


DATE: FEBRUARY 7, 2022

#

TO: MAYOR KURT WILSON, City of Roswell
ATTN TO: JACKIE DIEBEL, PLANNING & ZONING DIRECTOR, City of Roswell
FROM: Douglas R. Hooker, Executive Director, ARC


Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project's relationship regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: 9650 Dogwood Road RC-22-01R

Submitting Local Government: City of Roswell

Review Type: MRPA

Date Opened: January 26, 2022

Date Closed: February 7, 2022

FINDING: ARC staff has completed its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: Comments received from the National Park Service are attached. Concern was expressed that the River is already listed as impaired at the project location and that proper Best Management Practices (BMP's) should be followed and maintained to avoid any detrimental impacts to Park resources as follows: (1) limit the potential introduction of non-native plant and animal species by thoroughly cleaning all equipment before bringing it on-site; (2) use only native species in new landscaping/stabilization to promote recreation of native ecosystems and limit the spread of invasive plants; (3) implement BMP's designed to comply with the standards and specifications outlined in the Manual for Erosion and Sediment Control in Georgia; and (4) prevent a flush of sediment deposits during the construction process. After the project is completed, continued maintenance and repair of the BMP mechanisms should be guaranteed in order to minimize project effects of the project on the River.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER
CITY OF ROSWELL
GEORGIA ENVIRONMENTAL FINANCE AGENCY

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.



United States Department of the Interior

National Park Service
Chattahoochee River
National Recreation Area
1978 Island Ford Parkway
Sandy Springs, GA 30350



IN REPLY REFER TO:

February 3, 2022

Donald Shockey
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

RE: 9650 Dogwood Road
MRPA Code: RC-22-01R

Dear Mr. Shockey,

This letter is a notification of receipt of the MRPA Review Notification RC-22-01R, 9650 Dogwood Road for the City of Roswell in Fulton County, Georgia. This project will involve construction of a new single-family house with driveway, parking area, and patio on a 0.64-acre lot within the Chattahoochee River Corridor. The Atlanta Regional Commission's preliminary findings is that the proposed development is consistent with the Chattahoochee Corridor Plan in all respects.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

Introduce/Promote Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species.

Recommendation: We request that all equipment be washed and cleaned of mud and debris that may transport unwanted pests before being brought on-site. The NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area following construction. Non-native species are easily transported downstream and can start new colonies in CRNRA.

Landscaping with Native Species

Landscaping with native plant species provides a beautiful, hardy, drought resistant yard that benefits the natural environment. It requires less water, fertilizer, and pesticides, therefore costing less in maintenance. Furthermore, native plants promote stewardship of our natural heritage by supporting pollinators, birds, and other wildlife while supporting biological diversity and ecological functions.

Recommendation: Since the project location is within the Chattahoochee Corridor, NPS encourages the use native plant species for landscaping to reduce the spread of invasive species into natural areas.

Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission, 2016). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Currently, the Chattahoochee River at the proposed project site is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of this water body, and any addition of sediment or run-off would further disrupt the current water quality condition. Due to the proximity of this proposed project to the Chattahoochee River, caution is advised to prevent a flush of sediment deposits during the construction process.

Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river.

We appreciate your consideration of these comments. Please feel free to contact park's Chief of Planning, Resources, and Education, Beth Wheeler, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1321 or by email at beth_wheeler@nps.gov.

Thank you,

(for) Ann Honious
Superintendent

20215092

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Roswell
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Dmytro Shatkovskyy
Mailing Address: 3360 Marla Blvd NW
City: Norcross State: GA Zip: 30092
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-435-2834 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Dmytro Shatkovskyy
Mailing Address: 3360 Marla Blvd NW
City: Norcross State: GA Zip: 30092
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-435-2834 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 9650 Dogwood Road, Roswell, GA 30075
Description of Proposed Use: Single - Family, Residential
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 530, 1st District, 2nd Section, Fulton County, Georgia
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Dogwood Road, Roswell, Georgia, Approximately 15' to Nearest Intersection
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.64 AC
Outside Corridor: _____
Total: 0.64 AC
Lots: Inside Corridor: 1 Lot, 0.64 AC
Outside Corridor: _____
Total: 1 Lot, 0.64 AC
Units: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: N/A
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

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 _____

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 Public Sewer Water

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	_____	_____	_____	(70)_____	(45)_____
D	_____	_____	_____	(50)_____	(30)_____
E	28,095 sq. ft.	8,428 sq. ft.	4,214 sq.ft.	(30) 30%	(15) 15%
F	_____	_____	_____	(10)_____	(2)_____
Total:	28,095 sq. ft.	8,428 sq. ft.	4,214 sq.ft.	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: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No
If "yes", indicate the 500-year flood plain elevation: _____

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

____ 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 this application. (Space provided on this form)

☒ Name, address, and phone number(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 surfaces.

☒ Approved erosion control plan.

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☐ Documentation on adjustments, if any.

☒ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☐ Site plan.

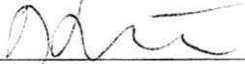
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

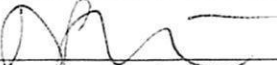
☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

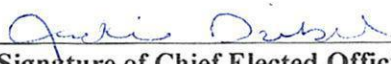
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


Signature(s) of Owner(s) of Record 11/17/2021
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:


Signature(s) of Applicant(s) or Agent(s) 11/17/2021
Date

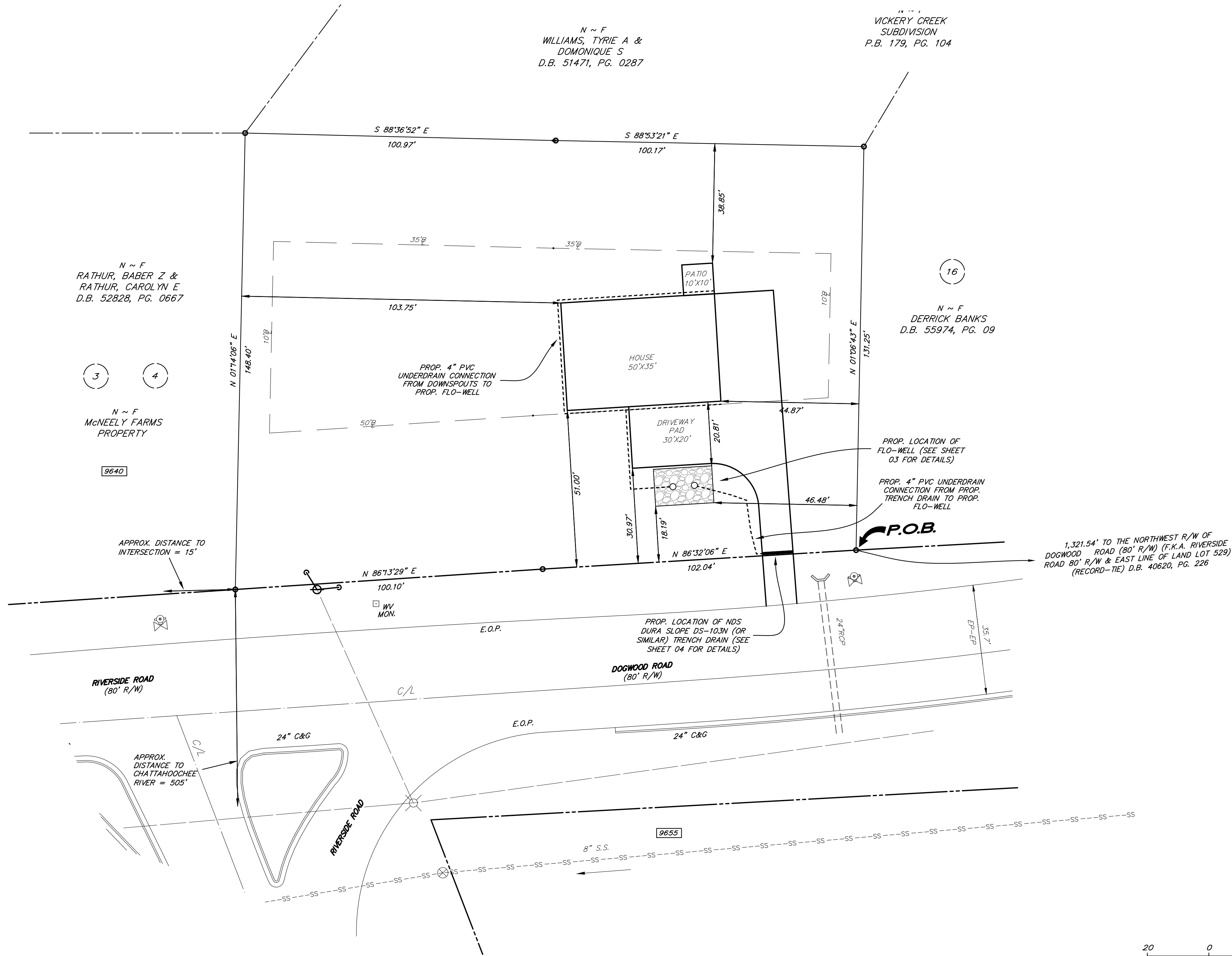
14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.


Signature of Chief Elected Official or Official's Designee 1/14/22
Date

PROPOSED ELEVATION:
F.F.E. = 905.0
GARAGE = 895.0
AREA COVERAGE:
TOTAL LOT AREA ~ 27,865 S.F. (0.64 AC.)
TOTAL IMPERVIOUS ~ 3,633 S.F.
PERCENT IMPERVIOUS ~ 13%
BREAKDOWN:
HOUSE ~ 1,750 S.F.
DRIVEWAY ~ 1,783 S.F.
PATIO ~ 100 S.F.
ADDRESS:
9650 DOGWOOD ROAD

GENERAL SITE NOTES:
1. TOTAL SITE AREA = 0.64 AC
2. TOTAL DISTURBED AREA = 0.19 AC
3. OWNER: MAGNOLIA DRIVE, LLC
5805 STATE BRIDGE RD
G-263
4. 24-HOUR CONTACT: ARTHUR BLUMEN
404.667.2350
5. ZONING = RS-18
6. BUILDING SETBACKS:
FRONT: 50'
REAR: 35'
SIDE: 10'

ARC CHART PER CHATTAHOOCHEE COORIDOR PLAN
1. VULNERABILITY CATEGORY = E
2. MAXIMUM DISTURBANCE AREA ALLOWED = 30%
3. MAXIMUM IMPERVIOUS AREA ALLOWED = 15%
4. TOTAL SITE AREA = 28,095 S.F. OR 0.64 AC
5. TOTAL DISTURBED AREA PROPOSED = 8,312 S.F. OR 0.19 AC (29.6%)
6. TOTAL IMPERVIOUS AREA PROPOSED = 4,033 S.F. OR 0.08 AC (14.4%)



