

### 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: JANUARY 3, 2020 ARC REVIEW CODE: V2001031

**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-20-01PC 4248 Ridgegate Drive

Review Type: Metro River MRPA Code: RC-20-01PC

<u>Description</u>: A Metropolitan River Protection Act (MRPA) review of a proposed project to modify an existing single-family residence located within the Chattahoochee River Corridor. The existing house, driveway, deck, steps, walk, and porch comprise 5,726 SF of impervious surface on the lot, which is 32,177 SF total area. The proposed modification seeks to add a pool and deck (952 SF), a garage (828 SF), a bedroom, bathroom, and game room (1,373 SF) and expand the driveway (330 SF). The total new impervious surface would be 8,472 SF. This property is in a subdivision that was previously reviewed in 1976 as RC-76-02GC.

<u>Preliminary Finding:</u> ARC staff has opened its 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 River Corridor Plan.

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

<u>Land Lot:</u> 329 <u>District:</u> 6 <u>Section:</u> <u>Date Opened:</u> Friday, January 3, 2020

Deadline for Comments: Monday, January 13, 2020

Earliest the Regional Review can be Completed: Tuesday, January 14, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT CHATTAHOOCHEE RIVERKEEPERS FULTON COUNTY ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF JOHNS CREEK

GEORGIA DEPARTMENT OF NATURAL RESOURCES

If you have any questions regarding this review, please contact Greg Giuffrida at <a href="mailto:giuffrida@atlantaregional.org">giuffrida@atlantaregional.org</a> or (470) 378-1531. If ARC staff does not receive comments from you on or before **5 p.m. Monday, January 13, 2020**, 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:** <a href="http://www.atlantaregional.org/land-use/planreviews">http://www.atlantaregional.org/land-use/planreviews</a>.

### Attached is information concerning this review.

### **ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM**

DATE: JANUARY 3, 2020 ARC REVIEW CODE: V2001031

**TO:** ARC Community Development and Natural Resources Managers

FROM: Greg Giuffrida, 470-378-1531

### **Reviewing staff by Jurisdiction:**

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Name of Proposal: RC-20-01PC 4248 Ridgegate Drive

**Review Type:** Metro River

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**<u>Submitting Local Government:</u>** City of Peachtree Corners

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### Response:

**COMMENTS:** 

- 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.

|  | <br> |
|--|------|
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BANK & PANGLICA

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Community Development

310 Technology Parkway

Peachtree Corners, GA 30092

Tel: 678-691-1200 | www.peachtreecornersga.gov

December 16, 2019

Jim Santo Atlanta Regional Commission 229 Peachtree ST NE Suite 100 Atlanta, Georgia 30303

Re: 4248 Ridgegate Drive & 4260 Gatewood Lane

### Dear Jim:

The City of Peachtree Corners respectfully requests a Chattahoochee River Corridor analysis for two lots located in the Riverview Estates neighborhood, 4248 Ridgegate Drive and 4260 Gatewood Lane. One of these properties, 4248 Ridgegate Drive, was one of the 39 lots that received a certificate in the 1976 Riverview Estates Review Letter and is requesting a reanalysis of its allowables. The other lot, 4260 Gatewood Lane, does not have an existing certificate and is requesting an initial analysis to receive its allowables.

Attached please find the following items for both properties: completed ARC application, \$250 certified check, as-built survey, site plan including vulnerability categories and the proposed site plan including clearing and impervious allocations.

Please let me know if you need further information.

Sincerely,

Katherine Francesconi

Stormwater Engineer

310 Technology Parkway

Peachtree Corners, GA 30092

kfrancesconi@peachtreecornersga.gov

## APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

| 1. | Name of Local G   | overnment: Peachtree Corners                     |                           |
|----|-------------------|--|---------------------------|
| 2. | Owner(s) of Rec   | ord of Property to be Reviewed:                  |                           |
|    | Name(s): Ch       |  |                           |
|    | Mailing Add       | Iress: 4248 Ridgegate Drive                      |                           |
|    | City: Peach       |  | <b>Zip:</b> <u>30097</u>  |
|    |                   | one Numbers (w/Area Code):                       |                           |
|    | Daytime           | Phone: 470-445-3658 Fax:                         |                           |
|    | Other N           | umbers: Email: charissa.king@icloud.com          |                           |
| 3. | Applicant(s) or A | Applicant's Agent(s):                            |                           |
|    | Name(s): Le       | ewis Reeves Vice Perfect office.                 |                           |
|    | Mailing Add       | Iress: 5400 Bannergate Drive                     |                           |
|    | City: Johns       |  | Zip: 30027                |
|    |                   | one Numbers (w/Area Code):                       |                           |
|    |                   | Phone: 404-219-2151 Fax:                         |                           |
|    |                   | umbers: Email: indiancrle@aol.com                |                           |
|    |                   |  |                           |
| 4. | Proposed Land of  |  |                           |
|    |                   | velopment: Riverview Estates                     |                           |
|    | Description       | of Proposed Use: Modification to Existing Sing   |                           |
|    |                   | the Chattahoochee River Cor                      | ridor.                    |
| _  |                   |  |                           |
| 5. |                   | otion (Attach Legal Description and Vicinity     | - /                       |
|    | Land Lot(s)       | , District, Section, County: Land Lot 329, 6th   | District, Gwinnett County |
|    | Subdivision       | Lot, Block, Street and Address, Distance to      | Nearest Intersection:     |
|    |                   | Estates, Lot 11 F, 4248 Ridgegate Drive, 385 Fee |                           |
|    |                   | lopment (Use as Applicable):                     |                           |
|    | Acres:            | Inside Corridor: 0.739                           |                           |
|    |                   | Outside Corridor: 0.00                           |                           |
|    |                   | Total: 0.739                                     |                           |
|    | Lots:             | Incide Comidem 0.720                             |                           |
|    |                   | Outside Corridor: 0.00                           |                           |
|    |                   | <b>Total:</b> 0.739                              |                           |
|    | Units:            | Inside Corridor: 0.739                           |                           |
|    | 0.11.00           | Outside Corridor: 0.00                           |                           |
|    |                   | <b>Total:</b> 0.739                              |                           |
|    | Other Size 1      | Descriptor (i.e., Length and Width of Easemen    | nt):                      |
|    |                   | Inside Corridor:                                 |                           |
|    |                   | Outside Corridor:                                |                           |
|    |                   | Total:   | -                         |
|    |                   | - V I W.1  |                           |

