


DATE: June 4, 2020

ARC REVIEW CODE: V2006041

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: Katherine Francesconi, Stormwater Engineer
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-20-02PC 4260 Gatewood Lane

Review Type: Metro River

MRPA Code: RC-20-02PC

Description: A Metropolitan River Protection Act (MRPA) review of a proposed addition to an existing single-family home at 4260 Gatewood Lane in the City of Peachtree Corners. The current impervious footprint is 10,863 square feet. The proposed addition and other impervious surfaces would add an additional 1,934 square feet of impervious surface. Removing some existing impervious surfaces would result in a net increase of 5% total impervious surface. A new stormwater management system and other improvements to vegetation and buffers will be installed.

Preliminary Finding: 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

Land Lot: 326 **District:** 6 **Section:**

Date Opened: June 4, 2020

Deadline for Comments: June 13, 2020

Earliest the Regional Review can be Completed: June 15, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE-CRNRA
GWINNETT COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPERS
CITY OF JOHNS CREEK

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before 2020-06-13 00:00:00, 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.

[illegible]

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Peachtree Corners

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Matt Cadogan / Megan Cadogan

Mailing Address: 4260 Gatewood Lane

City: Peachtree Corners

State: GA

Zip: 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-335-5388

Fax: _____

Other Numbers: Email: mcdogan@sovsystems.com

3. Applicant(s) or Applicant's Agent(s):

Name(s): Lewis Reeves

Mailing Address: 5400 Bannergate Drive

City: Johns Creek

State: GA

Zip: 30027

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-219-2151

Fax: _____

Other Numbers: Email: indiancrl@aol.com

4. Proposed Land or Water Use:

Name of Development: Riverview Estates

Description of Proposed Use: Modification to existing Single Family Residence Loacted within the Chattahoochee River Corridor.

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land Lot 326, 6th District, Gwinnett County Subdivision,
Lot, Block, Street and Address, Distance to Nearest Intersection:

Riverview Estates, Lot 27, Block E, 4260 Gatewood Lane, 365 lf to Ridgeway Drive

ate Drive

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.072 acres

Outside Corridor: 0.00 acres

Total: 1.072 acres

Lots: Inside Corridor: 1.072 acres

Outside Corridor: 0.00 acres

Total: 1.072 acres

Units: Inside Corridor: 1.072 acres

Outside Corridor: 0.00 acres

Total: 1.072 acres

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? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank Yes

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>29,881 sf</u>	<u>20,917 sf</u>	<u>13,447 sf</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>12,265 sf</u>	<u>6,133 sf</u>	<u>3,680 sf</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>4,532 sf</u>	<u>1,360 sf</u>	<u>680 sf</u>	(30) <u>30</u>	(15) <u>15</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>46,678 sf</u>	<u>28,410 sf</u>	<u>17,807 sf</u>	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 892.50

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.

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)

Megan Cadogan 12-15-2019
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:

Lewis Peyer Properties Inc.
Pres. 12/15/19
Signature(s) of Applicant(s) or Agent(s) Date

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

Katherine Francesconi 5/28/2020
Signature of Chief Elected Official or Official's Designee Date



CITY OF
**Peachtree
CORNERS**
Innovative & Remarkable

02575 09060
#250.00
Cacher's check
12/13/19

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 Ridgeway 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 Ridgeway Drive and 4260 Gatewood Lane. One of these properties, 4248 Ridgeway 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

**RESOLUTION BY THE ATLANTA REGIONAL COMMISSION CONCERNING THE
PROPOSED CONSTRUCTION OF A POOL AND BUILDING ADDITIONS AT 4260
GATEWOOD LANE ON THE CHATTAHOOCHEE RIVER IN THE CITY OF
PEACHTREE CORNERS**

WHEREAS, the Atlanta Regional Commission, in accordance with the provisions of Georgia Code 12-5-443, which is part of the Metropolitan River Protection Act which took effect on March 16, 1973, initially adopted a Plan for the Chattahoochee Corridor on May 23, 1973, and most recently amended the Plan on September 23, 1998, effective October 1, 1998; and

WHEREAS, the amended Plan consists of the following documents:

- (a) A document entitled “Chattahoochee Corridor Plan,” attached to the adopting resolution of September 23, 1998, as amended;
- (b) a set of 23 maps entitled “Land Vulnerability” as adopted on May 23, 1973 and amended by Commission resolution on October 22, 1975, and which pertain to that portion of the stream corridor between Buford Dam and the Atlanta Water Intake Facility located immediately upstream of Peachtree Creek; and
- (c) A set of 24 maps entitled “Land Vulnerability” adopted by the Commission on September 23, 1998, and which pertain to that portion of the stream corridor between the Atlanta Water Intake Facility located immediately upstream of Peachtree Creek and the downstream limits of the Atlanta Region.

WHEREAS, the Commission, in accordance with the provisions of Georgia Code 12-5-445, has reviewed an application for a certificate submitted by the City of Peachtree Corners; and

WHEREAS, the land disturbing activity proposed in this application consists of the construction of a swimming pool behind a single family house, as well as a porch and garage addition to the house on a 1.072-acre parcel on the Chattahoochee River and entirely within the Chattahoochee River Corridor at 4260 Gatewood Lane, Lot 27E, Riverview Subdivision in Land Lot 326, 6th District, City of Peachtree Corners, Gwinnett County; and

WHEREAS, County records indicate that Riverview Subdivision, including this property was platted prior to the adoption of the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.) on March 16, 1973; and

WHEREAS, Part 2.C.2 of the Chattahoochee Corridor Plan states in part that:

impervious surfaces and structures shall not be permitted within, on or over any land that is one-hundred-fifty (150) horizontal feet or less from either bank of the Chattahoochee River and its impoundments....; and

WHEREAS, the street location platted prior to March 16, 1973 does not allow enough distance to the River to allow development on the lot to fully meet Plan Buffer Zone Standards; and

WHEREAS, the existing house was built 75 feet from the riverbank at closest approach; and

WHEREAS, the existing septic drainage field in the front yard further limits location options for the proposed impervious surfaces associated with the pool and building additions; and

WHEREAS, Part 2.C.2 of the Chattahoochee Corridor Plan further states that the Commission may provide for an exception to the 150-ft buffer if it determines “based in part upon the affidavit of, and substantial evidence submitted by, a registered professional engineer qualified in water quality and hydrology that the impervious surfaces and structures will not be harmful to the water and land resources of the Corridor, will not significantly impede the natural flow of flood waters and will not result in significant land erosion, stream bank erosion, siltation or water pollution”; and

WHEREAS, the proposed impervious surfaces will be no closer than 75 feet from the river at closest approach; and

WHEREAS, the applicant’s engineer has submitted an affidavit and evidence, including proposed measures to offset existing stormwater runoff; and

WHEREAS, the proposed impervious surfaces will not be harmful to the water and land resources of the Corridor, will not significantly impede the natural flow of flood waters and will not result in significant land erosion, stream bank erosion, siltation or water pollution.