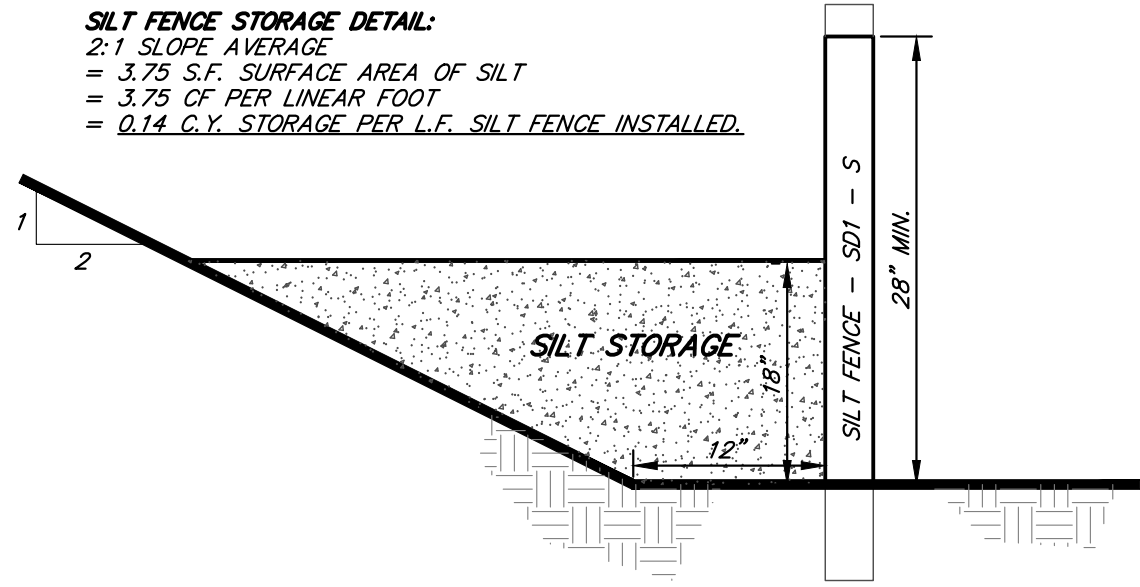
SURVEY NOTES:
ALL LOT BEARINGS/DISTANCES, EASEMENTS, BUFFERS, PIPE SIZE AND MATERIAL, ETC. PER RECORDED SURVEYS. RECORDED IN DEED BOOK 11592, PG. 345 AND P.B. 179, PG. 104
EXISTING TOPOGRAPHY SHOWN IS CITY OF ROSWELL GIS.



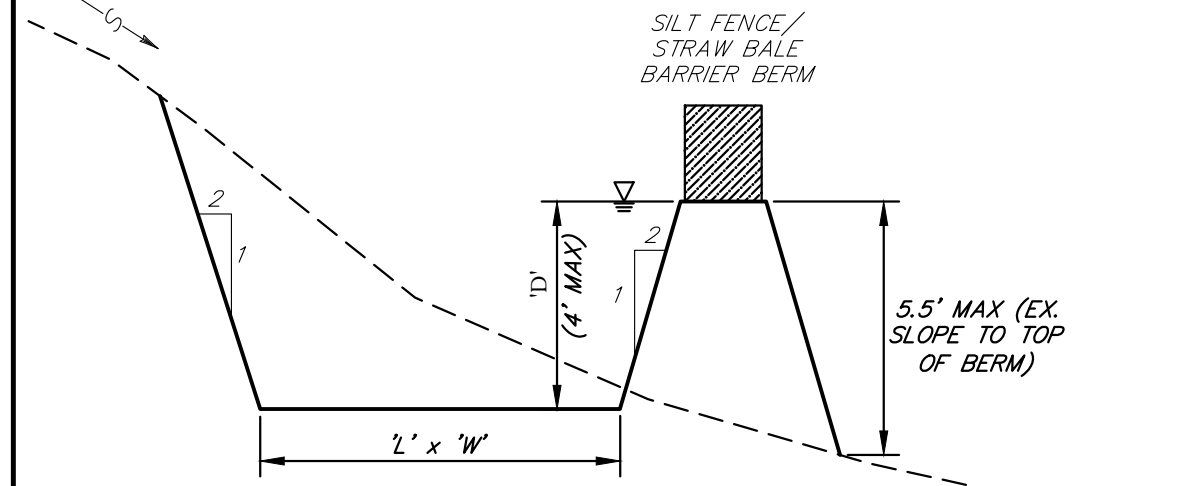
NORTH
MAGNETIC NORTH

Dawn Sullivan—P: Clients Magnolia Drive LLC (Arthur Blumen) Roswell ARC [Eng/Design] Territory — Roswell, GA—January, 3, 2022

SILT FENCE STORAGE DETAIL:
2:1 SLOPE AVERAGE
= 3.75 S.F. SURFACE AREA OF SILT
= 3.75 CF PER LINEAR FOOT
= 0.14 C.Y. STORAGE PER L.F. SILT FENCE INSTALLED.



Sd4
TEMPORARY SEDIMENT TRAP
PROFILE VIEW
N.T.S.



SD4-A Storage Calculations						
Pond #	Total Area (Acres)	Required Sediment Storage (c.y.)	Depth	Width	Length	Provided Sediment Storage (c.y.)
Sd4-A1	0.48	32.16	4	11	20	32.59
Sd4-A2	0.25	16.75	4	4	28.5	16.89

Du IRRIGATION METHOD — SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

* APPROXIMATE LOCATION OF CONCRETE WASHOUT
CO DIMENSIONS TO BE 20' X 50'

GENERAL SITE NOTES:

- TOTAL SITE AREA = 0.64 AC
- TOTAL DISTURBED AREA = 0.19 AC
- OWNER: MAGNOLIA DRIVE, LLC
5805 STATE BRIDGE RD
G-263
- 24-HOUR CONTACT: ARTHUR BLUMEN
404.667.2350
- ZONING = RS-18
- BUILDING SETBACKS:
FRONT: 50'
REAR: 35'
SIDE: 10'

ARC CHART PER CHATTAHOOCHEE COORIDOR PLAN

- VULNERABILITY CATEGORY = E
- MAXIMUM DISTURBANCE AREA ALLOWED = 30%
- MAXIMUM IMPERVIOUS AREA ALLOWED = 15%
- TOTAL SITE AREA = 28,085 S.F. OR 0.64 AC
- TOTAL DISTURBED AREA PROPOSED = 8,312 S.F. OR 0.19 AC (29.6%)
- TOTAL IMPERVIOUS AREA PROPOSED = 4,033 S.F. OR 0.08 AC (14.4%)

CITY OF ROSWELL EROSION SEDIMENTATION AND POLLUTION CONTROL NOTES:

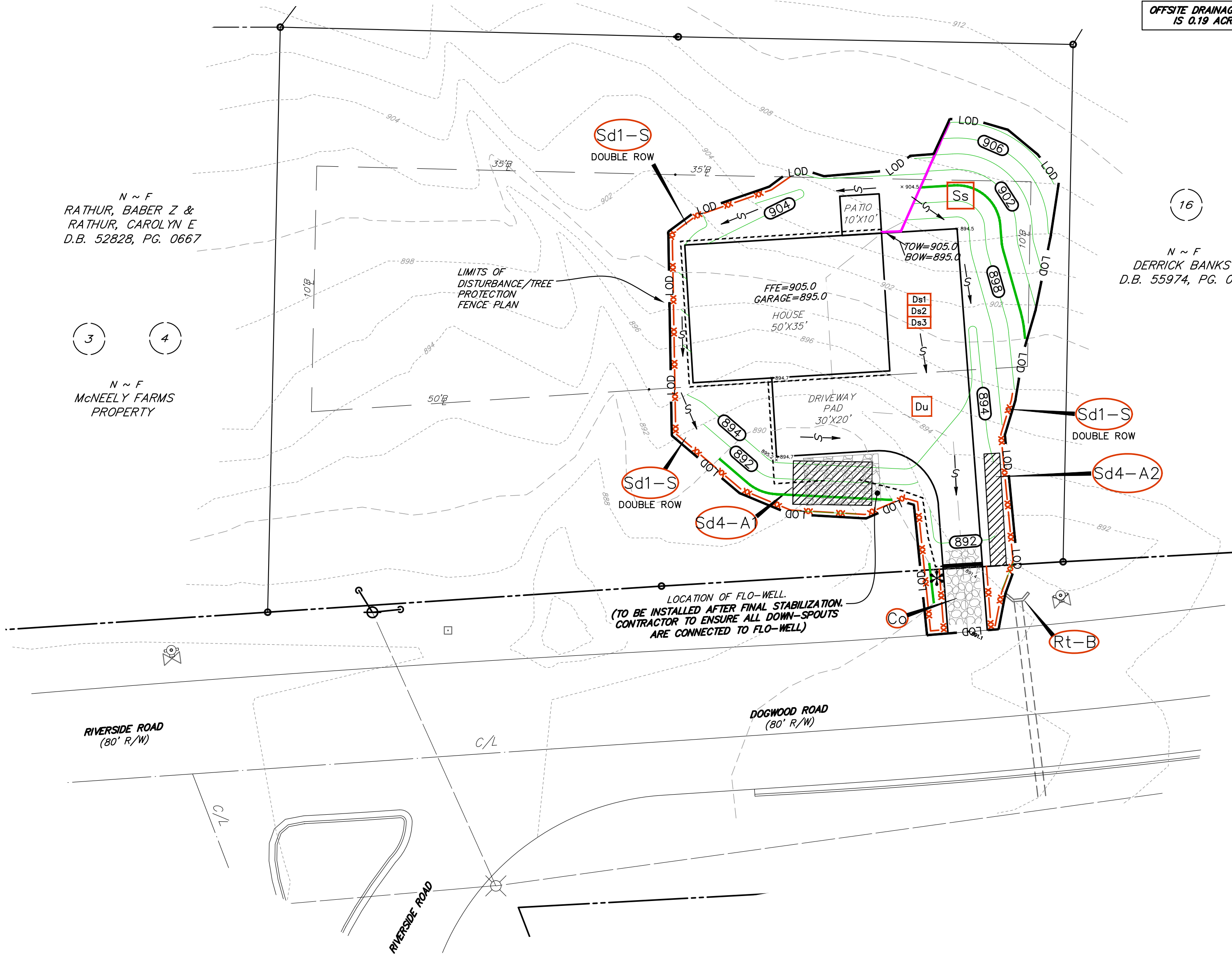
- IF APPLICABLE, THE CONTRACTOR/OPERATOR / OWNER UPON FILING THE NOI AND NOT FOR THE STATE NPDES CONSTRUCTION GENERAL PERMIT SHALL SUBMIT COPIES OF THE NOI AND NOT TO THE CITY ENGINEER ALONG WITH A COPY OF THE CERTIFIED MAIL RECEIPT.
- NOTICE IS HEREBY GIVEN THAT ALL EROSION AND SEDIMENT DEVICES AND PRACTICES MUST BE INSTALLED AND MAINTAINED AT ALL TIMES. NO FURTHER NOTICE WILL BE GIVEN. ANY SITE UPON WHICH THE LAND DEVELOPMENT INSPECTOR FINDS ANY DEFICIENCY WILL BE SUBJECT TO AN IMMEDIATE ENFORCEMENT ACTION WITHOUT WARNING. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UP GRADIENT GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHOULD BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR WITHIN THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS. NO CLEARING BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE APPROVED PLANS SHALL BE ALLOWED.
- NO LAND DISTURBING ACTIVITY OR STORAGE OF MATERIALS WITHIN ANY TREE SAVE AREA SHALL BE ALLOWED.

NOTES:

- CONCRETE WASH-OUT AREA: CONCRETE WASH-OUT AREA WILL BE PROVIDED IN THE VICINITY OF EACH LOT.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
- ALL EROSION CONTROL MEASURES MUST BE MAINTAINED THROUGHOUT LAND DISTURBANCE.
- PHASE THREE MUST INCLUDE FINAL STABILIZATION AND INSTALLATION OF SOD FOR POLLUTION CONTROL AFTER ALL TEMPORARY EROSION CONTROL MEASURES HAVE BEEN REMOVED.
- ALL TEMPORARY EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION EXIT, SILT FENCE, ETC., MUST BE REMOVED AFTER FINAL STABILIZATION.