|                   | ed Chattahoochee Corridor Development: Does the total development include additional land in the Chattahoochee Corridor that a not part of this application? No  f "yes", describe the additional land and any development plans:   |                     |  |   |   |  |  |  |  |
|-------------------|---|---------------------|--|---|---|--|--|--|--|
| В.                | 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? Yes  If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): Single Family Residential Community, RC-76-02GC, 1976 |                     |  |   |   |  |  |  |  |
| <b>A.</b>         | Septic tank Yes Note: For proposa   | ealth department ap | he application must in proval for the selected |   |   |  |  |  |  |
|                   | •   |                     | ed Land or Water Us                            | e <b>:</b>  | Plans.                                  |  |  |  |  |
| Vulnera<br>Catego | •   | ge) (or Sq. Footage |  | Percent<br>Land<br><u>Disturb.</u><br>(Maximum<br>Parenth | Percent Imperv. Surf. s Shown In neses) |  |  |  |  |
| A                 | 2 <del></del>   |                     |  | (90)  | (75)                                    |  |  |  |  |
| В                 |   | . <u>.</u>          |  | (80)  | (60)                                    |  |  |  |  |
| C                 | <u></u>   |                     |  | (70)  | (45)                                    |  |  |  |  |
| D                 | 32,177 sf   | 16,089 sf           | 9,653 sf                                       | <b>(50)</b> 50  | <b>(30)</b> 30                          |  |  |  |  |
| E                 |   |                     |  | (30)  | (15)                                    |  |  |  |  |
| F                 | 18  |                     |  | (10)  | (2)                                     |  |  |  |  |
| Total             | 32,177 sf   | 16,089 sf           | 9,653 sf                                       | 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? Yes  |
|          | If "yes", indicate the 500-year flood plain elevation: 895  |
|          | 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.  |
| FΩ       | R ALL APPLICATIONS:   |
|          | _ 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)   |
| <u>x</u> | _ 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>x</u> | _ Description of proposed use(s). (Space provided on this form)   |
| <u>x</u> | _ Existing vegetation plan.   |
| <u>x</u> | _ Proposed grading plan.  |
| _x       | _ Certified as-builts of all existing land disturbance and impervious surfaces.   |
| x        | Approved erosion control plan.  |
|          |   |
| <u> </u> | _ Detailed table of land-disturbing activities. (Both on this form and on the plans)  |

| <u> </u> | Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all ea and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review. | sements    |
|----------|--|------------|
| <u>x</u> | Documentation on adjustments, if any.  |            |
| <u>x</u> | Cashier's check or money order (for application fee).  |            |
|          | SINGLE-STEP APPLICATIONS (NON-SUBDIVISION): Site plan.   |            |
| <u>x</u> | Land-disturbance plan.   |            |
| FOR      | TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:<br>Concept plan.   |            |
|          | Lot-by-lot and non-lot allocation tables.  |            |
| 12.      | I (we), the undersigned, authorize and request review of this application for a cert under the provisions of the Metropolitan River Protection Act: (use additional shenecessary)  |            |
|          |  |            |
| /        | 12114/19   |            |
|          | Signature(s) of Owner(s) of Record Date  |            |
| 13.      | I (we), the undersigned, authorize and request review of this application for a cert under the provisions of the Metropolitan River Protection Act:  | ificate    |
|          | Cellis Geever Roperties Le   | -          |
|          | Signature(s) of Applicant(s) or Agent(s)  Date   | -          |
| 14.      | The governing authority of Peachtree Corners review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.   | requests   |
|          | Signature of Chief Elected Official or Official's Designee Date  | <u>-</u> 0 |



Vicinity Map(NTS) ®

ZONING: R-100

MINIMUM LOT AREA: 15,000 SF R-100 SETBACKS AS PER PLAT

FRONT 35 FT INTERIOR 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

CHARISSA KING 4248 RIDGEGATE DRIVE PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

4248 RIDGEGATE DRIVE PEACHTREE CORNERS, GEORGIA 30097 LEWIS REEVES 404-219-2151 CHARISSA KING 470-445-3658

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 FLR.M. MAP OF GWINNETT COUNTY, GEORGIA
PANEL # 13135C0053H, EFFECTIVE ON 03/04/2013

# GENERAL NOTES:

8. PROJECT NARRATIVE

1 TOTAL AREA: 0.739 ACRES / 32,177 SQUARE FEET
2 BOUNDARY REFERENCE: DB 56051, PG 532; PB 4, PG 210
3 FIELDWORK PERFORMED ON 11/6/2019
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN

ONE FOOT IN 98,566 FEET
5. THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
6. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 0.03 FEET

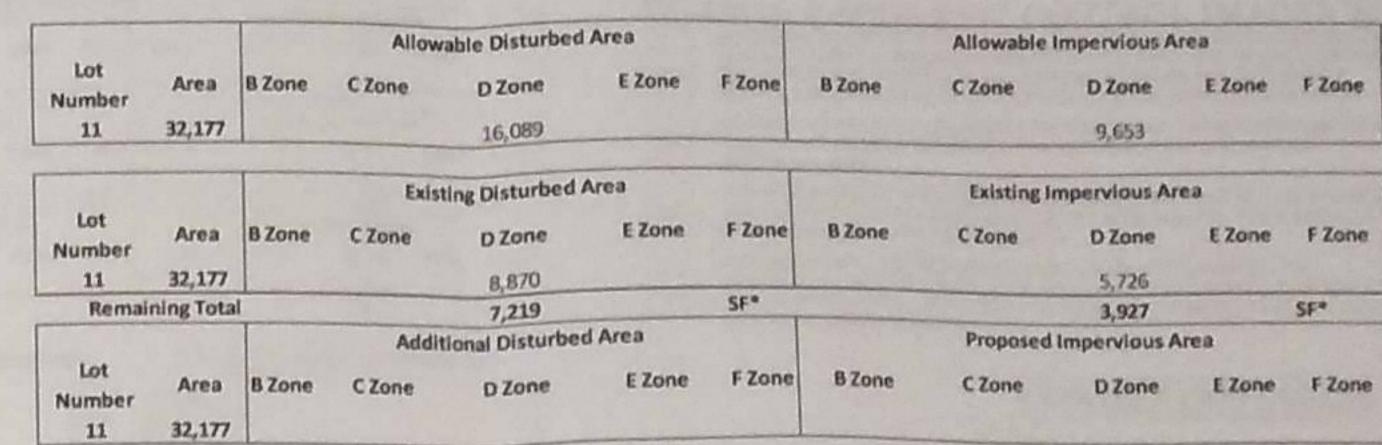
THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.LR.M. MAP OF GWINNETT COUNTY AS SHOWN ON PANEL # 13135C0053H, EFFECTIVE ON 03/04/2013 7. FLOOD HAZARD STATEMENT

> SITE LOCATION 4248 RIDGEGATE DRIVE PEAHCTREE CORNERS, GEORGIA 30097

CONSTRUCTION OF POOL & ADDITIONS
SEE ARCHITECTURAL PLANS FOR MORE DETAIL

9. SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM
10. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
11. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY

12. NO NEW STORM DRAIN PIPES ARE PROPOSED
13. THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
14. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE



GRID NORTH GEORGIA WEST ZONE DATUM NAVD 1983 SCALE: 1"=20"

PHILLIP D. & SARAH V. OSTWALT DB 41088 PG 152 STEPHEN G. KALOPER DB 56435 PO 603 TOP 891.81 INV. W. 859.99 TEM IPS ELEV 894.98 5' NE OFFSET MAC IRREVOCABLE TRUST OF 2013 DB 54121 PG 676 EXISTING 2-STORY STUCCO FFE: 901.11 GFE 900.51 JAMES T HUSTON BETTY BERECKSON DB 16935 PG 166 PHILT PORTER ET AL DB 5848 PG 50

FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES FOR THE FIRM

OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

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 COUNTY OR CITY PLANNING AND ZONING DEPARTMENTS.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS

BOUNDARY ZONE, INC.