NOW THEREFORE BE IT RESOLVED that the Atlanta Regional Commission concurs with staff’s proposal to find that the proposed land disturbing activity, including the proposed impervious surfaces associated with the pool and building additions, will not be harmful to the water and land resources of the Corridor and, while not consistent with the Chattahoochee Corridor Plan in all respects, will provide a level of land and water protection equivalent to an application consistent with the Plan, and concurs with staff opening the review with this finding.

I do hereby certify that the foregoing resolution was adopted by the Atlanta Regional Commission on May 27, 2020.



Charissa White-Fulks, ARC Board Secretary



ARC-MRPA CHATTAHOOCHEE CORRIDOR PLAN AFFIDAVIT
for 4260 Gatewood Lane Peachtree Corners 30097

Atlanta Regional Commission
regional impact + local relevance
Attention: Jim Santo
Principal Planner - Natural Resources
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303-2538

March 9, 2020

Dear Mr. Santo,

I am writing this letter on behalf of the property owners, Matt and Megan Cadogan, to serve as an affidavit to the ARC-MRPA Chattahoochee River Corridor commission for the project located at 4260 Gatewood Lane in Peachtree Corners, Georgia. I am a registered Professional Engineer with the state of Georgia with over 22 years of experience in hydrology and water quality related issues. Our site currently consists of a single-family residence, drive, walkways and patio areas and has an existing impervious footprint of 10,863 square feet.

Pre-developed water quality and hydrology patterns will be maintained so that there are no significant changes to the natural flow of flood waters associated with the receiving waters.

We are proposing a total increase of 1,934 square feet, approximately 10% increase, in new structures and impervious surfaces on the site. We will be removing some of the existing impervious surfaces in order to construct the new additions which will leave us a net increase of approximately 5%. In order to minimize the proposed 5% increase in impervious surfaces, we propose to implement some green infrastructure items which involve the use of vegetation, stormwater management system and porous materials to restore some of the natural processes required to treat stormwater runoff at the source. We are proposing these preventative measures to minimize impacts to the water quality of the receiving waters.

The vegetated filter strip will assist us in stabilizing the river bank, decrease siltation, improve the water quality of the surface runoff from impervious surfaces and allow for the infiltration of the stormwater runoff into existing soils therefore reducing the amount of pollutants entering the receiving waters. These riparian buffer enhancements will be installed within the currently designated undisturbed buffers. Enhancing the existing undisturbed riparian buffers by returning post-developed conditions to a more natural pre-developed condition will also contribute to providing better water quality to the receiving waters. The vegetative strip will extend the amount of time it takes for surface runoff to migrate into the receiving waters and will increase absorption of stormwater runoff into the existing soils therefore

www.BoundaryZone.com

454 Satellite Blvd NW, Suite 200, Suwanee, GA 30024 / 770-271-5772
1100 Peachtree Street, Suite 200, Atlanta, GA 30309 / 404-446-8180
975 Cobb Place Blvd, Suite 101, Kennesaw, GA 30144 / 678-730-4393

decreasing the impact to erodible soils and pollutants. An additional mulch layer will also provide some direct pollutant removal and also assist in retaining soil moisture for the proposed plantings. See attached site plan and landscape plans for additional information.

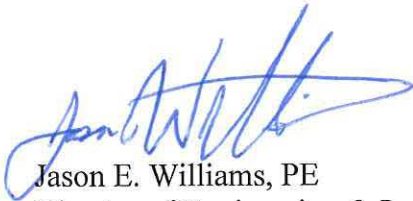
To further enhance water quality, a proprietary storm water management device will be utilized to treat stormwater runoff from the proposed impervious surfaces. This system will capture the first 1.25 inches of rainfall from impervious surfaces as required by the Georgia Stormwater Management Manual, and treat the first .25 inches of runoff for water quality. These proprietary systems also reduce the ambient temperature of routed runoff to receiving waters, by minimizing exposure to sunlight which raises stormwater runoff temperatures. These systems help replenish groundwater tables by discharging collected runoff directly on site. Elevated discharge temperatures can be harmful to sensitive flora, and fauna of the receiving waters. This proposed proprietary water quality system is manufactured from 100% recycled materials. The major categories of pollutants in urban stormwater include metals, organic chemicals, pathogens, nutrients, biochemical oxygen demand, sediment, and salts. Our system will significantly reduce the amount of contaminants normally contained within the first .25 inch rain event. Our stormwater management system will be a chamber system similar to the green built FLO-WELL engineered system and drywell drainage system. This system contains a circular open chamber surrounded by washed 57 stone buried beneath the surface. The surface runoff from the proposed impervious surfaces will be directed into this system. Each FLO-WELL tank holds up to 50 gallons of detention volume per unit with the surrounding gravel allowing for additional storage. These modular units can be connected in a series or stacked to meet the necessary requirements. This solution reduces the need significantly for excavation and land disturbance during installation thus minimizing the potential of erosion and siltation of the receiving waters. This system will assist us in managing the amount of stormwater runoff and water quality by capturing the first 1.25 inch of any rain event and allow for infiltration into the subsoils for water purification and recharging the ground water. Runoff directed to the FLO-WELL infiltrates through a gravel and sandy soils to remove floatables, particulate metals and pollutants from the stormwater runoff before discharging into the groundwater or receiving waters. The use of the FLO-Well is a sustainable solution, no power needed to operate and all water feeding into the system is gravity flow. Like all stormwater infrastructure, green infrastructure requires regular inspections and maintenance to assure proper function and will require yearly maintenance to ensure proper working order. The property owners understand and agree to maintain this system. The backwash tank and overflow discharge from the proposed pool will be discharged directly into the FLO-WELL in order to avoid direct discharge of treated pool water into the receiving waters. The reservoir collects and holds the runoff from the impervious surfaces capturing the contaminants discharged by the 1.25 inch rain event allowing for ground water recharge.

A final option considered for improving water quality for this project is to convert the proposed conventional septic drain field system to either a chamber or Eljen type system. These wastewater systems will also help to increase water quality by reducing wastewater leachate from being conveyed to the receiving waters.

