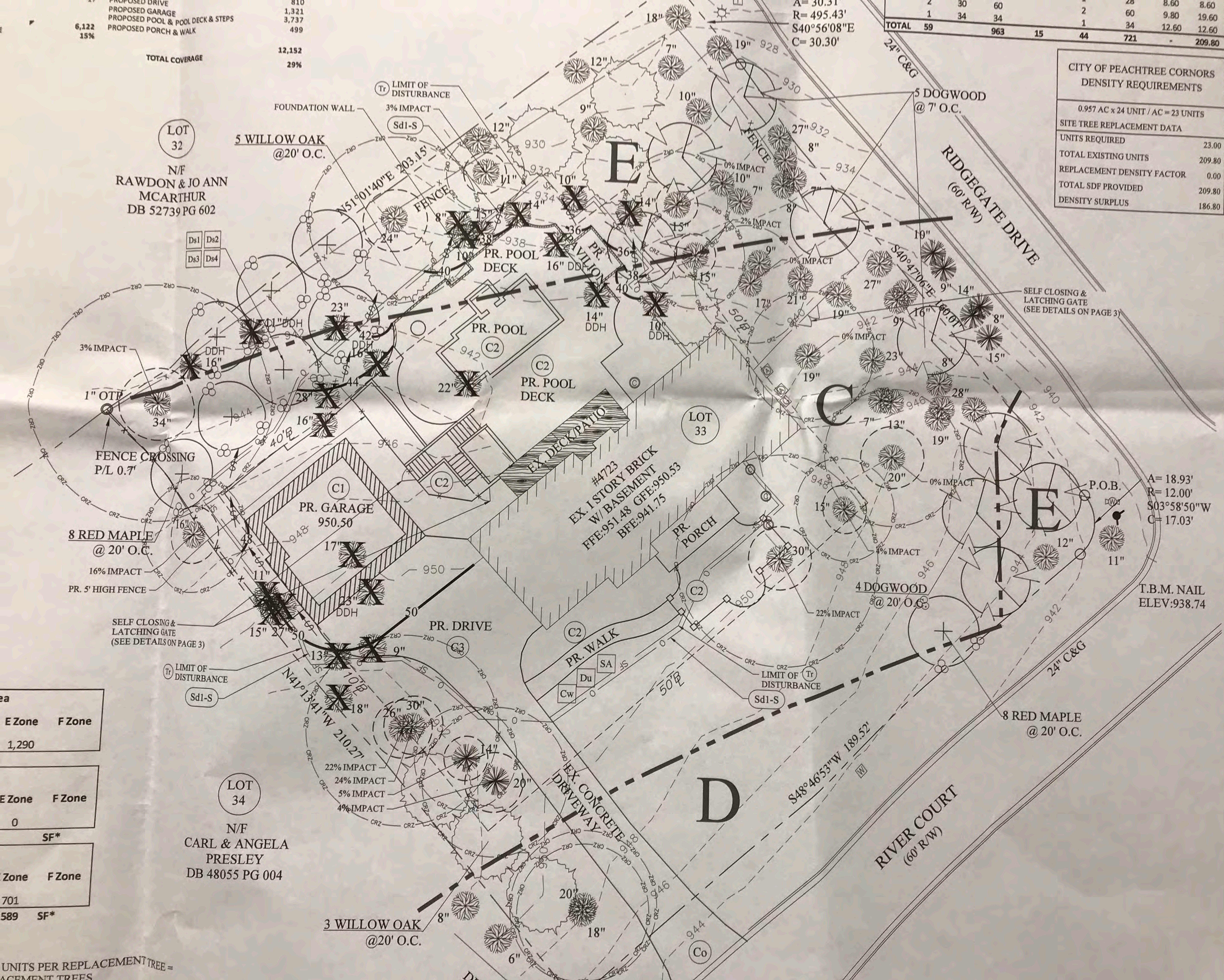


CITY OF PEACHTREE CORNORS	
DENSITY REQUIREMENTS	
0.957 AC x 24 UNIT / AC = 23 UNITS	
SITE TREE REPLACEMENT DATA	
UNITS REQUIRED	23.00
TOTAL EXISTING UNITS	209.80
REPLACEMENT DENSITY FACTOR	0.00
TOTAL SDF PROVIDED	209.80
DENSITY SURPLUS	186.80