21386.02

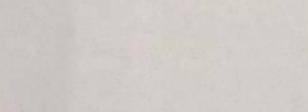
-

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

BOUNDARY REFERENCE DB 56051, PG 532, PB 4, PG 210 FIELDWORK PERFORMED ON 11/6/2019 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98,566 FEET EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC

TOTAL STATION O COPYRIGHT 2019 - BOUNDARY ZONE, INC. THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CLOSURE PRECISION OF 0.03 FEET PERMISSION OF THIS SURVEYOR

TOTAL AREA 0.739 ACRES / 32,177 SQUARE FEET



GRAPHIC SCALE - IN FEET

1/2" REBAR WITH CAP A/C UNIT SET LSF# 839 D R/W MONUMENT A FIRE HYDRANT IN WATER METER WATER VALVE

POWER POLE

YARD DRAINS

SIGN

- GUY WIRE MANHOLE - T - TELEPHONE LINE CLEAN OUT GAS METER - X- FENCE LINE

GAS VALVE SF-SILT FENCE

D POWER METER TELEPHONE BOX -HB HAY BALES — U— OVERHEAD UTILITY LINE N/F NOW OR FORMERLY -S-SEWER LINE - G- GAS LINE - C - CABLE LINE

CABLE BOX O TREE PROTECTION LL LAND LOT

R/W RIGHT-OF-WAY CNTL CANTILEVER

EOP EDGE OF PAVEMENT -€D - CONTOUR LINE -(7) - DRAINAGE ARROW F.F.E. FINISH FLOOR ELEVATION BSL BUILDING SETBACK LINE BEE BASEMENT FLOOR ELEVATION G.F.E. GARAGE FLOOR ELEVATION C R Z CRITICAL ROOT ZONE 1836.9 GROUND ELEVATION S.R.P. STRUCTURAL ROOT PLATE 1008.89 SURFACE ELEVATION TW 10080 TOP OF WALL ELEVATION

BW 10810 BOTTOM OF WALL ELEVATION

TF 1000 0 TOP OF FOOTER ELEVATION - SF - SILT FENCE

HARDWOOD TREE PINE TREE X TO BE REMOVED

TREE LEGEND

Know what's below.

Call before you dig.

ZONE, INC. LAND SURVEYING SERVICES ATLANTA (200) 200-3180 ATLANTA (200) 200-3180 ATLANTA (200) 200-3180

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING KENNESAW (678) 738-4380 WWW.BOUNDARYZONE.COM (770) 271-5772 KENNESAW GEORGIA E0144

SHEET 1 OF 3



## Vicinity Map(NTS) @

## ZONING: R-100

MINIMUM LOT AREA 15,000 SF

R-100 SETBACKS AS PER PLAT

FRONT 35 FT INTERIOR 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

CHARISSA KING 4248 RIDGEGATE DRIVE PEACHTREE CORNERS, GEORGIA 30097

## BUILDER / **EMERGENCY CONTACT**

4248 RIDGEGATE DRIVE PEACHTREE CORNERS, GEORGIA 30097 LEWIS REEVES 404-219-2151 CHARISSA KING 470-445-3658

## SITE NOTES:

- 1. ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF PEACHTREE CORNERS.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING 4. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- 5. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS
- AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. 6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
- 7. UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS 8. NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY. NEED QUALIFIED CONTRACTOR PERMIT
- 9. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF PEACHTREE CORNER REQUIREMENTS AND THE SIDEWALK REPLACED.
- 10. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION. 11 CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY
- DEMOLITION WORK TAKING PLACE. 12. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET
- TREE PROTECTION AREA. OR RIGHT OF WAY 13. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE

## LANDSCAPE NOTES

STRUCTURAL ROOT PLATE OF EXISTING TREES.

- 1 NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z. 2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE
- STAKED HAYBALES OR SANDBAGS) 3. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
- 4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
- 5. ALL TREE PROTECTION DEVISES TO BE INSTALLED PRIOR TO LAND DISTURBANCE
- AND MAINTAINED UNTIL FINAL LANDSCAPING. 6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR
- REPLACED AS NEEDED. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN
- CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF PEACHTREE CORNER TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION. 8. IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE
- PERMITTED PLAN, THREE (3) SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE CITY OF PEACHTREE CORNER ARBORIST'S OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE INSTALLATION. 9. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION

DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION

## GENERAL NOTES:

- TOTAL AREA 0.739 ACRES / 32.177 SQUARE FEET BOUNDARY REFERENCE DB 58051, PG 532, PB 4, PG 210
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
- THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
- THIS PLAT HAS BEEN PREPARED USING A TRIMBLE SHASED HAS A CLOSURE PRECISION OF 0.03 FEET. THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD STATEMENT FLOOD HAZARD AREA AS SHOWN ON THE F.LR.M. MAP OF GWINNETT COUNTY AS SHOWN ON
- PANEL # 13135C0053H, EFFECTIVE ON 03/04/2013 8 PROJECT NARRATIVE
  - SITE LOCATION: 4248 RIDGEGATE DRIVE PEAHCTREE CORNERS, GEORGIA 30097
- CONSTRUCTION OF POOL & ADDITIONS SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- 9. SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM 10. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY 11 CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- 2 NO NEW STORM DRAIN PIPES ARE PROPOSED 13. THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR 14. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

