

DATE: OCTOBER 5, 2024

TO: MAYOR KURT WILSON, City of Roswell  
ATTN TO: JACKIE DIEBEL, COMMUNITY DEVELOPMENT DIRECTOR, City of Roswell  
FROM: Anna Roach, Executive Director, Atlanta Regional Commission



ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to 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:** RC-24-01R Old Riverside Subdivision

**Submitting Local Government:** City of Roswell

**Date Opened:** September 25, 2024

**Date Closed:** October 5, 2024

**FINDING:** ARC staff have completed a review of an 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. Recommendations are made to minimize/avoid impacts to the floodplain and to maintain the area's natural ecology and habitat including: (1) clean all mud and debris from equipment that may transport unwanted pests before being brought on-site and use only native grass seed or native vegetation for stabilizing the project area following construction; (2) use native plant species for landscaping to reduce the spread of invasive species into natural areas; (3) implement stormwater BMP's to limit erosion and sedimentation; and (4) implement best management practices such as rain gardens and rain barrels that will minimize stormwater runoff from impervious area being created.

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
CITY OF DUNWOODY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER  
CITY OF ROSWELL

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

Munis #: 20235097

Property ID: 12 -2450-0622-070-7

**RECEIVED**

By City of Roswell Planning & Zoning at 9:42 am, Dec 11, 2023

## 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): MYRLON C BELL

Mailing Address: 3608 RIALTO AVE

City: EVANS

State: CO

Zip: 80620 8916

Contact Phone Numbers (w/Area Code):

Daytime Phone:

Fax:

Other Numbers:

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

Name(s): MICHAEL SHEPHERD

Mailing Address: 735 LONGLEAF BLVD, SUITE A

City: LAWRENCEVILLE

State: GA

Zip: 30046

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-418-9823

Fax:

Other Numbers:

4. Proposed Land or Water Use:

Name of Development: OLD RIVERSIDE ROAD

Description of Proposed Use: RESIDENTIAL SUBDIVISION

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

Land Lot(s), District, Section, County: LAND LOT 622 OF THE 1ST DISTRICT, 2ND SECTION  
FULTON COUNTY

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:

0 OLD RIVERSIDE RD, 430 FEET WEST FROM THE INTERSECTION OF RIVERSIDE RD AND OLD RIVERSIDE RD

Size of Development (Use as Applicable):

Acres:

Inside Corridor: ~~6.057~~

Outside Corridor: 0

Total: ~~6.057~~

Lots:

Inside Corridor: 6

Outside Corridor: 0

Total: 6

Units:

Inside Corridor: 1

Outside Corridor: 0

Total: 1

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor:

Outside Corridor:

Total:

6.5 acre JMS 7/15/24  
6.5 acre JMR 7/15/24

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 FULTON COUNTY

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A				(90)	(75)
B				(80)	(60)
C	47,631 Sq.Ft	36,673 Sq.Ft*	21,434 Sq.Ft	(70) 77%	(45) 45%
D	213,821 Sq.Ft	103,579 Sq.Ft*	64,147 Sq.Ft	(50) 48.44%	(30) 36%
E	21,623 Sq.Ft	5,994 Sq.Ft	3,243 Sq.Ft	(30) 30%	(15) 15%
F				(10)	(2)
Total:				N/A	N/A

\* INCLUDES A TRANSFER OF 3331 Sq. Ft. OF LAND DISTURBANCE FROM "D" TO "C" AT ONE TO ONE (1 TO 1) AS PER PART 2.A3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN'  8/14/2024

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES

If "yes", indicate the 100-year floodplain elevation: 871

**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: 873

**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:**

\_\_\_\_ 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)

*Robin Elam*

dotloop verified  
10/16/23 2:04 PM EDT  
15B1-UPRE-JU3T-7CHX

10/13/2023

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:

*Mr. R. Shepard*

12/7/2023

Signature(s) of Applicant(s) or Agent(s)

Date

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

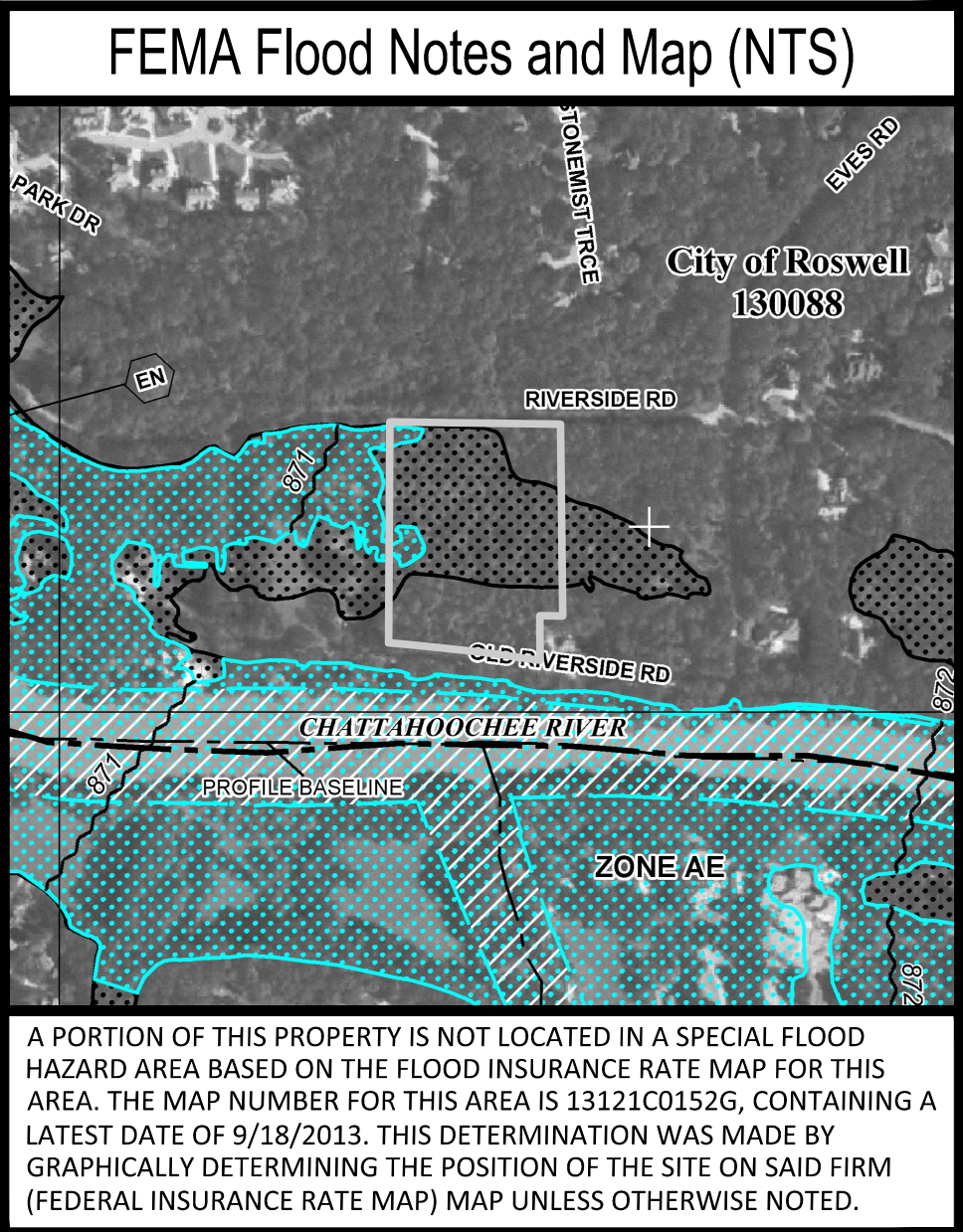
*Jackie Deibel*

2/6/24

Signature of Chief Elected Official or Official's Designee

Date





### Proposed "Lots" Note

AT THE TIME OF THIS PLAN THE EXISTING PARCEL HAS NOT BEEN SUBDIVIDED. PROPOSED LOTS SHOWN HEREON WERE PROVIDED TO THE SURVEYOR FOR CALCULATIONS AND HAVE NOT APPROVED BY LOCAL JURISDICTIONS. PROPOSED "IMPERVIOUS AREA" AND "LAND DISTURBANCE" AREAS BASED ON THE MAXIMUM ALLOWABLE FOR THEIR RESPECTIVE CATEGORIES.

### Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS AND REFERENCE DOCUMENTS PROVIDED BY CLIENT. PRIVATE UNDERGROUND UTILITY LOCATION NOT PROVIDED.

### SUMMARY OF ALLOWABLES FOR M.R.P.A. VULNERABILITY CATEGORIES FOR CONCEPTUAL SUBDIVISION

A.R.C. VULNERABILITY CATEGORY IDENTIFICATION	A	B	C	D	E	F	TOTAL
LOT 1 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	2286	35083	N/A	N/A	37369
LOT 2 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	30439	2338	3787	N/A	36564
LOT 3 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	1540	33475	52	N/A	35067
LOT 4 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	N/A	34957	N/A	N/A	34957
LOT 5 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	2261	35300	N/A	N/A	37561
LOT 6 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	N/A	38307	N/A	N/A	38307
TBD STREET RIGHT-OF-WAY (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	11105	13304	N/A	N/A	24409
OPEN SPACE (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	N/A	13702	1935	N/A	15637
TRACT 2	N/A	N/A	N/A	7355	15849	N/A	23204
ALLOWABLE IMPERVIOUS %	75	60	45	30	15	2	
LOT 1 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	1029	11625	N/A	N/A	12654
LOT 2 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	13698	701	568	N/A	14967
LOT 3 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	693	12643	8	N/A	13344
LOT 4 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	N/A	12487	N/A	N/A	12487
LOT 5 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	1017	11590	N/A	N/A	12607
LOT 6 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	N/A	11492	N/A	N/A	11492
TBD STREET RIGHT-OF-WAY ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	4997	3991	N/A	N/A	8988
OPEN SPACE (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	N/A	111	290	N/A	401
TRACT 2	N/A	N/A	N/A	207	2377	N/A	2584
ALLOWABLE LAND DISTURBANCE %	90	80	77	44	30	10	
LOT 1 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ FT	N/A	N/A	1760	15437	N/A	N/A	17197
LOT 2 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ FT	N/A	N/A	23438	1029	1136	N/A	25603
LOT 3 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ FT	N/A	N/A	1078	14729	16	N/A	15823
LOT 4 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ FT	N/A	N/A	N/A	15381	N/A	N/A	15381
LOT 5 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ FT	N/A	N/A	1741	15532	N/A	N/A	17273
LOT 6 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ FT	N/A	N/A	N/A	16855	N/A	N/A	16855
TBD STREET RIGHT-OF-WAY ALLOWABLE LAND DISTURBANCE AREA SQ FT	N/A	N/A	8551	5854	N/A	N/A	14405
OPEN SPACE (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ FT	N/A	N/A	N/A	196	87	N/A	283
TRACT 2	N/A	N/A	N/A	347	4755	N/A	5102

\*INCLUDES TRANSFER OF 3331 SQ. FT. FROM D TO C PER PART 2.A.3C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN; AS APPROVED 09/23/1998.

### Map or Plat Closure Statement & Notes

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,604 FEET.
- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY CLIENT. IS BASED HAS A VERTICAL DATUM OF NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARKS OR (RECORD/REFERENCED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY CONTOUR INTERVAL.
- THIS MAP OR PLAT WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON. NO TITLE COMMITMENT OR CHAIN OF TITLE WAS PROVIDED. OTHER CLAIMS, EASEMENTS, RIGHTS, OR RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON. A GEORGIA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.

### Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "M.R.P.A. PLAN", AND COMPLETED ON "3/7/2022" USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE 6GPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.7+50 PPM.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 22,850 FEET, AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

### Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned surveyor certifies that: IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

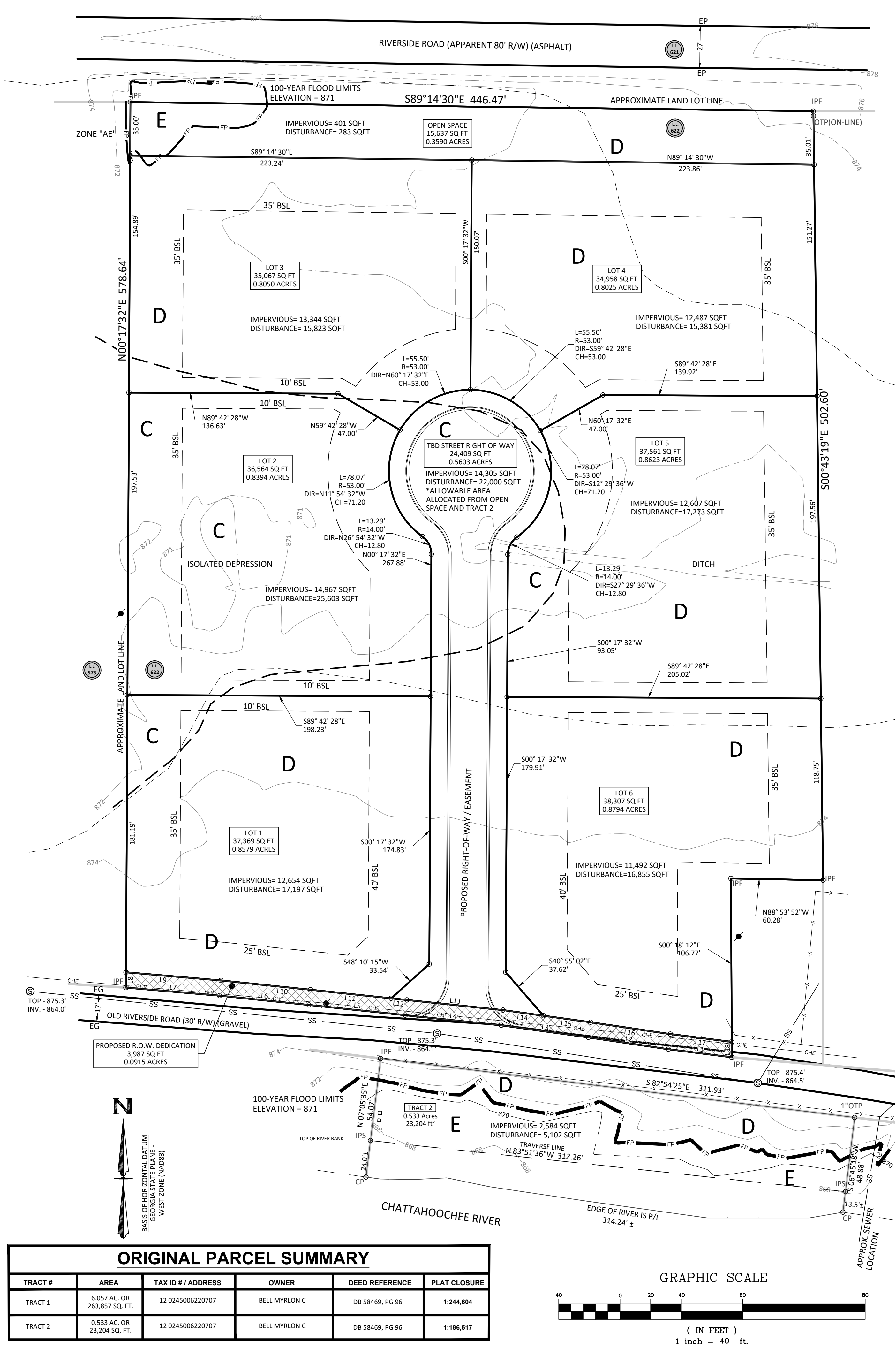
*Michael R. Shepherd*  
MICHAEL R. SHEPHERD, GA RLS No. 3349  
DATE: 11/29/2023  
LAST REVISED: 08/14/2024