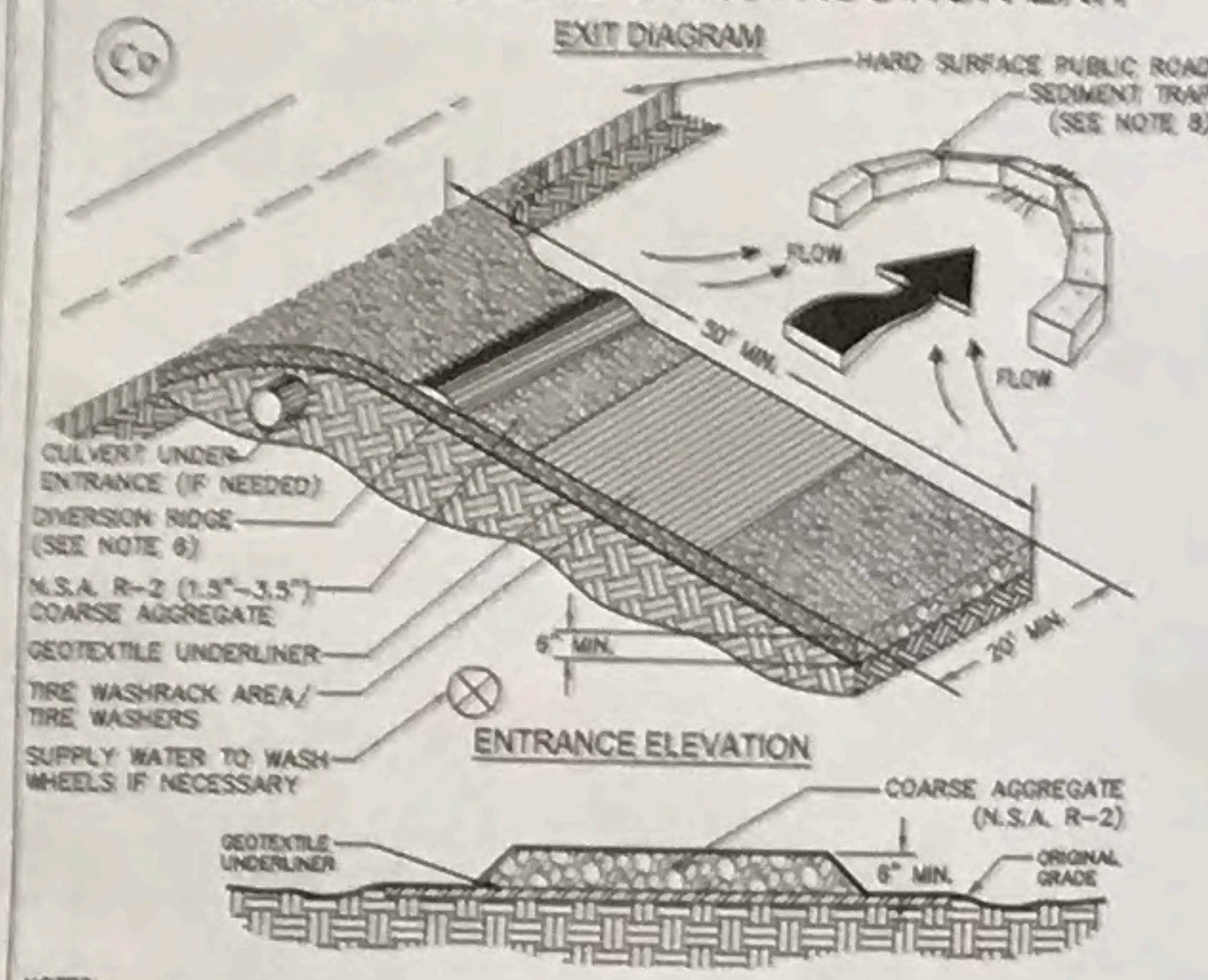
NO.