| DENSITY FACTOR OF TREES TO REMAIN  TOTAL TOTAL TOTAL TOTAL TOTAL TOTAL |       |     |       |     |        |        |      |        |
|--|-------|-----|-------|-----|--------|--------|------|--------|
|  | EXIST | DBH | TOTAL | QTY | REMAIN | REMAIN | U/In | TOTAL  |
|  | 1     | 6   | 6     | 0   | 1      | 6      | 0.90 | 0.90   |
|  | 4     | 7   | 28    | 3   | 1      | 7      | 1.00 | 1.00   |
|  | 4     | 9   | 36    | 2   | 2      | 18     | 1.20 | 2.40   |
|  | 1     | 12  | 12    | 1   | 0      | 0      | 1.60 | 0.00   |
|  | 1     | 13  | 13    | 0   | 1      | 13     | 1.80 | 1.80   |
|  | 1     | 14  | 14    | 0   | 1      | 14     | 2.20 | 2.20   |
|  | 2     | 15  | 30    | 1   | 1      | 15     | 2.40 | 2.40   |
|  | 2     | 17  | 34    | 1   | 1      | 17     | 3.20 | 3.20   |
|  |       | 18  | 144   | 6   | 2      | 36     | 3.60 | 7.20   |
|  | 8     | 19  | 57    | 2   | 1      | 19     | 4.00 | 4.00   |
|  | 3     | 20  | 20    | 1   | 0      | 0      | 4.40 | 0.00   |
|  | 1     | 21  | 21    | 0   | 1      | 21     | 4.80 | 4.80   |
|  | 1     |     | 132   | 1   | 5      | 110    | 5.20 | 26.00  |
|  | 6     | 22  | 24    | 1   | 0      | 0      | 6.20 | 0.00   |
|  | 1     | 26  | 26    | 0   | 1      | 26     | 7.40 | 7.40   |
|  | 1     |     | 29    | 0   | 1      | 29     | 9.20 | 9.20   |
|  | 1     | 29  | 30    | 1   | 0      | 0      | 9.80 | 0.00   |
|  | 1     | 30  | 30    |     | 4      | 26     | 2420 | 100000 |

PR RESERVE SEPTIC FIELD

PRIMARY SEPTIC FIELD 400 LF-

DESIGNED BY OTHERS

PER CONSTRUCTION PERMIT 9324

DESIGNED BY OTHERS

-T.B.M. IPS

ELEV: 894.98

5' NE OFFSET

M.R.P.A CALCULATION Allowable Impervious Area Existing Disturbed Area Existing Impervious Area Remaining Total Additional Disturbed Area Proposed Impervious Area

PRE-CONSTRUCTION IMPERVIOUS AREA POST-CONSTRUCTION IMPERVIOUS AREA 32.177 LOT AREA 32,177 2.816 EXISTING HOUSE 2,815 1,946 EXISTING DRIVE

LOT AREA EXISTING HOUSE EXISTING DRIVE 936 EXISTING DECK & STEPS & WALK EXISTING DECK & STEPS & WALK 2.8 EXISTING PORCH EXISTING PORCH PROPOSED POOL & POOL DECK 828 5.726 PROPOSED GARAGE PROPOSED BEDROOM & BATH & TOTAL COVERAGE GAME ROOM PROPOSED DRIVE TOTAL COVERAGE

STEPHEN G. KALOPER

DB 56435 PG 603

PR MASTER

BEDROOM

LOT

2-STORY STUCCO

FFE 901.11

GFE 900 51

Ds3 Ds4

PR. POOL

LIMIT OF

PHIL T PORTER

ET AL

DB 5848 PG 50

DISTURBANCE II

NO TREE TO BE REMOVED DURING CONSTRUCTION

CITY OF PEACHTREE CORNERS

DENSITY REQUIREMENTS

0.739 AC x 24 UNIT / AC = 17.7 UNITS

SITE TREE REPLACEMENT DATA

REPLACEMENT DENSITY FACTOR

UNITS REQUIRED

TOTAL EXISTING UNITS

TOTAL SDF PROVIDED

DENSITY SURPLUS

# EROSION & SEDIMENT CONTROL PRACTICES

- DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY DST PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A
- SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER. DISTURBED AREA STABILIZATION (WITH TEMPORARY SELENCE ESTABLISH A DS2 TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

PHILLIPDA

DB 41088 PG 152

TOP: 891.81

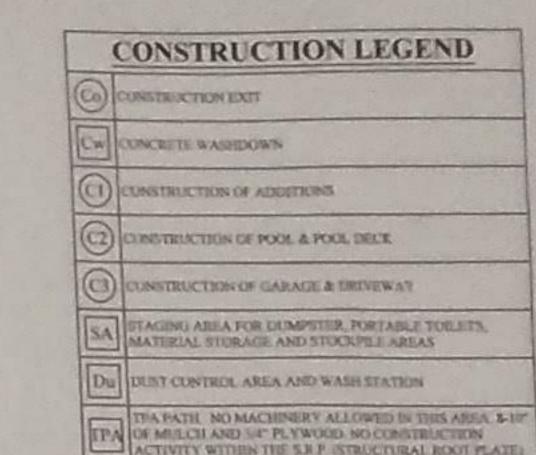
6% IMPACT

MV IN: 889.99

SARAH V OSTWALT

" REBAR

- DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH DS3 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 ±5% AND PLANTED WITHIN 36 HOURS OF DIGGING, SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.



ACTIVITY WITHEN THE SEP ISTRUCTURAL ROOT PLATE:

NÆ

MAC IRREVOCABLE

TRUST OF 2013

DB 54121 PG 676

" REBAR

GRID NORTH

GEORGIA WEST ZONE

DATUM NAVD 1983

SCALE 1"=20"

NOT VISLED WITHERST CENCENAL SIGNATURE

FOR THE FIRM BOUNDARY ZONE, INC.

CONTRACTOR AND OWNER MUST ENSURE DEMOLITION WORK TAKING PLACE.

MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION. 12,260 SQ. FT / 0.28 ACRES

ARBORIST'S OFFICE MUST BE NOTIFIED IF ANY NEW UTILITY LINES ARE TO BE INSTALLED USE EXISTING WATER, SEWER

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULF A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

14" REBAR

AND GAS CONNECTIONS

APPROVAL

SITE NOTES:

UTILITIES ARE PROTECTED PRIOR TO ANY

4. NO GRADED SLOPES SHALL EXCEED 2H IV.

GRAPHIC SCALE - IN FEFT

THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A

FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLR.M. MAP OF GWINNETT COUNTY, GEORGIA PANEL # 13135C0053H, EFFECTIVE ON 03/04/2013

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

IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT

4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR

6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE

10. 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

LL ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY

12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN

13. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA

15. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS,

DELETERIOUS MATERIAL FILL TO BE PLACED IN MAXIMUM 8° LIFTS AND COMPACTED TO AT LEAST 95%

ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING

16. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT

17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR

20. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL

22 THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR

ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)

25. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR

FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS

CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE

23. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL

24. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION &

26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND

27 DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE

WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST

28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR

STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

PRECONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR, CALL (678) 512-3284

3. CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1

5. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED

7. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND

1. PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A

SPECIFICATIONS OF CITY OF SANDY SPRINGS AND FULTON COUNTY

6. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION

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.

CITY OF SANDY SPRINGS REQUIREMENTS AND THE SIDEWALK REPLACED.

ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND

10. DEMOLITION TAKING PLACE INSIDE THE TREE CRITICAL ROOT ZONES TO BE DONE BY HAND

11 NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY. NEED QUALIFIED CONTRACTOR PERMIT

13 EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE

12. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN

5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM

AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY ADDITIONAL EROSION AND

SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY

IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.

STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%+ OF THE OPTIMUM MOISTURE CONTENT.

