

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: SEPTEMBER 25, 2024

TO: Mayor Kurt Wilson, City of Roswell

ATTN TO: Jackie Diebel, Community Development Director, City of Roswell

FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: RC-24-01R Old Riverside Subdivision

MRPA Code: RC-24-01R

<u>Description:</u> A regional MRPA review of a proposal to construct a new single-family subdivision with six lots on a 6.5 acre site wholly within the Chattahoochee River Corridor on Old Riverside Road just west of the intersection with Riverside Road in the City of Roswell in Fulton County. The total disturbed area of 146,246 SF and impervious area of 88,824 SF are within allowed limits.

<u>Preliminary Finding:</u> ARC staff have initiated a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan

Submitting Local Government: City of Roswell

<u>Date Opened:</u> September 25, 2024 <u>Deadline for Comments:</u> October 5, 2024

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by October 5, 2024, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at http://www.atlantaregional.org/land-use/planreviews.

Review materials are attached.

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

Munis #: 20235097

Property ID: 12 -2450-0622-070-7 **APPLICATION FOR**

METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

Owner(s) of Rea	ord of Property to be Re	viewed:	
	YRLON C BELL	7200041	
	dress: 3608 RIALTO AVE		
City: EVAN		State: CO	Zip: 80620 8916
Contact Ph	one Numbers (w/Area Co		·
	e Phone:		
Other N	lumbers:		
	Applicant's Agent(s):		
Mailing Ad	dress: 735 LONGLEAF BLV	D, SUITE A	
City: LAWR	ENCEVILLE	State: GA	Zip: 30046
Contact Ph	one Numbers (w/Area Co	ode):	
Daytim	e Phone: 770-418-9823	Fax:	
Other N	lumbers:		
Description Property Descri	evelopment: OLD RIVERSIDE of Proposed Use: RESIDE ption (Attach Legal Desc.). District, Section, Count	NTIAL SUBDIVISION cription and Vicinity Map):	ISTRICT, 2ND SECTION
Property Descri Land Lot(s	of Proposed Use: RESIDE ption (Attach Legal Desc), District, Section, Count	NTIAL SUBDIVISION Cription and Vicinity Map): Ly: LAND LOT 622 OF THE 1ST D	ISTRICT, 2ND SECTION
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b		property in this applicat previously received a ce		
I	f "yes", please iden	tify the use(s), the review		
	Will Sewage from tl	his Development be Trea	ated?	
В. Р	local government h	ls with septic tanks, the nealth department appro FULTON COU	oval for the selected	iclude the appropriate
Summ	ary of Vulnerabilit	y Analysis of Proposed	Land or Water Use	3.0
ılnerabi				
	•	9	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Percent Land Imperv. <u>Disturb. Surf.</u> (Maximums Shown In Parentheses)
	•	ge) (or Sq. Footage)	(or Sq. Footage)	Land Imperv. <u>Disturb.</u> <u>Surf.</u> (Maximums Shown In
ategor	•	ge) (or Sq. Footage)	(or Sq. Footage) Imperv. Surface	Land Imperv. <u>Disturb.</u> <u>Surf.</u> (Maximums Shown In Parentheses)
A B C	47,631 SqF	ge) (or Sq. Footage) Land Disturbance	(or Sq. Footage) Imperv. Surface	Land Imperv. <u>Disturb. Surf.</u> (Maximums Shown In Parentheses) (90)(75) (80)(60) Ft. (70) 77% (45) 45%
A B C	47,631 SqF	ge) (or Sq. Footage) Land Disturbance	(or Sq. Footage) Imperv. Surface	Land Imperv. <u>Disturb.</u> <u>Surf.</u> (Maximums Shown In Parentheses)
A B C D	47,631 Sq. 213,821 Sq.	ge) (or Sq. Footage) Land Disturbance 56,673 59.Fe 103, 579 59.Fe	(or Sq. Footage) Imperv. Surface 21, 434 sq. 64, 147 sq.	Land Imperv. <u>Disturb. Surf.</u> (Maximums Shown In Parentheses) (90)(75) (80)(60) Ft. (70) 77% (45) 45%
A B C D	47,631 Sq. 213,821 Sq.	ge) (or Sq. Footage) Land Disturbance 56,673 59.Fe 103, 579 59.Fe	(or Sq. Footage) Imperv. Surface 21, 434 sq. 64, 147 sq.	Land Imperv. <u>Disturb. Surf.</u> (Maximums Shown In Parentheses) (90)(75) (80)(60) Ft. (70) 77% (45) 45% (50) 48.44% (30) 36%
A B C D E	47,631 Sq. 213,821 Sq.	ge) (or Sq. Footage) Land Disturbance 56,673 59.Fe 103, 579 59.Fe	(or Sq. Footage) Imperv. Surface 21, 434 sq. 64, 147 sq.	Land Imperv. <u>Disturb. Surf.</u> (Maximums Shown In Parentheses) (90)(75) (80)(60) (70)(45) (50)(45) (50)(15) (30)(15) (30)(15)
A B C D F	47,631 Sq.F 213,821 Sq. 21,623 Sq.	ge) (or Sq. Footage) Land Disturbance 56,673 Sq.Ft Ft. 103, 579 Sq.Ft Ft. 5,994 Sq.Ft	(or Sq. Footage) Imperv. Surface 21, 434 sq. 64, 147 sq. F 3, 243 sq. F FER OF 3.	Land Imperv. <u>Disturb.</u> <u>Surf.</u> (Maximums Shown In Parentheses) (90)(75) (80)(60) (70)(45) (50)(45) (50)(15) (10)(2) N/A N/A

dotloop signature verification; or make Visibility in the

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.
FO:	R 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; a and rights-of-way; 100- and 500-year river floodplains; boundaries; topography; any other information that will	vulnerability category
	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 APPLIC Concept plan.	CATIONS ONLY:
	Lot-by-lot and non-lot allocation tables.	
12.	I (we), the undersigned, authorize and request review of under the provisions of the Metropolitan River Protection necessary)	
	Robin Elam dolloop verified 10/16/23 204 PM EDT 158;UPRE-[UST-7CHX	10/13/2023
	Signature(s) of Owner(s) of Record	Date
13.	I (we), the undersigned, authorize and request review of under the provisions of the Metropolitan River Protection	
	Mig. Shephul Signature(s) of Applicant(s) or Agent(s)	12/7/2023
	Signature(s) of Applicant(s) or Agent(s)	Date
14.	The governing authority of Rose School Review by the Atlanta Regional Commission of the above Provisions of the Metropolitan River Protection Act.	requests -described use under the
	Signature of Chief Elected Official or Official's Design	nee Date

FEMA Flood Notes and Map (NTS)

City of Roswell
130088

RIVERSIDE RD

CHATTAHOOCHEE RIVER

ZONE AE

A PORTION OF THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD

A PORTION OF THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0152G, CONTAINING A LATEST DATE OF 9/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

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

*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

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

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.
- 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 NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK) OR (RECORD/REFERENCED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2CONTOUR 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

- 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 KINEMETIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS 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 0.07+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.



Legend

POWERPOLE

R/W RIGHT-OF-WAY

TEMPORARY BENCH MARK
S SEWER MANHOLE

BC BACK OF CURB

P.O.C. POINT OF COMMENCEMENT
COO CLEAN OUT

P.O.B. POINT OF BEGINNING
IPS IRON PIN SET

D STORM DRAIN MANHOLE

SSE SANITARY SEWER ESMT

RBF REBAR FOUND —X—X— FENCE LINE ——SS—— SANITARY SEWER PIPING

CTP CRIMP TOP PIPE ——OHE——OVERHEAD ELECTRIC ——SD——STORM DRAIN PIPING

OTP OPEN TOP PIPE ——UGE——UNDERGROUND ELECTRIC

(R) RECORD DATA ——GAS——GAS—LINE ——FP——FLOODPLAIN LIMITS

— UGT— UNDERGROUND COMM LINE

Map or Plat and Survey References

— W — WATER LINE

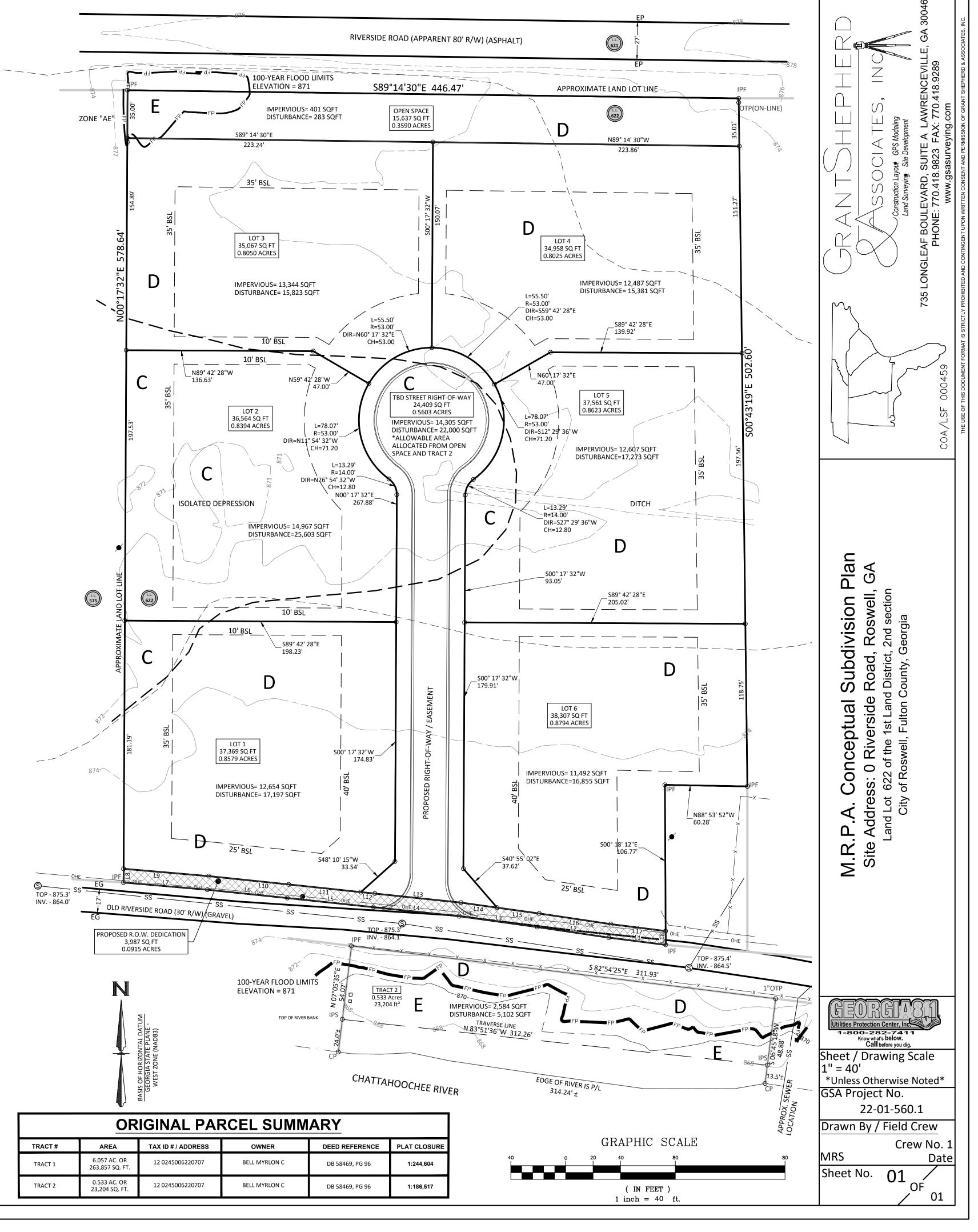
- CONCEPTUAL SUBDIVISION LAYOUT PLAN BY PLAND DATED 9/22/2022.
 TOPOGRAPHIC & TREE SURVEY PREPARED BY BUSBEE & POSS LAND SURVEYING COMPANY. DATED 1/21/2021.
- LAND VULNERABILITY MAP FROM THE CHATTAHOOCHEE CORRIDOR STUDY. SHEET 11 OF 23. PROVIDED BY THE ATLANTA REGIONAL COMMISSION.



(M) MEASURED DATA

(C) CALCULATED DATA

		.1/29/2023 :VISED: 08/14/2024					
SUMMARY OF ALLOWAR	BLES FOR M	.R.P.A. VULNE	RABILITY CAT	EGORIES FOR	CONCEPTUA	L SUBDIVISIO	N
A.R.C. VULNERABILITY CATEGORY IDENTIFICATION	А	В	С	D	E	F	TOTAL
OT 1 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	2286	35083	N/A	N/A	37369
OT 2 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	30439	2338	3787	N/A	36564
OT 3 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	1540	33475	52	N/A	35067
OT 4 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	N/A	34957	N/A	N/A	34957
OT 5 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	2261	35300	N/A	N/A	37561
OT 6 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	N/A	38307	N/A	N/A	38307
BD 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	
OT 1 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	1029	11625	N/A	N/A	12654
OT 2 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	13698	701	568	N/A	14967
OT 3 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	693	12643	8	N/A	13344
OT 4 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	N/A	12487	N/A	N/A	12487
OT 5 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	1017	11590	N/A	N/A	12607
OT 6 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	N/A	11492	N/A	N/A	11492
BD 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
FRACT 2	N/A	N/A	N/A	207	2377	N/A	2584
ALLOWABLE LAND DISTURBANCE %	90	80	77	* 44	* 30	10	
OT 1 (PROPOSED) ALLOWABLE LAND DISTURBANCE AREA SQ FT	N/A	N/A	1760	15437	N/A	N/A	17197
OT 2 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA SQ FT	N/A	N/A	23438	1029	1136	N/A	25603
OT 3 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA SQ FT	N/A	N/A	1078	14729	16	N/A	15823
OT 4 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA SQ FT	N/A	N/A	N/A	15381	N/A	N/A	15381
OT 5 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA SQ FT	N/A	N/A	1741	15532	N/A	N/A	17273
OT 6 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA 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



Symbols & Abbreviations O IRON PIN FOLING © BON PIN SCT I P.K. NAIL FOUND P.K. NAIL FOUND P.K. NAIL SCT O FIND X MARK / SCRIBE A R.R. SPIKE SOUND A R.R. SPIKE STI O ENCHMARK WE'V CONC. RAW MARKER ICH CALCULATED DATA ICH CALCULATED CALCULATED ICH CALCULATED CALCULATED ICH CALCULATED CALCULATED ICH CALC

FEMA Flood Notes and Map (NTS) City of Roswell 130088 RIVERSIDE RD CHATTAHOOCHEE RIVER ZONE AE

HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0152G, CONTAINING

LATEST DATE OF 9/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

EROSION SEDIMENTATION AND POLLUTION CONTROL PLANS FOR:

0 OLD RIVERSIDE ROAD

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

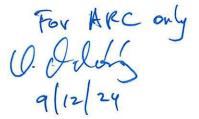
PREPARED BY:

GRANT SHEPHERD & ASSOCIATES, INC.

735 LONGLEAF BOULEVARD

LAWRENCEVILLE, GA 30046

PH: 770-418-9823



SITE MAP (NTS)



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



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INDEX OF SHEETS
COVER SHEET
ES&PC CHECKLIST
ES&PC NOTES
ES&PC INITIAL PHASE
ES&PC INTERMEDIATE PHASE
ES&PC FINAL PHASE
ROAD PROFILES
ES&PC DETAILS
MRPA PLAN

PRIMARY PERMITE
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 DAT







Erosion Control ES&PC Plan For: PlanD Engineering & Architecture

Road, Roswell,

eet / Drawing Scale
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Site Address: 0 (Land Lot 622



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Utilities Protection Center, Inc.	Level II Certified Design Professional
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2.0 Y	EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

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ULJ S&PC Checklist

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

0 20 40 (IN FEET)

BASIS OF HORIZONTAL DATE GEORGIA STATE PLANES -SECANI SNOST XBAN



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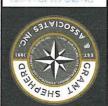
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PROVIDING CLIENT NEEDS



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 a least as protective or harbard resources and the environment in accordance with the provisors of 0.C.G.A. 12-7-6, or where a drainage structure or a roadway drainage structure must be constructed, provided that adequate ensuien control measures are incorporated in the prorect plans and specifications and are implemented, or along any ephemeral stream, or where buildheads and scawalls must be constructed to prevent the ension of the shoreline on Lake Connee and Lake Sindair. The buffer shall not apply to the following activities provided that adequate ensoin control measures are incorporated into the project plans and specifications are implemented:

(1) public draining water system rescribers.

(2) stream crossings for water lines and sewer lines, provided that the stram crossings occur at an angle, as measured from point of crossing, within 25 degrees of perpodicular to the stream and cause a width of disturbance of not more than 50 feet within the buffer, and native riparian vegetation is ne-established in any bare or disturbed areas within the buffer.

disturbance of not more than 50 feet within the buffer, and native riparian vegetation is re-established in any pair or disturbed areas within the buffer.

(3) stream crossings forany utility lines of any electric memberation corporation or municipal electrical system or any public safely under the regulatory inside 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 instrumentally of the United States engaged in the generation, transmission or distribution of lower, provided that (a) the stream drossing 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, (b) native prisman vegetation is re-established in any bar or disturbed areas within the buffer and (c) the entity is not a secondary permittee for a project located within a common development or sale under this cermit.

permst.

(4) buffer crossing for fences, provided that the crossings occur at a angle, as measured from the point of crossing, within 25 degrees of perpindicular to the stream and cause a width of disturbance of not more than 50 feet within the buffer, and nather in-pinarian 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 injection-dway width does not exceed 100 linear feet. (b) utility lines are routed and constructed so as to minimize the number of stream.

consists of the control of the contr Resources including notification of such to EPD and the Local Issuing Authority of the location and extent of the pings and prescribed methodology for minimump the impact of such pings and for measuring the volume of water discharged by the stream. Any such pipe must stop short of the downstream permitter's property, and the permitter must comply with the buffer requirement for any adjacent trous trainers. 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 letted (1) - (8) above, under Note = 11. 3. Except as provided above, for buffers required pursuant to buffer notes 1.8.2, no construction activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land disturring activities on the construction site are completed. During coverage under this permit, a buffer cannot be thinned or timmed 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 stram bed.

KEEPING PLANS CURRENT

KEEPING PLANS CURRENT
The primary permitted(s) shall amend their Plan whenever 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 infentisty, duration and return frequency of storms) of if the Plan proves to be ineffective in climinating or significantly minimizing pollutarits from sources identified under this permit. Amendments to the Plan must be certified by a design professional as provided in this permit.

INSPECTIONS

a. Primary Formation.

(1) List day when any spec of construction actively has taken place at a primary permittee's stat, certified personnel provided by the primary permittee and inspect. (a) all areas at the primary permittee's attention procedular are stored, uses, to handled for which and permittee to handle inspect. (b) all areas at the primary permittee's attention procedular are stored, uses, to handled for which and inspection and to consider the stored permittee to handle the stored areas to the primary permittee's and the stored of termination is submitted. However, and primary permittee's and primary permittee's and all areas of the set has undergone for all advantages on extractions as submitted. However, and a financial test including a fina

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(6). A most of such inseption that includes the name(s) of certified personnel making each inspection, the date(s) of cash inspection, construction prace (i.e., inca), intermediate or final), major observations relating to the independent on the Erison, Sedementation in Polizion Corroll Ray, and actions state in accordance with Polizion (2014).

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bed management proctices are in compliance with the Ension, Sedimentation and Pellution Control Pain. The report shall be signed in accordance with Pain V.G.J. of this present, and control present the control present of the contr

he amendment to all affected secondary permitted(s) within this series (7) day period. The secondary permitted is manifestation that secondary permitted is made in requirement self-ending their second within 46-hours of confidention by the privary permitter.

(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection of the properties of the properties of the properties of the through section of the foreign section section of the foreign section

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c. Tensity Permittee.
(1) Each sky when yt type of construction activity has been place at a tentary permitter's site, certified personnel provided by the tentary permitter ball inspect. (a) all areas used by the fertials permitter where proteines products are started, used, or handed for spills and forms which also adoppered, and (b) all sections at the fertial permitter site where the permitter's whelete either or extract the section and the permitter site. The permitter is a service of off-site sederect tracking. These respections must be conducted until a Notice of Termination is stumidate. This subrigion is adopted to the permitter of the permitt

evidence of off-site sediment recomply, index responsible manual terms and the installations or when considering repairs on emitting fine applicable to the completing of the contraction performing only service the installations or when considering repairs on emitting fine applicable to the contraction of the contrac

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(5) A report of each insection that includes the namely) of certificip personnel making each insection, the class(s) of each insection, and includes the namely) of certificip personnel making each insection, the class(s) of each insection, construction plante lies, intella, internal dated for final, imaging observations relating to the implementation of the Circinol Section states in accordance with Part IVID-ALC(s) of the permit shall be made and related at the state or the ready, available at a dissipated statement bostorium total the error size has unproported installations and a factor of thermalism is submitted to EPC. Such reports shall be ready, washable by the error of the second business shall not expert and shall dentify all moders of one tamagement practices that here not been proporty installed only mentationed as descreted in the Rink. Where the resc code not dentify any incoders, the inspection proofs shall contain a certification that the best management practices are in compliance with Errorson, Section and control Rink. The resolvant is a paragraph or not applicable to cliffy companies and utility contractors performing only service the installations or when conducting respirationly only incording the installations.

SAMPLING REQUIREMENTS

This permit requires the monitoring of neophelometric 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 single-family homes which are not part of a subdivision or planned common development unless fire (5) ecres or more will be disturbed. The following procedures constitute EPD's guidelines for sampling turbicity:

Sample Type . All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 CFR Part 136 (unless other test procedures have been approved); the guisance document titled "NPDS Storm Water Sampling Guidance Document FPA 831-897-801" and guidance documents that may be propared by the EPD.

1. Samples on the containers with be labeled prior to Collecting in teamingthes.

2. Samples will be well maded before transferring to a secondary container.

3. Large must, well cland and inside plastic jairs should be used for collecting samples. The jars should be

cleaned thoroughly to avoid contamination.

4. Manual, automatic or rising stage sampling may be utilized. Samples required by this permit should be analyzed immedately, 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 automated analysis is utilized. If automate sampling is utilized and the automatic sampler is not activated during the equalitying event, the permittee must utilize manual sampling or rising stage sampling during the next qualitying event. Dilution of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be colled.

5. Sampling and analysis of the recovering waterful in a matilia. equires to be coiled.

Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in the permit ust be reported to EPD as specified in Part IV.E.

Sampling Frequency.

1. The Primary Permittee must sample in accordance with the Pfan at least once for each rainfall event described below. For a qualifying event, the permitee shall sample at the beginning of any storm water discharge to a monitored receiving water and/or from a monitored outfall floation within forty-free (55) minutes or a soon as

possible.

2. However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permities's control, the permitee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the storm water discharge.

3. Sampling by the permittee shall occur for the following qualifying events:

3) For each area of the set 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 (plendage) through firstle, \$60.04 fit to \$5.00 PM street construction. activity is being conducted by the Primary permittee) after all clearing and grubbing operations have been compl but prior ro completetion of mass grading operations, in the drainage area of the location selected as the sample

both pier to completization in mass y gland updetations, in it can always et al. to exclude its activation (solidation):

b) In addition to (a) above, for each area of the size that discharges to a receiving water or from an outliet, 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 Firday, 8.00 AM to 5:00 PM and SaturdaySubrough 8:00 PM and SaturdaySubroug

maintained;

() Where sampling to (a), (b) or (c) above is required but not possible (or not required because ther was no discharge), the permitter, in accordance with Part IV.D.4.a (6), nast include a written justification in the inspection report of why sampling was not performed. Providing this justification does not releve the permitted of any subsequent sampling bigotions uncer (a), (b) or (c) above; and

(b) 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 here not the sampling required by (a) above shall not be required to conflict additional sampling other activities that here not the sampling required by (a) above shall not be required to conflict additional sampling other than as required by (c) above

REPORTING

REPORTING

1. The applicable permittees are required to submit the sampling results to the EPO office, at the address shown in Part II.C. of the YPDES permit, by the fifteenth day of the month following the 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 on a 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 sympling reports must be signed in accordance with Part V.G.2. Sampling reports must be summitted to the EPO until such time as Notice of Termination is submitted in accordance with Part V.G.2. Sampling reports must be summitted to the EPO until such time as Notice of Termination is submitted in accordance with Part V.G.2. Sampling reports must be summitted to the EPO until such time as Notice of Termination is submitted in accordance with Part V.G.2. Sampling reports must be summitted to the EPO until such time as Notice of Termination is submitted in accordance with Part V.G.2. Sampling reports must be summitted to the EPO until such time as Notice of Termination is submitted. The clarification of the PEO service with Part V.G.2. Sampling or measurements;

b. The name(s) of thecetified personnel who performed the sampling and measurements;

c. The date(s) analyses were performed;

The name(s) of thecertified personnel who performed the analyses;
References and written procedures, when available, for the analyses techniques or methods us.
The results of such analyses, including the bench sheets, instrument readouts, computer disks or

se results; xceed 1000 NTU shall be reported a "exceeds 1000 NTU".

Results which exceed 1000 NTU shall be reported a "exceeds 1000 NTU". Certification statement that sampling was conducted por the Plan. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar e) to the appropriate District Office of the EPD. The permitee shall retain a copy of the proof of submittal at the truction site or the proof of submittal shall be readily available at a designated loation from commencement of truction until such time as a Notice of Termination is submitted. If an electronic submittal is provided by EPD the written correspondence may be submitted electronically, if required, a paper copy must also be submitted by return receipt certified mail or similar service.

TENTION OF RECORDS

The primary permittes shall retain the following records at the construction size or the records shall be neadly available at a ground alternate knoon from commercement of construction until such time as a NOT is submitted in accordance with Part VII. A copy of all forcess, Solometration and Pollucion Control Plan required by this permit; The cessay perfectional service of the results of the imagestion conducted in accordance with Part IV.A.S. of this permit; A copy of all endonly information, results, and record required by this permit; A copy of all respection properties in accordance with Part IV.A.S. of this permit; A copy of all respection properties in accordance with Part IV.A.S. of this permit; A copy of all respection properties in accordance with Part IV.A.S. of this Part IV.A.S. of this Part IV.A.S. of this permit; A copy of all respection properties in accordance with Part IV.A.S. of this Part IV.A.S. of this

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A copy of all violence summance and violence summan reports generated in accordance with Part of this germs. Each return premises shall state the following records is the construction shall be the records shall be ready, shallable at a natice alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VII. A copy of all Nacion of Interest summarized to IPD). A copy of the Crision, Sciencemiscon and Poliusion Control Plan required by this permit. The design professional report of the resigns of the respection conducted in accordance with Part.

of this permit, A copy of all sampling information, results, and reports required by this permit; A copy of all impection reports generated in accordance with Part IV.D.4.L. of this permit; A copy of all violation summaries and violation summary reports generated in accordance with Part of this permit; and.

ID.2. of this permit, and.

Dely randal information collected in accordance with Part (VD.4.c.(2), of this permit.

Copies of all Nations of Inters., Nations of Termination, inspection reports, savinging reports (including all calibration and mail cords and all original size dust reports for continuous monitoring instrumentation) or other reports recuested by the EFO, for observations and efficience (Calibration Records of all disast action projects for inspection or other to be covered by the spermit accords required by this permit all all later trained by the permit and to consider the National of Inters to be covered by the Spermit and the Special Spe

POTENTIAL SOURCES OF POLLUTION

- Sediment from cleaning & grubbing; sediment from Construction.

- Trash or debris from shipping/packaging materials, food and drink containers, illegal

- Petroleum from fuel tanks, containers and equipment.

The contractor shall provide appropriate refuse trash collection receptacks on the site and arrange for periodic tion and disposal.

No hazardous materials are given from the collection receptacks on the site and arrange for periodic tion 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

materials are to be used, the owner must be notified and proper handling and storage protocols occurrented 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 6A EPD approved secondary containment liner to prevent/minimize site containation and be located away from state waters, natural drains, and the storm water drainage system inlets. Equipment maintenance areas will also be located away from drainage features. Discharge of oils, fuels and lubricants is prohibetd. These should be collected in sustable containers and recycled disposed of as appropriate. No waste will be disposed of into storm drain inlets.

Waste materials shall not be discharged to wasters of the State, except as authorized by a section 404 permit. Signage will be posted as needed to achieve the above standards.

MATERIAL MANAGEMENT PRACTICES
The following materials are expected to be onsite during construction:
Concrete produces, asphalt, perform based fuels and lubricants for ecupment, tar, metal building materials, lumber, sheet rock, floor coverings, electrical wire and futures, paints/stains/finishing treatments, cleaning solvents, fernitizes, perfordes, crushed stone, plasts 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

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/exit shall be established at each point of entry/exit from the site to add in the reduction of vehicular tracking of sediments from the site. The construction entrance/exit shall placed onsite as indicated in these plans, shall be a minimum paid serie 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, shall whelkes leaving the construction set shall use thy way of the construction entrance/exit shall be maintained in a condition which will prevent tracking or flow of mud, dinfor or lock not Public right of way. This may require pended top diresting with storage, as conditions demand. All material soilled, dropped, wished, or tracked from vehicle or construction site onto public readways or into storm drains must be removed immediately.

The paved street, onto 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 shall be covered with a targualin.

All disturbed areas shall be covered with multih. Temporary or permanent venorations and for immediately.

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 achiesive-water solution as necessary to controduct from the construction safe. Construction taffic shall be ket of 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 runof

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

Quantibles 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 fer roof, tarps, etc...), where possible, containers with manufacturers label legible and visible. Products will be kept in their original containers with manufacturers label legible and visible. Product missing, disposal of products and the disposal of product containers will be according to

ufacturer's recommendations.

The Contractor will inspect such materials daily to ensure proper use, storage and disposal.

Hazardous products will be kept in original containers unless the original container is damaged and cannot be

Onginal labels and material safety data will be retained and kept on file at the site; they contain important

product information.

3. 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 Rased Products

ers for products such as fuels. Jubricants and tars will be inspected daily for leaks and spills. This includes daily inspection 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 container laner to prevent/minimise site containmaking Proper disposal methods will be collection in a suitable container and disposal as required by Local and State.

Paints/Solvent/Glues:
All 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 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 this material shall be in accordance with all recognized 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 all guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control 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

Soill Control Practices:

Local, State and manufacturers recommended methods for spill cleanup will be clearly posted and procedures

made available to size personnel.

Attends and equipment increasary 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, respirators, cat litter, sand, sandust and properly labeled plasts 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.

are splis.

The General Contractor will be responsible for assigning personnel to be responsible for splil prevention and into coordination. The General Contractor will designate, at a minimum, three site personnel to receive spill vention and cleanup training. The names of these personnel will be posted in the material storage area and in the construction office.

further assistance with on-site petroleum contamination containment/remediations contact the commental 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

FOR SPILLS GREATER THAN 2S GALLONS AND NO SURFACE WATER IS IMPACTED, THE GEORGIA EPD WILL BE

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

1. Existing Use: Undeveloped
Proposed Use: Single Family Residential
2. Total Parcel Area: 6.05 acres; total disturbed area: 6.05 acres.
3. Pre-construction rundf coefficient: CN = 75
Post-construction rundf coefficient: CN = 75
Name of receiving waters: Unamed tributary to Chattahooche

Name of receiving waters: Unnamed tributary to Chattahoochee River
 Total wettain 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.

8. There are state waters within 200 feet of the project site.

9. GPS Coordinates: Latitude: 33° 57° 14.14° Longitude: 84° 07° 57.60°

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

STABILIZATION PRACTICES
Stabilization measures shall be inibated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased but in no case more that 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 heigh of 10 feet or greater shall be stabilized with the appropriate erosion control matting or blanket.

Stabilization methods to be used include: Vegetative Buffer St Mulching Protection of Trees

Structural Practices

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

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

PRIMARY PERMITEE

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

MEASURES THAT PROVIDE COVER FOR BUILDING MATERIALS DURING CONSTRUCTION:

I certify under penalty of law that this document and all attachments were 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 submitted is to the best of my knowledge and bellef, thus, accurate, and compiler, I am wave that there are significant penaliset for submitting false and compiler. The proposality of the fine and impresentment for knowing volutions.

MEASURES THAT CONTROL POLLUTANTS POST CONSTRUCTION

THE FOLLOWING BMPS WILL BE USED DURING CONSTRUCTION ONLY TO CONTROL POLLUTANTS IN STORMWATER DISCHARGES TRASH RECEPTACLES, SLOPE STABILIZATION, SILT FENCE, INLET PROT (SD2-F & SD2-P) AND PROPOSED STORMWATER DETENTION POADS VATER WILL DRAIN INTO CHATTAHOOCHEE RIVER AS SHOWN ON PLANS

DA

THE OWNER IS RESPONSIBLE FOR MAINTENANCE FOR PERMANENT BMPS



General Erosion Control Notes

Erosion, Sedimentation & Pollution Certification

I certify that the permittee's Frosion, Sedimentation and Pollution Control Plan provides for on appropriate and comprehensive system of best management practices required by the Seorgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual), published by the State Soil and Water Conservation Commission as of January 1 of the year in which the land disturbing activity was permitted, revivides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR

The design professional, who prepared this ES & PC Plan must be retained by the primary permittee to conduct a site inspection within seven (7) days after initial construction beg in order to determine if the BMPs have been installed as designed and are being maintained as required by the Plan and the Manual for Erosion and Sediment Control in Georgia. Said design professional shall report the results of the inspection to the primary permittee with seven (7) days and the primary permittee must correct all deficiencies identified in the report within two (2) business days after receiving the report (unless additional time is needed due to adverse weather). The primary permittee may use an alternate design professional to conduct the BMP inspection, provided that they make a written request to the EPD to change from the design professional who developed the plan

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



GRAPHIC SCALE

17 18 19 20

0 20 40

1 inch = 40 feet

GA

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.

Anticipated Start Date: 02-01-24 Anticipated Completion Date: 05-01-24

APPROXIMATE CONSTRUCTION SCHEDULE

ACTIVITY

SITE MAP (NTS)

GSWCC Company for my Walter

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURBENT WITH HAND DISTURBING ACTIVITIES.

2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPOCED PAIN DOES NOT PROVIDE FOR EFFECTIVE 2. Excision CUNINOL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF YOU IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDIME.
4. Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet if the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary vanances and permits.
5. Amendments/revisions to the ESSPC Plan which have a significant effect on BMPs with a hydralic component must be certified by the design professional.
6. Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit.
7. The design professional who prepared the ESSPC plan is to inspect the installation of the intail sediment storage requirements and perimeter control BMPs within 7 days after installation.

I certify, under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent under my direct supervision.

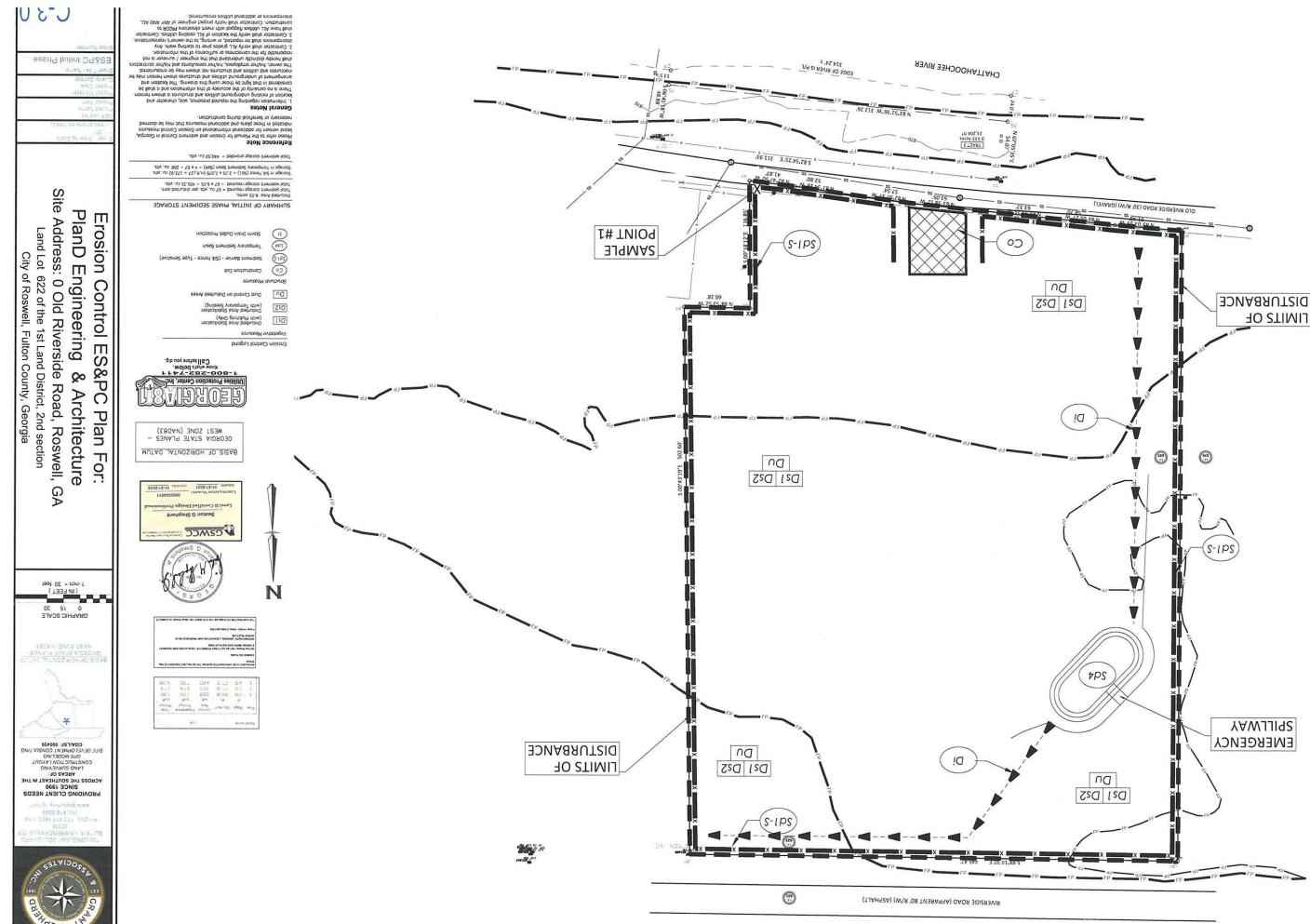
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ES&PC Notes



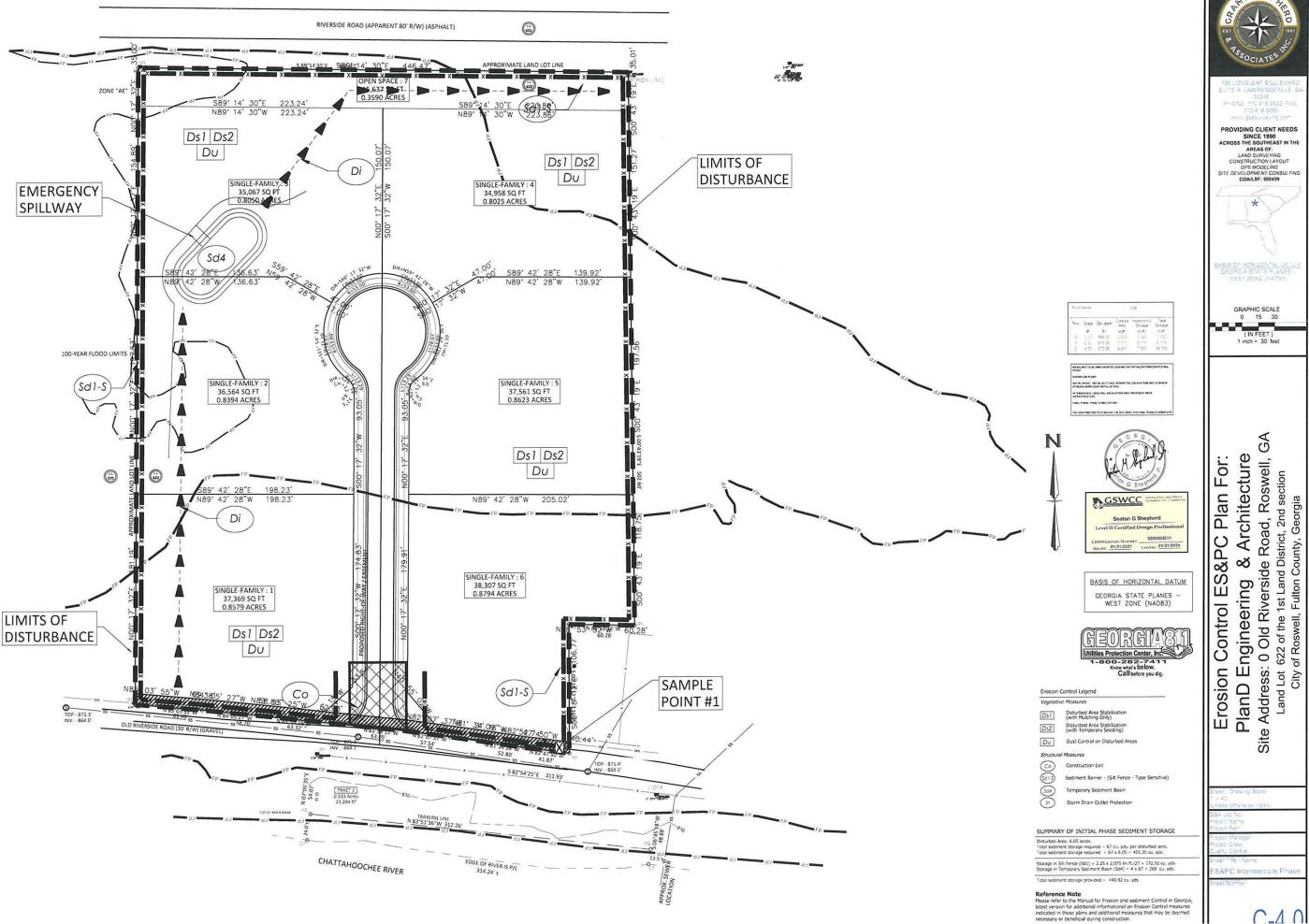
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S&PC Initial Phase

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LAND SURVEYING
CONSTRUCTION LAYOUT
GPS MODELING
SITE DEVELOPMENT CONSULTING
COALSF: 000459



GRAPHIC SCALE 0 15 30

1 inch = 30 feet

GA

Site

S&PC Intermediate Phas





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

1 inch = 30 feet GRAPHIC SCALE

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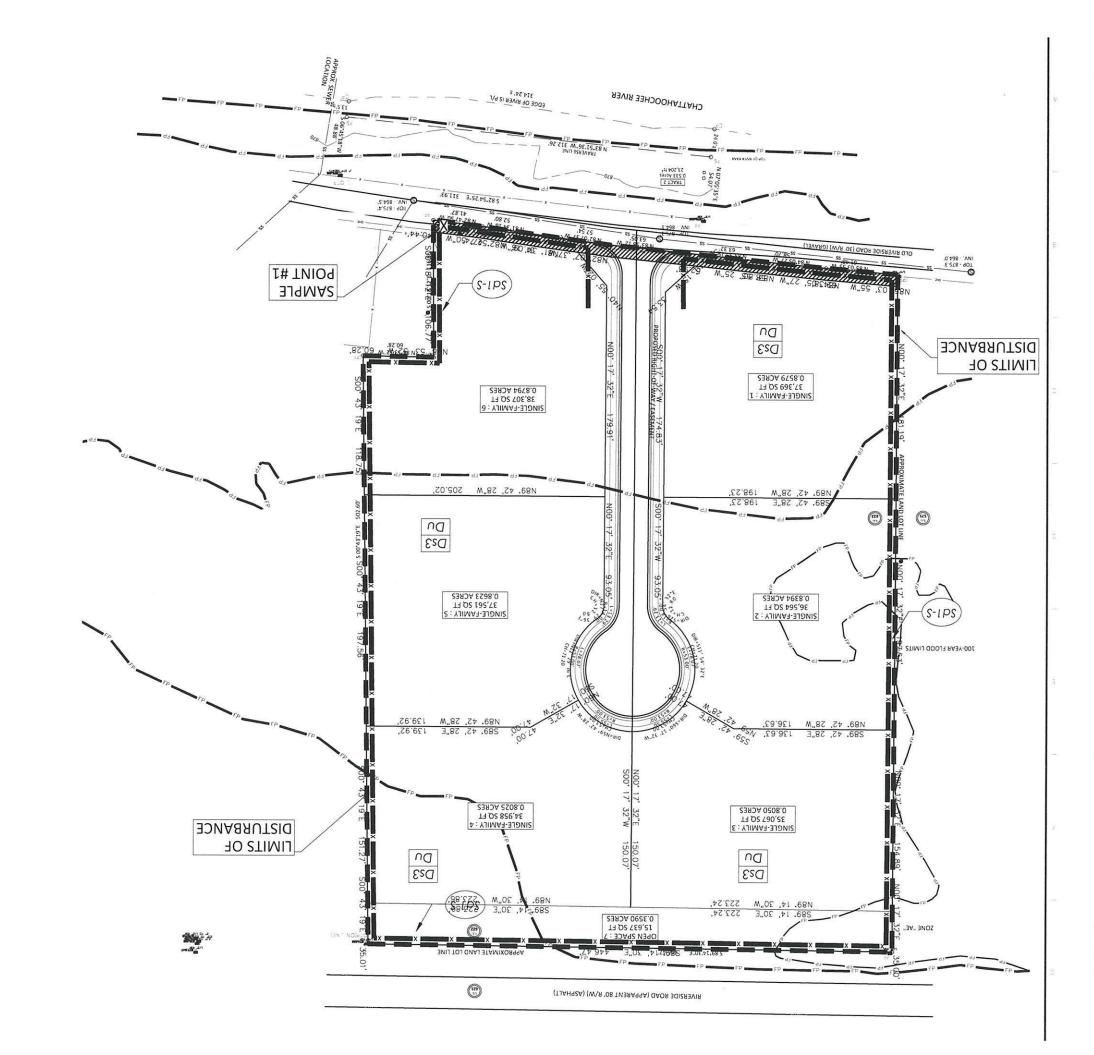
Utilities Protection Center, Inc.

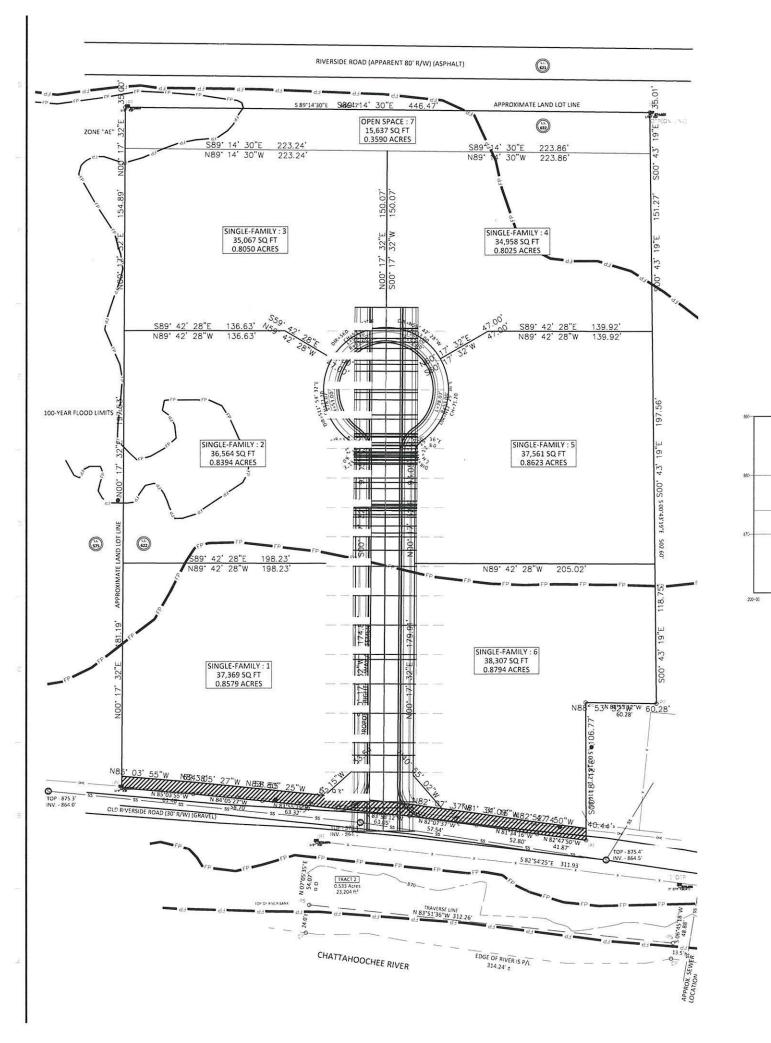
7-800-282-741
Know what's below.
Call before you dig.

CEORGIA STATE PLANES -WEST ZONE (NAD83) MUTAU JATHORIZON TAL DATUM

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PROP. ROAD

200+50



203-50

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

Utilities Protection Center, Inc.

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

Road Profiles

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

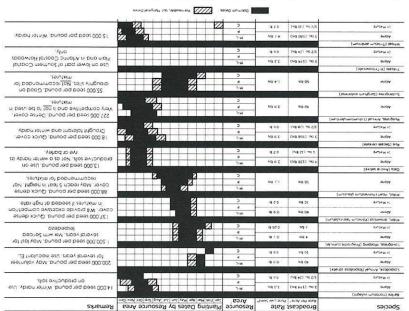
PROVIDING CLIENT NEEDS
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AREAS OF:
LAND SURVEYING
CONSTRUCTION LAYOUT
GPS MODELING
SITE DEVELOPMENT CONSULTING
COALSF: 000459 GRAPHIC SCALE 0 15 30

C - represents Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Hatwoods MLRAs

M-L represents the Mountain, Blue Ridge, and Ridges and Valleys MLRAs.
 P - represents the Soutnern Predmont MLRA.

5 - Reduce seeding rates by 50% when dilled.

- Jemborary Cover crops are very competitive and will crowd out perennals it seeded too heavily.



Plant, Planting rate, and Planting Date for Temporary Cover or Companion Crops

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EQUIREMENTS FOR REGULATORY COMPLIANCE rrprove cestinescs. improve siths, infiltration and aeration as well as organic matter for nt plantings.

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DS1 Disturbed Area Stabilization (with Mulching Only) (not to scale)

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g plant residues or other suitable materials, produced on the site. If

SUIREMENTS FOR REGULATORY COMPLIANCE

to permit the use of equipment for applying and anchoring mulch, reeded erosion control measures as required such as dikes.

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During times of drought, water shall be applied at a rate not causing most and eroson. The soil shall be thoroughly wetted to a deptin that will

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Permanent perennial vegatation is used to provide a protective of to exposed area; including cuts, fills, dams, and other denuded areas PLANNING CONSIDERRIDIUS.

niteim stabilization measures and temporary erosion and sedimentation control measures strall not be removed.

Wildlife habitat and visual resou

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DS3 Disturbed Area Stabilization (with Permanent Vegetation) (not to scale)

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Most Board Cheny, Blackgum, Chestinut, Chrincopin, Hackbamy
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8. Wildlife Plantings should be included in critical area plantings.

Mowing should not be performed during the qualinesting season. September).

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including transplacion medicinal promotional processors and securing the processors and processo

o protect the sol surface from eroson, or reduce domage from seament and tunoff to downstream areas.

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- represents southern Coastal Hain, Sand Hills, Block Lands, and Arightic Coast Hatwoods Alleks M-L represents the Mountain, Blue Slage, and Ridges and Valleys MLRAs
 P - represents the Southern Preamont MLRA. - Keduce seeding rates by 50% when dilled. passed temperated but, focusing and managed bases

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soil lests can be conducted to determine more accurate requiements

Apply one for of agricultural time every 4 to 6 years or as indicated by time Maintenance Application Δt

Topdiessing will be applied on all temporary and permanent (perennial) species planted alone or in mixtures with other species. See Table review fire recommended rates of opplicación. suddings will be abbied at a rate that will not cause shuggi. иопобия

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Pine Needles

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GRAPHIC SCALE

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Seaton G Shepherd DOMSD V



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 ny other area where there is a transition from bare soil

PURPOSE

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

CONDITIONS

This practice is applied at appropriate points of ins practice is appread a 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 greater than 2%, a diversion ridge 6 to 8 inches high tin 3:1 side slopes shall be constructed across the undation 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

1. 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.

2. For subgrades with a CBR between 1 and 3 or sheer strength between 30 and 90 kPa, geotextile mus eet requirements of section AASHTO M288-96. Section 7.4. Stabilization Requirements.

Formal design is not required. The following naards 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

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

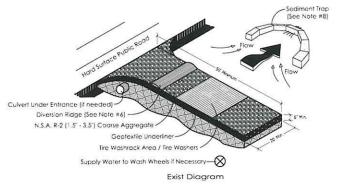
The gravel pad shall have a minimum length of 50 feet. When the construction is less than 50 from the paved access, the length shall be from the edge of existing pavement to the permitted building being

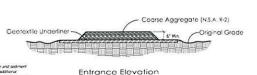
If the action of the vehicle traveling over the grave If the action of the vehicle traveling over the gravel parades not sufficiently remove the mud, the tries should be wished prior to entrance onto public rights-of-way, When washing is required, if shall be done on an area stablized with crushed stone and provisions that intercent the sediment/locan 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

MAINLENANCE
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 reporand/or cleanout 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:

1. Avoid locating on steep slopes or at curves on public roads.

2. Remove oil vegetation and other unsuitable material from the foundation area, grade, and crown for nositive drainage.

or positive drainage. 3. Aggregate size shall be in accordance with National Stone Association R-2 (1.5-3.5 Stone). 4. Gravel pad shall have a minimum thickness of 6".

5. Pad width shall be equal full width at all points of vehicular egress, but

no less than 20°. 6. A diversion ridge should be constructed when grade toward paved area is greater than 2%.

7. Install pipe under the entrance if needed to maintain drainage flows When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sedimen basin (Divert all surface runoff and drainage from the entrance to a ediment control device.) 9 Washracks and/or tire washers may be required depending onscale and circumstance. If necessary, and circumstance. If necessary, washreak design may consist of any material <u>suitable</u> for truck traffic that will remove mud and drt.

10. Maintain area in a way that prevents tracking ana/or flow of mud onto public rights-of-way. This may redure top cressing repair and/or cleanout of any measures used to trap sediment.

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

To prevent surface and air movement of dust from exposed

To reduce the presence of airborne substances which may be harmful or injurious to human health, welfare, or safety, or to animots or plant fle.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur

MRTHODS 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 - Tackiffers. Resins such as Curasol or Terratack should be used according to manufacturer's

Vvegelative Cover: See standard Ds2 - Disturbed Area bilization (With Temporary Seeding). Spray-on Adhesives: These are used on mineral soils (not sclive on muck soils). Keep traffic off these areas. Refer to landard Tac - Tackifiers.

Tillage: This practice is designed to roughen and bring clods to Hillage: Inis practice is designed to foughen and bring closs 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 aport, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation: This is generally done as an emergency ent. Site is sprinkled with water until the surface is wet

Barriers: Solid board fences, snowfences, burlap fences admers; soild board rences, showlences, bump rences crate walls, boles of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times

r height are effective in controlling wind erosion.

Calcium Chloride: Apply at rate that will keep surface

. May need retreatment

B. Permanent Methods
Permanent Vegetation: See specification Ds3 - Disturbed
Area Stabilization (With Permanent Vegetation). Existing trees
and large shrubs may afford valuable protection if left in

Topsoiling: This entails covering the surface with less erosive soil material. See standard Tp - Topsoiling.

Stone: Cover surface with crushed stone or coarse
gravel. See standard CR - Construction Road Stabilization

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.

Sediment barriers should be installed along the contour

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

Temporary sediment barriers shall be installed according to the following specifications as should 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, 8-6-27.4, of the Manual for Erosion and sediment Control in Georgia, latest version, respectively. It is important to emember that not all sediment barriers need to be tree the ground but most taller sediment barriers do.

ground our most causer seamment commers ou.

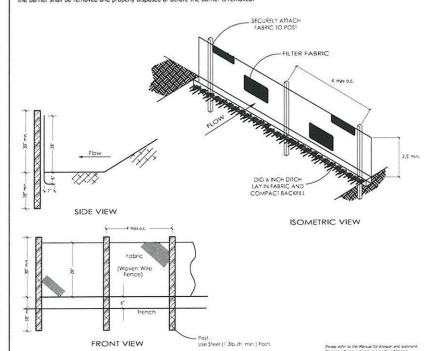
Post installation shall start at the center of a low point (if applicable) with the remaining posts spaced no greater than 4 feet. For post & tener requirement, see tables 6-27.2 & 6-27.3 of the Manual for Erosion and sediment Control in Georgia, latest version. MAINTENANCE

Sediment shall be removed once it has accumulated to one-half the original height of the barrier. This is extremely important when

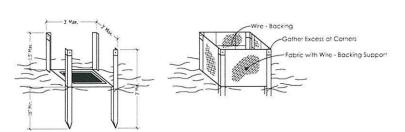
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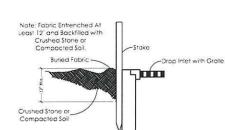
Sediment barriers shall be replaced whenever they have deteriorated to such an extent that the effectiveness of the product is reduced (approximately six months) or the height of the product is not maintaining 80% of its properly installed height.

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.



Steel Frame and Silt Fence Instalation





1. Design is for slopes no greater than 5% (not designed for concentrated flows). 2. The Steel Posts supporting the silt fence

material should be spaced evenly around the perimeter of the inlet (maximum of 3) 3. The Steel Posts should be securely driven

at least 18" deep.

4. The fabric should be entrenched at least 12" and then backfilled with crushed stone or compacted soil.

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

system prior to permanent stabilization of disturbed area draining to the inlet.

CONDITIONS

All storm drain drop inlets that receive runoff form 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 pacted 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, sill fence material with wire reinforcement and supported by steel posts should be used. The stakes shall be spaced evenly ground 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 tabric barrier around the inlet.

Sci2-F) Inlet Sediment Trap - Filter Fabric with Supporting Frame (not to scale)

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 rotection 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

removed from the seament hap, depose 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 seament 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.

DU Dust Control on Disturbed Areas (not to scale)

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

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

CONDITIONS

n drop inlets that receive runoff form 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 arolinage 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.

method of inlet protection shall be removed if a safety hazard is created.

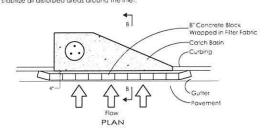
One method of cub inlet protection uses "jois-in-a-blanker" -8" concrete blocks wrapped in filter fabric. Another method uses gravel bags constructed by wrapping DOI #57 stone with filter fabric, wire, plastic mesh, or equivelent material,

A gap of approximately 4 inches shall be left between the inlet filter and the inlet to allow for overflow and prevent hazardous pending in the roadway. Proper installation and maintenance are crucial due to possible panding 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.

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. Sod inlet protection shall be maintained as specified in DSF - Disturbed Area Slabilization (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 stablized, 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 stablize all disturbed areas around the inlet.

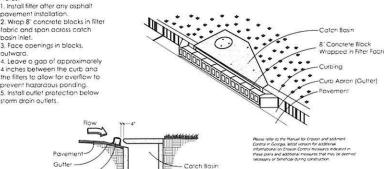


. Install filter after any asphalt 2. Wrap 8" concrete blocks in filte

basin inlet.

3. Face openings in blocks,

 Leave a gap of approximately
 inches between the curb and
 the filters to allow for overflow to prevent hazardous pondina. 5. Install outlet protection below storm drain outlets.



(\$d2-P) Inlet Sediment Trap - Curb Inlet Filter (not to scale)

SECTION B-B

GSWCC Constant Seaton G Shepherd ExPIRES: 01/21/2024



PROVIDING CLIENT NEEDS SINCE 1990 ACROSS THE SOUTHEAST IN THE AREAS OF: LAND SURVEYING CONSTRUCTION LAYOUT



GRAPHIC SCALE (IN FEET)

1 inch = 40 feet

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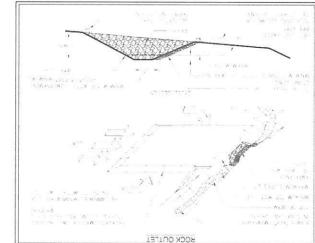
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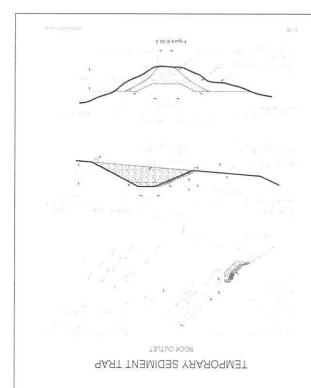
Engineering & Architecture s: 0 Old Riverside Road, Roswell, G ot 622 of the 1st Land District, 2nd section by of Roswell, Fulton County, Georgia Address: Land Lot 6 Ш anD $\overline{\Box}$

Site

S&PC Details







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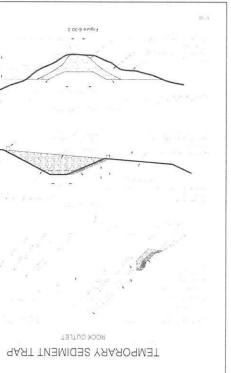
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DESIGN CRITERIA





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CONSTRUCTION SPECIFICATIONS

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PURPOSE

Temporary Sediment Trap

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TYPE CONGRUMENIC
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ZINCE: 0300
BEONING CFIENT NEED

Site Address: 0 Old Riverside Road, Roswell,
Land Lot 622 of the 1st Land District, 2nd section
City of Roswell, Fulton County, Georgia

PlanD Engineering

90

Architecture

GA

1 inch = 40 feet

O SO 40 (IN FEET) GRAPHIC SCALE

Erosion

Control ES&PC

Plan For:

FEMA Flood Notes and Map (NTS)

Gity of Roswell 130088

RIVERSIDE RO.

CHATLAHOOCHLE WILES

TONIE RE

A PORTION OF THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C01526, CONTAINING LATEST DATE OF 9/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Proposed "Lots" Note

T THE TIME OF THIS PIAN THE EXISTING PARCEL HAS NOT BEEN SUBDIVIDED. PROPOSED LOTS HOWN HEREON WERE PROVIDED TO THE SURVEYOR FOR CALCULATIONS AND HAVE NOT PROPROVED BY LOCAL JURISDICTIONS. PROPOSED "OMERSYNOUS AREA" AND "LAND ISTURBANCE" AREAS BASED ON THE MAXIMUM ALLOWABLE FOR THEIR RESPECTIVE ATTERIORISE.

Utility Notes

*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.

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

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
- TOPOGRAPHIC INDUMATION SHOWING THE HOW AND INTERCOR AND INCIDENT SESSION AS INVESTIGATED AND INTERCORD AND INTERCORD SERVICE AND INTERCORD AND INTERCORD AND INTERCORD SERVICE AND INTERCORD SERV

Field Observation Notes

- . THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSHED AS A "M.R.P.A. PLAN" AND COMPLETED ON "3/7/2022" USING A GEOMAX 700M 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMETIC) ROVER, CORRECTED IN REAL-TIME VIA THE 4GPS GPS NETWORK.
- THE FIELD DATA UPON WHICH TH'S SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONTIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELITATY POSTIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM..
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION 1 FOOT IN 22,850 FET, AN ANGULAR BROOK OF 2 SECONDS PER ANGLE POINT, AND W 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 boundaines. The recording information of the documents, maps, plats, or other instruments which creates the parcel or parcels are stated hereon. ECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL DURSDICTION, AVAILABILITY OF PRIMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND Furthermore, the undersigned surveyor excretes that I MY OPNION, THIS DAWNION WAS PEPTARED IN CONTINUENT WITH THE MINISTRUM FECHNICAL STANDARDS FOR PROPERTY SURVEYS IN CEROMA AS TORONHAY IN MINISTRUM FECHNICAL STANDARDS FOR PROPERTY SURVEYS IN CEROMA AS TORONHAY THE CREWISTERS AND AMOST SURVIVING AND AS STITIORIES IN SIZE OF THE PROPERTY SURVEYS IN CREMINAL STANDARDS.



Legend

O IRON PIN FOUND O POWERPOLE R/W RIGHT-OF-WAY

TEMPORARY BENCH MARK © STWER MANHOLE BC BACK OF CURB
P.O.C. POINT OF ECOMMINEEMENT COC. CLEAN OUT
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BBF REBAR FOUND —X—X—FENCE UNE
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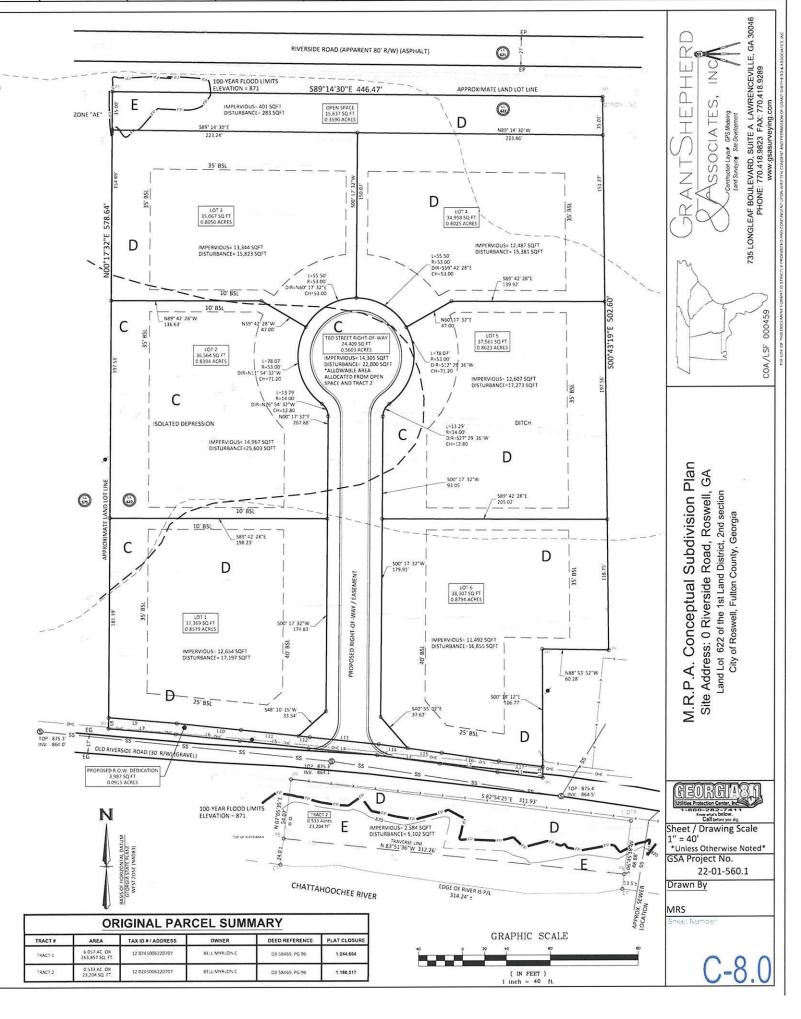
Map or Plat and Survey References

- CONCEPTUAL SUBDIVISION LAYOUT PLAN BY PLAND DATED 9/22/2022.
 TOPOGRAPHIC & TREE SURVEY PREPARED BY BUSBEE & POSS LAND SURVEYING CO
- DATE 0.172.1/2021.

 3. LAND VULNERABILITY MAP FROM THE CHATTAHOOCHEE CORRIDOR STUDY. SHEET 21 OF 23. PROVIDED BY THE ATLANTA REGIONAL COMMISSION.



CANDING MANAGEMENT CONTROL OF THE PROPERTY OF		1973/2012/00/240(0036000 00/0000000000_0000000000000000	N 18 10 10 00 10 10 10 10 10 10 10 10 10 10)N
A.R.C. VULNERABILITY CATEGORY IDENTIFICATION	Α	В	С	D	E	F	TOTAL
OT 1 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	2286	35083	N/A	N/A	37369
OT 2 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	30439	2338	3787	N/A	36564
OT 3 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	1540	33475	52	N/A	35067
OT 4 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	N/A	34957	N/A	N/A	34957
OT 5 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	2261	35300	N/A	N/A	37561
OT 6 (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	N/A	38307	N/A	N/A	38307
BD STREET RIGHT-OF-WAY (PROPOSED) CATEGORY REA SQ FT	N/A	N/A	11105	13304	N/A	N/A	24409
PEN SPACE (PROPOSED) CATEGORY AREA SQ FT	N/A	N/A	N/A	13702	1935	N/A	15637
RACT 2	N/A	N/A	N/A	7355	15849	N/A	23204
ILLOWABLE IMPERVIOUS %	75	60	45	30	15	2	
OT 1 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	1029	11625	N/A	N/A	12654
OT 2 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	13698	701	568	N/A	14967
OT 3 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	693	12643	8	N/A	13344
OT 4 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	N/A	12487	N/A	N/A	12487
OT 5 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	1017	11590	N/A	N/A	12607
OT 6 (PROPOSED) ALLOWABLE IMPERVIOUS AREA SQ FT	N/A	N/A	N/A	11492	N/A	N/A	11492
BD STREET RIGHT-OF-WAY ALLOWABLE IMPERVIOUS REA SQ FT	N/A	N/A	4997	3991	N/A	N/A	8988
PEN SPACE (PROPOSED) ALLOWABLE IMPERVIOUS IREA SQ FT	N/A	N/A	N/A	111	290	N/A	401
PRACT 2	N/A	N/A	N/A	207	2377	N/A	2584
ALLOWABLE LAND DISTURBANCE %	90	80	77	44	30	10	
OT 1 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA SQ FT	N/A	N/A	1760	15437	N/A	N/A	17197
OT 2 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA SQ FT	N/A	N/A	23438	1029	1136	N/A	25603
OT 3 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA SQ FT	N/A	N/A	1078	14729	16	N/A	15823
OT 4 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA SQ FT	N/A	N/A	N/A	15381	N/A	N/A	15381
OT 5 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA SQ FT	N/A	N/A	1741	15532	N/A	N/A	17273
DT 6 (PROPOSED) ALLOWABLE LAND DISTURBANCE REA 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



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