PREPARED FOR: DAVE WATSON,
UNIT 2 PINEVIEW ESTATES S/D

NOT VAL
ORIGINAL

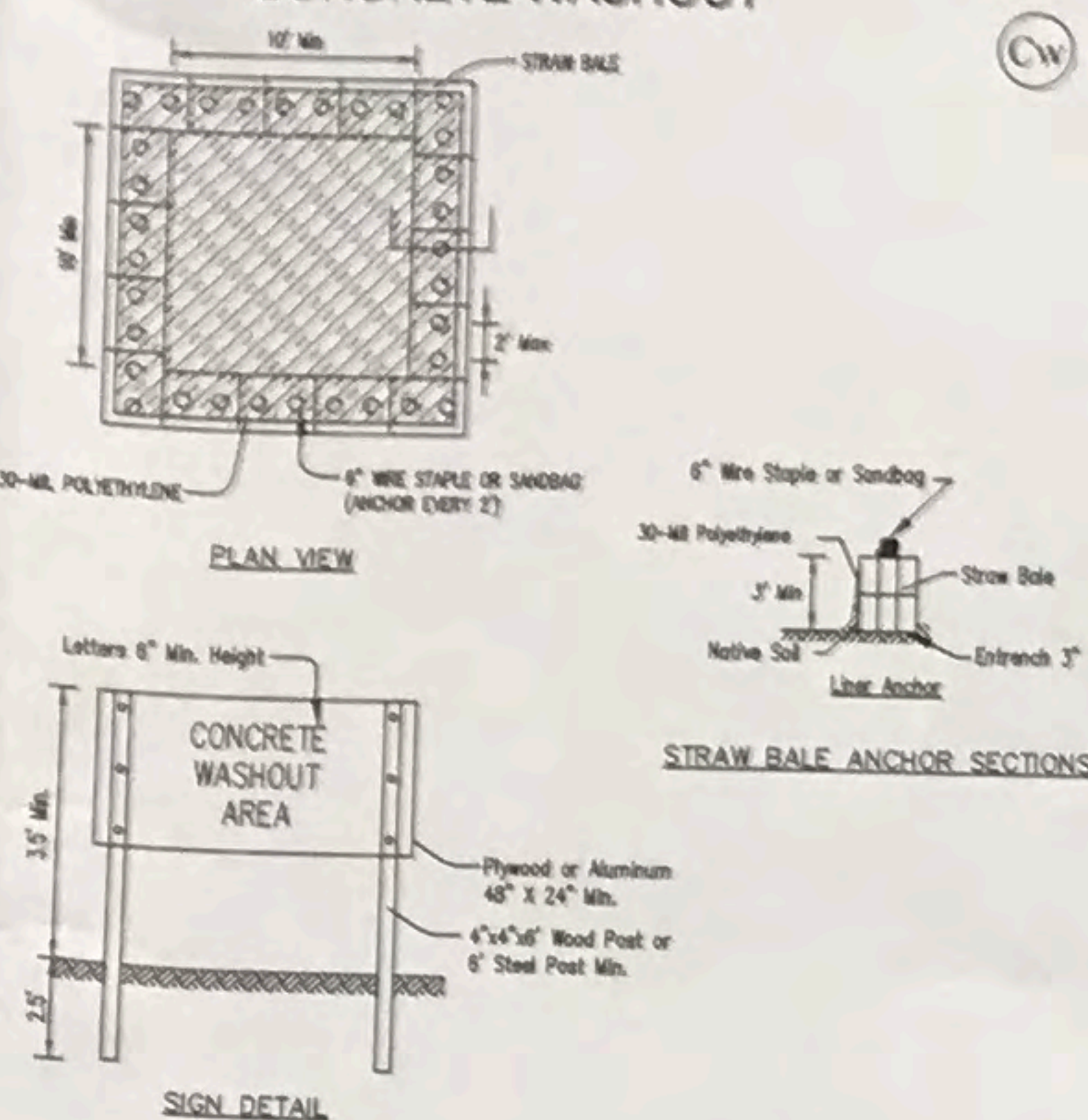


CRUSHED STONE CONSTRUCTION EXIT



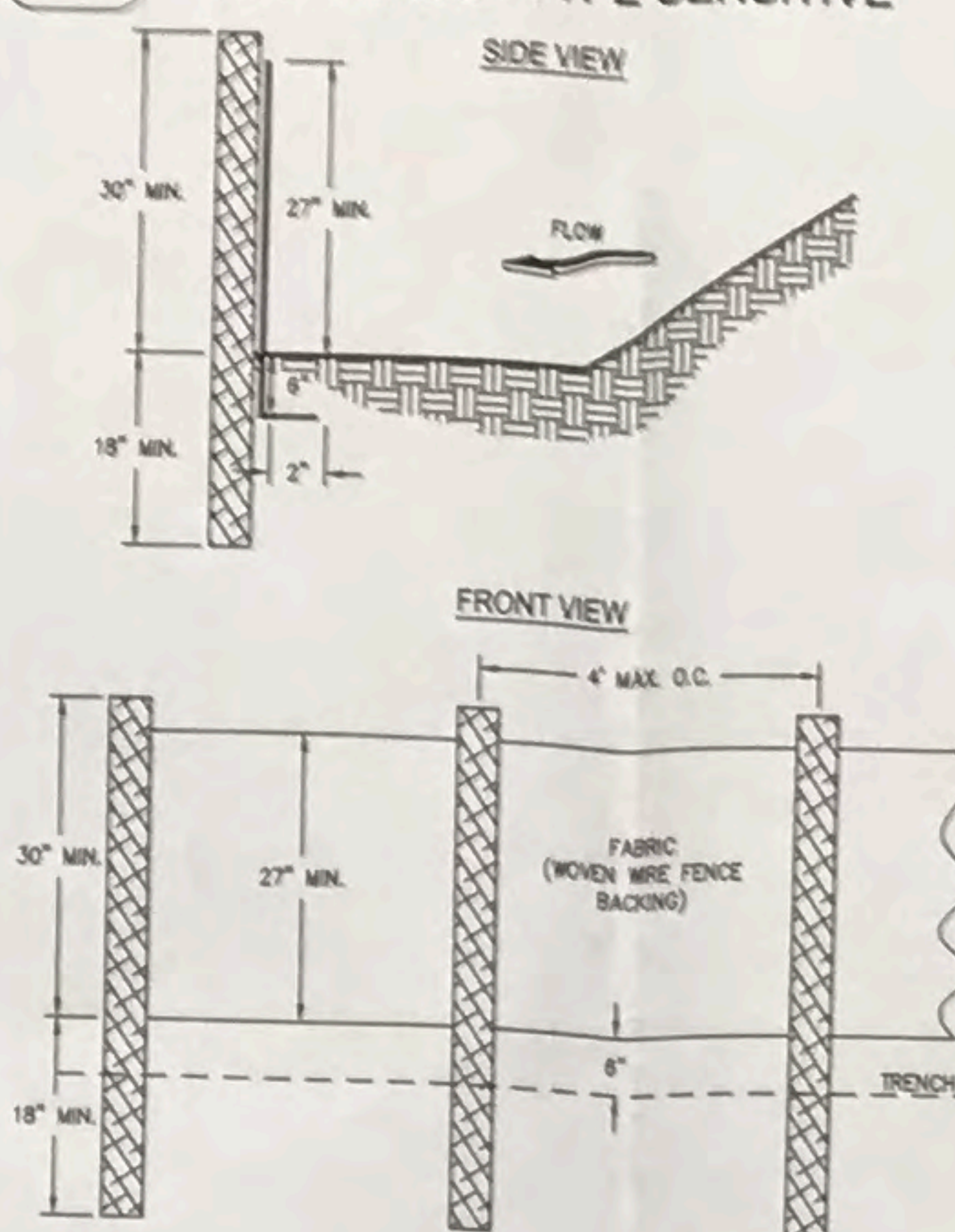
- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (CONVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASH RACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASH RACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CONCRETE WASHOUT



