

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

Description: 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.

Preliminary Finding: 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
Date Opened: September 25, 2024
Deadline for Comments: 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.

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 CHATAHOOCHEE CORRIDOR PLAN'  8/14/2024

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

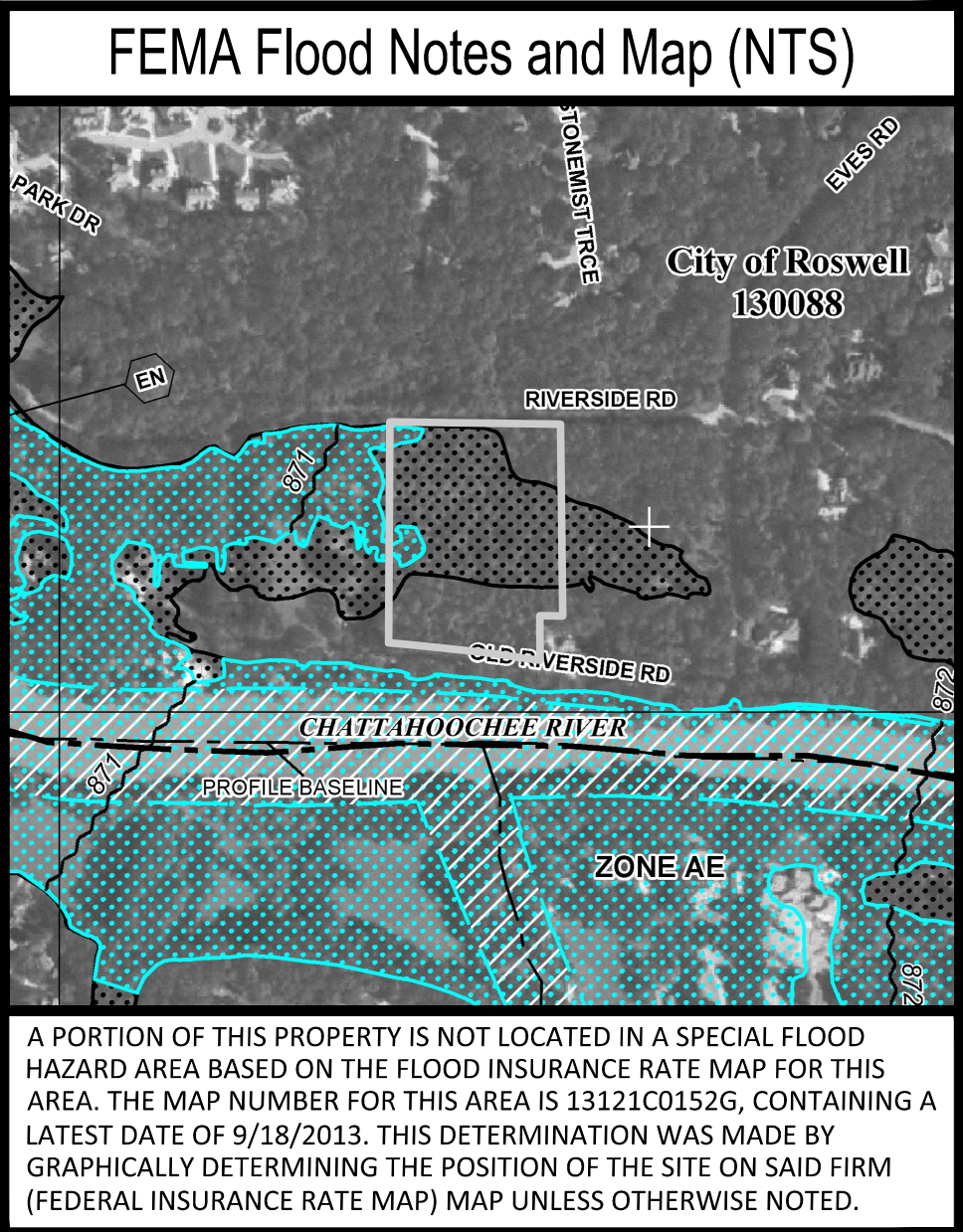
14. The governing authority of Roswell requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

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 BENCHMARK 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.