In closing, the additional impervious surfaces and structures constructed as part of this project will not be harmful to water and land resources within the Chattahoochee River Corridor, nor will it significantly impede the natural flow of flood waters. All of our proposed design factors are expected to influence the performance and outcomes in a positive manner by mitigating impacts on water quality and ecosystems surrounding the receiving waters. With the proposed riparian buffer vegetated filter strips

and stormwater management system, the increase in impervious surfaces or structures will not result in any significant land erosion, stream bank erosion, siltation or water pollution.

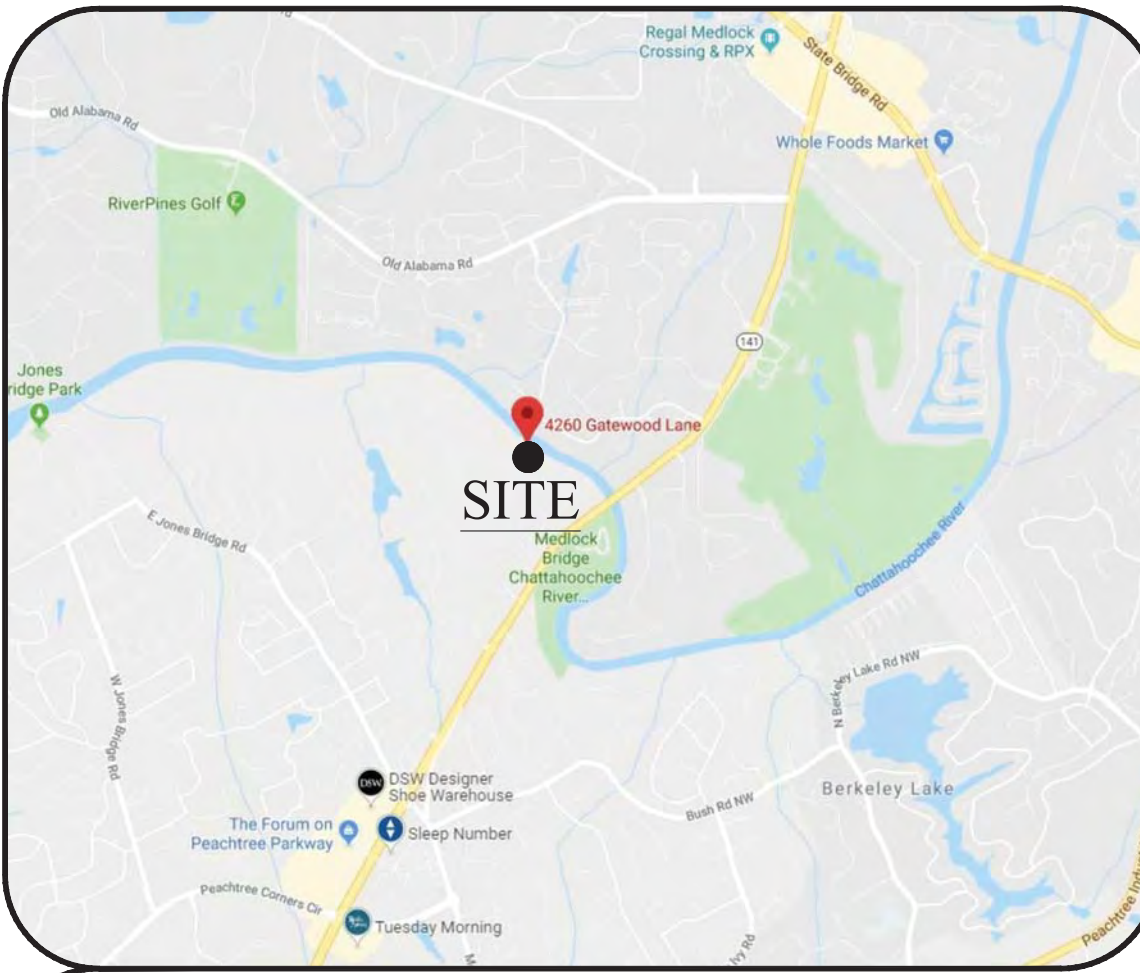
Best Regards,



Jason E. Williams, PE
Director of Engineering & Land Planning
Boundary Zone, Inc.



March 9, 2020



GENERAL NOTES:

- TOTAL AREA: 1.072 ACRES / 46,678 SQUARE FEET
- BOUNDARY REFERENCE: DB 55991, PG 597; PB 4, PG 210
- FIELDWORK PERFORMED ON 10/17/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,692 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:
4260 GATEWOOD LANE
PEACHTREE CORNERS, GEORGIA 30097
CONSTRUCTION OF ADDITIONS
SEE ARCHITECTURAL PLANS FOR MORE DETAIL
SANITARY SEWER IS PROVIDED BY SEPTIC 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 LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
THIS PROPERTY IS ON OR WITHIN 200 FEET OF WATERS OF THE STATE

DISTURBED AREA:
20,478 SQ. FT / 0.47 ACRES

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: 100 FT
MINIMUM LOT AREA: 15,000 SF