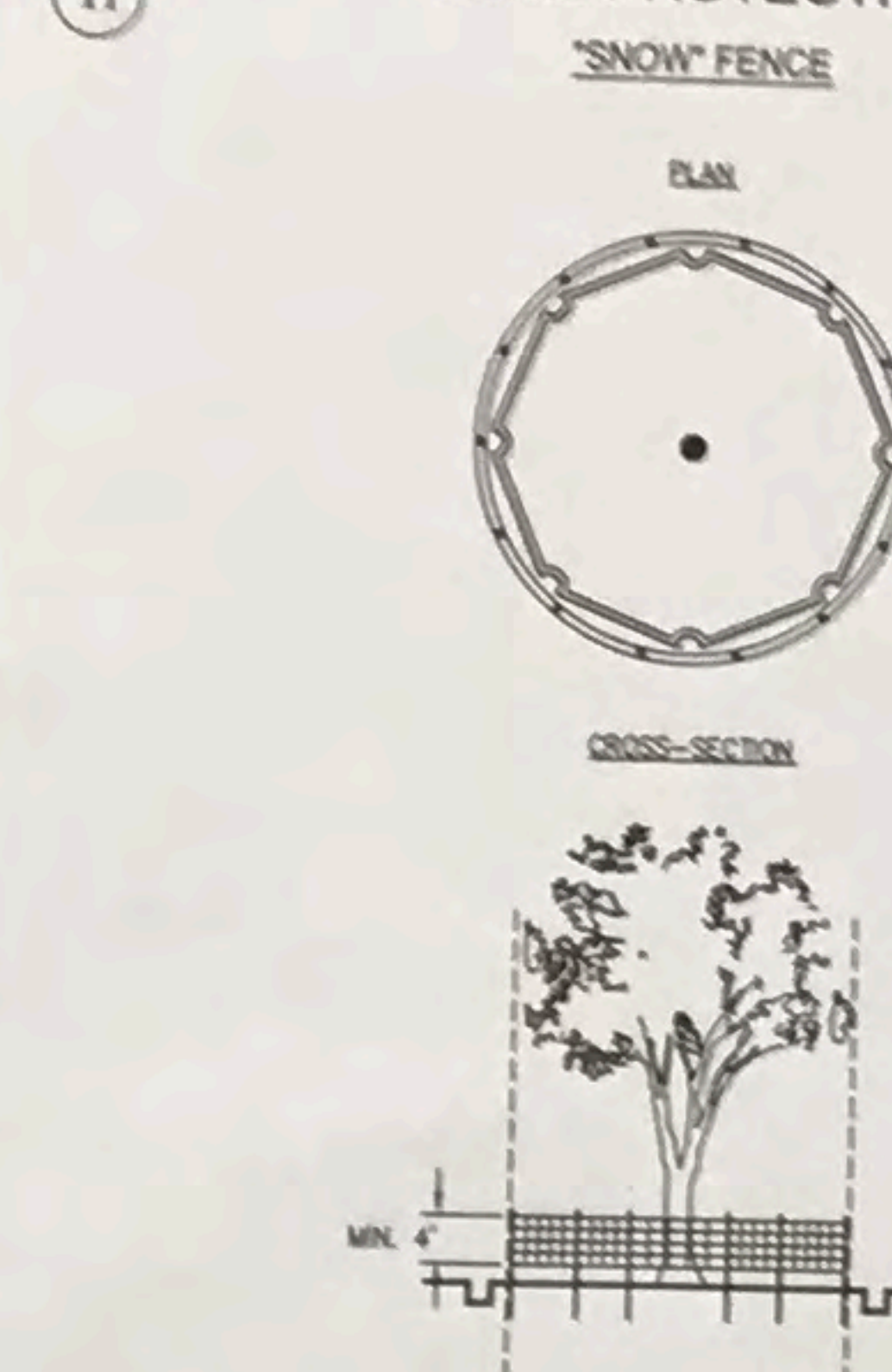
- NOTES:**
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
 2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
 3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.
 4. Washout of the drum at the construction site is prohibited.

SILT FENCE - TYPE SENSITIVE



- NOTES:**
1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (27") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

TREE PROTECTION



- NOTES:**
1. USE TRENCHER (E.G. DITCH WICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
 2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 8 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

GRASSING SCHEDULE (HYDROSEEDING RATES)