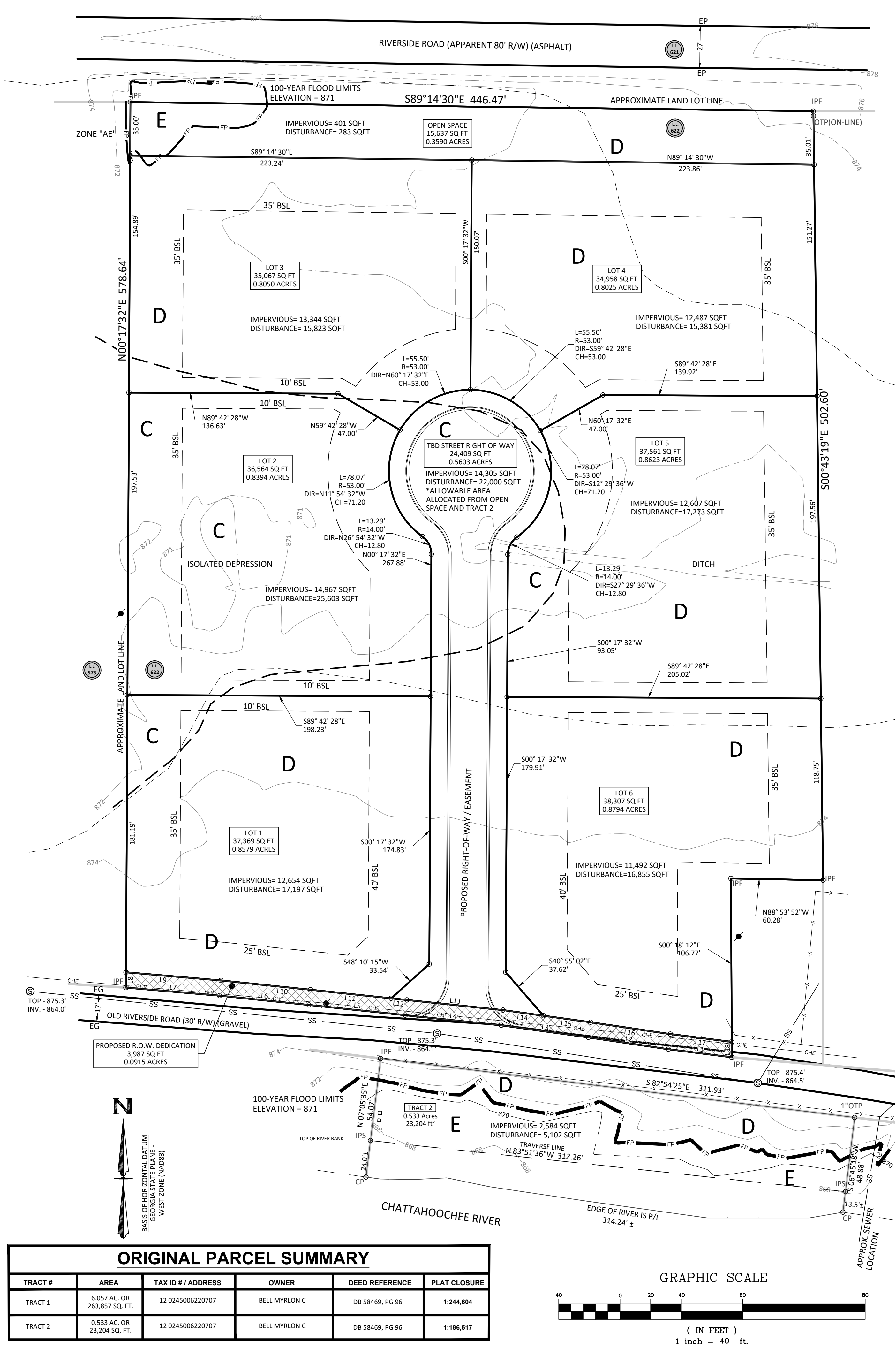
Michael R. Shepherd
MICHAEL R. SHEPHERD, GA RLS No. 3349
DATE: 11/29/2023
LAST REVISED: 08/14/2024

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 000-459

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.

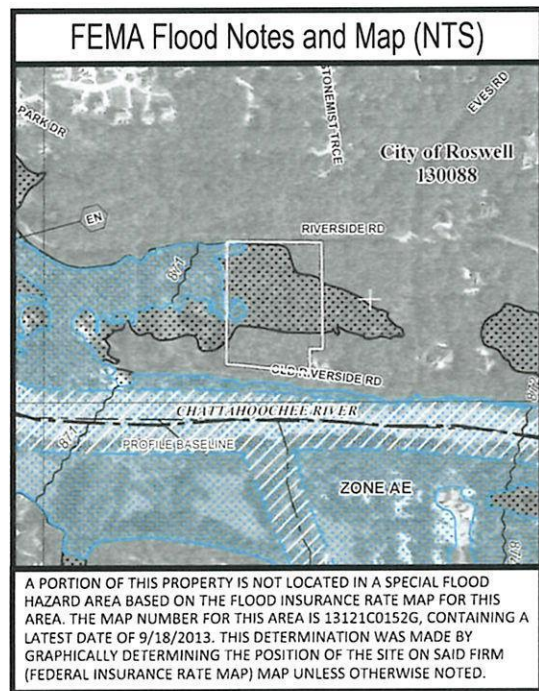
Sheet / Drawing Scale
1" = 40'
Unless Otherwise Noted