SURVEY NOTES:

- ALL LOT BEARINGS/DISTANCES, EASEMENTS, BUFFERS, PIPE SIZE AND MATERIAL, ETC. PER RECORDED SURVEYS. RECORDED IN DEED BOOK 11597, PG. 345 AND P.B. 179, PG. 104.
- EXISTING TOPOGRAPHY SHOWN IS CITY OF ROSWELL GIS.



CITY OF ROSWELL GENERAL CONSTRUCTION NOTES:

- A PRECONSTRUCTION MEETING WITH THE LAND DISTURBANCE INSPECTOR IS REQUIRED PRIOR TO RELEASE OF THE LAND DISTURBANCE PERMIT.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY FROM THE ROSWELL DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY PROTECTION IMPROVEMENTS ARE BEING MADE. CONTACT JOHN WOOTEN FOR ENCROACHMENT PERMITS AND TRAFFIC CONTROL PLAN APPROVAL AT 770-594-6108.
- A TREE REMOVAL PERMIT IS REQUIRED FOR ALL TREES 3-INCH CALIPER OR GREATER, AND FOR REMOVAL OF SPECIMEN TREES.
- TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE CITY ARBORIST PRIOR TO ISSUANCE OF THE LAND DISTURBANCE PERMIT, AS APPLICABLE. CONTACT THE CITY ARBORIST AT 770-594-6243 FOR INSPECTION WHENEVER SPECIMEN TREES, BUFFERS, OR TREE SAVE AREAS ARE LOCATED ON OR ADJACENT TO THE SITE.
- CONSTRUCTION IS ONLY ALLOWED MON-SAT, BETWEEN THE HOURS OF 7:00 AM AND 2:00 PM, HOWEVER THIS DOES NOT APPLY TO ANY PERSON PERFORMING CONSTRUCTION ACTIVITY AT HIS OR HER RESIDENCE, BUT SUCH PERSONS ARE SUBJECT TO THE NOISE RESTRICTIONS SET OUT IN SUBSECTION 8.8.3(S) OF THE CITY CODE.
- ALL CONSTRUCTION SHALL MINIMALLY COMPLY WITH THE CITY OF ROSWELL STANDARD CONSTRUCTION SPECIFICATIONS AND SUBDIVISION REGULATIONS AND THE BEST MANAGEMENT PRACTICES AS SET FORTH IN THE CITY OF ROSWELL SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL ORDINANCE.
- NO GRADING SHALL BE DONE UNTIL THE INITIAL EROSION CONTROL INSTALLATION PASSES INSPECTION, AND A LAND DISTURBANCE NOTIFICATION IS ISSUED BY THE LAND DEVELOPMENT INSPECTOR.
- CONTRACTOR MUST NOTIFY LAND DEVELOPMENT INSPECTOR TWENTY-FOUR (24) HOURS PRIOR TO BEGINNING CONSTRUCTION AND AT THE BEGINNING OF EACH NEW PHASE OR AFTER A LULL OF MORE THAN 14 DAYS. CONTACT YOUR LAND DISTURBANCE INSPECTOR TO SCHEDULE INSPECTIONS.
- OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
- BURNING OF DEBRIS OR CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF ROSWELL.
- BURIAL OF CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF ROSWELL.
- THE OWNER/DEVELOPER IS RESPONSIBLE TO COORDINATE WITH THE US ARMY CORPS OF ENGINEERS CONCERNING PERMITS OR REQUIREMENTS WHEN WETLANDS OR STREAMS ARE PROPOSED TO BE DISTURBED ON THE PROPERTY. FAILURE TO REQUEST A DETERMINATION OF PERMIT REQUIREMENT BEFORE DISTURBING ANY WETLANDS OR STREAMS COULD RESULT IN PENALTIES BEING IMPOSED BY THE CORPS OF ENGINEERS.
- A CITY OF ROSWELL TRENCHING PERMIT IS REQUIRED PRIOR TO ANY TRENCHING ACTIVITY. CONTACT YOUR CITY OF ROSWELL LAND DEVELOPMENT INSPECTOR TO OBTAIN A TRENCHING PERMIT.
- NO ADDITIONAL DRAINAGE AREAS SHALL BE DIVERTED ONTO CITY RIGHT-OF-WAY UNLESS SHOWN ON THE APPROVED SITE PLAN(S).
- ALL CORRUGATED METAL STORM DRAINPIPE SHALL BE FULLY BITUMINOUS-COATED AND BUNDLED.
- ALL EXTERIOR LIGHTING SHALL BE PLACED SO AS NOT TO DIRECTLY ILLUMINATE ADJACENT PROPERTY.
- AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE APPROVED BY THE CITY OF ROSWELL ENGINEERING DIVISION PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, CERTIFICATE OF COMPLETION, RELEASE OF BONDS, OR CLOSURE OF THE LAND DISTURBANCE PERMIT, AS APPLICABLE. AS-BUILT PLANS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH THE APPROVED HYDROLOGY STUDY AND CONSTRUCTION PLANS. ALL AS-BUILT DOCUMENT SUBMITTALS ARE TO BE PROVIDED IN ACCORDANCE WITH THE CITY'S DIGITAL DATA SUBMISSION STANDARDS AS FOUND ON THE CITY OF ROSWELL WEBSITE.