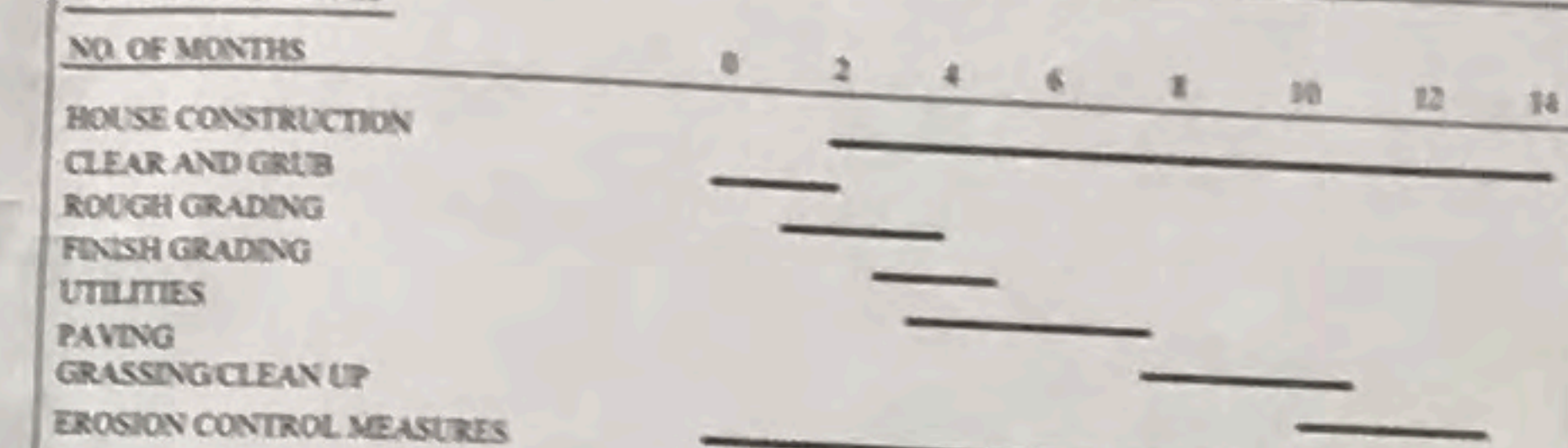
SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)	
KY 31	1-1/2 - 2 LBS.	9-5-11/1	1 TON/ACRE	60-80	120-180
PESCU	1-1/2 - 2 LBS.	9-5-11/1	1 TON/ACRE	60-80	120-180
WINTER RYE	3-1-4/1	3-1-4/1			
*WEEDING LOVEGRASS	2-3 LBS.	3-1-4-5	1 TON/ACRE	60-80	120-180

*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS INDICATED BY SOIL TEST.

*HYDROSEED ON ALL 2:1 SLOPES.

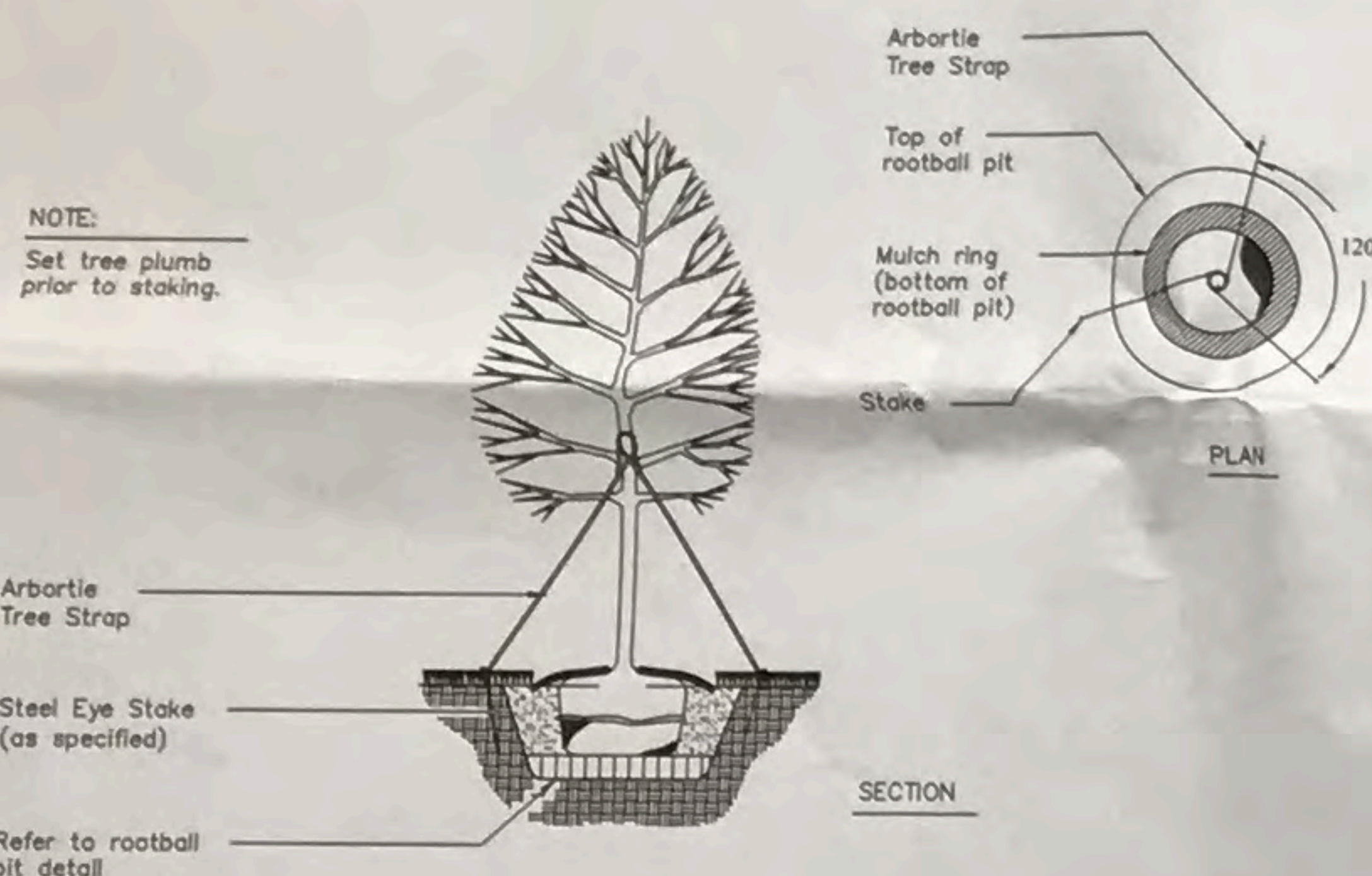
NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH STRAW OR HAY - 2-12 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-8 TONS/ACRE).