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	OH-E-OVERHEAD ELECTRIC	DROP INLET
✱ BENCHMARK	UG-E-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	BORER HOLE	STOP SIGN
IPS IRON PIN SET	MONITORING WELL	SIGN
RFB REBAR FOUND	MAIL BOX	BOLLARD
CTP CRIMP TOP PIPE	UNKNOWN MANHOLE	BC/BOC 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
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

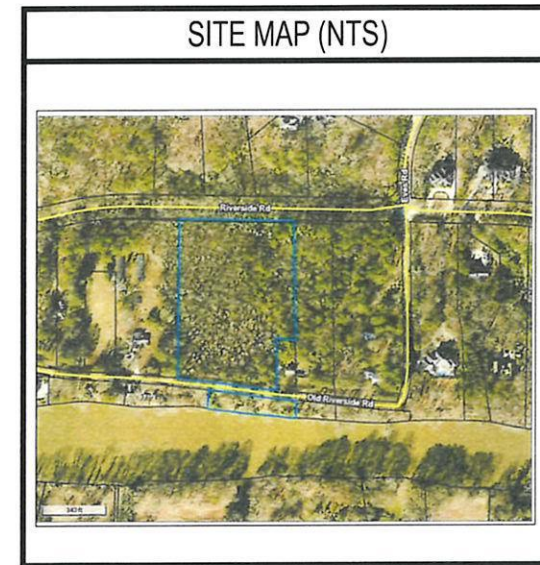


EROSION SEDIMENTATION AND POLLUTION CONTROL PLANS FOR:

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
V. J. J. J.
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:
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CONSTRUCTION LAYOUT
GPS MODELING
SITE DEVELOPMENT CONSULTING
COALS# 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.
1-800-282-7411
Know what's below.
Call before you dig.



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P-ONE 770.419.9823 FAX 770.419.9285
www.grantshepherd.com
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AREAS OF:
LAND SURVEYING
CONSTRUCTION LAYOUT
GIS MODELING
SITE DEVELOPMENT CONSULTING
COALSEF: 000459



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

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

Point Name	Station	Distance (ft)	Angle (deg)	Length (ft)	Bearing
1	1+00	0.00	0.00	0.00	N 0.00° E
2	1+00	1.00	90.00	1.00	N 90.00° E
3	1+00	2.00	0.00	2.00	N 0.00° E
4	1+00	3.00	90.00	3.00	N 90.00° E
5	1+00	4.00	0.00	4.00	N 0.00° E
6	1+00	5.00	90.00	5.00	N 90.00° E
7	1+00	6.00	0.00	6.00	N 0.00° E
8	1+00	7.00	90.00	7.00	N 90.00° E
9	1+00	8.00	0.00	8.00	N 0.00° E
10	1+00	9.00	90.00	9.00	N 90.00° E

NOTES TO BE OBSERVED BY THE CONTRACTOR:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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



Call before you dig.
Know what's below.
1-800-282-7441
Utilities Protection Center, Inc.

Vegetative Measures
D1: Disturbed Area Stabilization (with Mulching Only)
D2: Disturbed Area Stabilization (with Temporary Seeding)
DU: Dust Control on Disturbed Areas
CO: Construction Erosion Control
SD1: Sediment Barrier - (Silt Fence - Type Sensitive)
SD2: Temporary Sediment Basin
ST: Storm Drain Outlet Protection