ENGINEER ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE

AND ALL OTHER DELETERIOUS MATERIAL STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER

UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL

SEEDING, DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.

8 A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

9. NO GRADED SLOPES SHALL EXCEED 2H: IV AND SHALL SLOPE AWAY FROM THE BUILDING.

DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.

CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL

5. ALL LOTS WITH 2 OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL TOTAL 41

EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL

**EROSION CONTROL NOTES:** 

L ALL SILT FENCE SHALL BE TYPE S.

OF TREAT THE SEDIMENT SOURCE

AND REPAIRED AS NECESSARY

SATURDAY 8:00AM - 5:00PM

14. WORK HOURS AND CONSTRUCTION DELIVERIES ARE

PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.

HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL

TRAINING COURSE AND BE CERTIFIED BY GSWCC

ATTEND SUBCONTRACTOR AWARENESS SEMINAR

21 MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL 1 VERTICAL.

19. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.

18. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.

BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.

MONDAY - FRIDAY 7:00AM - 7:00PM

SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

POWER POLE

III YARD DRAINS

SIGN

EI POWER METER III TELEPHONE BOX -HB HAY BALES ## POWER BOX - W- WATER LINE - FW FLOW WELL LINE O LIGHT POLE - S - SEWER LINE GUY WIRE

- G GAS LINE -C-CABLE LINE - T- TELEPHONE LINE - X- FENCE LINE

- KO - CONTOUR LINE FFE FINISH FLOOR ELEVATION HSL BUILDING SETBACK LINE BEE BASEMENT FLOOR ELEVATION R/W RIGHT-OF-WAY CNTL CANTILEVER CRZ CRITICAL ROOT ZONE

GFE GARAGE FLOOR ELEVATION 1006.9 GROUND ELEVATION 5 R.P. STRUCTURAL ROOT PLATE 1888 SURFACE ELEVATION IW 10090 TOP OF WALL ELEVATION

CONC CONCRETE

EOP EDGE OF PAVEMENT

TREE LEGEND TF-1069.0 TOP OF FOOTER ELEVATION

18% IMPACT

PINE TREE

Know what's below. Call before you dig

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING KENNESAW (678) 780-4393

SEWANEE (770) 271-5772 454 SATELLITE BLVD, STATE 200

SUWANEE, CEORGIA 30824

JAMES T HUSTON

BETTY B ERECKSON

DB 16935 PG 166

STS COBB PLACE REVD. SUITE IN KINNESAW, GEORGIA 30144

SHEET 2 OF 3

**PROJECT** 

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

10. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98.566 FEET EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

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TOTAL AREA 0.739 ACRES 32,177 SQUARE FEET BOUNDARY REFERENCE DB 56051, PG 532, PB 4, PG 210

FIELDWORK PERFORMED ON 11/6/2019

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS CLOSURE PRECISION OF \$ 03 FEET

SET LSF# 839 D R/W MONUMENT A FIRE HYDRANT

1/2" REBAR WITH CAP AC UNIT -U-OVERHEAD UTILITY LINE N/F NOW OR FORMERLY MANHOLE O CLEAN OUT WATER METER GAS METER WATER VALVE

-SF- SILT FENCE GAS VALVE

DISTURBED AREA

(TYP.) CABLE BOX O TREE PROTECTION LL LAND LOT

800 10000 BOTTOM OF WALL ELEVATION

HARDWOOD TREE -SF-SILT FENCE - DRAINAGE ARROW

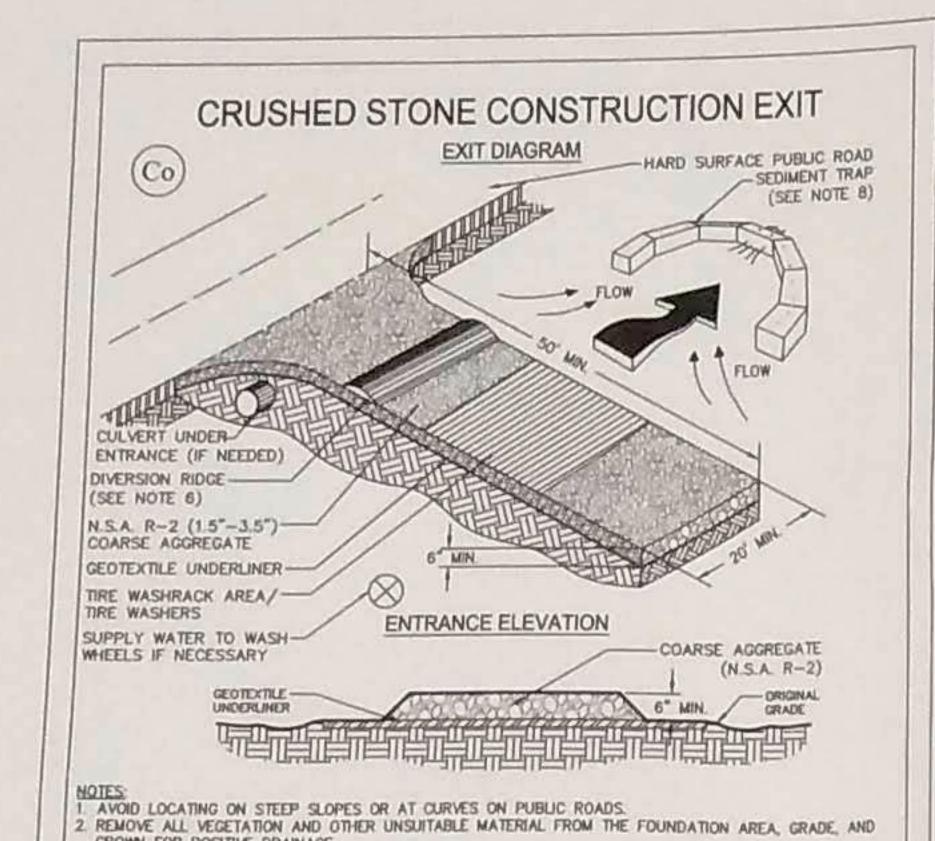
X TO BE REMOVED

11% IMPACT

17% IMPACT

ZONE, INC. LAND SURVEYING SERVICES ATLANTA, GEORGIA 30309

WWW.BOUNDARYZONE.COM (770) 271-5772



3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).

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.

B. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT

DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND

9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF

RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES

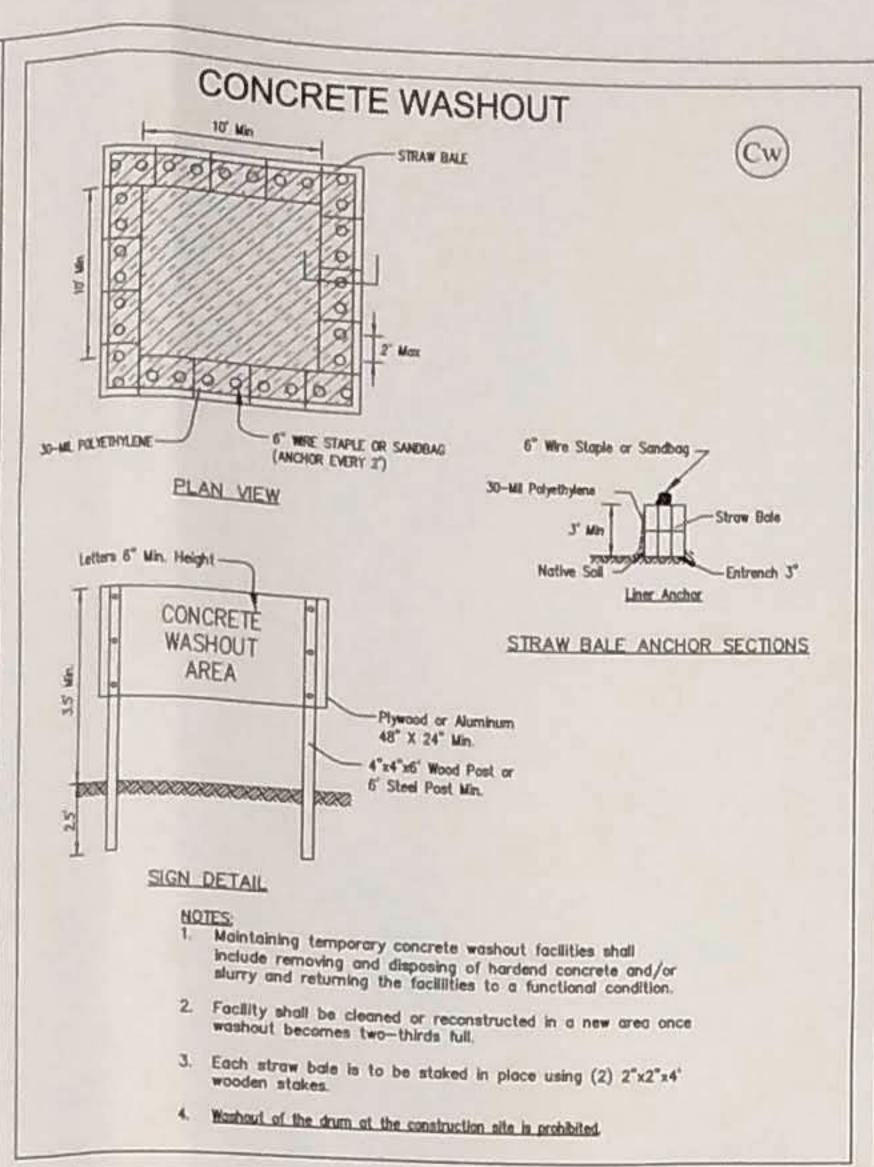
10.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC

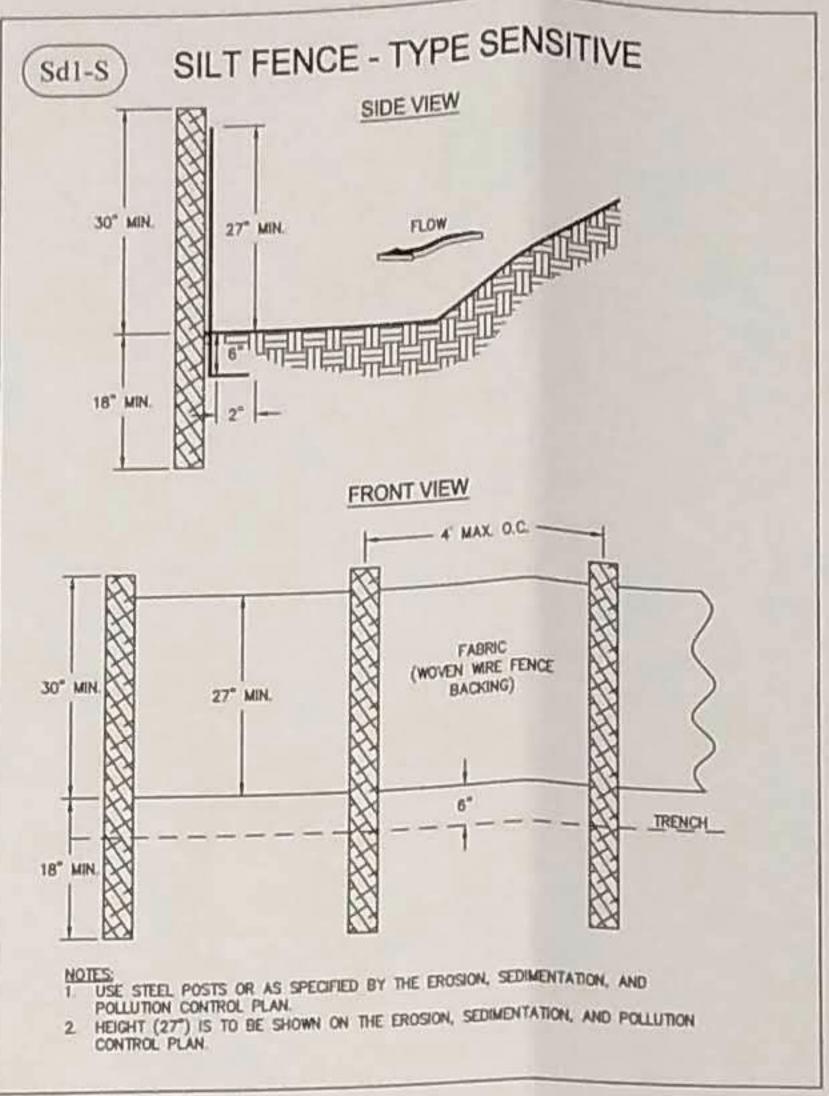
NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT

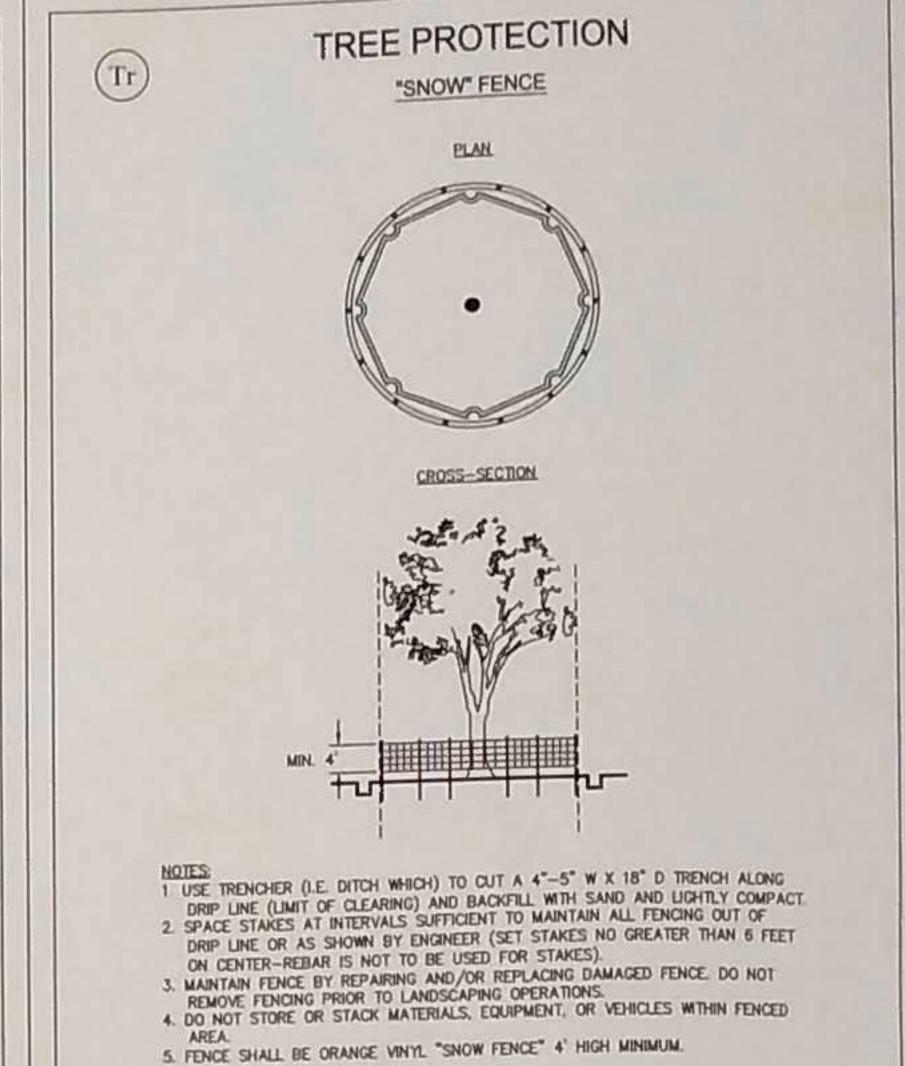
4. ORAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6"

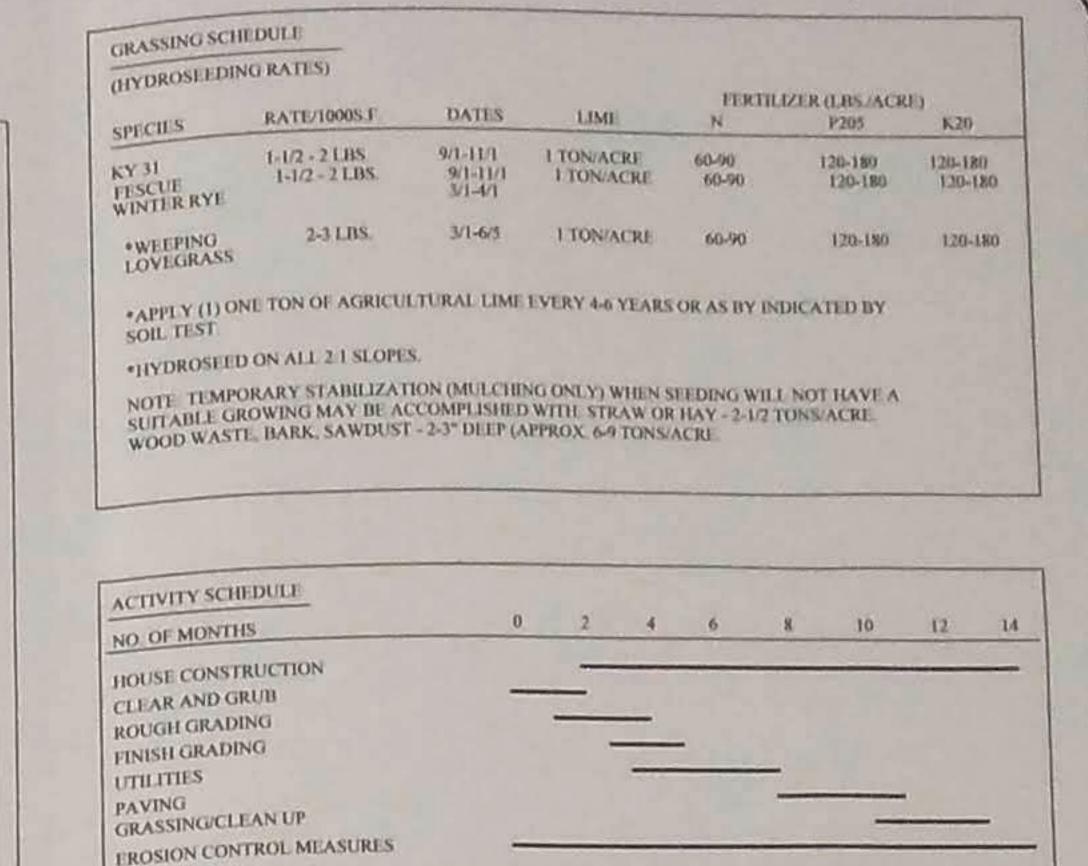
REMOVE MUD AND DIRT

DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).