ACTIVITY SCHEDULE



NOTE:

Set tree plumb prior to staking.

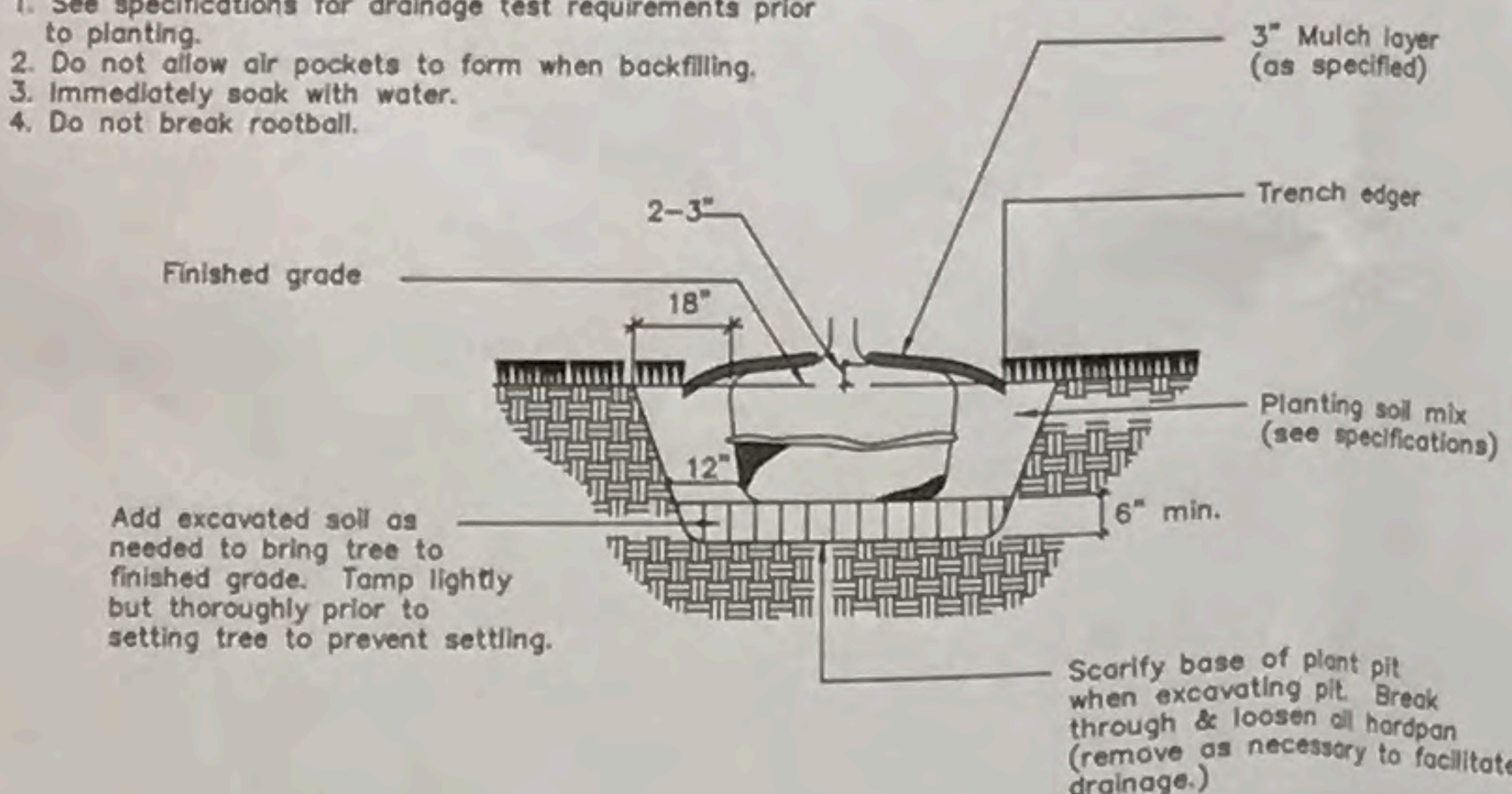


TYPICAL TREE STAKING AND GUYING

N.T.S.

GENERAL NOTES

1. See specifications for drainage test requirements prior to planting.
2. Do not allow air pockets to form when backfilling.
3. Immediately soak with water.
4. Do not break rootball.