R-100 SETBACKS AS PER PLAT

FRONT: 75 FT
INTERIOR SIDE: 20 FT
BUILDING HEIGHT: 35 FT

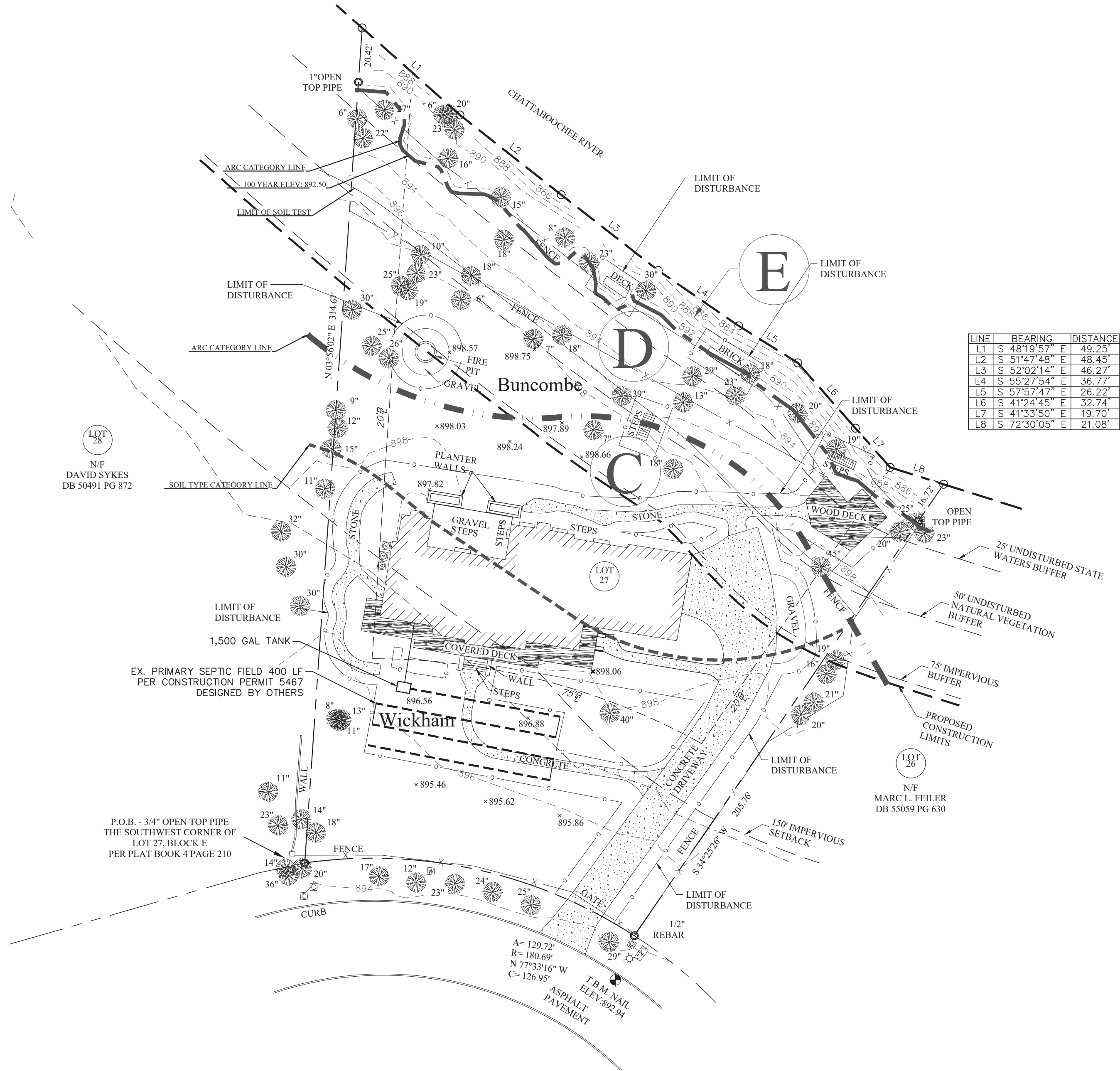
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER

MATT & MEGEN CADOGAN
4260 GATEWOOD LANE
PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

LEWIS REEVES PROPERTIES
LEWIS REEVES
PO BOX 2369
CUMMING, GEORGIA 30040
404-219-2151



LINE	BEARING	DISTANCE
L1	S 48°19'57" E	49.25
L2	S 51°42'48" E	48.45
L3	S 52°02'14" E	46.27
L4	S 55°27'54" E	36.77
L5	S 57°57'47" E	26.22
L6	S 41°24'45" E	32.74
L7	S 41°33'50" E	19.70
L8	S 72°30'05" E	21.08

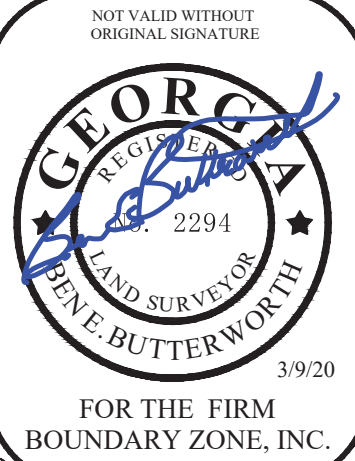
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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.

EXISTING CONDITIONS SURVEY

PREPARED FOR: MATT & MEGEN CADOGAN,
LOT 27, BLOCK E, UNIT NO.3, RIVERVIEW ESTATES
LAND LOT 329, 6TH DISTRICT
4260 GATEWOOD LANE
PEACHTREE CORNERS, GEORGIA 30097

DATE 12/5/2019



PROJECT
21310.02

SHEET
1 OF 3

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 RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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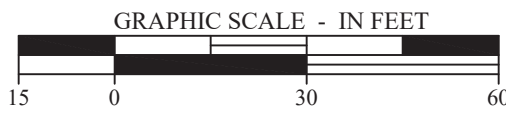
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THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

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)
- 1/2" REBAR WITH CAP
- SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- AC UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TREE PROTECTION
- HAY BALES
- FLOW WELL LINE
- NOW OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE (TYP.)
- LAND LOT
- CONC. CONCRETE
- EOP - EDGE OF PAVEMENT
- SF— SILT FENCE
- DRAINAGE ARROW
- TOP OF FOOTER ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF FOOTER ELEVATION
- BOTTOM OF WALL ELEVATION
- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED

TREE LEGEND

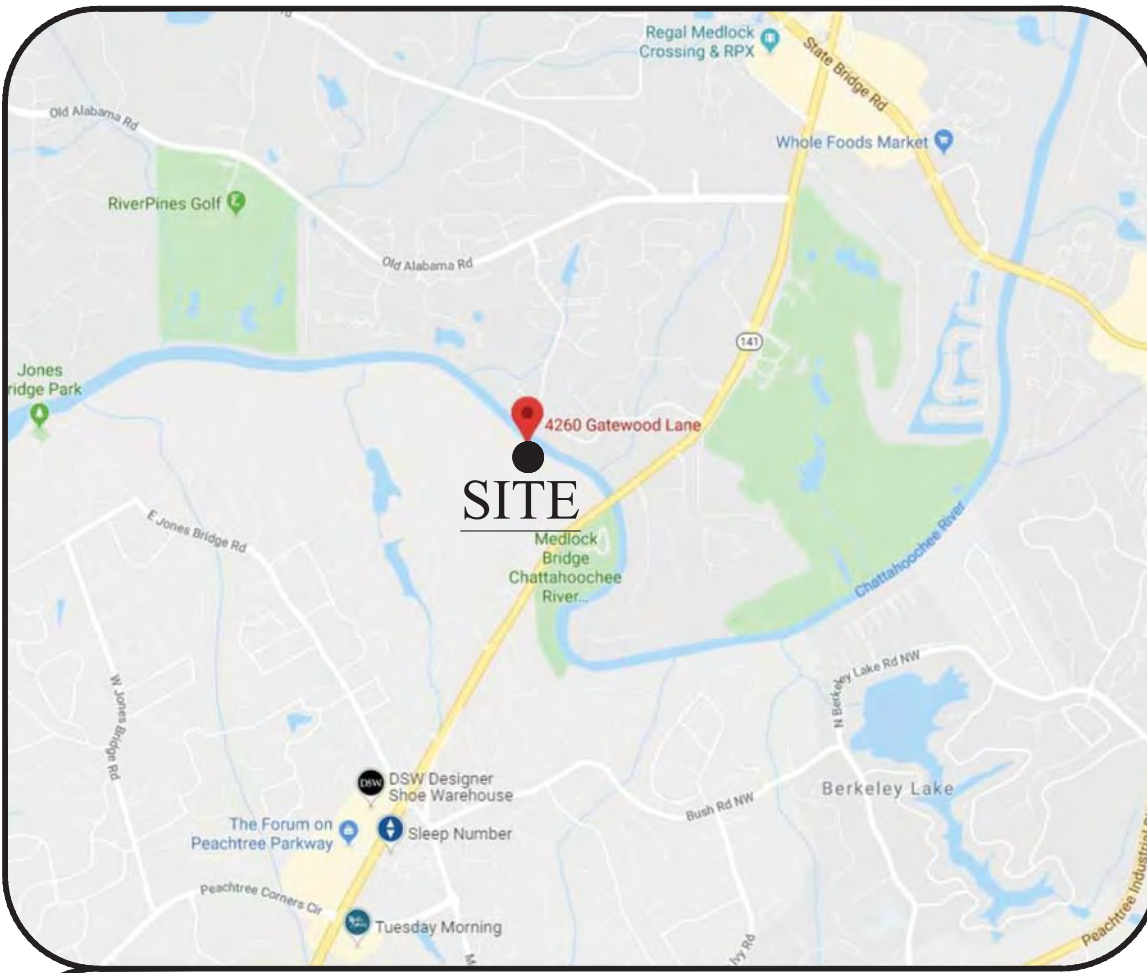
- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED



SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-4393
975 COBB PLACE BLVD, SUITE 101
KENNESAW, GEORGIA 30144



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: 100 FT
MINIMUM LOT AREA: 15,000 SF

R-100 SETBACKS AS PER PLAT

FRONT: 75 FT
INTERIOR SIDE: 20 FT
BUILDING HEIGHT: 35 FT

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

MATT & MEGAN CADOGAN
4260 GATEWOOD LANE
PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

LEWIS REEVES PROPERTIES
LEWIS REEVES
PO BOX 2369
CUMMING, GEORGIA 30040
404-219-2151

SITE NOTES:

- ALL CONSTRUCTION MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE 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.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1983 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT.
- 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.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAY BALES OR SANDBAGS)
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- 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.
- 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.
- 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.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

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 REPERIFICATION BY THE SURVEYOR OR NAMING SAID PERSON.

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TOTAL AREA: 1.072 ACRES / 46,678 SQUARE FEET
BOUNDARY REFERENCE: DB 55991, PG 597; PB 4, PG 210
FIELDWORK PERFORMED ON 10/17/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,602 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

DISTURBED AREA:
24,264 SQ. FT / 0.56 ACRES

ARBORIST'S OFFICE MUST BE NOTIFIED IF ANY NEW UTILITY LINES ARE TO BE INSTALLED

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

GRAPHIC SCALE - IN FEET
15 0 30 60

GENERAL NOTES:

- TOTAL AREA: 1.072 ACRES / 46,678 SQUARE FEET
- BOUNDARY REFERENCE: DB 55991, PG 597; PB 4, PG 210
- FIELDWORK PERFORMED ON 10/17/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,602 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:
4260 GATEWOOD LANE
PEACHTREE CORNERS, GEORGIA 30097
CONSTRUCTION OF ADDITIONS
SEE ARCHITECTURAL PLANS FOR MORE DETAIL
SANITARY SEWER IS PROVIDED BY SEPTIC 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 LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
THIS PROPERTY IS ON OR WITHIN 200 FEET OF WATERS OF THE STATE

CONSTRUCTION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
C1	CONSTRUCTION OF COVERED VERANDA & GARAGE & WALK
C2	CONSTRUCTION OF POOL & POOL DECK
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION
TPA	TPA PATH. NO MACHINERY ALLOWED IN THIS AREA. 8-10" OF MULCH AND 3/4" PLYWOOD. NO CONSTRUCTION ACTIVITY WITHIN THE S.R.P. (STRUCTURAL ROOT PLATE)

DENSITY FACTOR OF TREES TO REMAIN							
EXIST TREES	DBH INCHES	TOTAL INCHES	QTY REMOVED	TOTAL REMAIN	TOTAL INCHES REMAIN	U/In	TOTAL UNITS
3	6	18	0	3	18	0.90	2.70
2	7	14	0	2	14	1.00	2.00
2	8	16	0	2	16	1.10	2.20
1	9	9	0	1	9	1.20	1.20
1	10	10	0	1	10	1.30	1.30
1	11	11	0	1	11	1.40	1.40
1	12	12	0	1	12	1.60	1.60
2	13	26	0	2	26	1.80	3.60
1	15	15	0	1	15	2.40	2.40
1	16	16	0	1	16	2.80	2.80
6	18	108	0	6	108	3.60	21.60
2	19	38	0	2	38	4.00	8.00
3	20	60	0	3	60	4.40	13.20
1	22	22	0	1	22	5.20	5.20
4	23	92	0	4	92	5.80	23.20
3	25	75	0	3	75	6.80	20.40
1	26	26	0	1	26	7.40	7.40
1	27	27	0	1	27	8.00	8.00
1	29	29	0	1	29	9.20	9.20
2	30	60	0	2	60	9.80	19.60
1	39	39	0	1	39	16.60	16.60
1	40	40	0	1	40	11.80	11.80
1	45	45	0	1	45	22.00	22.00
TOTAL		730	0	32	730	-	196.60

NO TREE TO BE REMOVED DURING CONSTRUCTION

CITY OF PEACHTREE CORNERS DENSITY REQUIREMENTS

1.072 AC x 24 UNIT / AC = 25.73 UNITS

SITE TREE REPLACEMENT DATA	
UNITS REQUIRED	25.73
TOTAL EXISTING UNITS	196.60
REPLACEMENT DENSITY FACTOR	0.00
TOTAL SDF PROVIDED	196.60
DENSITY SURPLUS	170.87