### Legend

- |                              |                             |                          |
|------------------------------|-----------------------------|--------------------------|
| ○ IRON PIN FOUND             | ⊗ POWERPOLE                 | R/W RIGHT-OF-WAY         |
| ⊕ TEMPORARY BENCH MARK       | ⊗ SEWER MANHOLE             | BC BACK OF CURB          |
| P.O.C. POINT OF COMMENCEMENT | ⊗ CLEAN OUT                 | EP EDGE OF PAVEMENT      |
| P.O.B. POINT OF BEGINNING    | ⊗ STORM DRAIN MANHOLE       | DE DRAINAGE EASEMENT     |
| IPS IRON PIN SET             | —X— FENCE LINE              | SSE SANITARY SEWER ESMT  |
| RBF REBAR FOUND              | —OHE— OVERHEAD ELECTRIC     | SS SANITARY SEWER PIPING |
| CTP CRIMP TOP PIPE           | —UGE— UNDERGROUND ELECTRIC  | SD STORM DRAIN PIPING    |
| OTF OPEN TOP PIPE            | —GAS— GAS LINE              | FP FLOODPLAIN LIMITS     |
| (R) RECORD DATA              | —UGT— UNDERGROUND COMM LINE | W WATER LINE             |
| (M) MEASURED DATA            |                             |                          |
| (C) CALCULATED DATA          |                             |                          |

### Map or Plat and Survey References

- CONCEPTUAL SUBDIVISION LAYOUT PLAN BY PLAND DATED 9/22/2022.
- TOPOGRAPHIC & TREE SURVEY PREPARED BY BUSBEE & POSS LAND SURVEYING COMPANY. DATED 1/21/2021.
- LAND VULNERABILITY MAP FROM THE CHATTAHOOCHEE CORRIDOR STUDY. SHEET 11 OF 23. PROVIDED BY THE ATLANTA REGIONAL COMMISSION.



**GRANT SHEPHERD & ASSOCIATES, INC.**  
Construction Layout • GPS Modeling  
Land Surveying • Site Development

735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046  
PHONE: 770-418-9823 FAX: 770-418-9289  
www.gsasurveying.com

COA/LSF 000459

**M.R.P.A. Conceptual Subdivision Plan**  
Site Address: 0 Riverside Road, Roswell, GA  
Land Lot 622 of the 1st Land District, 2nd section  
City of Roswell, Fulton County, Georgia

**GEORGIA 811**  
Utilities Protection Center, Inc.  
1-800-282-7411  
Know what's below. Call before you dig.

Sheet / Drawing Scale  
1" = 40'  
\*Unless Otherwise Noted\*

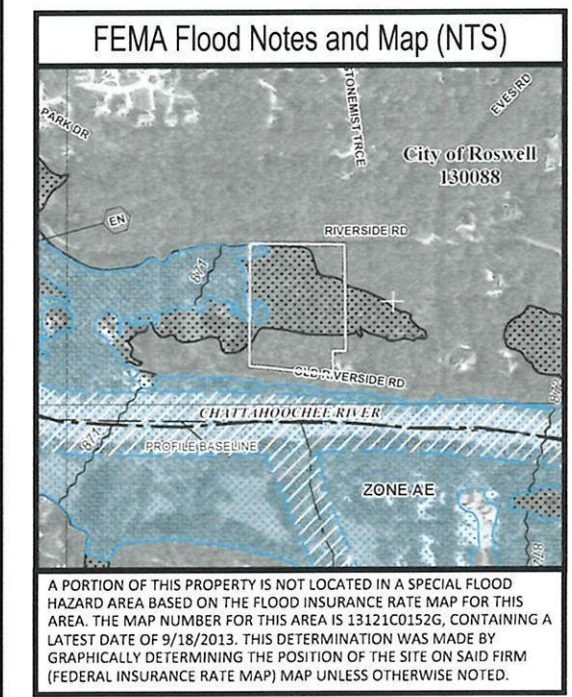
GSA Project No.  
22-01-560.1

Drawn By / Field Crew  
Crew No. 1  
MRS Date

Sheet No. 01 OF 01



Symbols & Abbreviations		
○ IRON PIN FOUND	PP POWER POLE	SS SANITARY SEWER PIPING
● IRON PIN SET	GUY WIRE	SEWER MANHOLE
■ P.K. NAIL FOUND	LIGHT POLE	CLEAN OUT
□ P.K. NAIL SET	STREET LIGHT POLE	STORM DRAIN PIPING
○ FND X MARK / SCRIBE	ELEC. TRANSFORMER	STORM DRAIN MANHOLE
✓ SET X MARK / SCRIBE	AIR CONDITIONER	STORM INLET
▲ R.R. SPIKE FOUND	3E-BURIED ELECTRIC	CURB INLET
△ R.R. SPIKE SET	OHF-OVERHEAD ELECTRIC	DROP INLET
⬢ BENCHMARK	UGF-UNDERGROUND ELECTRIC	PAY PHONE
⬢ CONC. R/W MARKER	ELEC. MANHOLE	TELEPHONE BOX
(R) RECORD DATA	ELECTRIC METER	TELEPHONE MANHOLE
(M) MEASURED DATA	WATER LINE	TELEPHONE POLE
(C) CALCULATED DATA	WATER MANHOLE	UGT-UNDERGROUND TELEPHONE LINE
R/W RIGHT-OF-WAY	WATER VALVE	D/H T OVERHEAD TELEPHONE LINE
BSL BLDG SETBACK LINE	WATER METER	C-CABLE TELEVISION LINE
RCP REINFORCED CONC PIPE	FIRE HYDRANT	D/H C OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	BACK FLOW PREVENTOR	CABLE BOX
PVC PLASTIC PIPE	GAS VALVE	TRAFFIC POLES
MTL METAL	GAS METER	TRAFFIC SIGNAL
L/S LANDSCAPING	GAS MANHOLE	TRAFFIC MANHOLE
○ TREE	GAS LINE	TRAFFIC SIGNAL BOX
⊙ EXCEPTIONS	BORH BORE HOLE	STOP SIGN
IPS IRON PIN SET	MONITORING WELL	SIGN
RSF REBAR FOUND	MAIL BOX	BOLLARD
CTP CRIMP TOP PIPE	UNKNOWN MANHOLE	BC/BDC BACK OF CURB
OTF OPEN TOP PIPE	POWER BOX	EP EDGE OF PAVEMENT
P.O.C. POINT OF COMMENCEMENT	FENCE LINE	EC EDGE OF CONCRETE
P.O.B. POINT OF BEGINNING	SW SIDEWALK	P-PROPERTY LINE
T.B.M. TEMPORARY BENCH MARK	TV TRAVERSE POINT	D.E. DRAINAGE EASEMENT
X TREE TO BE REMOVED	PIPE LINE A	L.E. LANDSCAPE EASEMENT
	UGM UNDERGROUND GAS MARKER	S.S.E. SANITARY SEWER ESMT



# EROSION SEDIMENTATION AND POLLUTION CONTROL PLANS FOR:

## 0 OLD RIVERSIDE ROAD

CITY OF ROSWELL, FULTON COUNTY, GEORGIA  
DISTRICT: GMD-1765

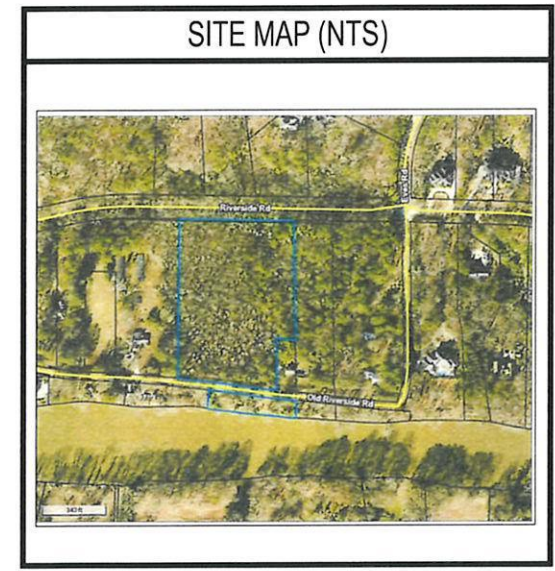
PREPARED BY:

GRANT SHEPHERD & ASSOCIATES, INC.

735 LONGLEAF BOULEVARD  
LAWRENCEVILLE, GA 30046

PH: 770-418-9823

*For ARC only*  
*U. J. Jolly*  
*9/12/24*



TOTAL SITE AREA: 6.05 ACRES  
TOTAL DISTURBED AREA: 6.05 ACRES

INDEX OF SHEETS	
C-0.0	COVER SHEET
C-1.0	ES&PC CHECKLIST
C-2.0	ES&PC NOTES
C-3.0	ES&PC INITIAL PHASE
C-4.0	ES&PC INTERMEDIATE PHASE
C-5.0	ES&PC FINAL PHASE
C-6.0	ROAD PROFILES
C-7.0-7.2	ES&PC DETAILS
C-8.0	MRPA PLAN

**PRIMARY PERMITEE**  
Company Name: Vantage Commercial Contractors, LLC  
Contact Name: Viral Parekh  
Phone: 404-884-3834  
E-mail: info@vantagecc.net  
Erosion, Sedimentation & Pollution Controls 24-hour Contact  
The individual indicated below is responsible for the erosion, sedimentation and pollution control for this site.  
Name: Viral Parekh  
Phone: 404-884-3834  
E-mail: info@vantagecc.net



**BASIS OF HORIZONTAL DATUM**  
GEORGIA STATE PLANES - WEST ZONE (NAD83)



735 LONGLEAF BOULEVARD  
SUITE A LAWRENCEVILLE, GA 30046  
PHONE: 770-418-9823 FAX: 770-418-9825  
www.gsasurveying.com

**PROVIDING CLIENT NEEDS SINCE 1990**  
ACROSS THE SOUTHEAST IN THE AREAS OF:  
LAND SURVEYING  
CONSTRUCTION LAYOUT  
GPS MODELING  
SITE DEVELOPMENT CONSULTING  
COALS#F: 000459

**BASIS OF HORIZONTAL DATUM**  
GEORGIA STATE PLANES - WEST ZONE (NAD83)

**GRAPHIC SCALE**  
0 10 20  
(IN FEET)  
1 inch = 20 feet

**Erosion Control ES&PC Plan For:**  
**PlanD Engineering & Architecture**  
Site Address: 0 Old Riverside Road, Roswell, GA  
Land Lot 622 of the 1st Land District, 2nd section  
City of Roswell, Fulton County, Georgia

Sheet / Drawing Scale: 1" = 20' (unless otherwise noted)  
GSA Job No: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Project Plan: \_\_\_\_\_  
Project Manager: \_\_\_\_\_  
Project Crew: \_\_\_\_\_  
Quality Control: \_\_\_\_\_  
Sheet Title: Name: **Cover Sheet**  
Sheet Number: \_\_\_\_\_

**GEORGIA 811**  
Utilities Protection Center, Inc.  
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## STATE WATERS BUFFERS

1. Except as provided in note 3, below, no construction shall be conducted within a 25 foot buffer along the banks of all State waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the Director has determined to allow a variance that is at least as protective of natural resources and the environment in accordance with the provisions of O.C.G.A. 12-7-6, or where a drainage structure or a roadway drainage structure must be constructed. The disturbance must be controlled and measures are incorporated in the project plans and specifications and are implemented, or along any ephemeral stream, or where bulkheads and seawalls must be constructed to prevent the erosion of the shoreline on Lake Oconee and Lake Sinclair. The buffer shall not apply to the following activities provided that adequate erosion control measures are incorporated into the project plans and specifications are implemented:

- (1) public drinking water system reservoirs;
- (2) stream crossings for water lines and sewer lines, provided that the stream crossings occur at an angle, as measured from point of crossing, within 25 degrees of perpendicular to the stream and cause a width of disturbance of not more than 50 feet within the buffer, and native riparian vegetation is re-established in any bare or disturbed areas within the buffer;
- (3) stream crossings for any utility lines of any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in Code Section 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission or distribution of power, provided that: (a) the stream crossing occurs at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream and cause a width of disturbance of not more than 50 feet within the buffer, (b) native riparian vegetation is re-established in any bare or disturbed areas within the buffer and (c) the entry is not a secondary permittee for a project located within a common development or sale under this permit;

- (4) buffer crossing for fences, provided that the crossings occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream and cause a width of disturbance of not more than 50 feet within the buffer, and native riparian vegetation is re-established in any bare or disturbed areas within the buffer;
- (5) stream crossings for aerial utility lines, provided that: (a) the new utility line right-of-way width does not exceed 100 linear feet, (b) utility lines are routed and constructed so as to minimize the number of stream crossings and disturbances to the buffer, (c) only trees and tree debris are removed from within the buffer resulting in only minor soil erosion (i.e. disturbance to underlying vegetation is minimized), and (d) native riparian vegetation is re-established in any bare or disturbed areas within the buffer. The Plan shall include a description of the stream crossings with details of the buffer disturbance including area and length of buffer disturbance, estimated length of time of disturbance, and justification;
- (6) right-of-way posts, guy wires, anchors, survey markers and the replacement and maintenance of existing utility structures within the current right-of-way by the permittee in whole or in part by the Department of Transportation, the Georgia Highway Authority or the State Road and Tollway Authority or undertaken by any county or municipality, provided that: (a) the area of land disturbance does not exceed 100 square feet per structure, (b) the area of buffer vegetation to be cut (not grubbed) does not exceed 100 square feet per structure, (c) native riparian vegetation is re-established in any bare or disturbed areas within the buffer and (d) the entry is not a secondary permittee for a project located within a common development or sale under this permit;
- (7) right-of-way posts, guy-wires, anchors, survey markers and the replacement and maintenance of existing utility structures within the current right-of-way by any electric membership corporation or municipal electrical or any public utility under regulatory jurisdiction of the Public Service Commission, any cable television system as defined in Code Section 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission or distribution of power, provided that: (a) the area of land disturbance does not exceed 100 square feet per structure, (b) the area of buffer vegetation to be cut (not grubbed) does not exceed 100 square feet per structure, (c) native riparian vegetation is re-established in any bare or disturbed areas within the buffer and (d) the entry is not a secondary permittee for a project located within a common development or sale under this permit;
- (8) Maintenance (excluding dredging), repair and/or upgrade of Soil and Water Conservation District watershed dams when under the technical supervision of the USDA National Resources Conservation Service.

2. No construction activities shall be conducted within a 50 foot buffer, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any State water classified as "trout streams" except when approval is granted by the Director for alternate buffer requirements in accordance with the provisions of O.C.G.A. 12-7-6, or where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as "trout streams" which discharge an average annual flow of 25 gallons per minute or less shall have a 25 foot buffer, at the discretion of the Director. The permittee, pursuant to the terms of a rule promulgated for a general variance promulgated by the Board of Natural Resources including notification of such to EPD and the Local Issuing Authority of the location and extent of the piping and prescribed methodology for minimizing the impact of such piping and for measuring the volume of water discharged by the stream. Any and all piping and the downstream permittee's property, and the permittee, must comply with buffer requirements for any adjacent trout streams. The buffer shall not apply to the following activities provided that: adequate erosion control measures are incorporated into the project plans and specifications are implemented: Activities as listed (1) - (8) above, under Note 1.

3. Except as provided above, for buffers required pursuant to buffer 1 & 2, no construction activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land disturbing activities on the construction site are completed. During coverage under this permit, a buffer cannot be thinned or trimmed of vegetation and a protective vegetative cover must remain to protect water quality and aquatic habitat and a natural canopy must be left in sufficient quantity to keep shade on the stream bed.

## KEEPING PLANS CURRENT

The primary permittee(s) shall amend their Plan wherever there is a change in design, construction, operation, or maintenance, which has a significant effect on BMPs with a hydraulic component, (i.e., those BMPs where the design is based upon rainfall intensity, duration and return frequency of rainfall) or if the Plan proves to be ineffective in eliminating or significantly minimizing pollutants from sources identified in the plan. Amendments to the Plan must be certified by a design professional as provided in this permit.

## INSPECTIONS

- (1) Each day when any type of construction activity has taken place at a primary permittee's site, certified personnel provided by the primary permittee shall inspect: (a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the primary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted under a Notice of Termination is submitted.
- (2) Measure rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.
- (3) Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or non-working Federal holiday, whichever occurs first): (a) disturbed areas of the primary permittee's construction site; (b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures defined in the Plan applicable to the utility companies and utility contractors in the Plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.(4). These inspections must be conducted under a Notice of Termination is submitted.
- (4) Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).
- (5) Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but, in no case later than seven (7) calendar days following each inspection. The primary permittee must amend the Plan in accordance with Part IV.D.4.(3), when a secondary permittee notifies the primary permittee of any Plan deficiencies.
- (6) A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.(3) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site of a construction project that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as depicted in the Plan. Where the report does not identify an incident, the inspection report shall contain a statement that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit.
- (7) Secondary Permittee.  
(1) Each day when any type of construction activity has taken place at a secondary permittee's site, certified personnel provided by the secondary permittee shall inspect: (a) all areas used by the secondary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the secondary permittee's site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted under a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors if they are secondary permittees.
- (2) Certified personnel (provided by the utility companies and utility contractors if they are secondary permittees) shall inspect the following each day any type of construction activity has taken place at the construction site: (a) areas of the construction site disturbed by the utility companies and utility contractors that have not undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region; (b) areas used by the utility companies and utility contractors for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures defined in the Plan applicable to the utility companies and utility contractors in the Plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors if they are secondary permittees.
- (3) Certified personnel (provided by the secondary permittee) shall inspect the following at least once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or non-working Federal holiday, whichever occurs first): (a) disturbed areas of the secondary permittee's construction site; (b) areas used by the secondary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures defined in the Plan applicable to the utility companies and utility contractors in the Plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.(4). These inspections must be conducted under a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors if they are secondary permittees.
- (4) Certified personnel (provided by the secondary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of the sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors if they are secondary permittees.
- (5) Based on the results of each inspection, the secondary permittee must notify the primary permittee within 24 hours of any suspected BMP design deficiencies. The primary permittee must evaluate whether these deficiencies exist within 48 hours of such notice, and if these deficiencies are found to exist in accordance with the Plan, it shall be the responsibility of the primary permittee to address these deficiencies within seven (7) days after being notified by the secondary permittee. When the Plan is amended, the primary permittee must notify and provide a copy of the amendment to all affected secondary permittee(s) within this seven (7) day period. The secondary permittees must implement any new Plan requirements affecting their sites within 48 hours of notification by the primary permittee.
- (6) A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and

Pollution Control Plan, and actions taken in accordance with Part IV.D.4.(3) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify an incident, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations or when conducting repairs on existing line installations.

- (1) Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted under a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (2) Measure rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.(4). These inspections must be conducted under a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (3) Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of the sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (4) Certified personnel (provided by the tertiary permittee) shall inspect the following at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of the sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be inspected to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- (5) Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but, in no case later than seven (7) calendar days following each inspection.
- (6) A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.(3) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as depicted in the Plan. Where the report does not identify an incident, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

## SAMPLING REQUIREMENTS

This permit requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This paragraph does not apply to any land disturbance associated with the construction of a subdivision or planned controls development unless five (5) acres or more will be disturbed. The following procedures constitute EPD's guidelines for sampling turbidity:

- Sample Type: All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology of the test procedures established by 29 CFR Part 136 (unless other test procedures have been approved); the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-892-001" and guidance documents that may be prepared by the EPO.
- Sample containers will be labeled prior to collecting the samples.
- Samples will be well mixed before transferring to a secondary container.
- Large sample mouth, well cleaned, plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination.
- Manual, automatic or rising stage sampling may be utilized. Samples required by this permit should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automatic analysis is utilized. If automatic sampling is utilized and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Dilution of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be cooled.
- Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in the permit must be reported to EPD as specified in Part IV.E.

- Sampling Frequency:  
(1) The Primary Permittee must sample in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any storm water discharge to a monitored receiving water and/or from a monitored outfall location within forty-five (45) minutes or a soon as possible.  
(2) However, where manual and automatic sampling is impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the storm water discharge.
- Sampling by the permittee shall occur for the following qualifying events:  
(a) For each area of a site that has a storm water discharge to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in this permit (Monday through Friday, 8:00 AM to 5:00 PM and Saturday/Sunday 8:00 AM to 5:00 PM when construction activity is being conducted by the Primary permittee) after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sample location.  
(b) In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in this permit (Monday through Friday, 8:00 AM to 5:00 PM and Saturday/Sunday 8:00 AM to 5:00 PM when construction activity is being conducted by the Primary permittee) either immediately (90) days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a Notice of Termination, in the drainage area of the location selected as the sample location, whichever comes first;  
(c) At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed, installed, and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours as defined in this permit (Monday through Friday, 8:00 AM to 5:00 PM and Saturday/Sunday 8:00 AM to 5:00 PM when construction activity is being conducted by the Primary permittee) either immediately (90) days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a Notice of Termination, in the drainage area of the location selected as the sample location, whichever comes first;  
(d) Where sampling to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4 (6), must include a written justification in the inspection report as to why sampling was not possible. The permittee shall not be required to conduct additional sampling of any subsequent sampling obligations under (a), (b) or (c) above; and  
(e) Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have not met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.  
\*Note that the permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week.

## REPORTING

- The applicable permittees are required to submit the sampling results to the EPO office, at the address shown in Part II.C. of the NPDES permit, by the fifteenth day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPO may require the applicable permittee to submit the sampling results beyond the more frequent basis. Sampling and analysis of any storm water discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPO. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to the EPO until such time as a Notice of Termination is submitted in accordance with Part VI of the NPDES permit.
- All sampling reports shall include the following information:  
(a) The rainfall amount, date, exact place, and time of sampling or measurements;  
(b) The name(s) of the certified personnel who performed the sampling and measurements;  
(c) The date(s) of analyses were performed;  
(d) The time(s) of analyses were initiated;  
(e) The name(s) of the certified personnel who performed the analyses;  
(f) References and written procedures, when available, for the analytical techniques or methods used;  
(g) The results of such analyses, including the bench sheets, instrumental readouts, computer discs or tapes, etc., used to determine these results;  
(h) Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU";  
(i) Certification statement that sampling was conducted per the Plan.
- All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar method) to the appropriate EPO. The return receipt shall be retained as the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated location from commencement of construction until such time as a Notice of Termination is submitted. If an electronic submittal is provided by EPO then the written correspondence may be submitted electronically; if required, a paper copy must also be submitted by return receipt certified mail or similar service.

## RETENTION OF RECORDS

- The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:  
(a) A copy of all Notices of Intent submitted to EPD;  
(b) A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;  
(c) The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;  
(d) A copy of all sampling information, results, and reports required by this permit;  
(e) A copy of all inspection reports generated in accordance with Part IV.D.4.(4) of this permit;  
(f) A copy of all violation summaries and violation summary reports generated in accordance with Part II.D.2. of this permit; and  
(g) Daily rainfall information collected in accordance with Part IV.D.4.(2) of this permit.
- Each secondary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:  
(a) A copy of all Notices of Intent submitted to EPD;  
(b) A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit or the applicable portion of the Erosion, Sedimentation and Pollution Control Plan for their activities at the construction site required by this permit;  
(c) A copy of all inspection reports generated in accordance with Part IV.D.4.(3) of this permit; and

- A copy of all violation summaries and violation summary reports generated in accordance with Part VI of this permit;
- Each tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:  
(a) A copy of all Notices of Intent submitted to EPD;  
(b) A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;  
(c) The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;  
(d) A copy of all sampling information, results, and reports required by this permit;  
(e) A copy of all inspection reports generated in accordance with Part IV.D.4.(4) of this permit;  
(f) A copy of all violation summaries and violation summary reports generated in accordance with Part II.D.2. of this permit; and  
(g) Daily rainfall information collected in accordance with Part IV.D.4.(2) of this permit.
- Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation or other reports requested by the EPO, Erosion, Sedimentation and Pollution Control Plan, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPO at any time upon written notification to the permittee.

## POTENTIAL SOURCES OF POLLUTION

- Sediment from clearing & grubbing, sediment from Construction.
- Trash or debris from shipping/packaging materials, food and drink containers, illegal dumping.
- Petroleum from fuel tanks, containers and equipment.

## WASTE DISPOSAL

The contractor shall provide appropriate refuse trash collection receptacles on the site and arrange for periodic collection and disposal. No hazardous materials are slated for use on this project. However, if circumstances arise where hazardous materials are to be used, the owner must be notified and proper handling and storage protocols documented and implemented. Sanitary waste will be collected in portable units provided and maintained by a state licensed sanitary waste management contractor or as required by local regulations. Temporary fueling tanks shall have a GA EPD approved secondary containment liner to prevent/minimize site contamination and be located away from State waters, natural drains, and storm water drainage system basins. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibited. These should be collected in suitable containers and recycled/disposed of as appropriate. No waste will be disposed of into storm drain inlets. Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit. Sludge will be posted as needed to achieve the above standards.

## MATERIAL MANAGEMENT PRACTICES

The following materials are expected to be onsite during construction: Concrete products, asphalt, petroleum based fuels and lubricants for equipment, tar, metal building materials, lumber, sheet rock, floor coverings, electrical wire and fixtures, paints/stains/finishing treatments, cleaning solvents, fertilizers, herbicides, crushed stone, plastic and metal pipes. Material management practices shall be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

## DUST CONTROL & OFF-SITE VEHICULAR TRACKING

The generation of dust shall be minimized or eliminated to the maximum extent practical. Prior to any other construction, a stabilized construction entrance/exist shall be established at each point of entry/exist from the site to and in the reduction of vehicular tracking of sediments from the site. The construction entrance/exist shall placed onsite as indicated in these plans, shall be a minimum pad size of 20 feet by 50 feet and be constructed in accordance with the Manual for Erosion and Sediment Control in Georgia detail, incorporated within these plans. All vehicles leaving the construction site shall exit by way of the construction entrance/exist. The construction entrance/exist shall be maintained in a condition which will prevent tracking or flow of mud, dirt or rock onto Public right of way. This may require periodic top dressing with stone, as conditions demand. All material spilled, dropped, washed, or tracked from vehicle or construction site onto public roadways or into storm drains must be removed immediately. The paver company, upon which construction equipment and vehicles exit the site, shall be swept daily to remove any excess mud, dirt or rock tracked from the site. Dump trucks hauling material from the construction site shall be covered with a tarpaulin. All disturbed areas shall be covered with mulch, temporary or permanent vegetation and/or impervious surfaces as soon as practical. All other areas shall be sprayed with an aggressive water solution as necessary to control dust from the construction site. Construction traffic shall be kept off these areas as much as possible.

## SPILL PREVENTION

Practices such as good housekeeping, Proper handling of hazardous products and proper spill control practices will be followed to reduce the risk of spills from discharging into storm water runoff.

## Good Housekeeping

The following housekeeping practices will be followed on-site during the construction project:

- Quantities of products stored on-site will be limited to that amount needed for the job.
- Products and materials will be stored in a neat, orderly manner in appropriate containers protected from rainfall (under roof, tarps, etc.), where possible.
- Products will be kept in their original containers with manufacturers label legible and visible.
- Product mixing, disposal of products and the disposal of product containers will be according to manufacturer's recommendations.
- The Contractor will inspect such materials daily to ensure proper use, storage and disposal.

## Hazardous Products

- Hazardous products will be kept in original containers unless the original container is damaged and cannot be used.
  - Original labels and material safety data will be retained and kept on file at the site; they contain important product information.
  - If surplus product must be disposed of, manufacturer's or local and State recommended methods for proper disposal will be followed.
- The following product specific practice will be followed on-site:
- Petroleum Based Products:  
Containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes daily inspections and regular preventive maintenance of on-site vehicles and machinery. Equipment maintenance areas will be located away from state waters, natural drains and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Proper disposal methods will be collection in a suitable container and disposal as required by Local and State regulations.

## Paints/Solvents/Glues

Paint and solvent product will be stored in tightly sealed original containers when not in use. Excess product will not be discharged in to the storm water collection on system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations. Paint and/or other chemicals shall be stored in secured facilities with restricted access to employees only. Cleanup and disposal of the material shall be in accordance with all relevant local and federal requirements. All disposal shall be to approved off-site waste facilities classified to accept that material.

## Concrete Truck Washing

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on-site.

## Fertilizers and Herbicides

These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment plan in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

## Building Materials

No building or construction materials will be buried or disposed of on-site. All such material will be disposed of in proper waste disposal procedures.

## Spill Control Practices

- Local, State and manufacturers recommended methods for spill cleanup will be clearly posted and procedures made available to site personnel.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area on-site. Typical equipment and materials for cleanup includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, shovels, cat litter, sand, sawdust and properly labeled plastic and metal trash containers.
- All spills will be cleaned up immediately upon discovery.
- Spill prevention practices and procedures will be reviewed after a spill and adjusted as needed to prevent future spills.
- The General Contractor will be responsible for assigning personnel to be responsible for spill prevention and spill coordination. The General Contractor will designate, at a minimum, three site personnel to receive spill prevention and cleanup training. The names of these personnel will be posted in the material storage area and in the construction office.

For further assistance with on-site petroleum contamination containment/remediations contact the Georgia Environmental Protection Division (GAEPD), Solid Waste Management Program at: (404) 362-2692.

FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.

FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IS IMPACTED, THE GEORGIA EPO WILL BE CONTACTED WITHIN 24 HOURS.

FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IS IMPACTED, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

## SITE DESCRIPTION

- Existing Use: Undeveloped
- Proposed Use: Single Family Residential
- Total Parcel Area: 6.05 acres; total disturbed area: 6.05 acres.
- Pre-construction runoff coefficient: CN = 55
- Post-construction runoff coefficient: CN = 75
- Number of recordable waters: Unnamed tributary to Chattahoochee River
- Total wetland area: 0.0 acres.
- Wetland area to be disturbed: 0.0 acres.
- Critical Areas: none
- There is no construction activity that discharges stormwater into an impaired stream segment.
- There are state waters within 200 feet of the project site.
- GPS Coordinates: latitude: 33° 57' 14" N Longitude: -84° 07' 57.60" W

10. SITE DESCRIPTION: The site is currently undeveloped and will encompass a new drive with future lots for single family housing.

## STABILIZATION PRACTICES

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after construction activity in that portion of the site has temporarily or permanently ceased.

In concentrated flow areas, all slopes steeper than 2:5:1 and with a height of 10 feet or greater shall be stabilized with the appropriate erosion control matting or blanket. Stabilization methods to be used include: Temporary Seeding Permanent Seeding Vegetative Buffer Strips Mulching Protection of Trees

## Structural Practices

Flows from upstream will be diverted from exposed soils. Measures include:

- Stk Fence(s)
- Storm Drain Inlet Protection
- Sediment Trap(s)
- Temporary or Permanent Sediment Basins

## PRIMARY PERMITEE

Company Name: Vantage Commercial Contractors, LLC

Contact Name: Viral Parekh

Phone: 404-884-3834

Email: info@vantagejcc.net

Erosion, Sedimentation & Pollution Controls 24-hour Contact

The individual indicated below is responsible for the erosion, sedimentation and pollution control for this site.

Name: Viral Parekh

Phone: 404-884-3834

Email: info@vantagejcc.net

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that certified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of the fine and imprisonment for knowing violation.

MEASURES THAT PROVIDE COVER FOR BUILDING MATERIALS DURING CONSTRUCTION:		MEASURES THAT CONTROL POLLUTANTS POST CONSTRUCTION:	
PLASTIC SHEET WILL BE USED TO COVER ALL MATERIALS. BUILDING MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETEGENTS AND OTHER MATERIALS IN ORDER TO MINIMIZE EROSION TO PREVENT POLLUTION.		THE FOLLOWING BMPs WILL BE INSTALLED TO CONTROL POLLUTANTS IN STORMWATER AFTER CONSTRUCTION IS COMPLETE. 1. STORMWATER DETENTION BASIN. 2. SEDIMENTATION BASIN. 3. SEDIMENTATION BASIN. 4. SEDIMENTATION BASIN. 5. SEDIMENTATION BASIN. 6. SEDIMENTATION BASIN. 7. SEDIMENTATION BASIN. 8. SEDIMENTATION BASIN. 9. SEDIMENTATION BASIN. 10. SEDIMENTATION BASIN. 11. SEDIMENTATION BASIN. 12. SEDIMENTATION BASIN. 13. SEDIMENTATION BASIN. 14. SEDIMENTATION BASIN. 15. SEDIMENTATION BASIN. 16. SEDIMENTATION BASIN. 17. SEDIMENTATION BAS	





GA

Erosion Control ES&PC Plan For:  
**Pland Engineering & Architecture**  
 Site Address: 0 Old Riverside Road, Roswell, GA  
 Land Lot 622 of the 1st Land District, 2nd section  
 City of Roswell, Fulton County, Georgia

Project Name	Project Manager	Project ID	Project Phase	Project Number
Project A	John Doe	101	Initial Phase	101
Project B	Jane Smith	102	Initial Phase	102
Project C	Mike Johnson	103	Initial Phase	103
Project D	Sarah Brown	104	Initial Phase	104
Project E	David White	105	Initial Phase	105



BASIS OF HORIZONTAL DATUM  
- GEORGIA STATE PLANES -  
WEST ZONE (NAD83)



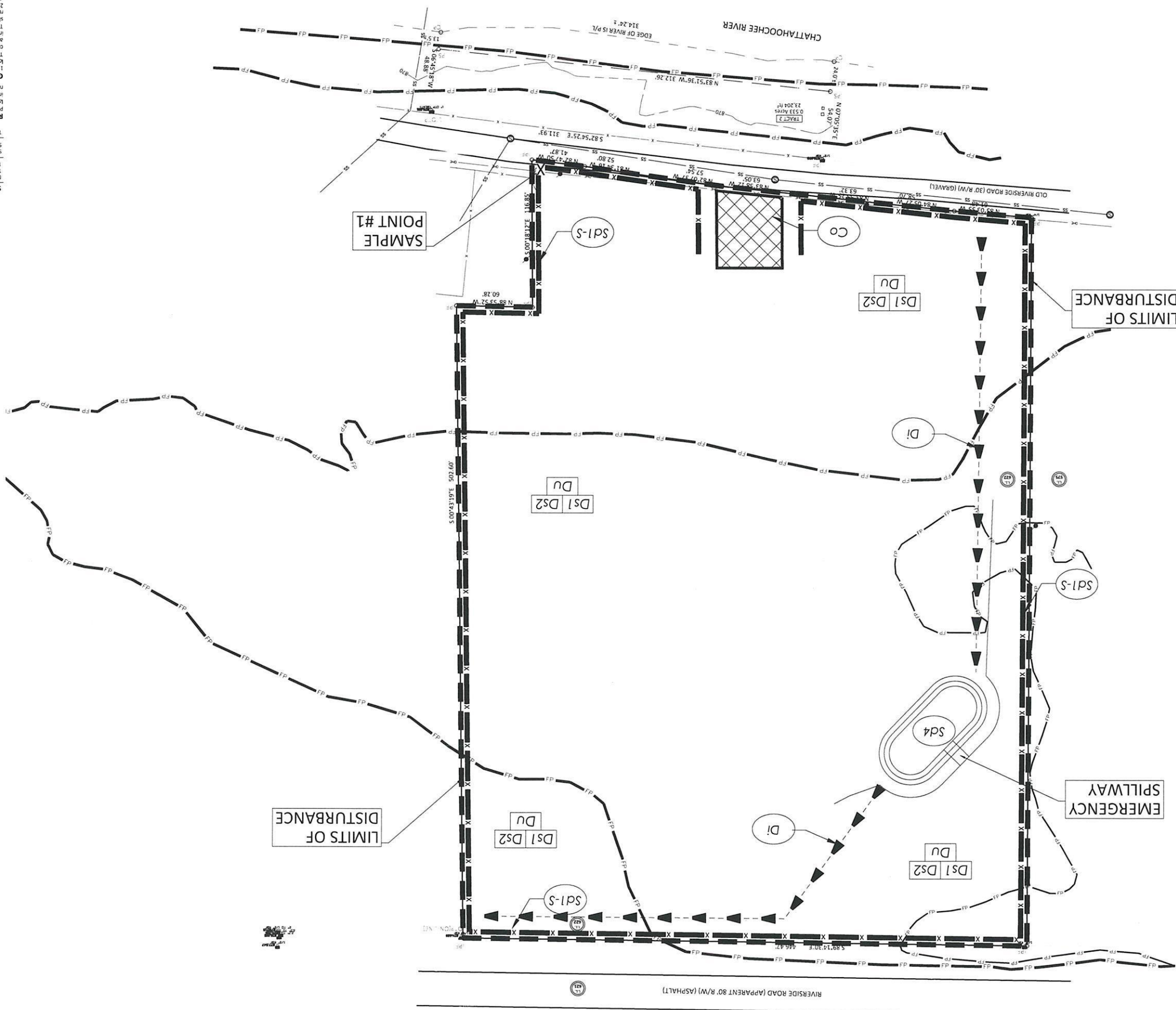
Vegetative Measures		Structural Measures	
Erosion Control Legend		D1	Dust Control on Disturbed Areas
		D2	Disturbed Area Stabilization (with Temporary Seeding)
		D3	Disturbed Area Stabilization (with Mulching Only)

S1	Storm Drain Outlet Protection
S4	Temporary Sediment Basin
S4.1.3	Sediment Barrier - (Silk Fence - Type Sensitive)

**SUMMARY OF INITIAL PHASE SEDIMENT STORAGE**

Disturbed Area: 6.05 acres	Total sediment storage required = 67 cu. yds. per disturbed acre
Total sediment storage required = 67 x 6.05 = 405.35 cu. yds.	
Storage in Site Fence (Sd <sub>1</sub> ): 2.25 x 2.075 in 1/17 = 4.67	
Storage in Temporary Storage Basin (Sd <sub>2</sub> ): 4 x 67 = 268 cu. yds.	Total sediment storage provided = 440.32 cu. yds.

**Reference Note**  
Please refer to the Manual for Erosion and sediment Control in Georgia, latest version for additional information on Erosion Control measures indicated in these plans and additional measures that may be deemed necessary or beneficial during construction.

[illegible]





735 LONGLEAF BOULEVARD  
SUITE A LAWRENCEVILLE, GA 30046  
PHONE 770.478.9223 FAX 770.478.9285  
WWW.GSASURVEYING.COM

PROVIDING CLIENT NEEDS  
SINCE 1990  
ACROSS THE SOUTHEAST IN THE  
AREAS OF:  
LAND SURVEYING  
CONSTRUCTION LAYOUT  
GPS MODELING  
SITE DEVELOPMENT CONSULTING  
COALSF: 000459



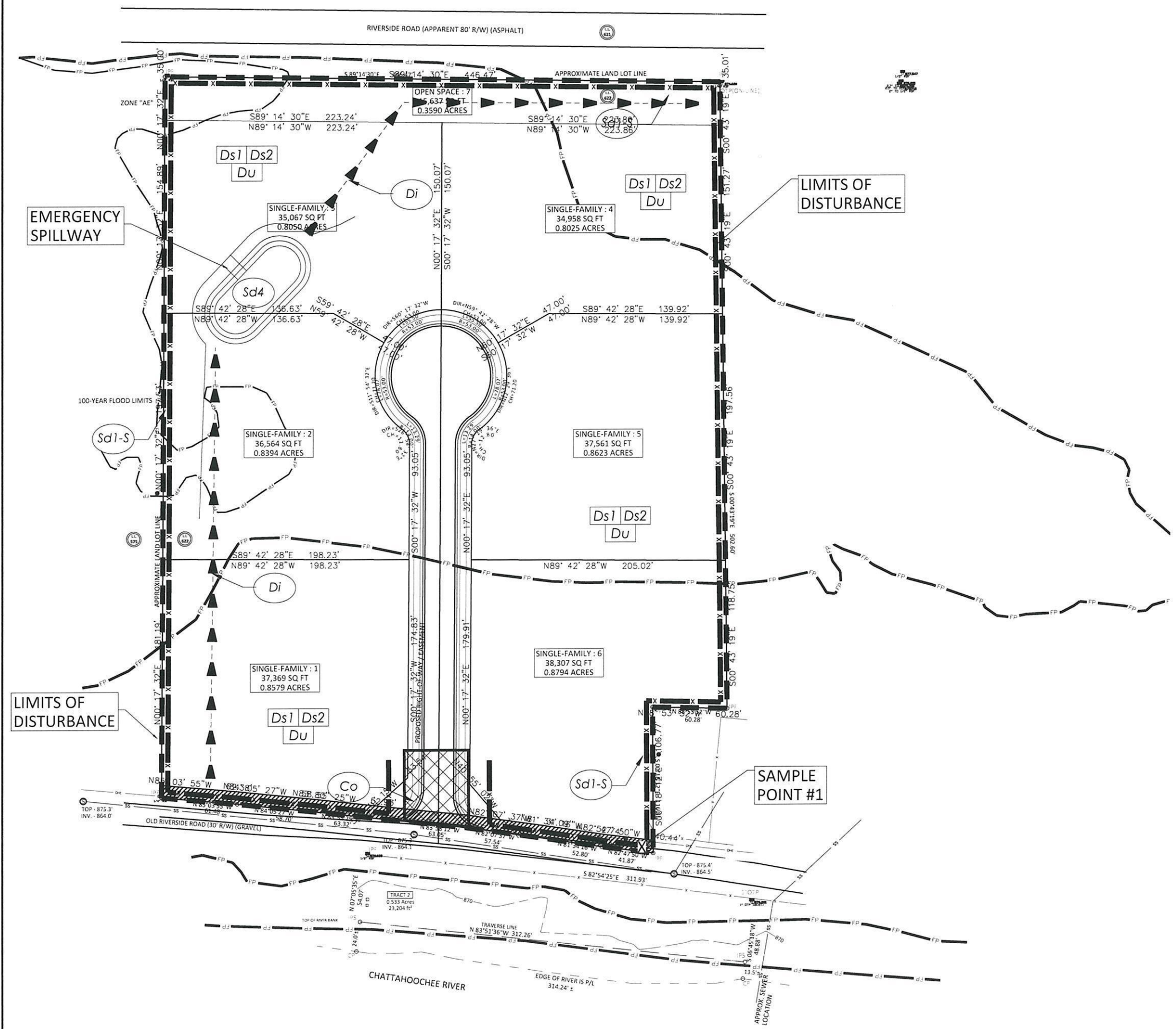
BASIS OF HORIZONTAL DATUM  
GEORGIA STATE PLANES -  
WEST ZONE (NAD83)

GRAPHIC SCALE  
0 15 30  
(IN FEET)  
1 inch = 30 feet

Erosion Control ES&PC Plan For:  
PlanD Engineering & Architecture  
Site Address: 0 Old Riverside Road, Roswell, GA  
Land Lot 622 of the 1st Land District, 2nd section  
City of Roswell, Fulton County, Georgia

Sheet Drawing Scale  
1" = 40'  
Unless otherwise noted:  
GSA Job No.  
Project Name  
Project Plan  
Project Manager  
Project Crew  
Quality Control  
Sheet Title Name  
ES&PC Intermediate Phase  
Sheet Number

C-40



Flow	Stage	Disturbance	Area	Storage	Total
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4

MEASURES TO BE IMPLEMENTED DURING THE INITIAL/INTERMEDIATE/ FINAL PHASES:  
INITIAL PHASE: METAL Silt Fence, Erosion Control Blanket, and Erosion Control Blanket (Erosion Control Blanket)  
INTERMEDIATE PHASE: Erosion Control Blanket and Erosion Control Blanket (Erosion Control Blanket)  
FINAL PHASE: Final Stabilization  
THE CONTRACTOR TO STABILIZE THE SITE ONCE THE FINAL PHASE IS COMPLETE

Seaton G. Shepherd  
Level II Certified Design Professional  
CERTIFICATION NUMBER: 0000004511  
ISSUED: 01/21/2021 EXPIRES: 01/21/2024

BASIS OF HORIZONTAL DATUM  
GEORGIA STATE PLANES -  
WEST ZONE (NAD83)

GEORGIA811  
Utilities Protection Center, Inc.  
1-800-282-7411  
Know what's below.  
Call before you dig.

- Erosion Control Legend
- Vegetative Measures
- Ds1 Disturbed Area Stabilization (with Mulching Only)
  - Ds2 Disturbed Area Stabilization (with Temporary Seeding)
  - Du Dust Control on Disturbed Areas
- Structural Measures
- Co Construction Exit
  - Sd1-S Sediment Barrier - (Silt Fence - Type Sensitive)
  - Sd4 Temporary Sediment Basin
  - St Storm Drain Outlet Protection

SUMMARY OF INITIAL PHASE SEDIMENT STORAGE

Disturbed Area: 6.65 acres  
Total sediment storage required = 67 cu. yds. per disturbed acre.  
Total sediment storage required = 67 x 6.65 = 445.55 cu. yds.

Storage in Silt Fence (Sd1) = 2.25 x 2,075 ln./ft./27 = 172.92 cu. yds.  
Storage in Temporary Sediment Basin (Sd4) = 4 x 67 = 268 cu. yds.

Total sediment storage provided = 440.92 cu. yds.

Reference Note  
Please refer to the Manual for Erosion and Sediment Control in Georgia, latest version for additional informational on Erosion Control measures indicated in these plans and additional measures that may be deemed necessary or beneficial during construction.





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SUITE 100 LAWRENCEVILLE, GA 30046  
PHONE: 770.479.9299 FAX: 770.479.9298  
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ACROSS THE SOUTHEAST IN THE  
LAND SURVEYING  
CONSTRUCTION LAYOUT  
GPS MONITORING  
SITE DEVELOPMENT CONSULTING  
COALSP: 000459

\*  
BASIS OF HORIZONTAL DATUM  
GEORGIA STATE PLANS  
WEST ZONE (NAD83)

GRAPHIC SCALE  
(IN FEET)  
0 15 30  
1 inch = 30 feet

# Erosion Control ES&PC Plan For: Pland Engineering & Architecture Site Address: 0 Old Riverside Road, Roswell, GA Land Lot 622 of the 1st Land District, 2nd section City of Roswell, Fulton County, Georgia

Sheet: Drawing Scale  
1:43  
E&PC Final Phase  
Project Name  
Project Manager  
Project Engineer  
Project Designer  
Project Checker  
Project Number  
Sheet Number

**Reference Note**  
Please refer to the Manual for Erosion and Sediment Control in Georgia, latest version for additional information on Erosion Control measures indicated in these plans and additional measures that may be deemed necessary or beneficial during construction.

**Basin of Horizontal Datum**  
GEORGIA STATE PLANS -  
WEST ZONE (NAD83)

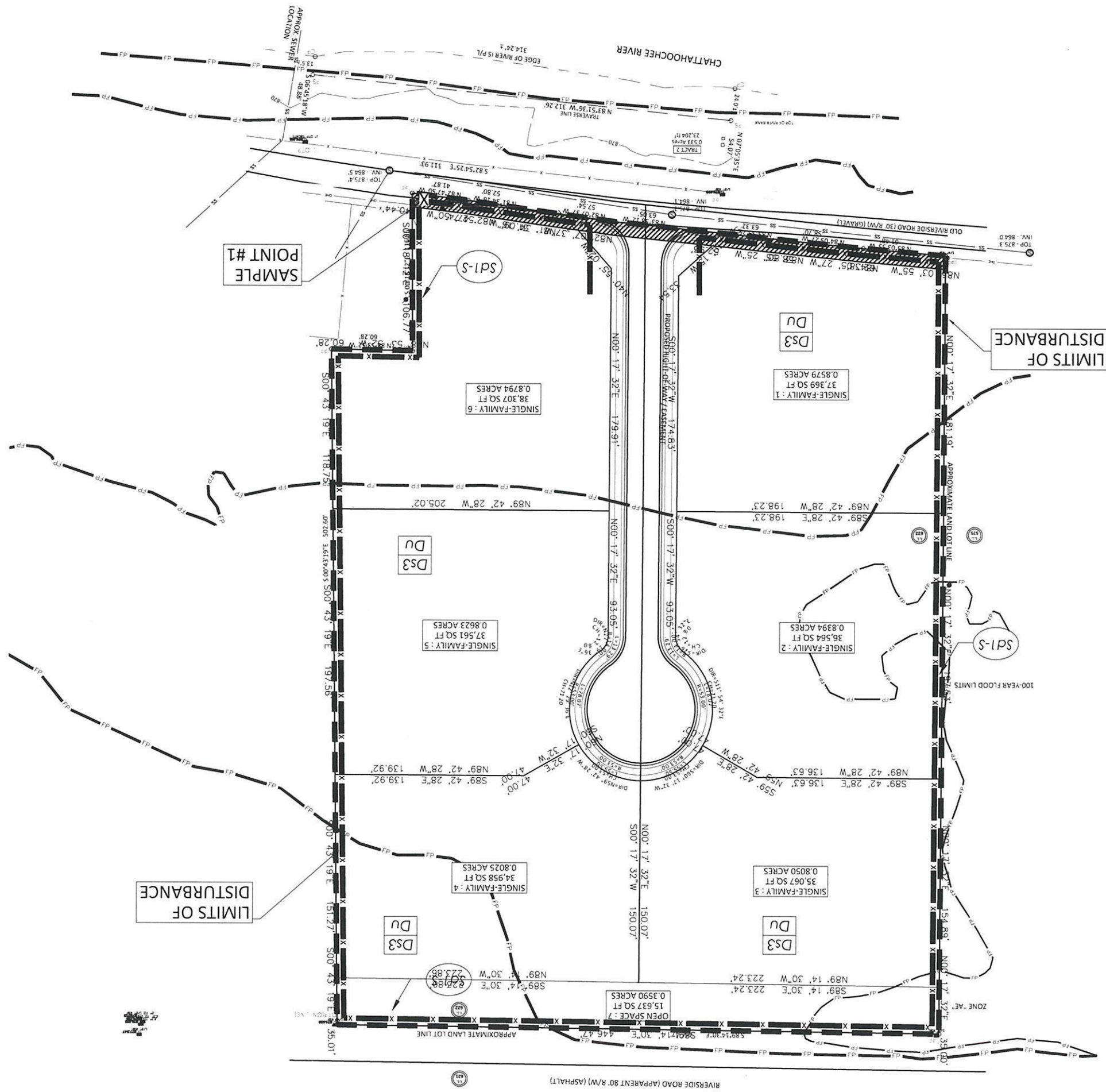
**GSWCC**  
Georgia State Water Control Commission  
Station G Shepherd  
Level II Certified (Professional)  
00000000011  
01/17/2023  
01/17/2023

**Georgia 811**  
1-800-282-7411  
Know what's below.  
Call before you dig.

**Utilities Protection Center, Inc.**

**North Arrow**  
N

**Scale**  
1 inch = 30 feet





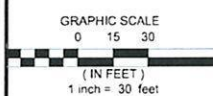


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SUITE A LAWRENCEVILLE, GA 30046  
PHONE 770.418.8823 FAX 770.418.8959  
www.gsengineering.com

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AREAS OF:  
LAND SURVEYING  
CONSTRUCTION LAYOUT  
GPS MODELING  
SITE DEVELOPMENT CONSULTING  
COALS# 000459

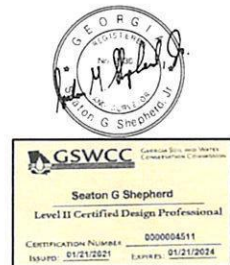
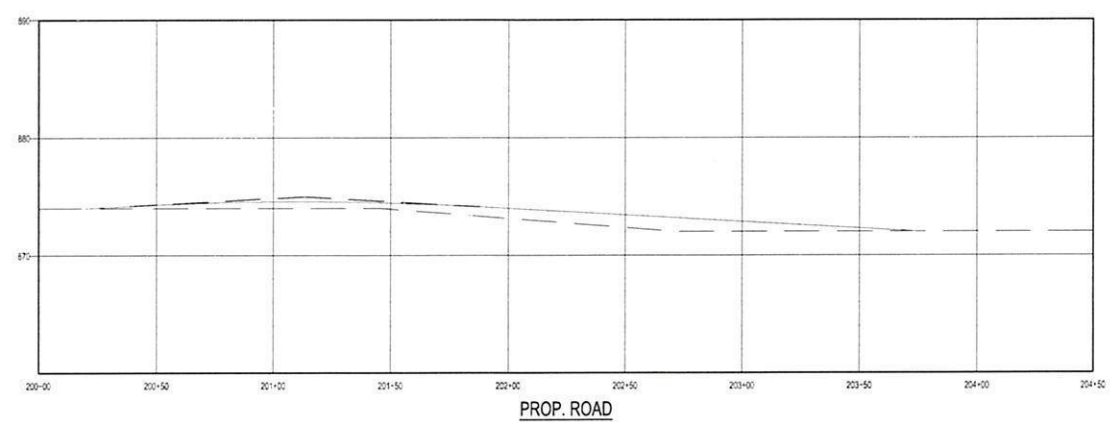
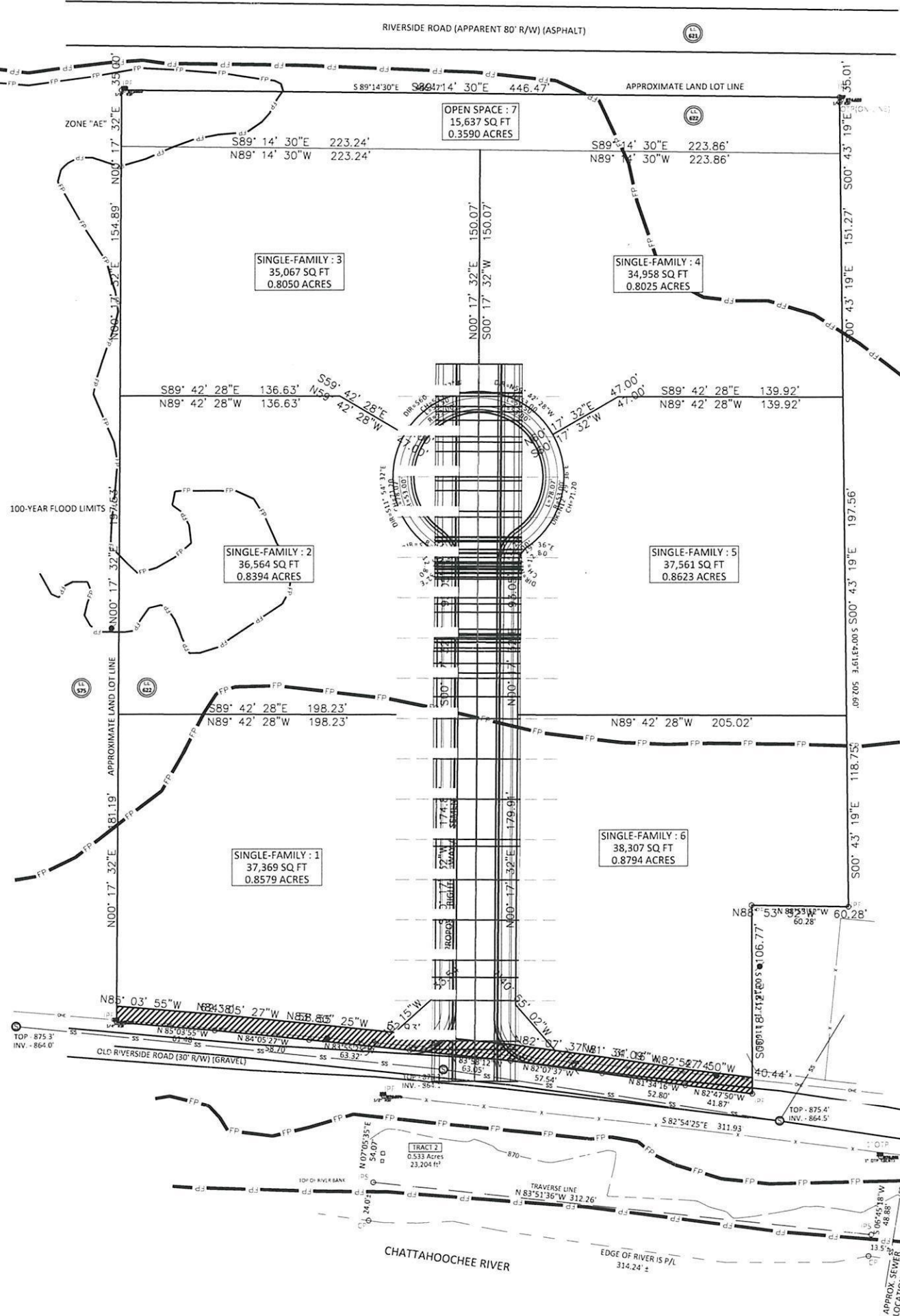


BASIS OF HORIZONTAL DATUM  
GEORGIA STATE PLANES -  
WEST ZONE (NAD83)



Erosion Control ES&PC Plan For:  
PlanD Engineering & Architecture  
Site Address: 0 Old Riverside Road, Roswell, GA  
Land Lot 622 of the 1st Land District, 2nd section  
City of Roswell, Fulton County, Georgia

Sheet Drawing Scale  
1" = 40'  
(unless otherwise noted)  
GSA Job No.  
Project Name  
Project Path  
Project Manager  
Project Crew  
Quality Control  
Sheet Title Name  
Road Profiles  
Sheet Number



BASIS OF HORIZONTAL DATUM  
GEORGIA STATE PLANES -  
WEST ZONE (NAD83)





1 - Temporary cover crops are very competitive and will crowd out perennials.  
2 - Reducing rates by 50% when needed.  
3 - M - represents the Mountain Blue Ridge, and ridges and Valley  
C - represents Southern Piedmont, MRLA  
• (PLS) Per 1000 sq ft.

[illegible]

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months.

- To reduce runoff and sediment damage of downstream resources
- To protect the soil surface from erosion
- To improve wildlife habitat
- To improve aesthetics
- To improve filter, infiltration and detention as well as organic matter detachment

**Disturbed Area Stabilization (with Mulching Only) (not to**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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**Mulching Materials**  
Select one of the following materials and apply at the depth indicated.  
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

**Site Preparation**

1. Grade to permit the use of equipment for applying and anchoring masonry reinforcement.

2. Install adequate erosion control measures as required such as silt fences, berms, fences and silt treatment basins.

[illegible]

**REQUIREMENTS FOR REGULATOR COMPLIANCE**

**DEFINITION**  
Applying plant residues or other suitable materials produced on the site possible, to the soil surface.

**PURPOSE**  
-to conserve moisture;  
-to prevent surface compaction or crusting;  
-to reduce runoff and erosion;  
-to control undesirable weed or erosion.

---



## DEFINITION

A stone stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk, or parking area or any other area where there is a transition from bare soil to a paved area.

**PURPOSE:** To reduce or eliminate the transport of mud from the construction area onto public rights-of-way by motor vehicles or by runoff.

## CONDITIONS

This practice is applied at appropriate points of construction egress. Geotextile underliners are required to stabilize and support the pad aggregates.

## CONSTRUCTION SPECIFICATIONS

It is recommended that the egress area be excavated to a depth of 3 inches and be cleared of all vegetation and roots.

## Diversion Ridge:

On sites where the grade toward the paved area is greater than 2%, a diversion ridge 6 to 8 inches high with 3:1 side slopes shall be constructed across the foundation approximately 15 feet above the road.

## Geotextile:

The geotextile underliner must be placed the full length and width of the entrance. Geotextile selection shall be based on AASHTO M288-98 specification:

- For subgrades with a CBR greater than or equal to 3 or shear strength greater than 90 kPa, geotextile must meet requirements of section AASHTO M288-96, Section 7.3, Separation Requirements.
- For subgrades with a CBR between 1 and 3 or shear strength between 30 and 90 kPa, geotextile must meet requirements of section AASHTO M288-96, Section 7.4, Stabilization Requirements.

## DESIGN CRITERIA

Formal design is not required. The following standards shall be used:

## Aggregate Size

Stone will be in accordance with National Stone Association R-2 (1.5-3.5 inch stone).

## Pad Thickness

The gravel pad shall have a minimum thickness of 6 inches.

## Pad Width

At a minimum, its width should equal full width of all points of vehicular egress, but not less than 20 feet wide.

## Pad Length

The gravel pad shall have a minimum length of 50 feet. When the construction is less than 50' from the paved access, the length shall be from the edge of existing pavement to the permitted building being constructed.

## Washing

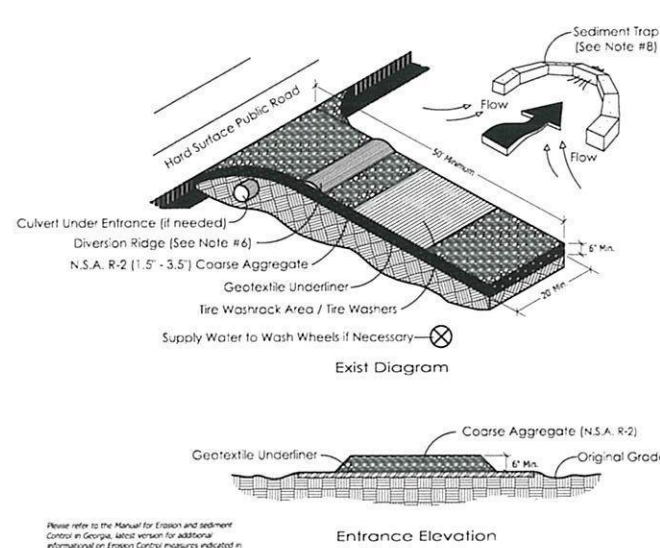
If the action of the vehicle traveling over the gravel pad does not sufficiently remove the mud, the tires should be washed prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone and provisions that intercept the sediment-laden runoff and direct it into an approved sediment trap or sediment basin.

## Location

The exit shall be located or protected to prevent sediment from leaving the site.

## MAINTENANCE

The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5 - 3.5 inch stone, as conditions demand, and repair and/or removal of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.



## Notes:

- Avoid locating on steep slopes or at curves on public roads.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- Aggregate size shall be in accordance with National Stone Association R-2 (1.5-3.5 inch stone).
- Gravel pad shall have a minimum thickness of 6 inches.
- Pad width shall be equal full width at all points of vehicular egress, but not less than 20 feet.
- A diversion ridge should be constructed when grade toward paved area is greater than 2%.
- Install pipe under the entrance if needed to maintain drainage flows.
- When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin (Divert all surface runoff and drainage from the entrance to a sediment control device).
- Washracks and/or tire washes may be required depending on scale and circumstance. If necessary, washrack design may consist of any material suitable for truck traffic that will remove mud and dirt.
- Maintain area in a way that prevents tracking and/or flow of mud onto public rights-of-way. This may require top dressing, repair and/or removal of any measures used to trap sediment.

Please refer to the Manual for Erosion and Sediment Control in Georgia, latest version for additional information on Erosion Control measures indicated in these plans and additional measures that may be deemed necessary or beneficial during construction.

Co Crushed Stone Construction Exit (not to scale)

## DEFINITION

Sediment barriers are temporary structures made up of a porous material typically supported by steel or wood posts. Types of sediment barriers may include silt fence, brush piles, mulch berms, compost filter socks, or other filtering material.

## PURPOSE

To minimize and prevent sediment carried by sheet flow from leaving the site and entering natural drainage ways or storm drainage systems by slowing storm water runoff and causing the deposition or filtration of sediment at the structure. The barriers retain the soil on the disturbed land until the activities disturbing the land are completed and vegetation is established.

## CONDITIONS

Barriers should be installed where runoff can be stored behind the barrier without damaging the submerged area behind the barrier or the structure itself. Sediment barriers shall not be installed across streams, ditches, waterways, or other concentrated flow areas.

## CONSTRUCTION SPECIFICATIONS

### Sensitive areas

Sediment barriers being used as Type S shall have a support spacing of no greater than 4 feet on center, with each driven into the ground a minimum of 18 inches. Type S sediment barriers shall have a P-factor no greater than 0.030.

### Installation

Sediment barriers should be installed along the contour.

Temporary sediment barriers shall be installed according to the following specifications as shown on the plans or as directed by the design professional.

For installation of the barriers, refer to the details included, as well as Figures 6-27.1, 6-27.2, 6-27.3, & 6-27.4, of the Manual for Erosion and Sediment Control in Georgia, latest version, respectively. It is important to remember that not all sediment barriers need to be trenched into the ground but most taller sediment barriers do.

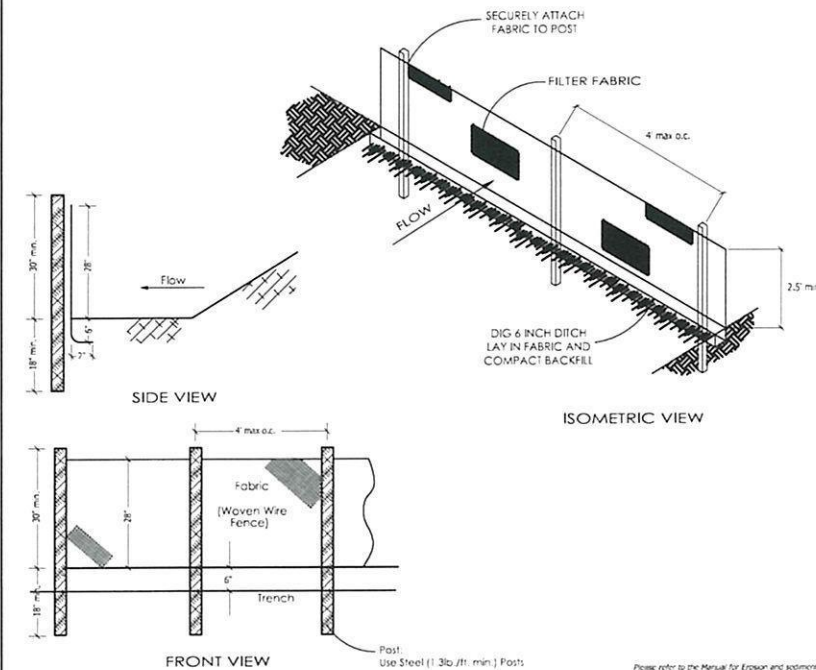
Post installation shall start at the center of a low point (if applicable) with the remaining posts spaced no greater than 4 feet. For post & fastener requirement, see tables 6-27.2 & 6-27.3 of the Manual for Erosion and Sediment Control in Georgia, latest version.

### MAINTENANCE

Sediment shall be removed once it has accumulated to one-half the original height of the barrier. This is extremely important when selecting BMPs with a lower profile.

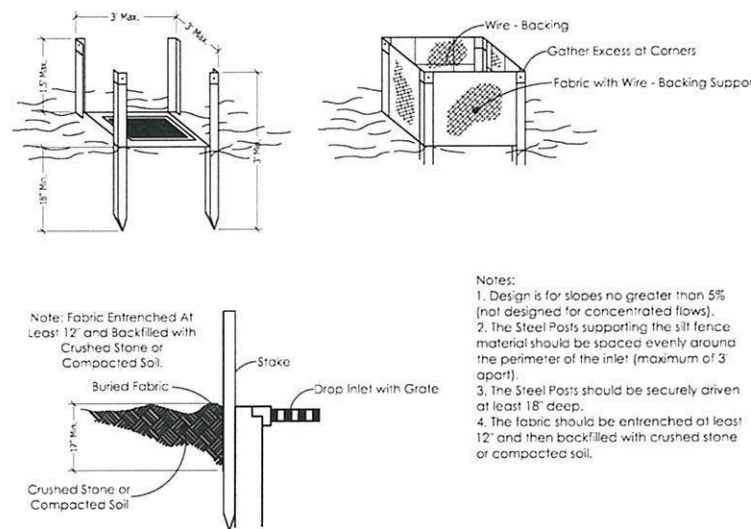
Sediment barriers shall be replaced whenever they have deteriorated to such an extent that the effectiveness of the product is reduced (approximately six months) or the height of the product is not maintaining 80% of its properly installed height.

Temporary sediment barriers shall remain in place until disturbed areas have been permanently stabilized. All sediment accumulated at the barrier shall be removed and properly disposed of before the barrier is removed.



Sd1-S Sediment Barrier - Silt Fence - Type Sensitive (GC) (not to scale)

## Steel Frame and Silt Fence Installation



## DEFINITION

A temporary protective device formed at or around an inlet to a storm drain to trap sediment.

## PURPOSE

To prevent sediment from entering a storm drainage system prior to permanent stabilization of disturbed area draining to the inlet.

## CONDITIONS

All storm drain drop inlets that receive runoff from disturbed areas.

## CONSTRUCTION SPECIFICATIONS

An excavation may be created around the inlet sediment trap to provide additional sediment storage. The trap shall be sized to provide a minimum storage capacity calculated at the rate of 67 cubic yards per acre of drainage area. A minimum depth of 1.5 feet for sediment storage should be provided. Side slopes shall not be steeper than 2:1.

Sediment traps may be constructed on natural group surface, on an excavated surface, or on machine compacted fill, provided they have a non-erodible outlet.

### Filter Fabric with Supporting Frame

This method of inlet protection is applicable where the inlet drains a relatively flat area (slope no greater than 5%) and shall not apply to inlets receiving concentrated flows, such as in street or highway medians. As shown hereon, silt fence material with wire reinforcement and supported by steel posts should be used. The stakes shall be spaced evenly around the perimeter of the inlet a maximum of 3 feet apart and securely driven into the ground, approximately 18 inches deep. The fabric shall be 36 inches tall and entrenched 12 inches and backfilled with crushed stone or compacted soil. Fabric and wire shall be securely fastened to the posts, and fabric ends must be overlapped a minimum of 18 inches or wrapped together around a post to provide a continuous fabric barrier around the inlet.

Sd2-F Inlet Sediment Trap - Filter Fabric with Supporting Frame (not to scale)

## DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

## PURPOSE

To prevent surface and air movement of dust from exposed soil surfaces.  
To reduce the presence of airborne substances which may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

## CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

## METHODS AND MATERIALS

### A. Temporary Methods

**Mulches:** See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tac - Tackifiers. Resins such as Curatol or Terratrac should be used according to manufacturer's recommendations.

**Vegetative Cover:** See standard Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

**Spray-on Adhesives:** These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Tac - Tackifiers.

**Tillage:** This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Please refer to the Manual for Erosion and Sediment Control in Georgia, latest version for additional information on Erosion Control measures indicated in these plans and additional measures that may be deemed necessary or beneficial during construction.

Du Dust Control on Disturbed Areas (not to scale)

## DEFINITION

A temporary protective device formed at or around an inlet to a storm drain to trap sediment.

## PURPOSE

To prevent sediment from entering a storm drainage system prior to permanent stabilization of disturbed area draining to the inlet.

## CONDITIONS

All storm drain drop inlets that receive runoff from disturbed areas.

## CONSTRUCTION SPECIFICATIONS

An excavation may be created around the inlet sediment trap to provide additional sediment storage. The trap shall be sized to provide a minimum storage capacity calculated at the rate of 67 cubic yards per acre of drainage area. A minimum depth of 1.5 feet for sediment storage should be provided. Side slopes shall not be steeper than 2:1.

Sediment traps may be constructed on natural group surface, on an excavated surface, or on machine compacted fill, provided they have a non-erodible outlet.

### Curb Inlet Protection

Once pavement has been installed, a curb inlet filter shall be installed on inlets receiving runoff from disturbed areas. This method of inlet protection shall be removed if a safety hazard is created.

One method of curb inlet protection uses "pigs-in-a-blanket" - 8" concrete blocks wrapped in filter fabric. Another method uses gravel bags constructed by wrapping DOT #57 stone with filter fabric, wire, plastic mesh, or equivalent material.

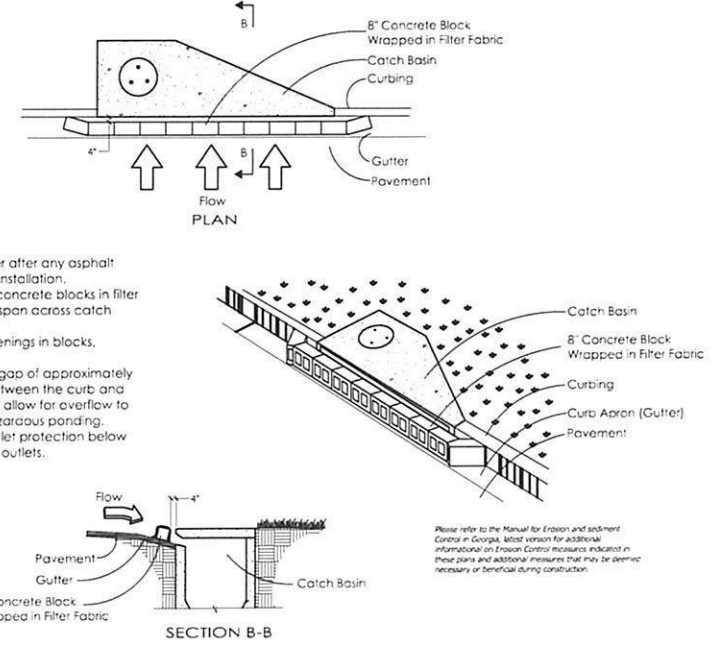
A gap of approximately 4 inches shall be left between the inlet filter and the inlet to allow for overflow and prevent hazardous ponding in the roadway. Proper installation and maintenance are crucial due to possible ponding in the roadway, resulting in a hazardous condition. Several other methods are available to prevent the entry of sediment into storm drain inlets. This detail shows one of these alternative methods.

### MAINTENANCE

The trap shall be inspected daily and after each rain and repairs made as needed. Sediment shall be removed when the sediment has accumulated to one-half the height of the trap. Sediment shall be removed from curb inlet protection immediately. For excavated inlet sediment traps, sediment shall be removed when one-half of the sediment storage capacity has been lost to sediment accumulation. Sediment traps shall be maintained as specified in Ds4 - Disturbed Area Stabilization (With Sodding).

Sediment shall not be washed into the inlet. It shall be removed from the sediment trap, disposed of and stabilized so that it will not enter the inlet again.

When the contributing drainage area has been permanently stabilized, all materials and any sediment shall be removed, and either salvaged or disposed of properly. The disturbed area shall be brought to proper grade then smoothed and compacted. Appropriately stabilize all disturbed areas around the inlet.

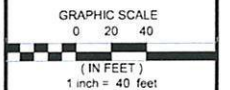


## Notes:

- Install filter after any asphalt pavement installation.
- Wrap 8" concrete blocks in filter fabric and span across catch basin inlet.
- Face openings in blocks, outward.
- Leave a gap of approximately 4 inches between the curb and the filters to allow for overflow to prevent hazardous ponding.
- Install outlet protection below storm drain outlets.

Please refer to the Manual for Erosion and Sediment Control in Georgia, latest version for additional information on Erosion Control measures indicated in these plans and additional measures that may be deemed necessary or beneficial during construction.

Sd2-P Inlet Sediment Trap - Curb Inlet Filter (not to scale)



Erosion Control ES&PC Plan For:  
PlanD Engineering & Architecture  
Site Address: 0 Old Riverside Road, Roswell, GA  
Land Lot: 622 of the 1st Land District, 2nd section  
City of Roswell, Fulton County, Georgia

Sheet: Drawing Scale:  
1" = 40'  
(unless otherwise noted)  
S&A Job No:  
Project Name:  
Project Path:  
Project Manager:  
Project Crew:  
Quality Control:  
Sheet Title: Name:  
ES&PC Details  
Sheet Number:

GSWCC  
Seaton G. Shepherd  
Level II Certified Design Professional  
CERTIFICATION NUMBER: 000004611  
ISSUED: 01/21/2021 EXPIRES: 01/21/2024

C.71





GRANT SHEPHERD & ASSOCIATES, INC.  
EST. 1981

SUITE 100, 5547 SOUTHLAND  
LAWRENCEVILLE, GA 30046  
PHONE: 770.474.9823 FAX: 770.474.9285  
WWW.GSASOCIATES.COM

**PROVIDING CLIENT NEEDS**  
SINCE 1990  
ACROSS THE SOUTHEAST IN THE  
AREAS OF:  
LAND SURVEYING  
CONSTRUCTION LAYOUT  
GPS MODELING  
SITE DEVELOPMENT CONSULTING  
CONSULT. #000459



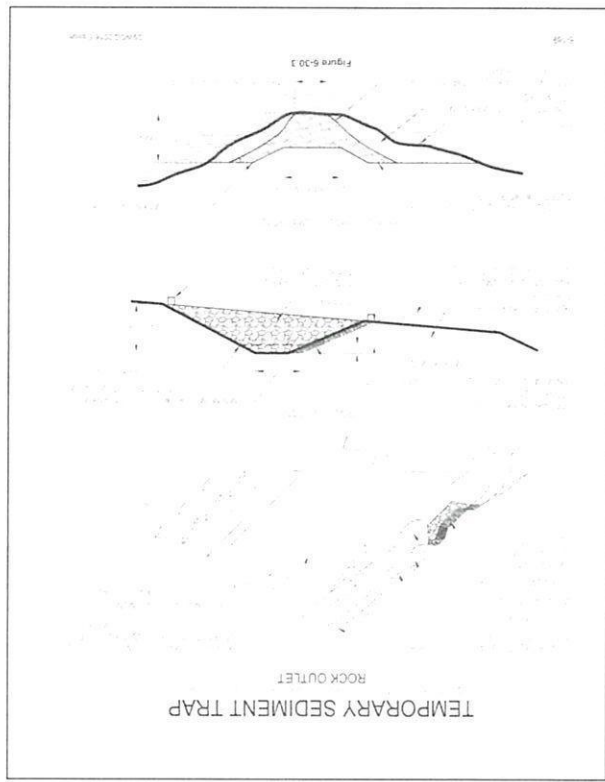
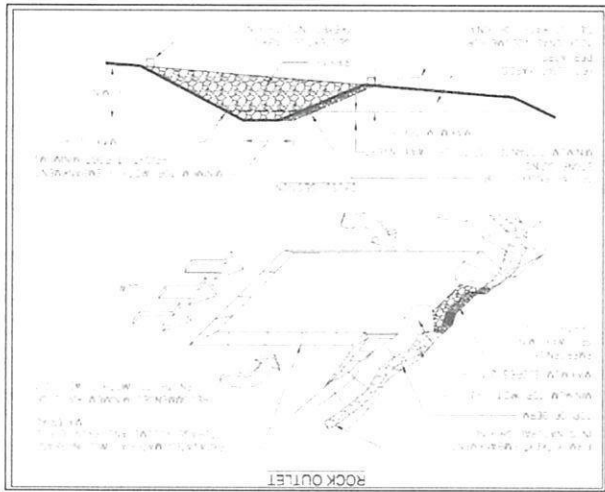
BASES OF HORIZONTAL DATUM  
AND VERTICAL PLANES  
(WEST ZONE NAD83)

GRAPHIC SCALE  
(IN FEET)  
0 20 40  
1 inch = 40 feet

**Erosion Control ES&PC Plan For:**  
**Pland Engineering & Architecture**  
**Site Address: 0 Old Riverside Road, Roswell, GA**  
**Land Lot 622 of the 1st Land District, 2nd section**  
**City of Roswell, Fulton County, Georgia**

3-001 Planning Board  
3-002 Public Hearing  
3-003 Public Hearing  
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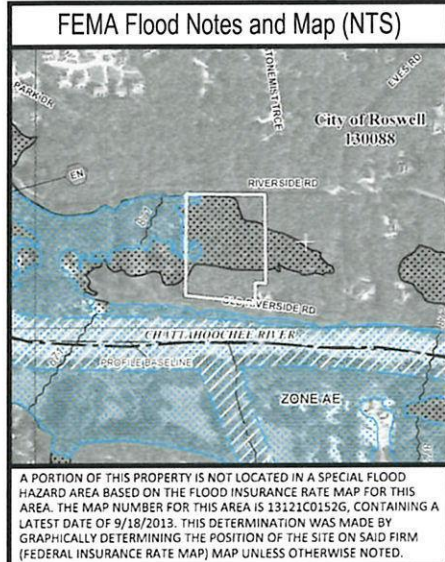
A composite image showing three documents. On the left is a Georgia 811 logo with the text 'Georgia 811' in large, bold letters, and 'Utilities Protection Center, Inc.' and 'Call before you dig.' above it. In the center is a map of Georgia with the text 'GEORGIA STATE PLANES - WEST ZONE (NAD83)' and 'BASIS OF HORIZONTAL DATUM'. On the right is a permit stamp from GSWCC (Georgia State Water Control Commission) for 'Section 3 Shipped' and 'Level II Certified Design Professional'. The stamp includes a date of '01/21/2024', a permit number of '0000065119', and a signature.

[illegible]

<p><b>Temporary Sediment Trap</b></p> <p>SD4</p>		<p><b>DEFINITION</b></p> <p>A rigid, temporary structure with a screen or filter placed in the path of runoff to catch sediment and debris. The structure is designed to be removed or dismantled after the runoff has been treated.</p> <p><b>PURPOSE</b></p> <p>To catch and store sediment from runoff to prevent it from being carried away by the water. The structure is designed to be removed or dismantled after the runoff has been treated.</p> <p><b>CONTRIBUTORS</b></p> <p>Temporary sediment traps are constructed to catch sediment and debris from runoff. They are designed to be removed or dismantled after the runoff has been treated.</p>	<p><b>DESIGN CRITERIA</b></p> <p>The volume of sediment that can be captured by a temporary sediment trap is determined by the size of the trap and the amount of sediment that is available to be captured. The volume of sediment that can be captured by a temporary sediment trap is determined by the size of the trap and the amount of sediment that is available to be captured.</p>	<p>The height of a temporary sediment trap must be at least 1.5 m above the ground level. The height of a temporary sediment trap must be at least 1.5 m above the ground level.</p>	<p>SD4</p>
<p>at least as wide as the height of the sediment trap and having a minimum width of 1.5 m.</p>	<p>Maximum pond depth of a sediment trap is 1.5 m. The maximum height of the sediment trap is 1.5 m. The maximum height of the sediment trap is 1.5 m.</p>	<p><b>VOLUME</b></p> <p>Minimum volume of a temporary sediment trap must be at least 1.5 m above the ground level. The minimum volume of a temporary sediment trap must be at least 1.5 m above the ground level.</p>	<p><b>CONTRIBUTORS</b></p> <p>Temporary sediment traps are constructed to catch sediment and debris from runoff. They are designed to be removed or dismantled after the runoff has been treated.</p>	<p><b>DESIGN CRITERIA</b></p> <p>The volume of sediment that can be captured by a temporary sediment trap is determined by the size of the trap and the amount of sediment that is available to be captured. The volume of sediment that can be captured by a temporary sediment trap is determined by the size of the trap and the amount of sediment that is available to be captured.</p>	<p>SD4</p>

[illegible]





Proposed "Lots" Note

AT THE TIME OF THIS PLAN THE EXISTING PARCEL HAS NOT BEEN SUBDIVIDED. PROPOSED LOTS SHOWN HEREON WERE PROVIDED TO THE SURVEYOR FOR CALCULATIONS AND HAVE NOT BEEN APPROVED BY LOCAL JURISDICTIONS. PROPOSED "IMPERVIOUS AREA" AND "LAND DISTURBANCE" AREAS BASED ON THE MAXIMUM ALLOWABLE FOR THEIR RESPECTIVE CATEGORIES.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS AND REFERENCE DOCUMENTS PROVIDED BY CLIENT. PRIVATE UNDERGROUND UTILITY LOCATION NOT PROVIDED.

SUMMARY OF ALLOWABLES FOR M.R.P.A. VULNERABILITY CATEGORIES FOR CONCEPTUAL SUBDIVISION

A.R.C. VULNERABILITY CATEGORY IDENTIFICATION	A	B	C	D	E	F	TOTAL
LOT 1 (PROPOSED) CATEGORY AREA SQ. FT.	N/A	N/A	2286	35083	N/A	N/A	37369
LOT 2 (PROPOSED) CATEGORY AREA SQ. FT.	N/A	N/A	30439	2338	3787	N/A	36564
LOT 3 (PROPOSED) CATEGORY AREA SQ. FT.	N/A	N/A	1540	33475	52	N/A	35067
LOT 4 (PROPOSED) CATEGORY AREA SQ. FT.	N/A	N/A	N/A	34957	N/A	N/A	34957
LOT 5 (PROPOSED) CATEGORY AREA SQ. FT.	N/A	N/A	2261	35300	N/A	N/A	37561
LOT 6 (PROPOSED) CATEGORY AREA SQ. FT.	N/A	N/A	N/A	38307	N/A	N/A	38307
TBD STREET RIGHT-OF-WAY (PROPOSED) CATEGORY AREA SQ. FT.	N/A	N/A	11105	13304	N/A	N/A	24409
OPEN SPACE (PROPOSED) CATEGORY AREA SQ. FT.	N/A	N/A	N/A	13702	1935	N/A	15637
TRACT 2	N/A	N/A	N/A	7355	15849	N/A	23204
ALLOWABLE IMPERVIOUS %	75	60	45	30	15	2	
LOT 1 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ. FT.	N/A	N/A	1029	11625	N/A	N/A	12654
LOT 2 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ. FT.	N/A	N/A	13698	701	568	N/A	14967
LOT 3 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ. FT.	N/A	N/A	693	12643	8	N/A	13344
LOT 4 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ. FT.	N/A	N/A	N/A	12487	N/A	N/A	12487
LOT 5 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ. FT.	N/A	N/A	1017	11590	N/A	N/A	12607
LOT 6 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ. FT.	N/A	N/A	N/A	11492	N/A	N/A	11492
TBD STREET RIGHT-OF-WAY ALLOWABLE IMPERVIOUS AREA SQ. FT.	N/A	N/A	4997	3991	N/A	N/A	8988
OPEN SPACE (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ. FT.	N/A	N/A	N/A	111	290	N/A	401
TRACT 2	N/A	N/A	N/A	207	2377	N/A	2584
ALLOWABLE LAND DISTURBANCE %	90	80	77	44	30	10	
LOT 1 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ. FT.	N/A	N/A	1760	15437	N/A	N/A	17197
LOT 2 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ. FT.	N/A	N/A	23438	1029	1136	N/A	25603
LOT 3 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ. FT.	N/A	N/A	1078	14729	16	N/A	15823
LOT 4 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ. FT.	N/A	N/A	N/A	15381	N/A	N/A	15381
LOT 5 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ. FT.	N/A	N/A	1741	15532	N/A	N/A	17273
LOT 6 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ. FT.	N/A	N/A	N/A	16855	N/A	N/A	16855
TBD STREET RIGHT-OF-WAY ALLOWABLE LAND DISTURBANCE AREA SQ. FT.	N/A	N/A	8551	5854	N/A	N/A	14405
OPEN SPACE (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ. FT.	N/A	N/A	N/A	196	87	N/A	283
TRACT 2	N/A	N/A	N/A	347	4755	N/A	5102

\*INCLUDES TRANSFER OF 3331 SQ. FT. FROM D TO C PER PART 2.A.3C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN, AS APPROVED 09/23/1998.

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,604 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY CLIENT. IS BASED HAS A VERTICAL DATUM OF NAVD83, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK (OR RECORD/REFERENCE BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2' CONTOUR INTERVAL.
5. THIS MAP OR PLAT WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON. NO TITLE COMMITMENT OR CHAIN OF TITLE WAS PROVIDED. OTHER CLAIMS, EASEMENTS, RIGHTS, OR RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON. A GEORGIA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "M.R.P.A. PLAN" AND COMPLETED ON 3/7/2023 USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07-50 PPM.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 22,850 FEET, AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned surveyor certifies that, IN MY OPINION, THIS DRAINAGE WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

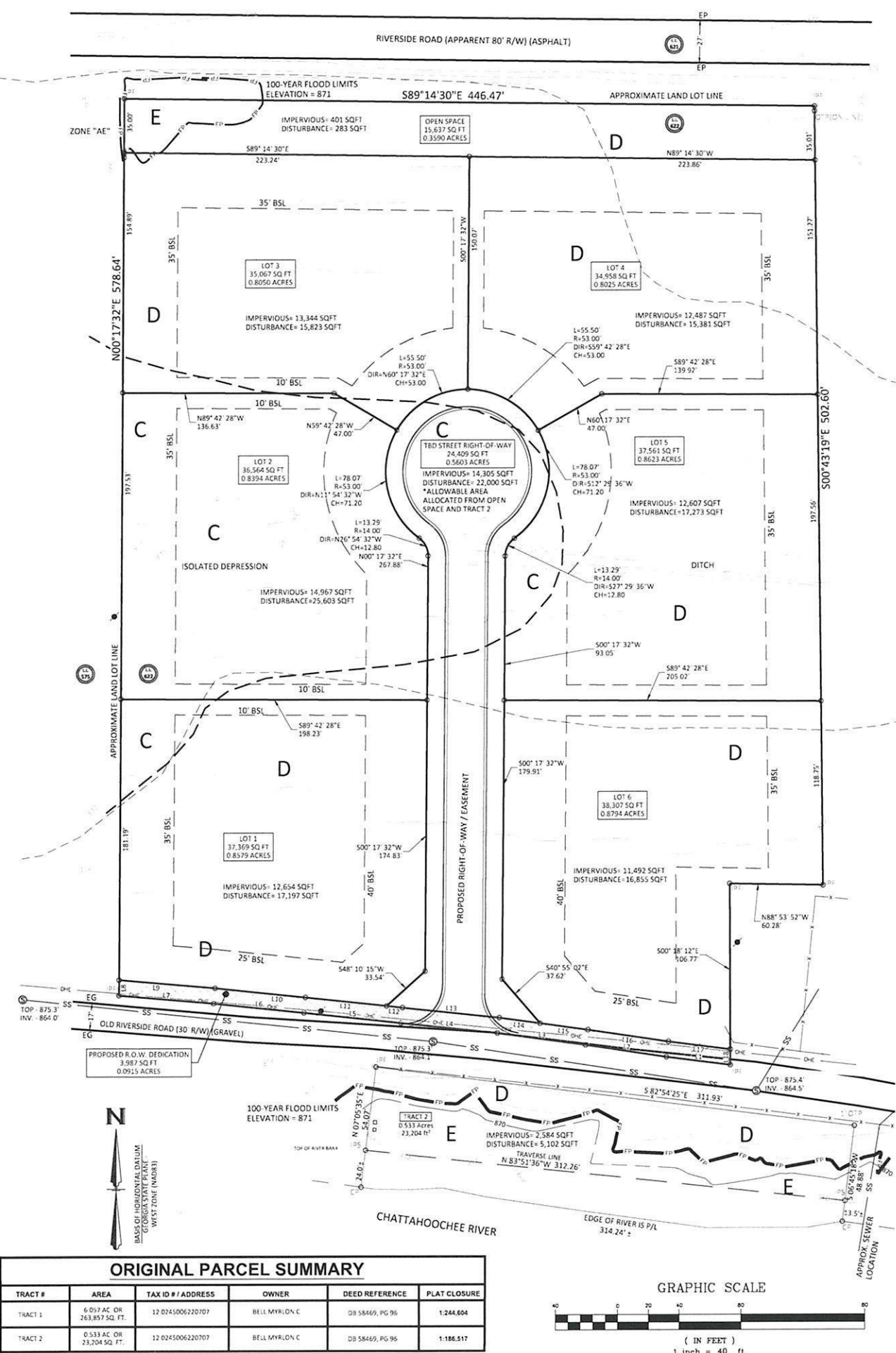
*Michael R. Shepherd*  
MICHAEL R. SHEPHERD, GA RLS No. 1349  
DATE: 11/29/2023  
LAST REVISED: 08/14/2024



- Legend
- |                              |                           |                         |
|------------------------------|---------------------------|-------------------------|
| IRON PIN FOUND               | POWERPOLE                 | R/W RIGHT-OF-WAY        |
| TEMPORARY BENCHMARK          | SEWER MANHOLE             | BC BACK OF CURB         |
| P.O.C. POINT OF COMMENCEMENT | CLEAN OUT                 | EP EDGE OF PAVEMENT     |
| P.O.B. POINT OF BEGINNING    | STORM DRAIN MANHOLE       | DE DRAINAGE EAST WENT   |
| IPS IRON PIN SET             | SS SANITARY SEWER PIPING  | SSE SANITARY SEWER ESMT |
| RFB REBAR FOUND              | SD STORM DRAIN PIPING     |                         |
| CTP CRIMP TOP PIPE           | OHE OVERHEAD ELECTRIC     |                         |
| OTF OPEN TOP PIPE            | UGE UNDERGROUND ELECTRIC  |                         |
| (R) RECORD DATA              | GAS GAS LINE              | FP FLOODPLAIN LIMITS    |
| (M) MEASURED DATA            | UGT UNDERGROUND COMM LINE |                         |
| (C) CALCULATED DATA          | W WATER LINE              |                         |

Map or Plat and Survey References

1. CONCEPTUAL SUBDIVISION LAYOUT PLAN BY PLAND DATED 9/23/2022.
2. TOPOGRAPHIC & TREE SURVEY PREPARED BY BUSBEE & POSS LAND SURVEYING COMPANY, DATED 1/21/2021.
3. LAND VULNERABILITY MAP FROM THE CHATTAHOOCHEE CORRIDOR STUDY, SHEET 11 OF 23, PROVIDED BY THE ATLANTA REGIONAL COMMISSION.



ORIGINAL PARCEL SUMMARY

TRACT #	AREA	TAX ID # / ADDRESS	OWNER	DEED REFERENCE	PLAT CLOSURE
TRACT 1	6,017 AC. OR 263,857 SQ. FT.	12 0245006220707	BELL MYRLON C	DB 58469, PG 96	1:244,604
TRACT 2	0,533 AC. OR 23,204 SQ. FT.	12 0245006220707	BELL MYRLON C	DB 58469, PG 96	1:186,517

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PHONE: 770.418.9823 FAX: 770.418.9289  
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COA /LSF 000459

M.R.P.A. Conceptual Subdivision Plan  
Site Address: 0 Riverside Road, Roswell, GA  
Land Lot 622 of the 1st Land District, 2nd section  
City of Roswell, Fulton County, Georgia

GEORGIA81  
Utilities Protection Center, Inc.  
1-800-281-7471  
Know what you dig. Call before you dig.

Sheet / Drawing Scale  
1" = 40'  
\*Unless Otherwise Noted\*  
GSA Project No.  
22-01-560.1  
Drawn By  
MRS  
Sheet Number

C-8.0