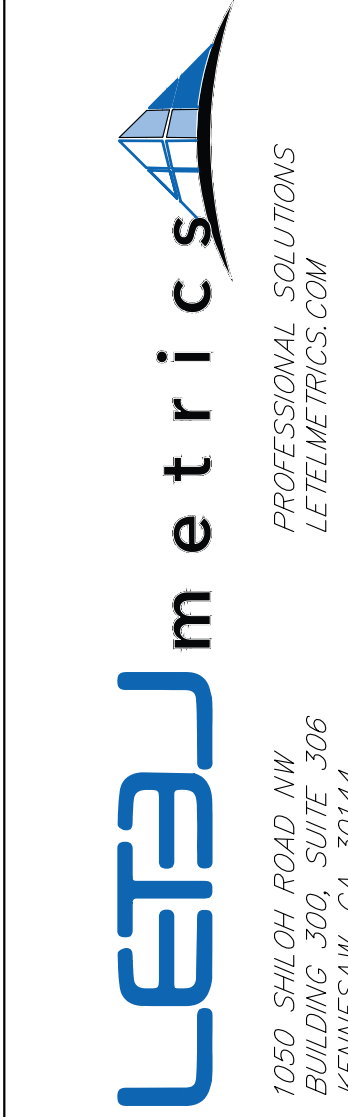
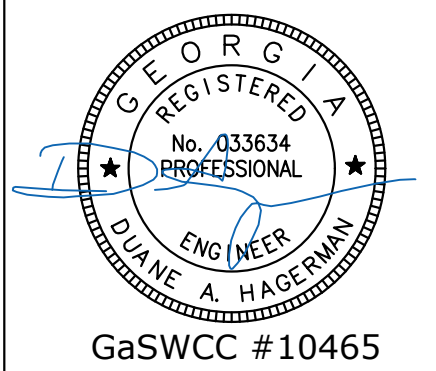
NORTH
MAGNETIC NORTH

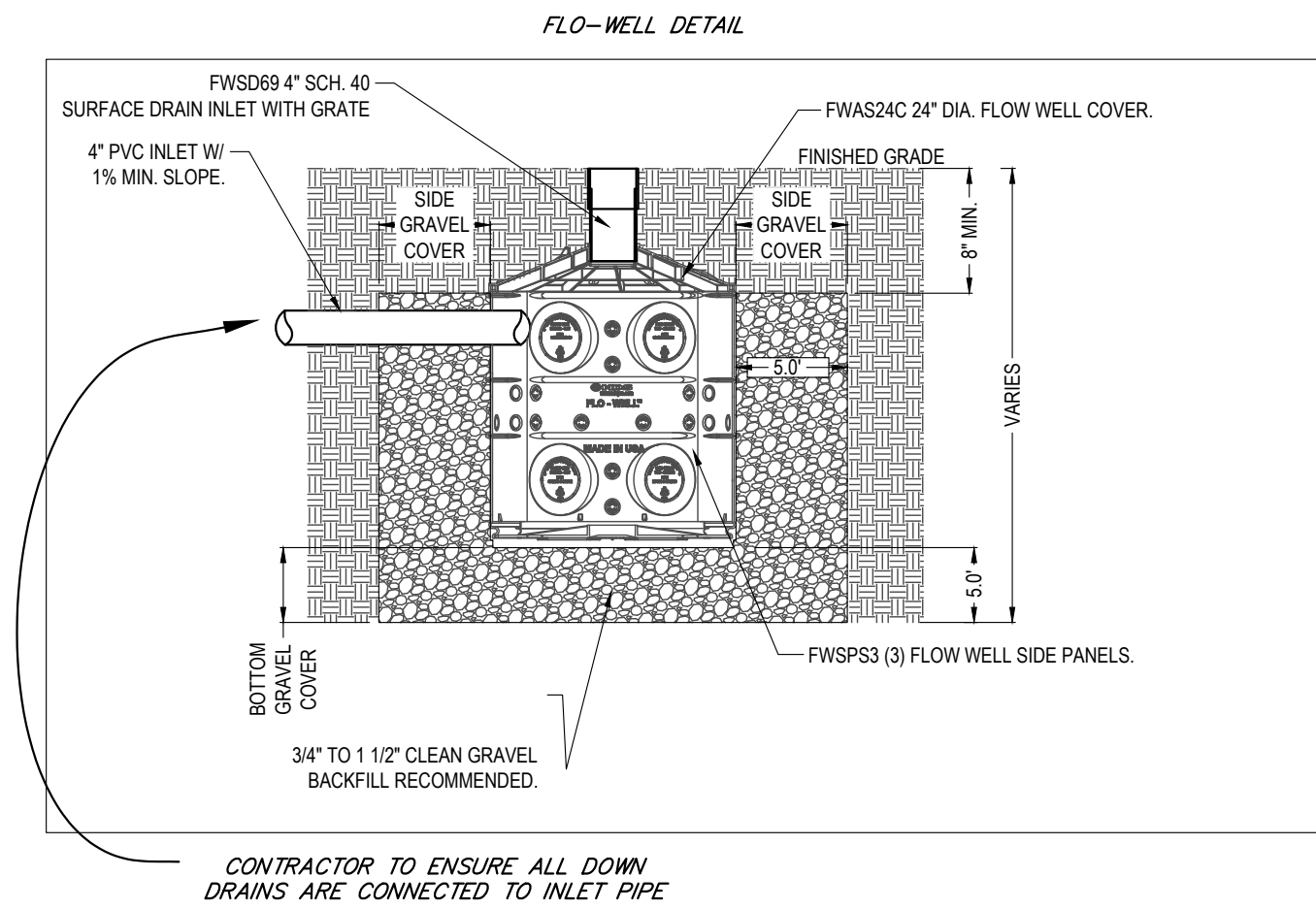
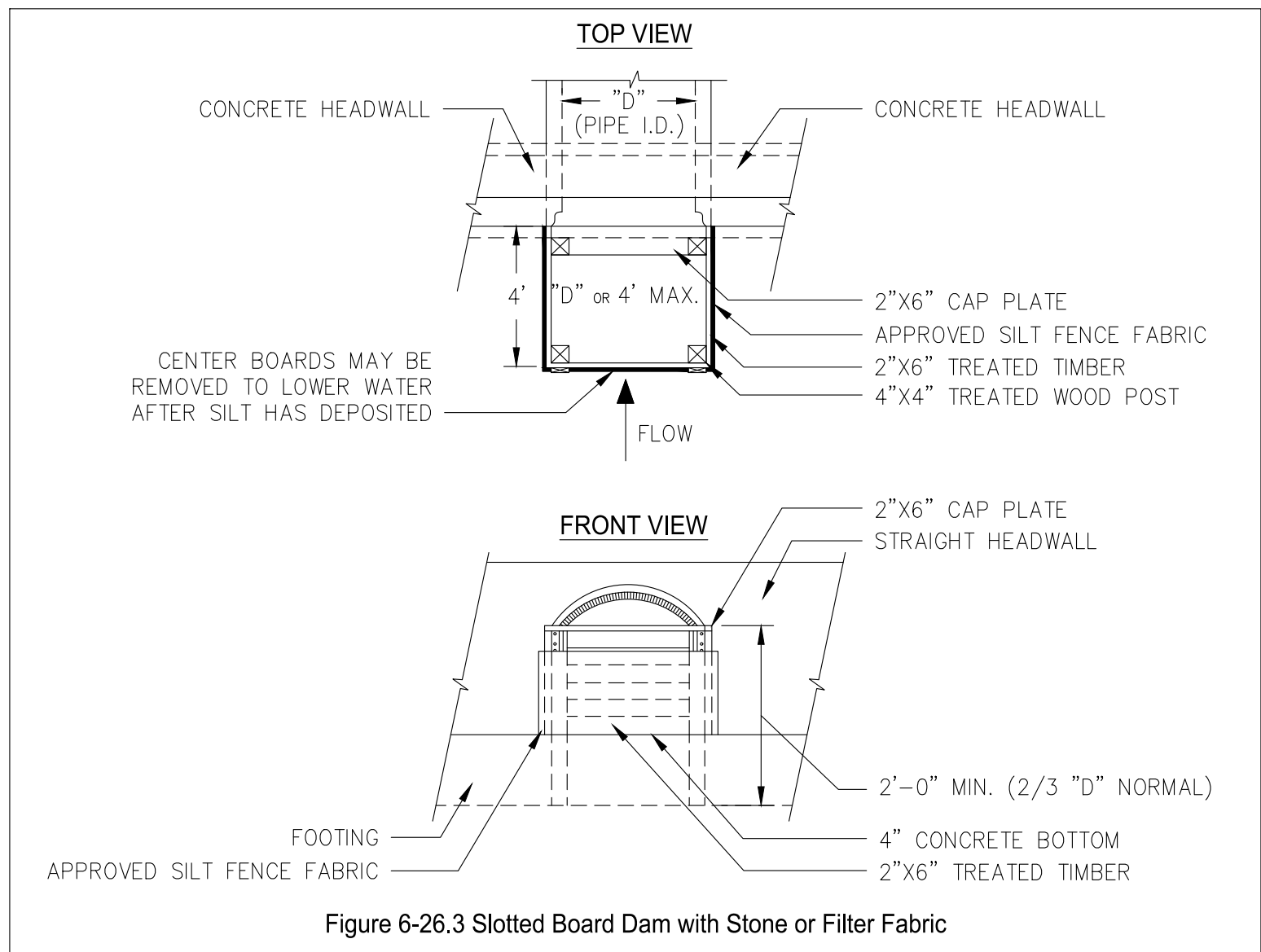
REVISION DESCRIPTION:

DRAWN BY:	JPK/RJS
CHECKED BY:	DAH
DATE:	12.17.2021
SHEET TITLE:	EROSION CONTROL PLAN
SCALE:	1"=20'
SHT. NO.	03
REV. NO.	----

9650 DOGWOOD ROAD

LAND LOT 530, 1ST DISTRICT, 2ND SECTION,
FULTON COUNTY, GEORGIA
RS-18





12/17/21, 1:39 PM

Flo-well Calculator

NDS
WE PUT WATER IN ITS PLACE

Home Flo-well Calculator

NDS Flo-Well Calculator

Step 1:

Enter the Square Feet of Drainage Area 1:
(Ex. Roof)

4048

Enter the Square Feet of Drainage Area 2:
(Ex. Grass)

4358

Step 2:

Choose the Coefficient of Runoff for Area 1:

1.0 (Concrete/Asph)

Choose the Coefficient of Runoff for Area 2:

0.35 (Grass)

Step 3:

Choose the 25 Year Rainfall: (see rainfall map).

2.25 in/hr

Step 4:

Step 7: View results:

Runoff	130.32 GPM 0.3 CFS
Volume of water to be stored	3909.60 Gallons 522.67 Cubic feet

of Flo-Well(s) Needed 2

Amount of Gravel Needed	40.46 Cubic yards 1092.42 Cubic feet
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Download Installation Details

Stacked Flo-Well(TM) Installation Detail

Side-by-Side Flo-Well(TM) Installation Detail

<https://www.ndspro.com/tools-and-calculators/flo-well-calculator>

1/3

12/17/21, 1:39 PM

Flo-well Calculator

Enter the depth of the gravel backfill beneath the Flo-Well:

(Dimension A) 5 ft

Step 5:

Enter the thickness of the gravel backfill around the Flo-Well:

(Dimension B) 5 ft

Step 6:

Press the Calculate button for results: Calculate

Reset Print

FWSD69 4" SCH. 40 SURFACE DRAIN INLET WITH GRATE

4" PVC INLET W/ 1% MIN. SLOPE

FWAS24C 24" DIA. FLOW WELL COVER

FINISHED GRADE

8" MIN.

VARIABLES

3/4" TO 1 1/2" CLEAN GRAVEL BACKFILL RECOMMENDED.

FWSPS3 (3) FLOW WELL SIDE PANELS.