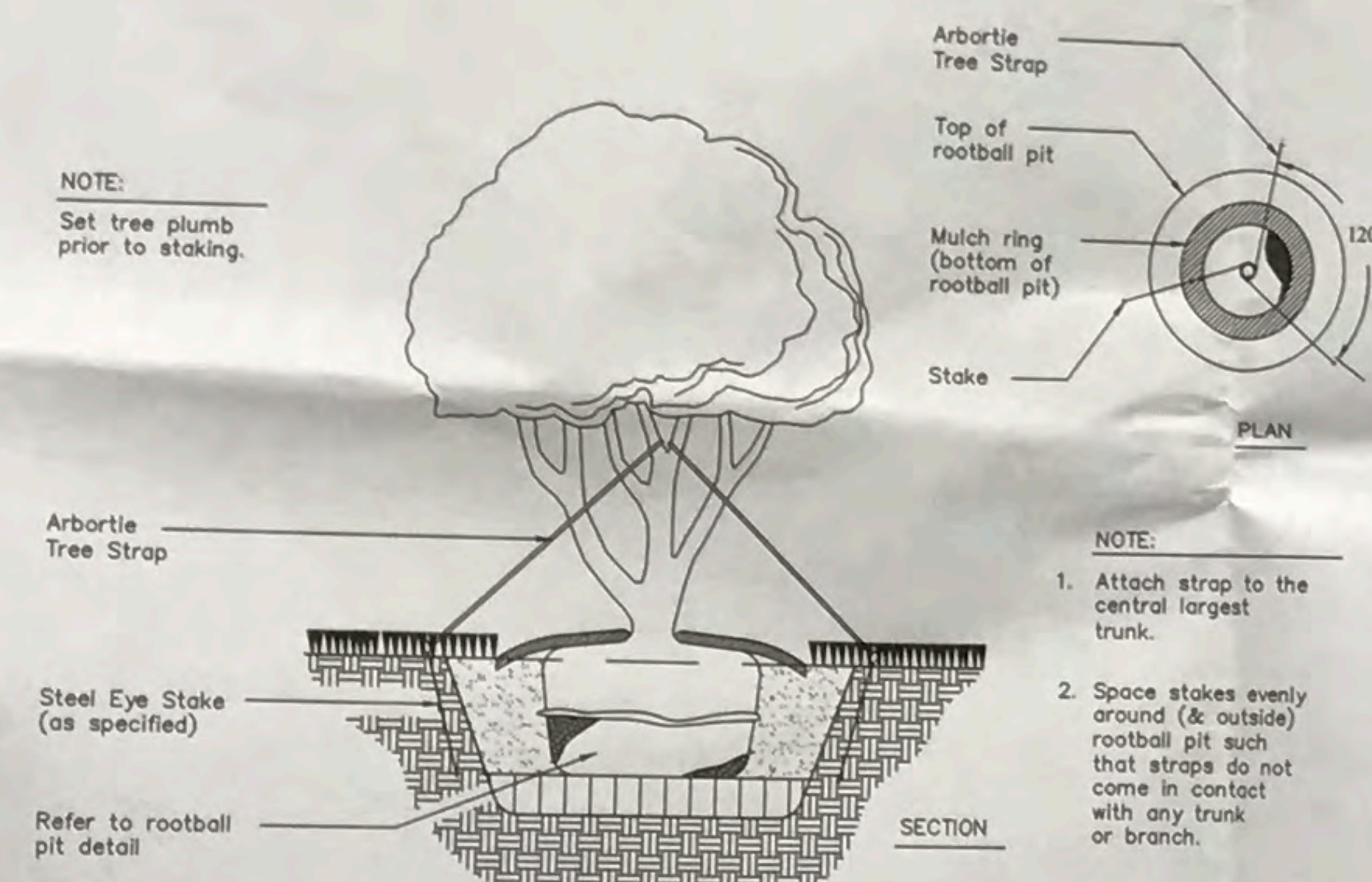
- PLANTING PROCEDURE**
1. Excavate rootball pit.
 2. Add excavated soil & tamp.
 3. Set tree such that top of rootball is 2-3" higher than finished grade.
 4. Complete backfilling, construct a trench edge & add specified mulch.
 5. Stake & guy securely.

TYPICAL TREE ROOTBALL PIT

N.T.S.