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN

- POWER METER
- POWER BOX
- AC UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX

- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TREE PROTECTION
- HAY BALES
- FLOW WELL LINE
- NOW OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE (TYP)
- LAND LOT

- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION

- TOP OF FOOTER ELEVATION
- SILT FENCE
- DRAINAGE ARROW
- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED

TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED

LOT 28

N/F
DAVID SYKES
DB 50491 PG 872

LOT 27

EX. PRIMARY SEPTIC FIELD 400 LF
PER CONSTRUCTION PERMIT 5467
DESIGNED BY OTHERS

PR. RESERVE SEPTIC FIELD
DESIGNED BY OTHERS

P.O.B. - 3/4" OPEN TOP PIPE
THE SOUTHWEST CORNER OF
LOT 27, BLOCK E
PER PLAT BOOK 4 PAGE 210

LOT 26

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 25

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 24

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 23

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 22

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 21

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 20

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 19

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 18

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 17

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 16

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 15

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 14

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 13

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 12

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 11

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 10

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 9

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 8

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 7

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 6

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 5

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 4

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 3

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 2

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 1

N/F
MARC L. FEILER
DB 55509 PG 630

LOT 0

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -1

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -2

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -3

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -4

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -5

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -6

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -7

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -8

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -9

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -10

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -11

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -12

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -13

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -14

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -15

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LOT -16

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MARC L. FEILER
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LOT -19

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MARC L. FEILER
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LOT -20

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MARC L. FEILER
DB 55509 PG 630

LOT -21

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -22

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MARC L. FEILER
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LOT -23