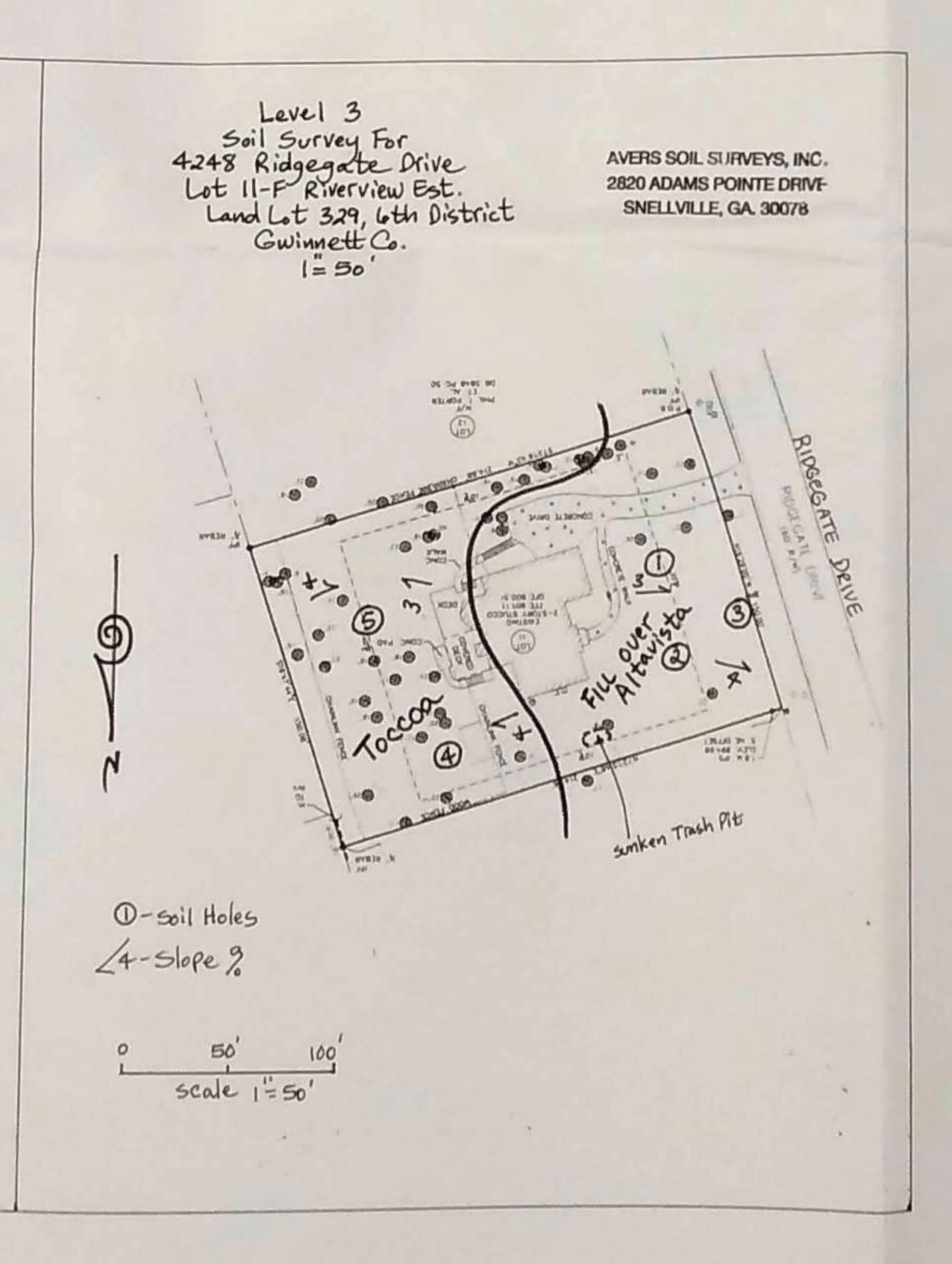








LEVEL 3 GWINNETT COUNTY SOIL INVESTIGATION REPORT 4248 RIDGEGATE DRIVE PEACHTREE CORNERS, 30097 LOT 11-F RIVERVIEW ESTATES S/D, LAND LOT 329, DISTRICT 6th OWNER CHARISSA KING thru BOUNDARY ZONE, INC. 770-271-5772 FILL OVER ALTAVISTA, 2-6% SLOPES -this unit has 30-56"+/- of old yellow-red and red fill material over Altavista and Cartecay like soils. This area was probably in the flood plain many years ago before it was filled TOCCOA, 2-6% SLOPES -similar to Augusta and Wickham soils. This unit is in the current flood plain per the Gwinnett Co GIS ESTIMATED SOIL PROPERTIES BASED ON MEASUREMENTS DEPTH TO DEPTH TO SEASONAL PERCOLATION SLOPE% DEPTH TO OPTIMUM SUITABILITY FILL/ALTAVISTA 72"+ SUITABILITY CODE FC-these soils are generally not suitable for on site sewage disposal due to fill material and soils within the flood plain. However, with no other options, an alternative system in the upper front yard can be considered. This area is not in the current flood plain like the back yard. See Health Dept. Be sure gutter drains are piped out past and away from tank and drain field areas and surface water is diverted away from these areas as well. Avoid the sunken trash pit, see map. NOTE: This report is null and void if area is cut or filled after time of field study. Measurements and depth's given are from the existing soil surface at time of field work. 11-14-19 This is a Level 3 Soil Survey Soil Scientist Pete Avers Jr. 770-972-1079 AVERS SOIL SURVEYS, INC. 2820 ADAMS POINTE DRIVE SNELLVILLE, GA. 30078



GROSENAL SIGNATURE FOR THE FIRM BOUNDARY ZONE, INC.

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

BOUNDARY REFERENCE DB 56051, PG 532, PB 4, PG 210 FIELDWORK PERFORMED ON 11/5/2019 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT POUND TO BE ACCURATE WITHIN ONE FOOT IN 95,566 FEET EXTEND TO ANY LINNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

6 CEPYRIGHT DIS BOUNDARY FONE INC. THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT HE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

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

> THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLUSURE PRECISION OF 0.03 FEET

TOTAL AREA 0.739 ACRES - 32,177 SQUARE FEET

A FIRE HYDRANT

WATER METER

WATER VALVE

POWER POLE

III YARD DRAINS

SIGN

POWER METER (I) TILLEPHONE BOX SET LSFW 839 ☐ R/W MONUMENT

C LIGHT POLE S SEWER LINE G GAS LINE CUY WIRE C CABLELINE MANHOLE O CLEAN OUT GAS METER X FENCE LINE HIR GAS VALVE SF SILT FENCE E CABLE BOX

U OVERHEAD LITTLITY LINE N/F NOW OR FORMERLY T TELEPHONE LINE (TYP.)

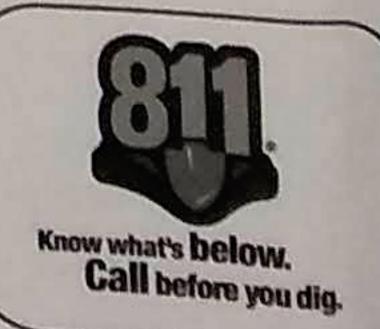
CONC CONCRETE TOP EDGE OF PAVEMENT F.F.E. FINISH FLOOR ELEVATION R/W RIGHT-OF-WAY BEE BASEMENT FLOOR ELEVATION BSL BUILDING SETBACK LINE G.F.E. GARAGE FLOOR ELEVATION CNTL CANTILEVER 1008 F GROUND ELEVATION CRZ CRITICAL ROOT ZONE S.R.P. STRUCTURAL ROOT PLATE 1538 69 SURFACE ELEVATION TWIDE TOP OF WALL ELEVATION EN 10020 BOTTOM OF WALL ELEVATION O TREE PROTECTION L.L. LAND LOT

TF 1869.9 TOP OF FOOTER ELEVATION -SV - SILT FENCE DRAINAGE ARROW

PINE TREE X TO BE REMOVED

BIG HARDWOOD TREE

TREE LEGEND



DOUINGE ZONE, INC. LAND SURVEYING SERVICES 1100 PEACHTREE ST. SUITE 200 ATLANTA GEORGIA SCENI

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING KENNESAW (SER) TRO-LIES WWW BOUNDARYZONE COM (270) 271-5772

SUWANEE (TRO-271.5772 454 SATELLITE IN VO. SUITE 200)

975 CORB PLACE BLVD, SUITE 101 KENNEKAW, GEORGIA MISA

PROJECT 21386.02

SHEET

The same of the same of the same of