<https://www.ndspro.com/tools-and-calculators/flo-well-calculator>

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TECHNICAL SPECIFICATIONS

DURA SLOPE™ CHANNEL DRAINS

Specifications: NDS Dura Slope™ is a 6 1/4" wide, 48" long trench drain system with a built-in slope of 0.7%. Each channel section is molded of gray structural foam polyethylene with UV inhibitors and has a 4" inside diameter with a 2" radius bottom. The system consists of 4-foot channel sections including 24 pre-sloped channel sections and 9 neutral channel sections. The sloped channel sections enable the system to extend to a length of 96 feet with a continuous slope. Add neutral channels to extend the system run to an excess of 132 feet. By incorporating central collection through the use of the catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 266 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LevelLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (1/2" - 1") for easier channel height adjustment during installation. Duraloc™ tongue and groove ends connect allowing for a precise fit and ensure straight channel runs, incorporating an integral snap-lock feature that prevents joint movement during channel installation. Each channel section is molded with a bottom outlet allowing for system versatility and ensuring proper drainage. Expansion joints must be provided parallel to each side of the drain run.

DIMENSION KEY

A: Length
B: Min. Trench Depth
C: Min. Trench Width
D: Min. Channel Depth
E: Min. Channel Width
F: Bottom Outlet Depth: 0.68"
G: Re-bar: 1/2"
H: Re-bar Lock Width: 10.185"

COMMON DIMENSION FOR ALL CHANNEL SECTIONS

PART NUMBERS	WEIGHT (LBS)	FLOW RATE GPM	DPH	A	B	C	D	E	PRODUCT CLASS
DS-001	7.652	75	384	48"	3.888	3.888	5.054	5.790	2505
DS-002	7.725	75	384	48"	3.888	4.234	5.050	6.770	2505
DS-003	7.750	88	337	48"	4.324	4.234	6.026	6.158	2505
DS-004	8.208	105	302	48"	4.870	5.896	6.342	8.462	2505
DS-005	8.658	117	445	48"	5.006	5.342	6.888	8.778	2505
DS-006	8.958	131	406	48"	5.342	5.678	7.034	7.114	2505
DS-007	9.308	145	540	48"	5.678	6.014	7.370	7.450	2505
DS-008	9.740	159	602	48"	6.014	6.350	7.706	7.786	2505
DS-009	10.149	173	655	48"	6.350	6.686	8.042	8.119	2505
DS-010	10.588	187	708	48"	6.686	7.022	8.378	8.458	2505
DS-011	10.888	201	761	48"	7.022	7.358	8.714	8.794	2505
DS-012	11.188	215	814	48"	7.358	7.694	9.050	9.127	2505
DS-013	11.588	229	867	48"	7.694	8.030	9.386	9.466	2505
DS-014	11.971	243	920	48"	8.030	8.366	9.722	9.802	2505
DS-015	12.371	257	973	48"	8.366	8.702	10.058	10.138	2505
DS-016	12.741	271	1026	48"	8.702	9.038	10.394	10.474	2505
DS-017	13.188	285	1079	48"	9.038	9.374	10.730	10.810	2505
DS-018	13.588	299	1132	48"	9.374	9.710	11.066	11.146	2505
DS-019	14.029	313	1185	48"	9.710	10.046	11.402	11.482	2505
DS-020	14.291	327	1238	48"	10.046	10.382	11.738	11.818	2505
DS-021	14.571	341	1291	48"	10.382	10.718	12.074	12.154	2505
DS-022	14.940	355	1344	48"	10.718	11.054	12.410	12.490	2505
DS-023	15.291	369	1397	48"	11.054	11.390	12.746	12.826	2505
DS-024	15.610	382	1449	48"	11.390	11.726	13.082	13.162	2505
DS-025	15.950	396	1499	48"	11.726	12.062	13.418	13.498	2505

851 N. Harvard Avenue
Lindsey, CA 93347
909-726-1994

Visit **ndspro.com** for specs, detail drawings, and case studies

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PROJECT DESCRIPTION

1. THIS PROJECT IS SUBJECT TO ANY ADDITIONAL REMARKS OR RESTRICTIONS OF RECORD.
2. BUILDING SETBACKS: FRONT 80', SIDE 10', REAR 35'.
3. THE LOT OR EASEMENT HAS BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION, (IF APPLICABLE).
4. THIS PLAN IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINE'S SHOULD NOT BE USED TO ESTABLISH FENCES.
6. CONCRETE WASH-OUT AREA: CONCRETE WASH-OUT AREA WILL BE PROVIDED IN THE VICINITY OF EACH LOT.

PROJECT NARRATIVE: GRAADING A LOT FOR SINGLE FAMILY DWELLING
PROJECT NAME: DOWNGRAD LOT SITE ADDRESS/LOCATION: 9650 DOWNGRAD ROAD
LOCATED IN: L 530
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GA
G.P.S. LOCATION OF CONSTRUCTION EXT (Co):
34.012° N - 84.334° W

- PROPOSED USE OF LAND: SINGLE FAMILY RESIDENTIAL
- CUMULATIVE ACREAGE: 0.64 AC
- CUMULATIVE DISTURBED AREA: 0.19 AC
- THE LIMITS OF DISTURBANCE SHALL NOT BE MORE THAN 50 ACRES AT ONE TIME. IF SO, THE DISTURBANCE SHALL BE LIMITED TO THE DISTURBED AREA BETWEEN THE

- A COPY OF THESE PLANS MUST BE KEPT ONSITE DURING THE DURATION OF THE PROJECT.
- AT LEAST ONE PERSON FROM EACH CREW/COMPANY/ENTITY ON A PROJECT OR SITE MUST HAVE COMPLETED THE EDUCATION AND TRAINING CERTIFICATION (E&T) REQUIREMENTS AND BE CERTIFIED THROUGH THE GASWCC WHILE ALL LAND DISTURBING ACTIVITY (LDA) IS OCCURRING.
- ALL BUILDINGS INCLUDING OVERHANGS ARE CONSIDERED STRUCTURES FOR SETBACK PURPOSES.

DRAWN BY: JPK/R	
CHECKED BY: DAH	
DATE: 12.17.2	
SHEET TITLE: NOTES (1 OF 2)	
SCALE: N.T.S.	
SHT. NO 05	REV. NO: --