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -24

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -25

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -26

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -27

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -28

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -29

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -30

N/F
MARC L. FEILER
DB 55509 PG 630

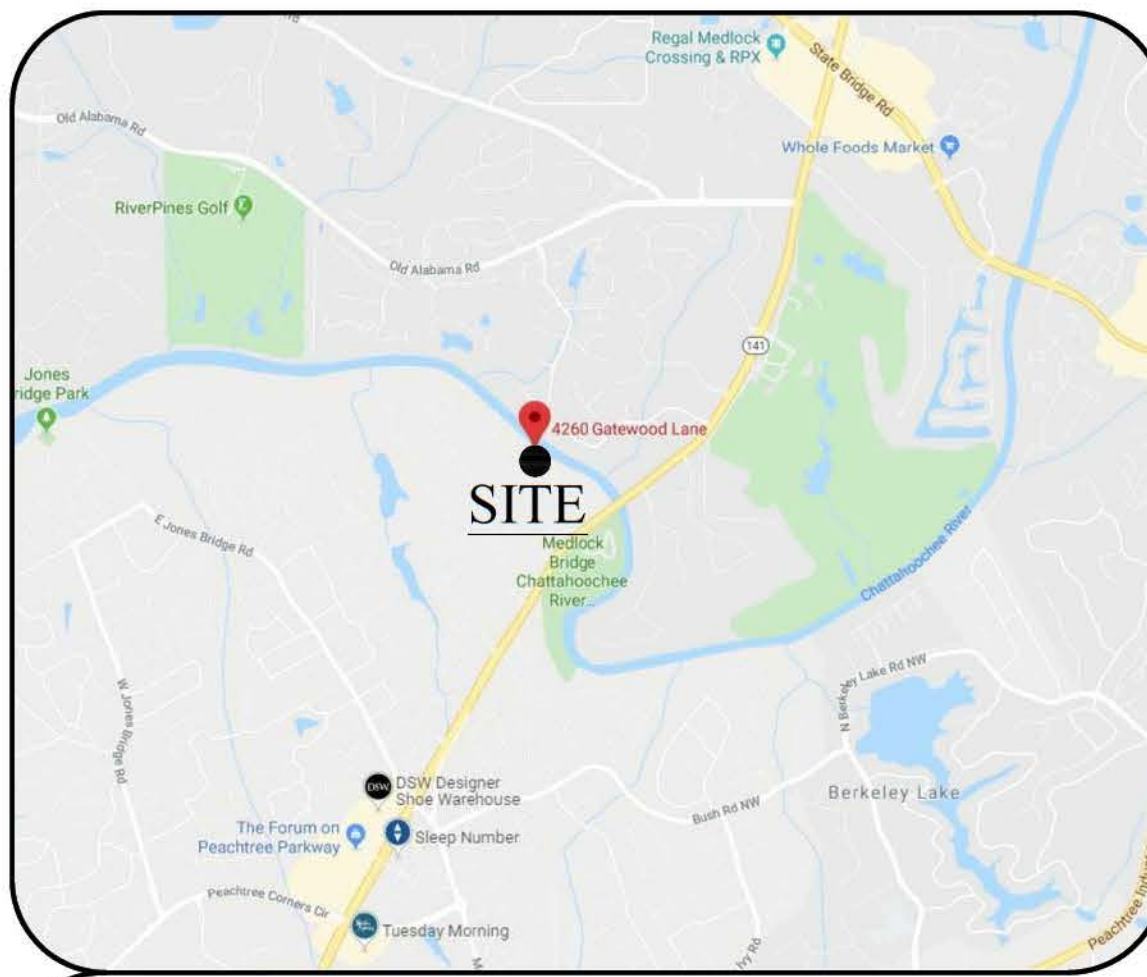
LOT -31

N/F
MARC L. FEILER
DB 55509 PG 630

LOT -32

N/F
MARC L. FEILER
DB 55509 PG 630

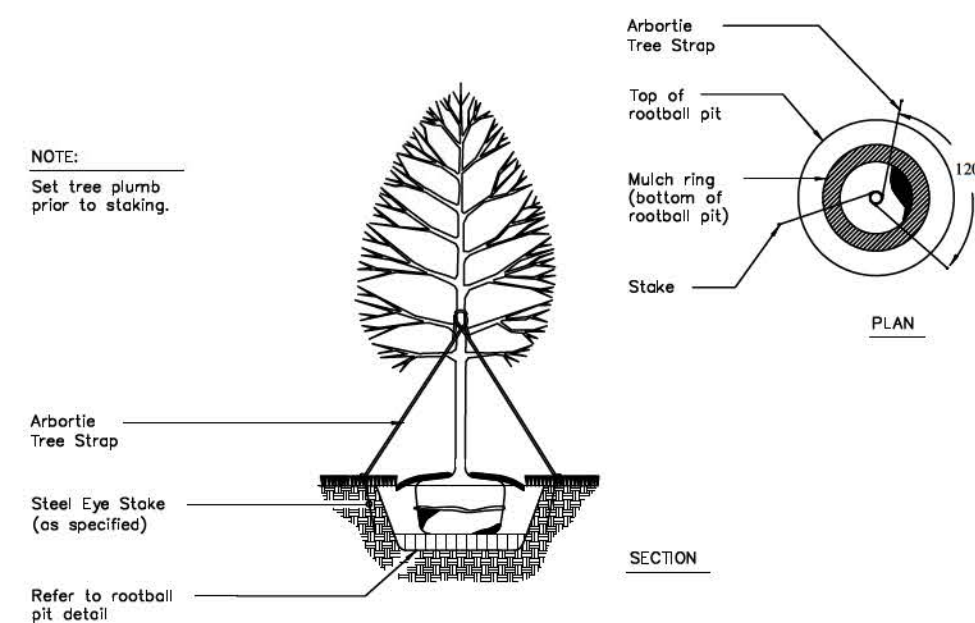
LOT -33



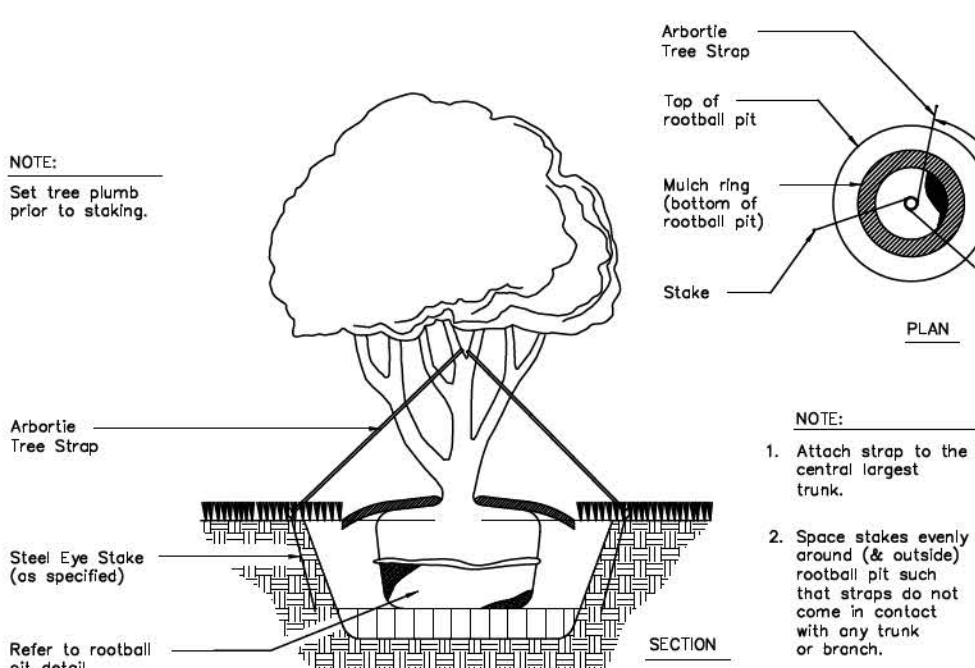
Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

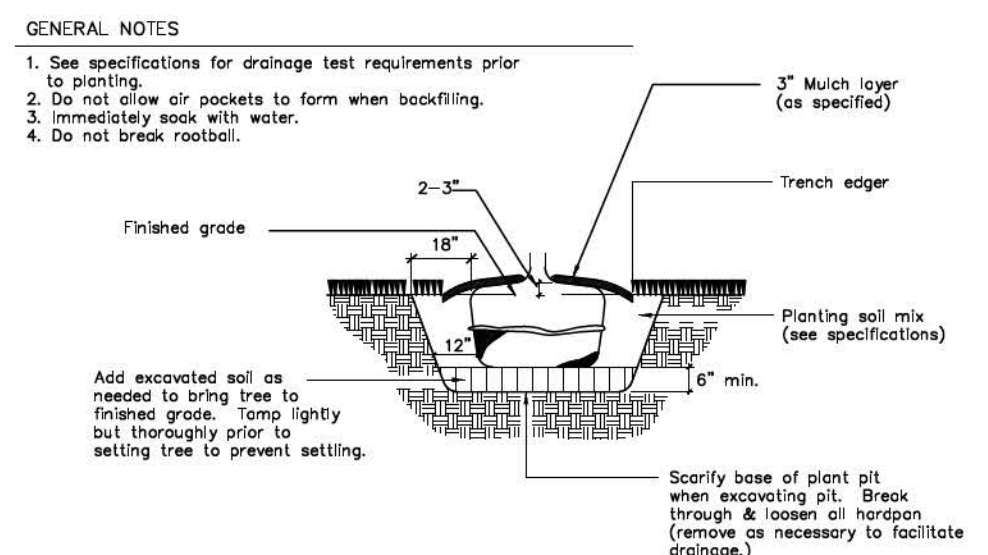
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FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN
ON THE F.I.R.M. MAP OF GWINNETT COUNTY, GEORGIA
PANEL # 13135C0053H, EFFECTIVE ON 03/04/2013



TYPICAL TREE STAKING AND GUYING
N.T.S.



TYPICAL MULTI-TRUNK TREE STAKING AND GUYING
N.T.S.



TYPICAL TREE ROOTBALL PIT
N.T.S.

RIVER BANK PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS
TREES					
7	TP	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL	FULL HEAD, ST. TRUNK
10	R BUD (FP)	CERCIS CANADENSIS	REDBUD	3" CAL	FULL HEAD, ST. TRUNK
3	DW (W)	CORNUS FLORIDA	DOGWOOD-WHITE	3" CAL	FULL HEAD, ST. TRUNK
4	MAG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LIFTING GEM MAGNOLIA	12-14' HT / 3" CAL	SINGLE TRUNK, FULL DENSE
5	TF BH	ILEX CORNUTA 'BURFORD'	TREEFORM BURFORD HOLLY	3 GAL	FULL, DENSE, @ 3.5" O.C.
29		TREE TOTAL			TREE UNIT TOTAL
SHRUBS					
7	AB	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	3 GAL	Full, Vigorous, @ 3" O.C.
4	BB	BUDDLEIA DAVIDII	BUTTERFLY BUSH	3 GAL	Full, Vigorous, @ 3" O.C.

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RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 1.072 ACRES / 46,678 SQUARE FEET

BOUNDARY REFERENCE: DB 55991, PG 597; PB 4, PG 210
FIELDWORK PERFORMED ON 10/17/2019

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,692 FEET

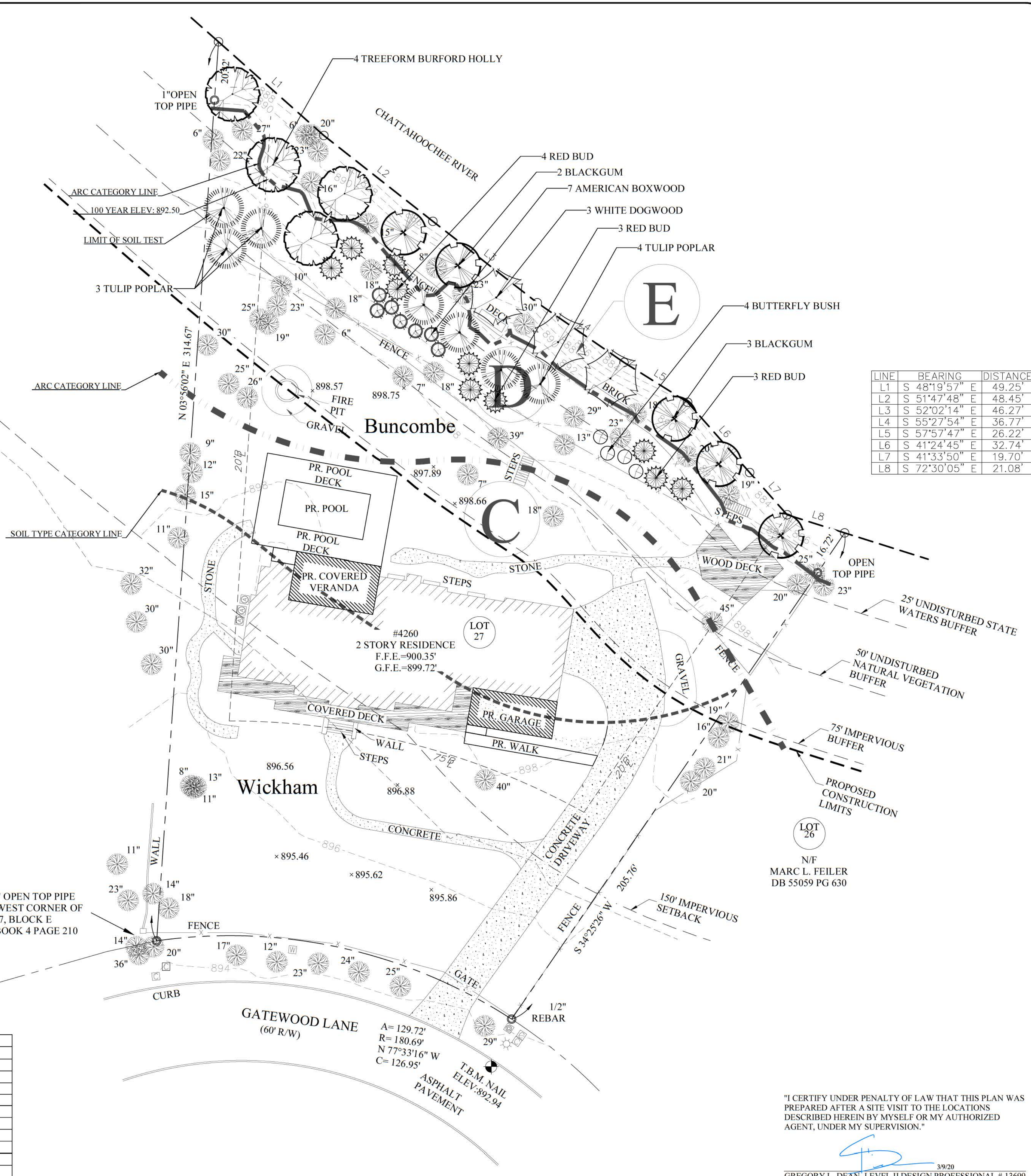
THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC
TOTAL STATION

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



LEGEND:

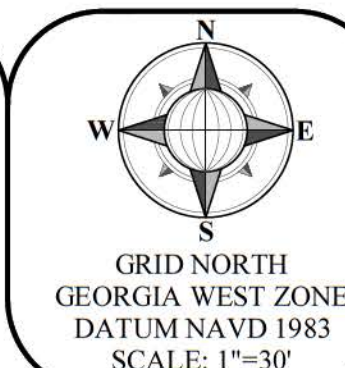
- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
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- TOP OF FOOTER ELEVATION
- SILT FENCE
- DRAINAGE ARROW
- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED



LINE	BEARING	DISTANCE
L1	S 48°19'57" E	49.25'
L2	S 51°47'48" E	48.45'
L3	S 52°02'14" E	46.27'
L4	S 55°27'54" E	36.77'
L5	S 57°57'47" E	26.22'
L6	S 41°24'45" E	32.74'
L7	S 41°33'50" E	19.70'
L8	S 72°30'05" E	21.08'

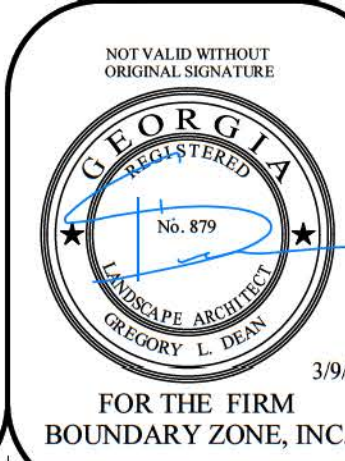
"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS
PREPARED AFTER A SITE VISIT TO THE LOCATIONS
DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED
AGENT, UNDER MY SUPERVISION."

GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699



DATE	1-28-20
REVISION	
ADDRESS/CITY/MRPA COMMENTS	
NO.	1 2 3 4 5 6 7 8 9 10 11 12

RIVER BANK STABILIZATION PLAN
PREPARED FOR: MATT & MEGAN CADOGAN,
LOT 27, BLOCK E, UNIT NO.3, RIVERVIEW ESTATES
LAND LOT 329, 6TH DISTRICT
4260 GATEWOOD LANE
PEACHTREE CORNERS, GEORGIA 30097
DATE 12/5/2019



SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-4393
975 COBB PLACE BLVD, SUITE 101
KENNESAW, GEORGIA 30144

PROJECT
21310.02

SHEET
1 OF 1