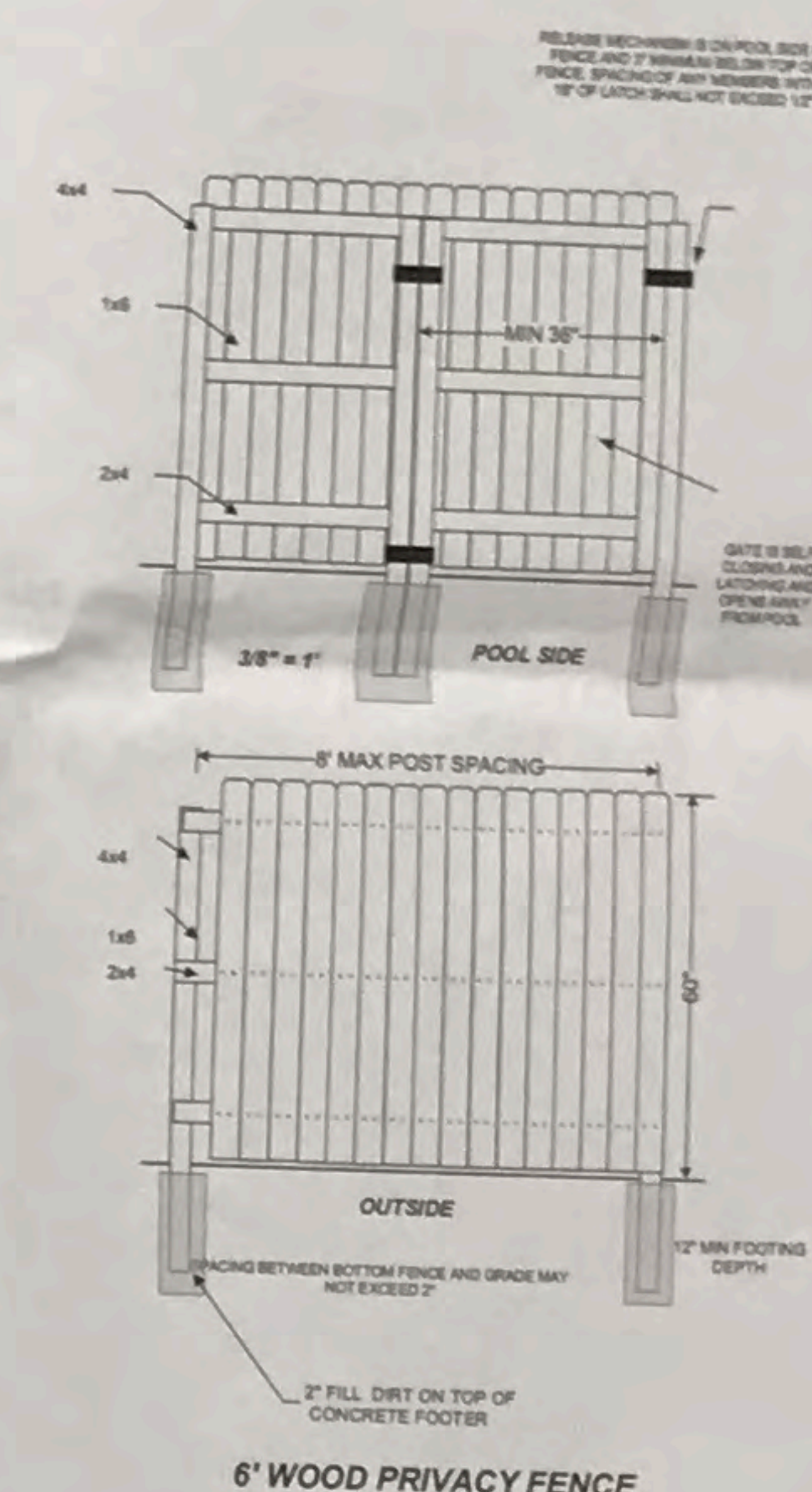
NOTE:

Set tree plumb prior to staking.



TYPICAL MULTI-TRUNK TREE STAKING AND GUYING

N.T.S.

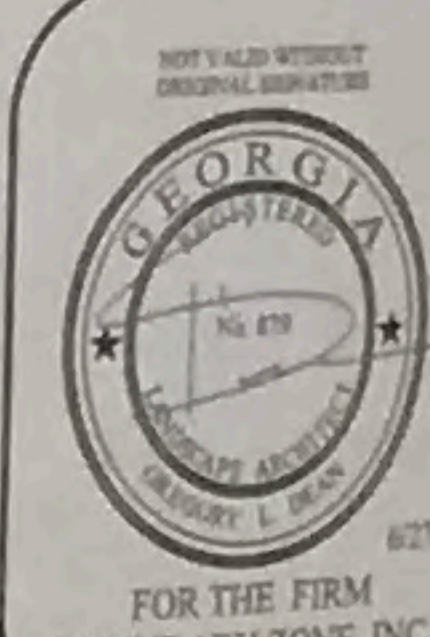


DETAILS

PREPARED FOR: DAVE WATSON,
LOT 33, BLOCK "D", UNIT 3, RIVERVIEW ESTATES S/D
LAND LOT 319, 6TH DISTRICT
4723 RIVER CT
PEACHTREE CORNERS, GEORGIA 30097
DATE: 6/26/2019

"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."

6/27/19
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699



PROJECT
20352.02
SHEET
3 OF 3

BOUNDARY
zone, inc. LAND SURVEYING SERVICES
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SEWANEET (770) 271-5772
454 SATELLITE BLVD, SUITE 200
STEWANEE, GEORGIA 30084
ATLANTA (404) 444-8181
1150 PEACHTREE BLVD, SUITE 200
ATLANTA, GEORGIA 30309
KENNESAW (478) 735-4393
975 COMB PLACE BLVD, SUITE 101
KENNESAW, GEORGIA 30144



LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET L58# 819
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- A/C UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- SF- SILT FENCE
- O- TREE PROTECTION
- HB HAY BALES
- FW FLOW WELL LINE
- NF NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- CR.Z CRITICAL ROOT ZONE
- S.R.P STRUCTURAL ROOT PLATE (TYP)
- LL LAND LOT
- CONC CONCRETE
- FOR EDGE OF PAVEMENT
- 100 - CONTOUR LINE
- F.F.E FINISH FLOOR ELEVATION
- D.F.E DASEMENT FLOOR ELEVATION
- G.F.E GARAGE FLOOR ELEVATION
- 1039.6 GROUND ELEVATION
- 1039.6 SURFACE ELEVATION
- 770 1039.0 TOP OF WALL ELEVATION
- 800 1039.0 BOTTOM OF WALL ELEVATION
- TF 1039.0 TOP OF FOOTER ELEVATION
- SF - SILT FENCE
- DRAINAGE ARROW
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED