

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: Jan. 13, 2021

ARC REVIEW CODE: V2101132

TO: Mayor Lori Henry, City of Roswell
ATTN TO: Jackie Deibel, City of Roswell, City of Roswell
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-21-01CR 229 Skyland Drive

Review Type: Metro River

MRPA Code: RC-21-01CR

Description: A Metropolitan River Protection Act (MRPA) review of a proposed project to build a new front deck on an existing single-family home at 229 Skyland Drive in the City of Roswell. The project would result in a total of 4,762 SF impervious surface in Category D and 935 SF in Category E.

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 Roswell

Land Lot: 375 **District:** 1 **Section:** 2

Date Opened: Wednesday, Jan. 13, 2021

Deadline for Comments: Saturday, Jan. 23, 2021

Earliest the Regional Review can be Completed: Monday, Jan. 25, 2021 (next business day after deadline for comments).

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

ARC COMMUNITY DEVELOPMENT
GEORGIA CONSERVANCY
FULTON COUNTY

ARC NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE-CRNRA
COBB COUNTY

Comments and questions must be emailed to Greg Giuffrida at ggiuffrida@atlantaregional.org. If ARC staff does not receive comments from you on or before **Saturday, Jan. 23, 2021**, we will assume that your agency has no additional comments and will close the review. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

[illegible]

January 12, 2021

Attn: Mr. Jim Santo
Atlanta Regional Commission
229 Peachtree St. NE
Suite 100
Atlanta, GA 30303

Subject: RC20205319 – Metropolitan River Protection Act Certificate
229 Skyland Drive, Land Lot 378, 1st District, 2nd Section, Fulton County,
Roswell, Georgia

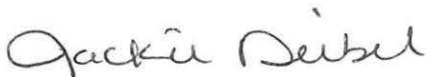
Dear Mr. Santo:

Please initiate a single-step review for the above referenced project.

Enclosed with this package is the application, cashier's check and approved Erosion Control Plan signed by the City Engineer. If there is any insufficient or inaccurate information provided by the applicant, please contact me and I will obtain the correct information.

If you have any further questions, please contact Planning and Zoning at (770) 641-3783.

Sincerely,
City of Roswell



Jackie Deibel
Planning & Zoning Director



**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: City of Roswell, Georgia
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Jeremy T. Garrett
Mailing Address: 229 Skyland Drive
City: Roswell State: GA Zip: 30075
Contact Phone Numbers (w/Area Code)
Daytime Phone: (518) 573-2345 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Jeremy T. Garrett
Mailing Address: 229 Skyland Drive
City: Roswell State: GA Zip: 30075
Contact Phone Numbers (w/Area Code)
Daytime Phone: (518) 573-2345 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Riverview Estates - Existing Development (1963)
Description of Proposed Use: 13'x31' Front Porch Addition
5. Property Description (Attached Legal Description and Vicinity Map):
 - a. Land Lot(s), District, Section, County: Land Lot 375 of teh 1st District and 2nd Section of Fulton County
 - b. _____
 - c. Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
 - d. Riverview Estates, Lot 6, Block 'B', Eastern Side of Skyland Drive, 229, 863.1 LF Southerly from Hillcrest Drive
 - e. Size of Development (Use as Applicable):
 - i. Acres:
 1. Inside Corridor: .529
 2. Outside Corridor: 0
 3. Total: .529
 - ii. Lots:
 1. Inside Corridor: .529
 2. Outside Corridor: 0
 3. Total: .529
 - iii. Units:
 1. Inside Corridor: .529
 2. Outside Corridor: 0
 3. Total: .529
 - iv. Other Size Descriptor (i.e., Length and Width of Easement):
 1. Inside Corridor: N/A
 2. Outside Corridor: N/A
 3. Total: N/A
 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
 - i. If "yes", describe the additional land and any development plans: N/A
 - ii. _____

- 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
- i. If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): N/A
- ii. _____

7. How Will Sewage from this Development be Treated?"

a. Septic Tank NO

i. NOTE: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site/

b. Public sewer system Yes

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Impervious Surface	Percent Land Disturbance (Maximums shown in Parentheses)	Percent Impervious Surface
A	0	0	0	(90) 0	(75) 0
B	0	0	0	(80) 0	(60) 0
C	0	0	0	(70) 0	(45) 0
D	13083.00	5359.50	4762.50**	(50) 40.97%	(30) 36.40%
E	9958.00	2987.40	935.30**	(30) 30%	(15) 9.39%
F	0	0	0	(10) 0	(2) 0
Total:	23041	8346.9	5697.8**	N/A	N/A

Transfer: Per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan

Transfer SF from one Category to another is 1.5 times the SF transferred (1 SF = 1.5 SF)

* Land Disturbance: None

**Impervious: Include a transfer of 558.40 SF of impervious surface from E to D at 1 to 1.5 (558.40 x 1.5 = 837.6 SF)

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

- a. If "yes", indicate the 100-year flood plain elevation: N/A
- b. NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information – Chattahoochee River, Buford Dam to Whitesburg, Georgia", 1973, and its Supplement of March, 1982.
- c. 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

- a. If "yes" indicate the 500-year flood plain elevation: N/A
- b. 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 the 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 the information required to be attached as parts of the application. Individual items may be combined.

FOR ALL APPLICATIONS

- ☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- ☒ Name, address, and phone number(s) of owner(s) of record of the land in the application (Space provided on this form)
- ☒ Written consent of all owners to the application. (space provided on this form)
- ☒ Name address, and phone number(s) of owner(s) of applicant or applicant's agent. (Space provided on this form)
- ☒ Description of proposed use(s). (Space provided on this form)
- ☒ Existing vegetation plan.
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surface.
- ☒ Approved erosion control plan.
- ☒ Detailed table of land-disturbance activities. Both on this form and on the plans)
- ☒ Plat-level plan showing (as applicable): lot boundaries: any other sub-areas: all easements and right of way, 100- and 500-year river floodplains' vulnerability category boundaries: topography: any other information that will clarify the review.
- ☐ Documents 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 12/29/2020

13. 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 Applicant(s) or Agent(s)

Date 12/29/2020

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

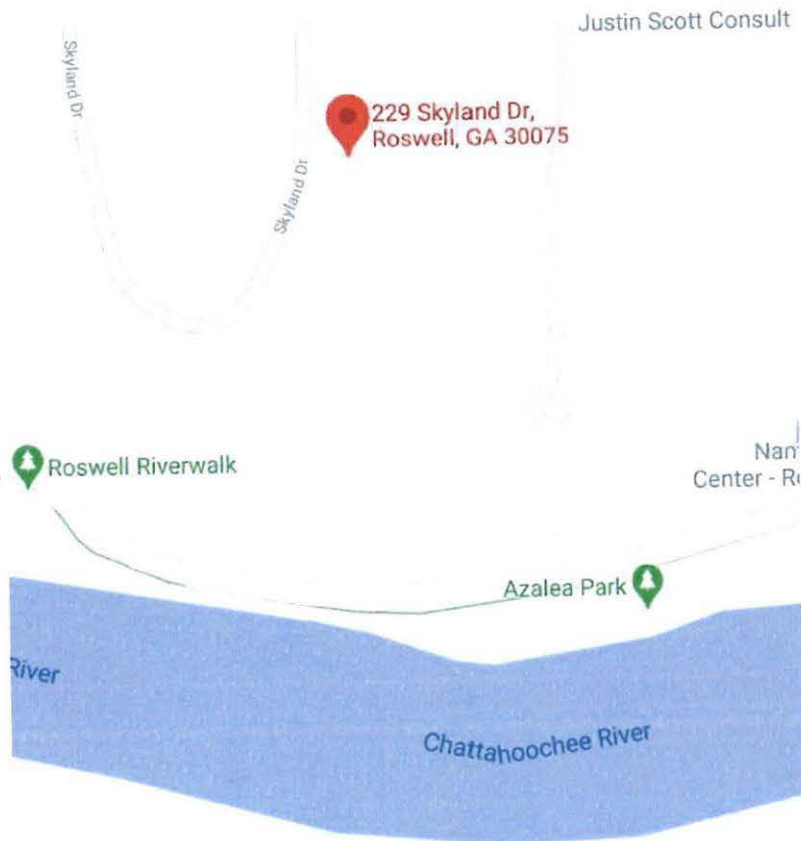
Signature of Chief Elected Official or Official's Designee

Date 1/12/2021

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 378 of the 1st District and 2nd Section of Fulton County, Georgia being Lot 6 in Block "B", Unit 3 of Riverview Estates as per plat recorded in Plat Book 67, Page 69, Fulton County Records, more particularly described as follows:

BEGINNING at a point on the Easterly side of Skyland Drive at the line between Lots 5 and 6 in said Block, Unit and Subdivision which point is 863.1 feet Southerly, as measured along the Easterly side of Skyland Drive from the intersection of the Easterly side of Skyland Drive with the Southerly side of Hillcrest Drive (formerly Chattahoochee Drive); thence East along the line between Lots 5 and 6, 200.5 feet to an iron pin; thence South 115 feet to an iron pin; thence West along the line between Lots 6 and 7, 206 feet to the Easterly side of Skyland Drive; thence slightly East of North, but in a more Northerly direction, along the Easterly side of Skyland Drive 115 feet to an iron pin at the South West corner of Lot 6 and the point of beginning, being improved property known as 229 Skyland Drive.





FRONT PORCH ADDITION
229 SKYLAND DRIVE, ROSWELL, GA 30075
FULTON COUNTY

Owner: Jeremy T. Garrett
229 Skyland Drive, Roswell, GA 30075

24 hr. Emergency Contact
Jeremy T. Garrett
(518) 573-2345

Scope of Work:
Construct 13.5'x32.5' Screened in Front Porch

International Building Code 2018 Edition
International Residential Code 2018 Edition
International Plumbing Code 2018 Edition
International Mechanical Code 2018 Edition
International Fuel Gas Code 2018 Edition
International Energy Conservation Code 2015 Edition
International Fire Code 2018 Edition
National Electrical Code 2017 Edition
Metropolitan River Protection Act (O.C.G.A. §12-5-440 et seq.)



- Drawings:**
CVR – Cover Page
Survey
CRC -01 – Vulnerability Scoring
CRC-02 – Existing Impervious & Land Disturbance
CRC-03 – Revised Impervious
CRC-04 – Revised Land Disturbance
FP-01 – Existing Building
FP-02 – Front Porch Addition

Date: 1/5/2021
Melinda Murray
City Engineer
FOR MRPA ONLY

RECEIVED
JAN 5 2021
COMM DEV-ROSWELL

Front Porch Addition
229 Skyland Drive, Roswell, GA 30075
~~COVER~~

DATE: 2020-12-29
REV:

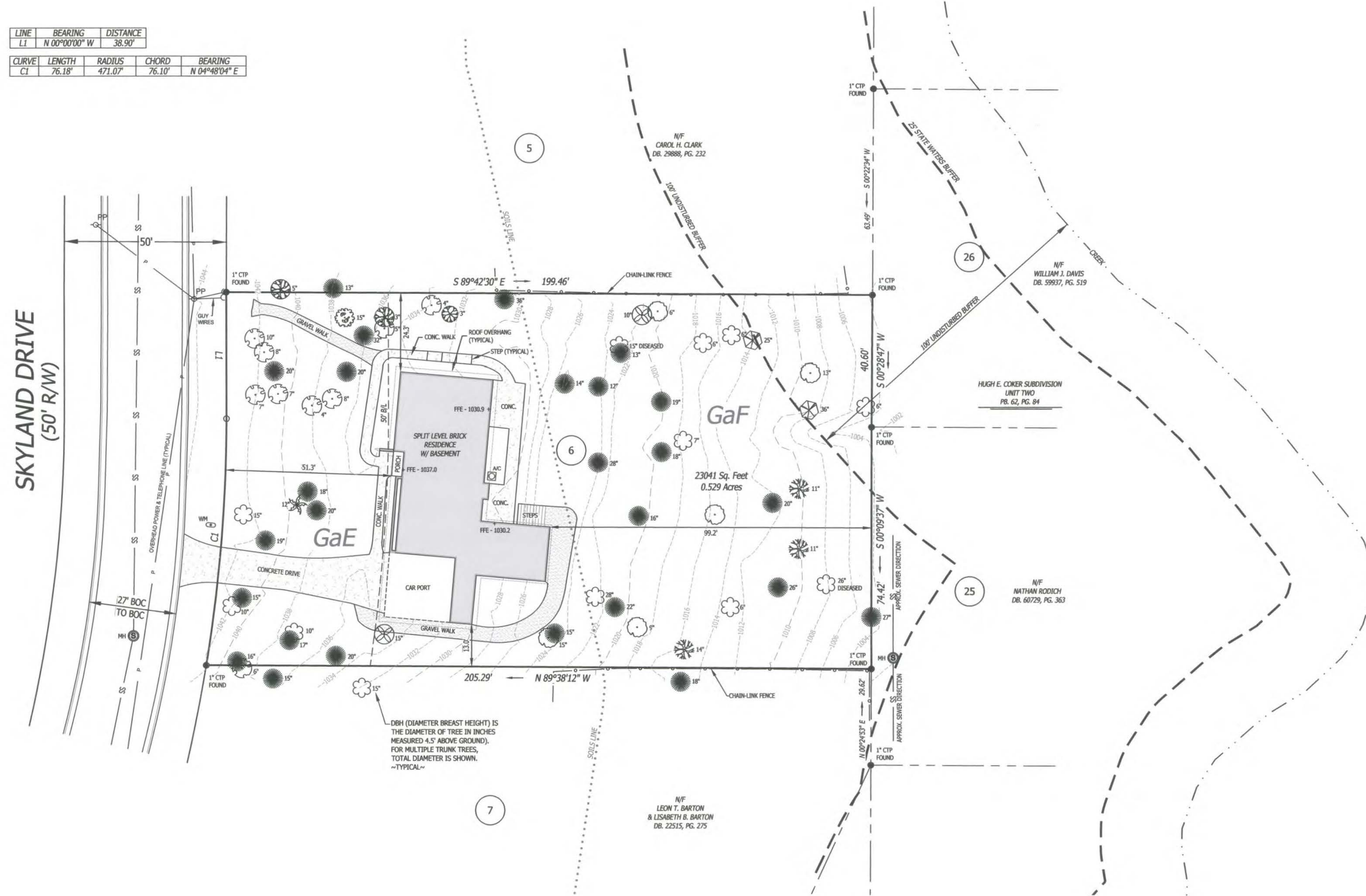
CVR



LINE	BEARING	DISTANCE
L1	N 00°00'00" W	36.90'

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	76.18'	471.07'	76.10'	N 04°48'04" E

SKYLAND DRIVE
(50' R/W)



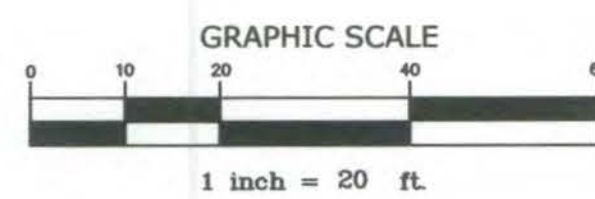
TREE LEGEND	
	PINE
	HOLLY
	POPLAR
	DOGWOOD
	OAK
	SWEETGUM
	MAPLE
	MAGNOLIA
	HICKORY
	HACKBERRY
	HARD WOOD (SPECIES NOT DETERMINED)



LOT 6
RIVERVIEW ESTATES, UNIT THREE
OF THE HUGH E. COKER SUBDIVISION
FINAL PLAT RECORDED PLAT BOOK 67
PAGE 69, FULTON COUNTY RECORDS
SITE ADDRESS: 229 SKYLAND DRIVE
ROSWELL, GA 30075
TAX PARCEL ID: 12-1831-0378-044-0

LEGEND

1/2"	NEARBY PIN FOUND
CTP	CURB TOP PIPE
FPE	FINISHED FLOOR ELEV.
FBE	FINISHED BASEMENT ELEV.
FGE	FINISHED GARAGE ELEV.
MFPE	MIN. FINISHED FLOOR ELEV.
HEPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
BOC	BACK OF CURB
R/W	RIGHT OF WAY
DE	DRAINAGE EASEMENT
SSE	SANITARY SEW. ESMT.
MH	MANHOLE
CO	CLEAN OUT
CB	CATCH BASIN
DI	DROP INLET
HW	HEAD WALL
W-	WATER LINE
-SS-	SANITARY SEW. LINE
N/F	NOW OR FORMERLY
☆	LIGHT POLE
⊙	WATER METER
⊞	ELECTRICAL TRANSFORMER
⊞	CABLE TV/TELEPHONE BOX
⊞	A/C UNIT



SOILS INFORMATION

SOILS SYMBOL	SOILS TYPE	SLOPE	K	LIMITATION	REASONS FOR LIMITATION
GaE	GROVER MOUNTAIN PARK COMPLEX	10-20%	0.57-1.98	WELL DRAINED	NONE
GaF	GROVER MOUNTAIN PARK COMPLEX	20-40%	0.57-1.98	WELL DRAINED	NONE

IMPERVIOUS AREA CHART	
LOT AREA - 23,041 S.F., 0.529 ACRES	
IMPERVIOUS AREAS:	
DWELLING (WITH OVERHANG) - 2792 S.F.	
CONC. DRIVE & SIDEWALK - 1246 S.F.	
GRAVEL WALKS - 483 S.F.	
STEPS - 48 S.F.	
TOTAL - 4569 S.F. - 20% COVERAGE	

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 82,643 FEET AND CONTAINS 0.529 ACRES.

A 3" TRIMBLE 56 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP.

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,531 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD.

NOTES:

- 1) TWO FOOT CONTOUR INTERVAL SHOWN.
- 2) ELEVATION DATUM FOR THIS SITE WAS ESTABLISHED BY UTILIZING THE VERTICAL REFERENCE STATION DEVELOPED BY TRIMBLE NAVIGATION. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1988 (NAD83).
- 3) NO PORTION OF THE LOT SHOWN HEREON LIES WITHIN A 100 YR FLOOD PLAIN ACCORDING TO F.I.R.M. PANEL 13121C0063G DATED SEPTEMBER 18, 2013.
- 4) TREE DIAMETER MEASURED IN INCHES (DBH).
- 5) SOIL INFORMATION SHOWN TAKEN FROM WEB SOIL SURVEY.

TOPOGRAPHIC SURVEY FOR:

JEREMY T. GARRETT

DATE: 11/13/2020 LAND LOT(S) 378, 1st DISTRICT;

2nd SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA

JOB NO. 20027 DWG. FILE: 027SITE SCALE: 1" = 20'



MARK VEAL RLS, INC.
REGISTERED LAND SURVEYOR
5260 KENDALLS WAY
CUMMING, GEORGIA 30041
770-231-0065

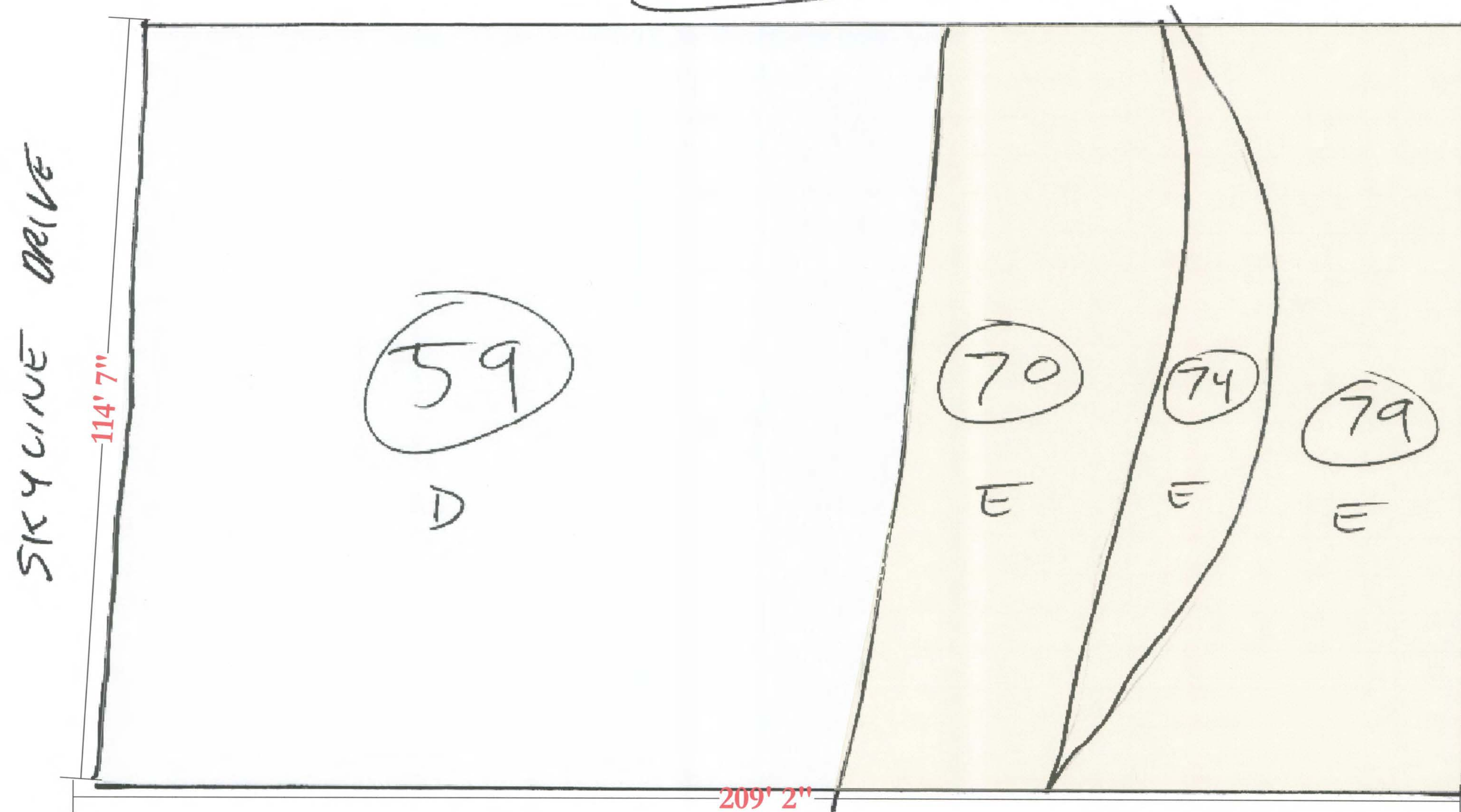
229 SKYLINE DRIVE
ROSSELL GA

CATEGORY RE-EVALUATION
12/23/2020

APPROX. SCALE - 1" = 30'

↑
NORTH

VULNERABILITY SCORING



By - James Sorensen, Arc
12/23/2020

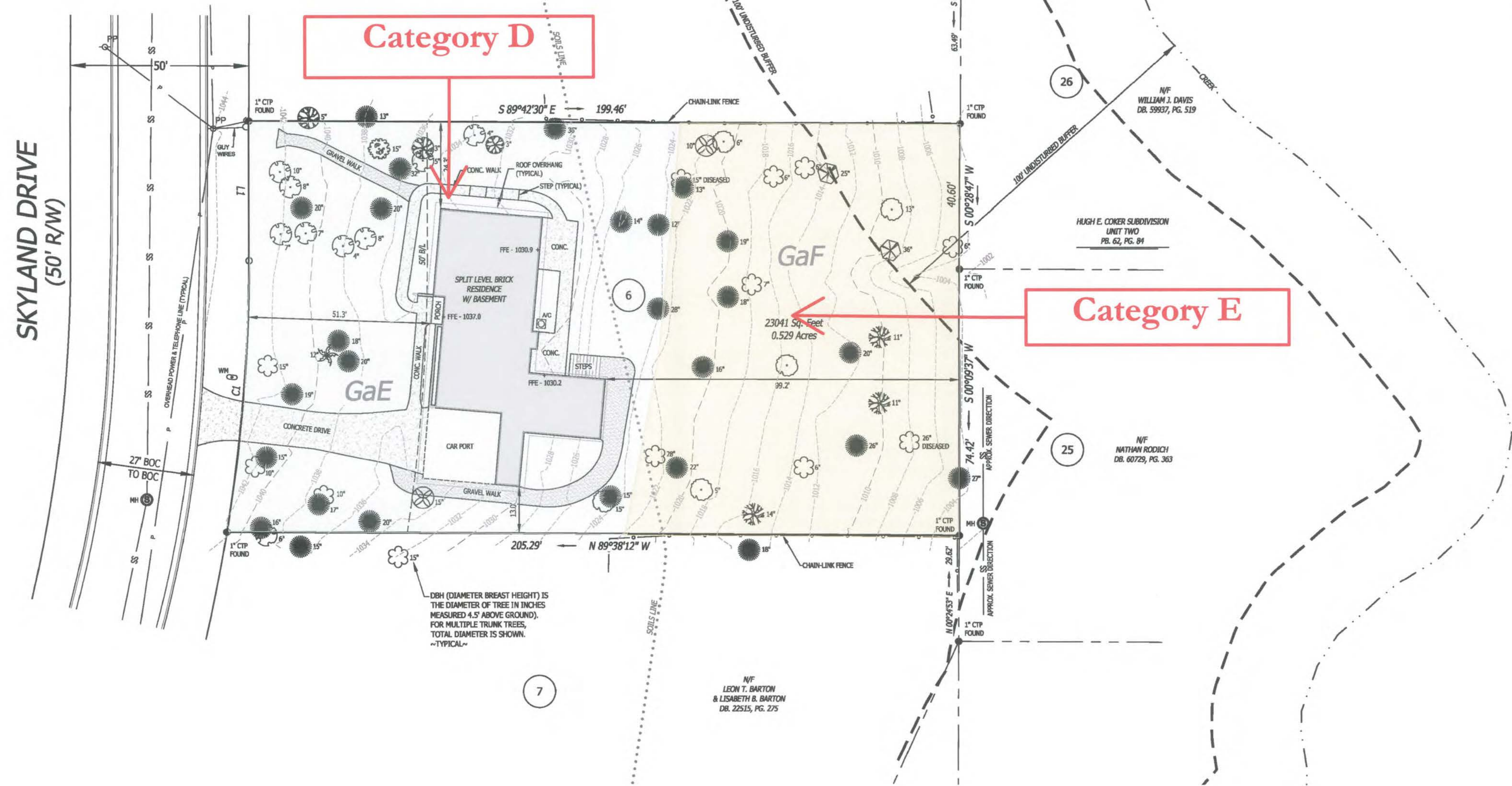
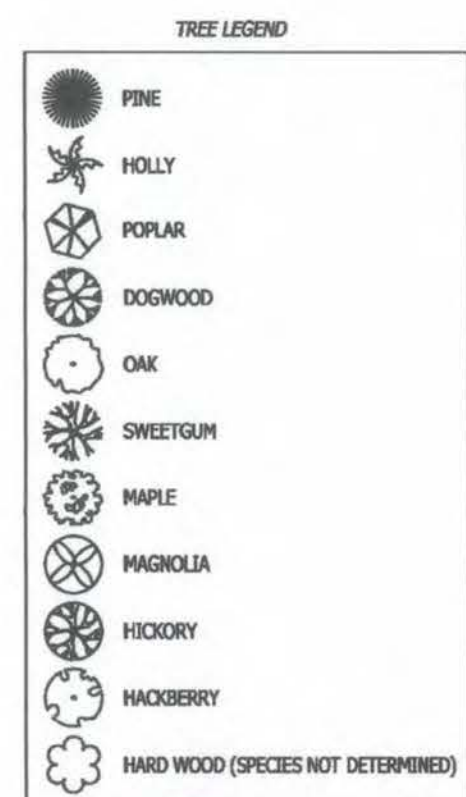


LINE	BEARING	DISTANCE
L1	N 00°00'00" W	38.90'

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	76.18'	471.07'	76.10'	N 04°48'04" E

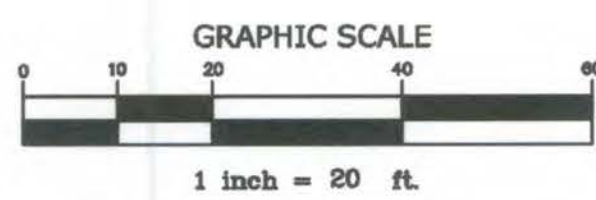
Existing Impervious						
Calculations	SF	Max %	SF * Max%	Actual SF/SF	Max SF - Actual SF	SF / Remaining SF
Category D	13083.00	30.00%	3925	4617.00	35.29%	-692.10
Category E	9958.00	15.00%	1494	0.00	0.00%	1493.70

Existing Land Disturbance (Existing Impervious)						
Calculations	SF	Max %	SF * Max%	Actual SF/SF	Max SF - Actual SF	SF / Remaining SF
Category D	13083.00	50.00%	6541.50	4748.50	36.30%	1793.00
Category E	9958.00	30.00%	2987.40	0.00	0.00%	2987.40



LOT 5
RIVERVIEW ESTATES, UNIT THREE
OF THE HUGH E. COKER SUBDIVISION
FINAL PLAT RECORDED PLAT BOOK 67
PAGE 69, FULTON COUNTY RECORDS
SITE ADDRESS: 229 SKYLAND DRIVE
ROSWELL, GA 30075
TAX PARCEL ID: 12-1831-0378-044-0

LEGEND	
1/2"	REMARK PIN FOUND
CTP	CURB TOP PIPE
FPE	FINISHED FLOOR ELEV.
FBE	FINISHED BASEMENT ELEV.
FGE	FINISHED GARAGE ELEV.
NFFE	MIN. FINISHED FLOOR ELEV.
NHPE	HIGH DENSITY POLYETHYLENE
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DE	DRAINAGE EASEMENT
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NH	MANHOLE
CO	CLEAN OUT
CS	CATCH BASIN
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HW	HEAD WALL
W	WATER LINE
SS	SANITARY SEW. LINE
NF	NOW OR FORMERLY
☆	LIGHT POLE
WM	WATER METER
ET	ELECTRICAL TRANSFORMER
CT	CABLE TV/TELEPHONE BOX
AV	AVC UNIT



SOILS INFORMATION					
SOIL SYMBOL	SOIL TYPE	SLOPE	K IN./HR.	LIMITATION	REASONS FOR LIMITATION
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IMPERVIOUS AREA CHART	
LOT AREA - 23,041 S.F., 0.529 ACRES	
IMPERVIOUS AREAS:	
DWELLING (WITH OVERHANG) - 2792 S.F.	
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STEPS - 48 S.F.	
TOTAL - 4569 S.F. - 20% COVERAGE	

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- NOTES:
- 1) TWO FOOT CONTOUR INTERVAL SHOWN.
 - 2) ELEVATION DATUM FOR THIS SITE WAS ESTABLISHED BY UTILIZING THE VERTICAL REFERENCE STATION DEVELOPED BY TRIMBLE NAVIGATION. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1988 (NAVD83).
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CRC-02
2020-12-29

TOPOGRAPHIC SURVEY FOR:

JEREMY T. GARRETT

DATE: 11/13/2020	LAND LOT(S): 378,	1st DISTRICT;
2nd SECTION,	CITY OF ROSWELL, FULTON COUNTY, GEORGIA	
JOB NO. 20027	DWG. FILE: 027SITE	SCALE: 1" = 20'

MARK VEAL RLS, INC.
REGISTERED LAND SURVEYOR
5260 KENDALLS WAY
CUMMING, GEORGIA 30041
770-231-0065

Front Porch - Impervious



LINE	BEARING	DISTANCE
L1	N 00°00'00" W	38.90'

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	76.18'	471.07'	76.10'	N 04°48'04" E

Existing Impervious							
Calculations		SF * Max%		Actual SF/SF		Max SF - Actual SF	
Category	SF	Max %	Max SF	Actual SF	%	Remaining SF	Remaining %
Category D	13083.00	30.00%	3925	4617.00	35.29%	-692.10	-5.29%
Category E	9958.00	15.00%	1494	0.00	0.00%	1493.70	15.00%

Future Impervious							
				SF * Max%	Actual SF/SF	Max SF - Actual SF	SF/ Remaining SF
Category	SF	Max %	Max SF	Actual SF	%	Remaining SF	Remaining %
Category D	13083.00	30.00%	3924.90	4762.50	36.40%	-837.60	-6.40%
Category E	9958.00	15.00%	1493.70	0.00	0.00%	1493.70	15.00%

Transfer Impervious							
Category	SF	Max SF	Actual SF	Overage SF	Overage SF/1.5	Add to D	Deduct from E
Category D	13083.00	3924.90	4762.50	-837.60	-558.40	837.60	-558.40

Calculations		SF * Max%		Actual SF/SF		Max SF - Actual SF	
Category	SF	Max %	Max SF	Actual SF	%	Remaining SF	Remaining %
Category D	13083.00	30.00%	4762.50	4762.50	36.40%	0.00	0.00%
Category E	9958.00	15.00%	935.30	0.00	0.00%	935.30	9.39%

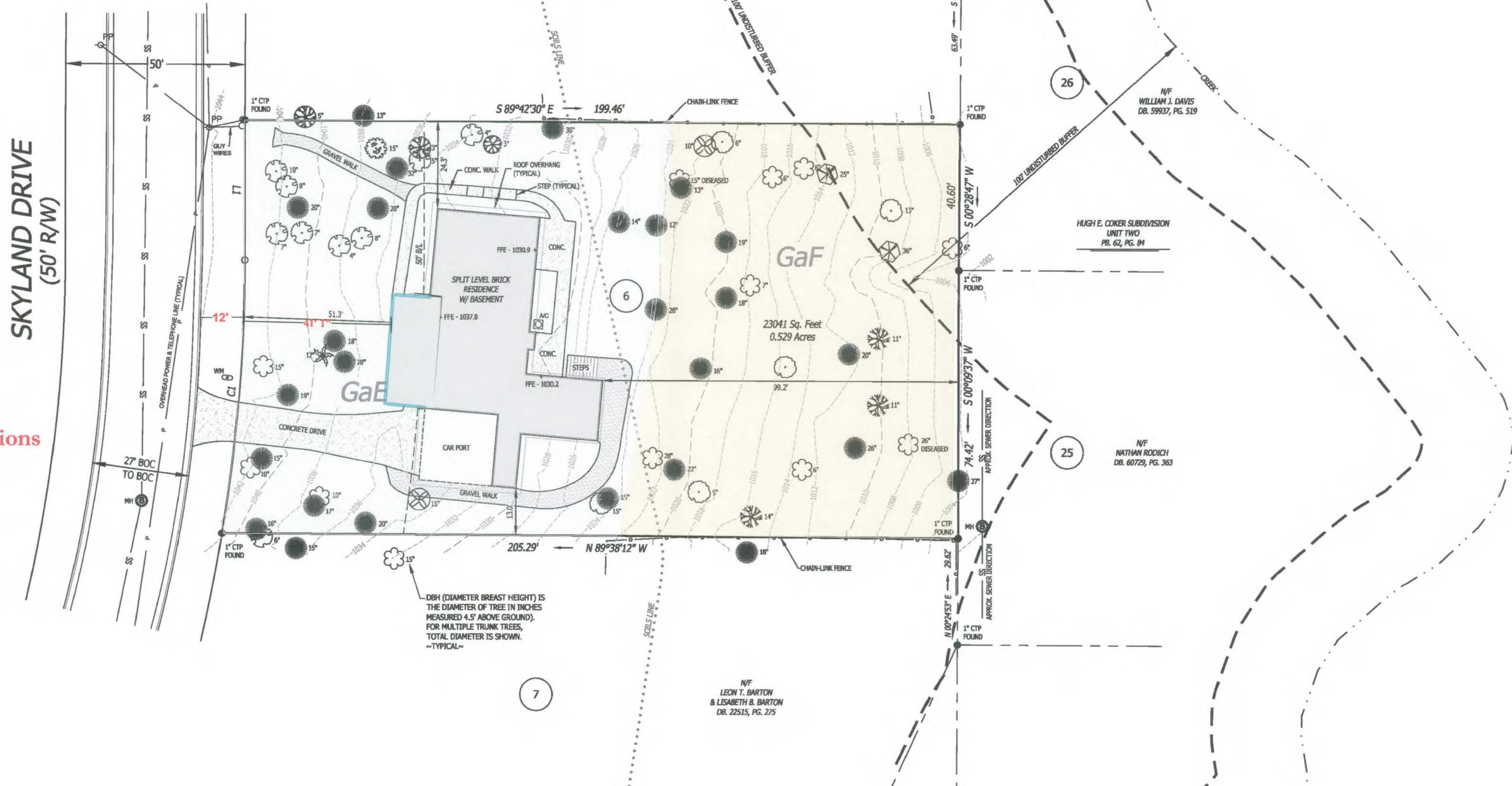
TREE LEGEND	
	PINE
	HOLLY
	FORLAR
	DOGWOOD
	OAK
	SWEETGUM
	MAPLE
	MAGNOLIA
	HICKORY
	HACKBERRY
	HARD WOOD (SPECIES NOT DETERMINED)

All Exsting Trees to Remain

Demo:
18" ht Brick Seat Wall
Front Porch Concrete Pad
Conrete Sidewalk

Grading:
This area is flat and only will require
excavation of footers and minor elevations
change to ensure drainage

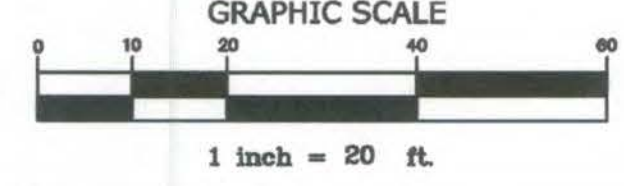
Construct: 32.5'x13.5' Screend Porch
Concrete Pad
Cedar Timber Framed Roof, Asphalt
Shingles to match Existing



LOT 6
RIVERVIEW ESTATES, UNIT THREE
OF THE HUGH E. COKER SUBDIVISION
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PAGE 69, FULTON COUNTY RECORDS
SITE ADDRESS: 229 SKYLAND DRIVE
ROSWELL, GA 30075
TAX PARCEL ID: 12-1831-0378-044-0

LEGEND

BP	= 1/2" REBAR PIN FOUND
CTP	= CONCRETE TOP PIPE
PFE	= FINISHED FLOOR ELEV.
FBE	= FINISHED BASEMENT ELEV.
FGE	= FINISHED GARAGE ELEV.
NFFE	= MIN. FINISHED FLOOR ELEV.
HDE	= HIGH DENSITY POLY-ETHYLENE
RCP	= REINFORCED CONC. PIPE
CMP	= CORRUGATED METAL PIPE
R/W	= RIGHT OF WAY
BOC	= BACK OF CURB
DE	= DRAINAGE EASEMENT
SSE	= SANITARY SEW. ESMT.
NH	= MANHOLE
CO	= CLEAN OUT
CB	= CATCH BASIN
DI	= DRAIN INLET
WI	= WATER LINE
-W-	= WATER LINE
-S-	= SANITARY SEW. LINE
-N-	= NEW OR FORMERLY
XX	= LIGHT POLE
WD	= WATER METER
ET	= ELECTRICAL TRANSFORMER
BT	= CABLE TV/TELEPHONE BOX
U	= A/C UNIT



SOILS INFORMATION

SOILS SYMBOL	SOILS TYPE	SLOPE	K IN/HR	LIMITATION	REASONS FOR LIMITATION
GaE	GROVER MOUNTAIN PARK COMPLEX	10-20%	0.57-1.98	WELL DRAINED	NONE
GaF	GROVER MOUNTAIN PARK COMPLEX	20-60%	0.57-1.98	WELL DRAINED	NONE

IMPERVIOUS AREA CHART	
LOT AREA - 23,041 S.F., 0.529 ACRES	
IMPERVIOUS AREAS:	
DWELLING (WITH OVERHANG) - 2792 S.F.	
CONC. DRIVE & SIDEWALK - 1246 S.F.	
GRAVEL WALKS - 483 S.F.	
STEPS - 48 S.F.	
TOTAL - 4569 S.F. - 20% COVERAGE	

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 82,643 FEET AND CONTAINS 0.529 ACRES.

A 3" TRIMBLE 56 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP.

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,531 FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD.

NOTES:

- TWO FOOT CONTOUR INTERVAL SHOWN.
- ELEVATION DATUM FOR THIS SITE WAS ESTABLISHED BY UTILIZING THE VERTICAL REFERENCE STATION DEVELOPED BY TIDBIE NAVIGATION. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1988. (NAVD88)
- NO PORTION OF THE LOT SHOWN HEREON LIES WITHIN A 100 YR FLOOD PLAIN ACCORDING TO F.E.R.M. PANEL 1312C0063G DATED SEPTEMBER 18, 2013.
- TREE DIAMETER MEASURED IN INCHES (DBH).
- SOIL INFORMATION SHOWN TAKEN FROM WEB SOIL SURVEY.

CRC-03
2020-12-29

TOPOGRAPHIC SURVEY FOR:

JEREMY T. GARRETT

DATE: 11/13/2020	LAND LOT(S) 378,	1st DISTRICT;
2nd SECTION,	CITY OF ROSWELL, FULTON COUNTY, GEORGIA	
JOB NO. 20027	DWG. FILE: 027SITE	SCALE: 1" = 20'

MARK VEAL RLS, INC.
REGISTERED LAND SURVEYOR
5260 KENDALLS WAY
CUMMING, GEORGIA 30041
770-231-0065

Front Porch - Land Disturbance



LINE	BEARING	DISTANCE
L1	N 00°00'00" W	38.90'

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	76.18'	471.07'	76.10'	N 04°48'04" E

All Exsting Trees to Remain

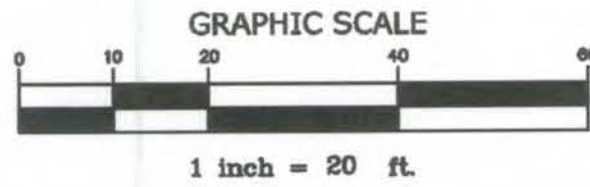
Demo:
18" ht Brick Seat Wall
Front Porch Concrete Pad
Concrete Sidewalk

Erosion Control:
Install Silt Fence
12" dia Fiter Sock

Grading:
This area is flat and only will require
excavation of footers and minor elevations
change to ensure drainage

Construct: 32.5'x13.5' Screend Porch
Concrete Pad
Cedar Timber Framed Roof, Asphalt
Shingles to match Existing

LEGEND	
1/2"	REBAR PIN FOUND
CTP	CURB TOP PIPE
FEE	FINISHED FLOOR ELEV.
FGE	FINISHED GARAGE ELEV.
FDE	FINISHED DRIVE ELEV.
MFE	MIN. FINISHED FLOOR ELEV.
HDP	HIGH DENSITY POLYETHYLENE
HCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
BOC	BACK OF CURB
DE	DRAINAGE EASEMENT
SE	SANITARY SEW. ESMY.
NH	MANHOLE
CO	CLEAN OUT
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HW	HEAD WALL
W	WATER LINE
-S-	SANITARY SEW. LINE
NF	NOW OR FORMERLY
LT	LIGHT POLE
W	WATER METER
ET	ELECTRICAL TRANSFORMER
CT	CABLE TV/TELEPHONE BOX
A/C	A/C UNIT



SOILS INFORMATION				
SOILS SYMBOL	SOILS TYPE	SLOPE	K IN./HR.	REASONS FOR LIMITATION
GaE	GROVER MOUNTAIN PARK COMPLEX	10-20%	0.57-1.39	WELL DRAINED
GaF	GROVER MOUNTAIN PARK COMPLEX	20-40%	0.57-1.39	WELL DRAINED

IMPERVIOUS AREA CHART	
LOT AREA - 23,041 S.F., 0.529 ACRES	
IMPERVIOUS AREAS:	
DWELLING (WITH OVERHANG) - 2792 S.F.	
CONC. DRIVE & SIDEWALK - 1246 S.F.	
GRAVEL WALKS - 483 S.F.	
STEPS - 48 S.F.	
TOTAL - 4569 S.F. - 20% COVERAGE	

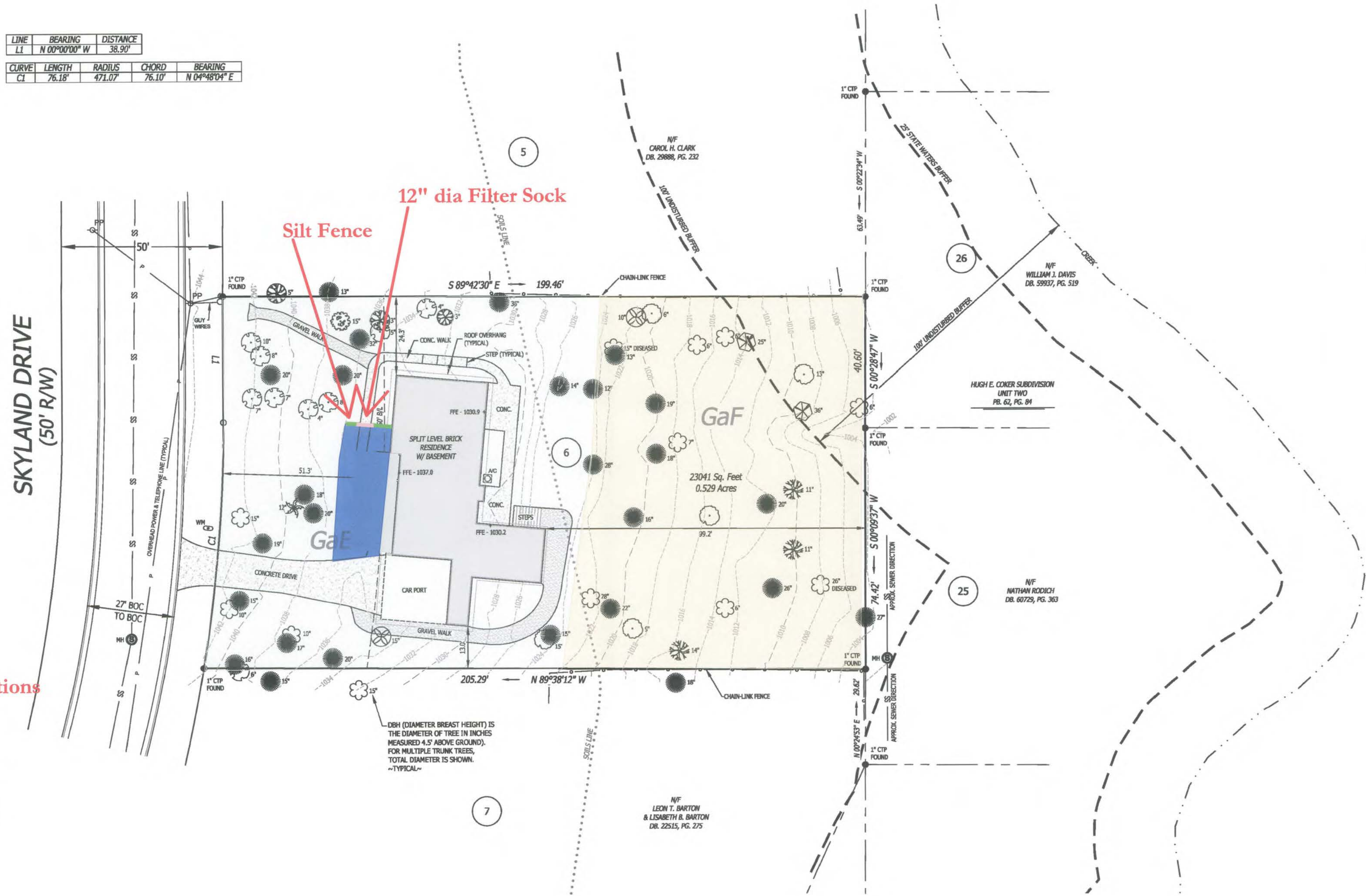
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A 3" TRIMBLE 56 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP.

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,531 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD.

Existing Land Disturbance (Existing Impervious)							
Calculations		SF * Max%		Actual SF/SF		Max SF - Actual SF	
Category	SF	Max %	Max SF	Actual SF	%	Remaining SF	Remaining %
Category D	13083.00	50.00%	6541.50	4748.50	36.30%	1793.00	13.70%
Category E	9958.00	30.00%	2987.40	0.00	0.00%	2987.40	30.00%

Future Land Disturbance (Existing Impervious + New Impervious + 5' wide strip)							
Calculations		SF * Max%		Actual SF/SF		Max SF - Actual SF	
Category	SF	Max %	Max SF	Actual SF	%	Remaining SF	Remaining %
Category D	13083.00	50.00%	6541.50	5359.50	40.97%	1182.00	9.03%
Category E	9958.00	30.00%	2987.40	0.00	0.00%	2987.40	30.00%



TREE LEGEND	
	PINE
	HOLLY
	POPULAR
	DOGWOOD
	OAK
	SWEETGUM
	MAPLE
	MAGNOLIA
	HICKORY
	HACKBERRY
	HARD WOOD (SPECIES NOT DETERMINED)



Sd1 SEDIMENT BARRIER

DEFINITION
A temporary structure made up of porous material typically supported by stone or wood posts. Types include silt fence, brush piles, match barriers, compost fiber socks or other filtering material.

PURPOSE
• Minimize and prevent sediment carried by sheet flow from leaving the site.
• Retain the sediment on the disturbed area.
• Filter sediment from runoff.

INSTALLATION
• Install according to the approved plan.
• Do not install across streams, ditches, waterways, or other concentrated flow areas.
• The type of sediment barrier depends on whether the area is sensitive or non-sensitive.
• For silt fences, Type C will be classified as sensitive and Type A & B will be classified as non-sensitive.
• Install along the contour.
• Along all state water and other sensitive areas, 2 rows of Type S shall be used. The 2 rows shall be placed a minimum of 30' apart.

Sd1

• Overlap barriers 18" when using multiple types of sediment barrier in a single row on a site.
• When storing runoff behind the sediment barrier, the maximum continuous slope length behind the sediment barrier shall not exceed those found in Table 1.
• Provide a silt trap or other protection device at any point where flow may overlap the sediment barrier.

Installation Methods

State Slicing Method
• Using a machine, pull a narrow blade through the ground to create a 12" deep slit, and simultaneously insert the silt fence fabric into the slit behind the blade.
• Roll a tractor wheel along both sides of the slit in the ground 2-4 times to achieve compaction.
• Drive posts 18" into ground and attach fabric.

Figure 1. State Slicing Machine

Twisting Method
• Dig a 2'-0" wide trench with a 6" excavation.
• Drive posts 18" into ground and attach fabric.
• The best twisting method typically requires twice the time and effort to achieve results comparable to the state slicing method.

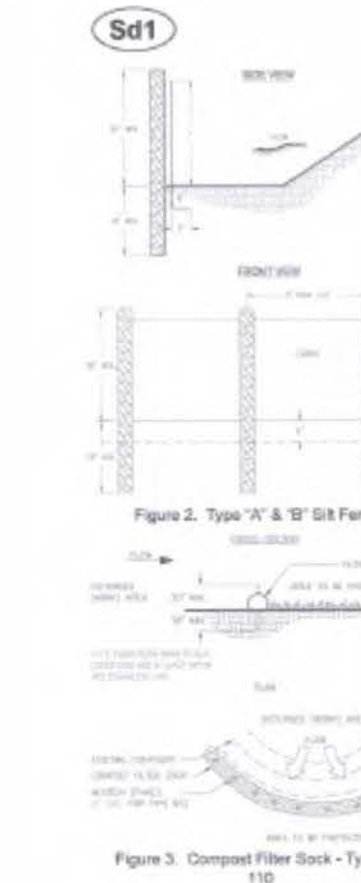


Table 1. Criteria for Sediment Barrier Placement		
Land Slope (%)	Maximum Slope Length (Barrel Fence (ft))	Maximum Slope Length (Silt Fence (ft))
<2	100	75
2-5	75	50
5-10	50	25
10-20	25	15
>20	15	10

MAINTENANCE

- Remove the sediment once it has accumulated to equal the original height of the barrier.
- Replace barrier whenever it has deteriorated to such an extent that the effectiveness of the product is reduced (< 6 months) or the height of the product is not maintaining 80% of its properly installed height.
- Remove and dispose of all accumulated sediment at the barrier before it is removed.
- Leave in place until all disturbed areas are permanently stabilized.

Table 2. Post Size			
Type	Min. Length	Type of Post	Size of Post
A	4'	Oak Stake	1.5"x1.5"
B	4'	Oak Stake	1.5"x1.5"
C	4'	Oak Stake	1.5"x1.5"

LOT 6
RIVERVIEW ESTATES, UNIT THREE
OF THE HUGH E. COKER SUBDIVISION
FINAL PLAT RECORDED PLAT BOOK 67
PAGE 69, FULTON COUNTY RECORDS
SITE ADDRESS: 229 SKYLAND DRIVE
ROSWELL, GA 30075
TAX PARCEL ID: 12-1831-0378-044-0

CRC-04

2020-12-29

- NOTES:
- 1) TWO FOOT CONTOUR INTERVAL SHOWN.
 - 2) ELEVATION DATUM FOR THIS SITE WAS ESTABLISHED BY UTILIZING THE VERTICAL REFERENCE STATION DEVELOPED BY TRIMBLE NAVIGATION. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1988 (NAVD88).
 - 3) NO PORTION OF THE LOT SHOWN HEREON LIES WITHIN A 100 YR FLOOD PLAIN ACCORDING TO F.L.R.M. PANEL 13121C/DX/DX DATED SEPTEMBER 18, 2013.
 - 4) TREE DIAMETER MEASURED IN INCHES (DBH).
 - 5) SOIL INFORMATION SHOWN TAKEN FROM WEB SOIL SURVEY.

TOPOGRAPHIC SURVEY FOR:

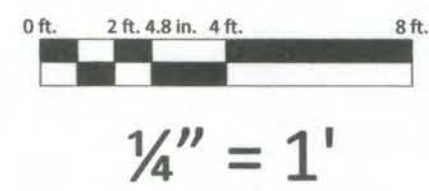
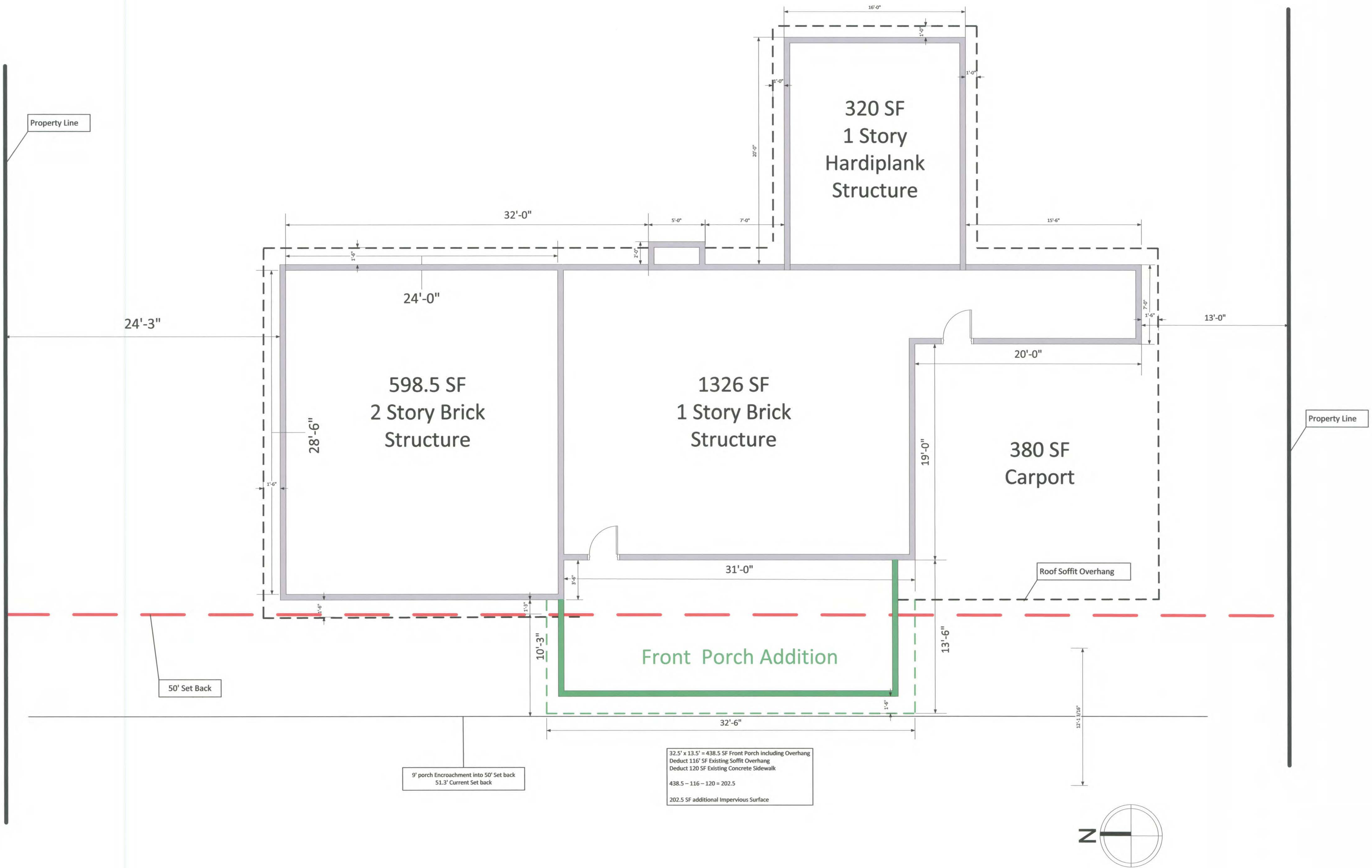
JEREMY T. GARRETT

DATE: 11/13/2020 LAND LOT(S) 378, 1st DISTRICT;

2nd SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA

JOB NO. 20027 DWG. FILE: 0275SITE SCALE: 1" = 20'

MARK VEAL RLS, INC.
REGISTERED LAND SURVEYOR
5260 KENDALLS WAY
CUMMING, GEORGIA 30041
770-231-0065



Front Porch Addition
229 Skyland Drive, Roswell, GA 30075
~~~Addition~~~

DATE: 2020-12-29  
REV:

FP-02