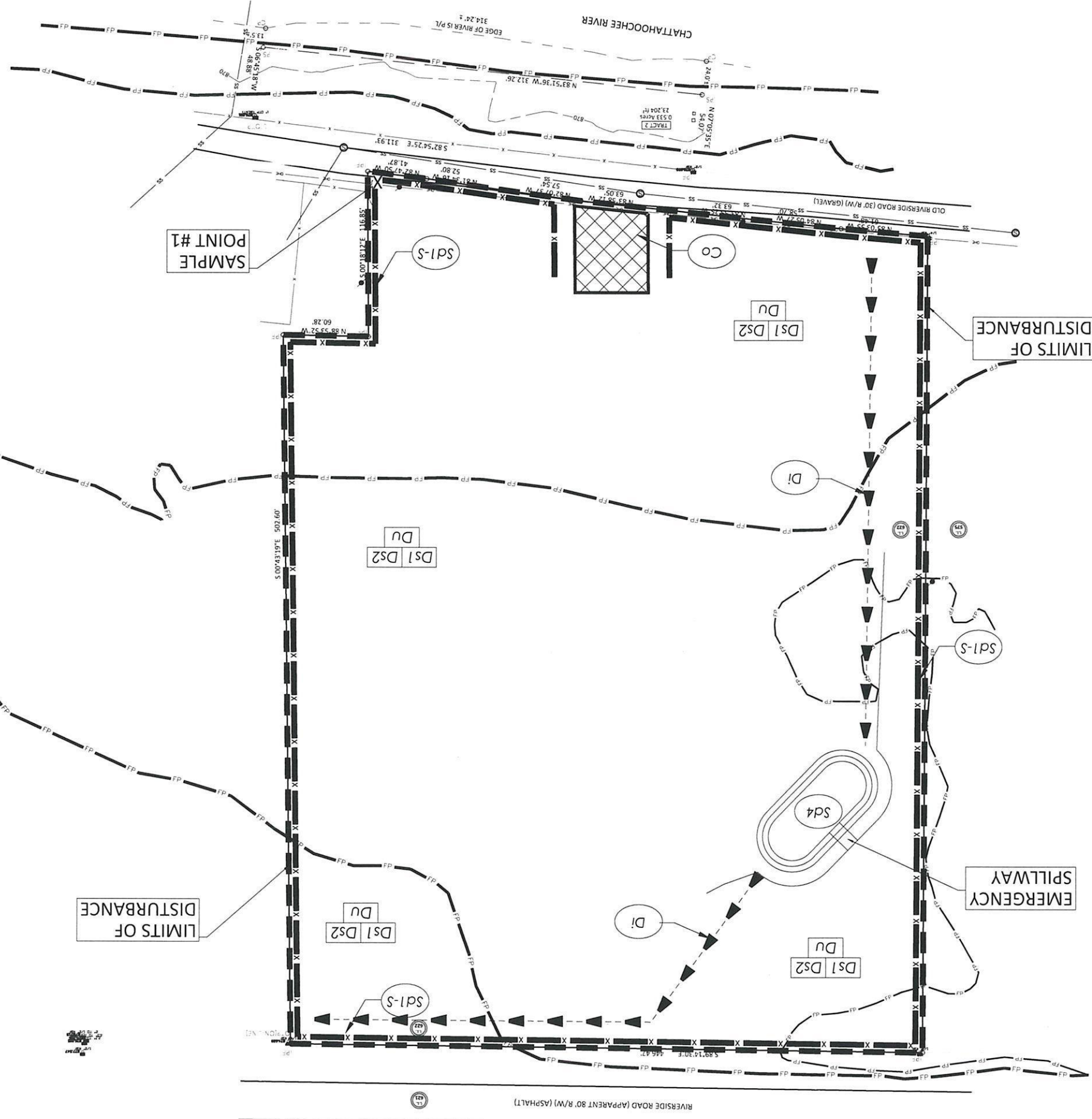
SUMMARY OF INITIAL PHASE SEDIMENT STORAGE
Disturbed Area: 6.05 acres
Total sediment storage required = 67 cu. yds. per disturbed acre.
Total sediment storage required = 405.35 cu. yds.
Storage in Site Fence (SD1) = 2.25 x 2.075 in 17' = 177.92 cu. yds.
Storage in Temporary Sediment Basin (SD2) = 4 x 57 = 228 cu. yds.
Total sediment storage provided = 405.92 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.

General Notes
1. Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby expressly understand that the engineer/surveyor is not responsible for the correctness or sufficiency of this information. 2. Contractor shall verify all grades prior to starting work. Any discrepancies shall be reported, in writing, to the owner's representative. 3. Contractor shall verify the location of all existing utilities. Contractor shall have all utilities flagged with invert elevations PQQR to construction. Contractor shall notify project engineer of any and all discrepancies or additional utilities encountered.

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 Number
ES&PC Initial Phase





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

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AREAS OF:
LAND SURVEYING
CONSTRUCTION LAYOUT
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SITE DEVELOPMENT CONSULTING
COALSF: 000459



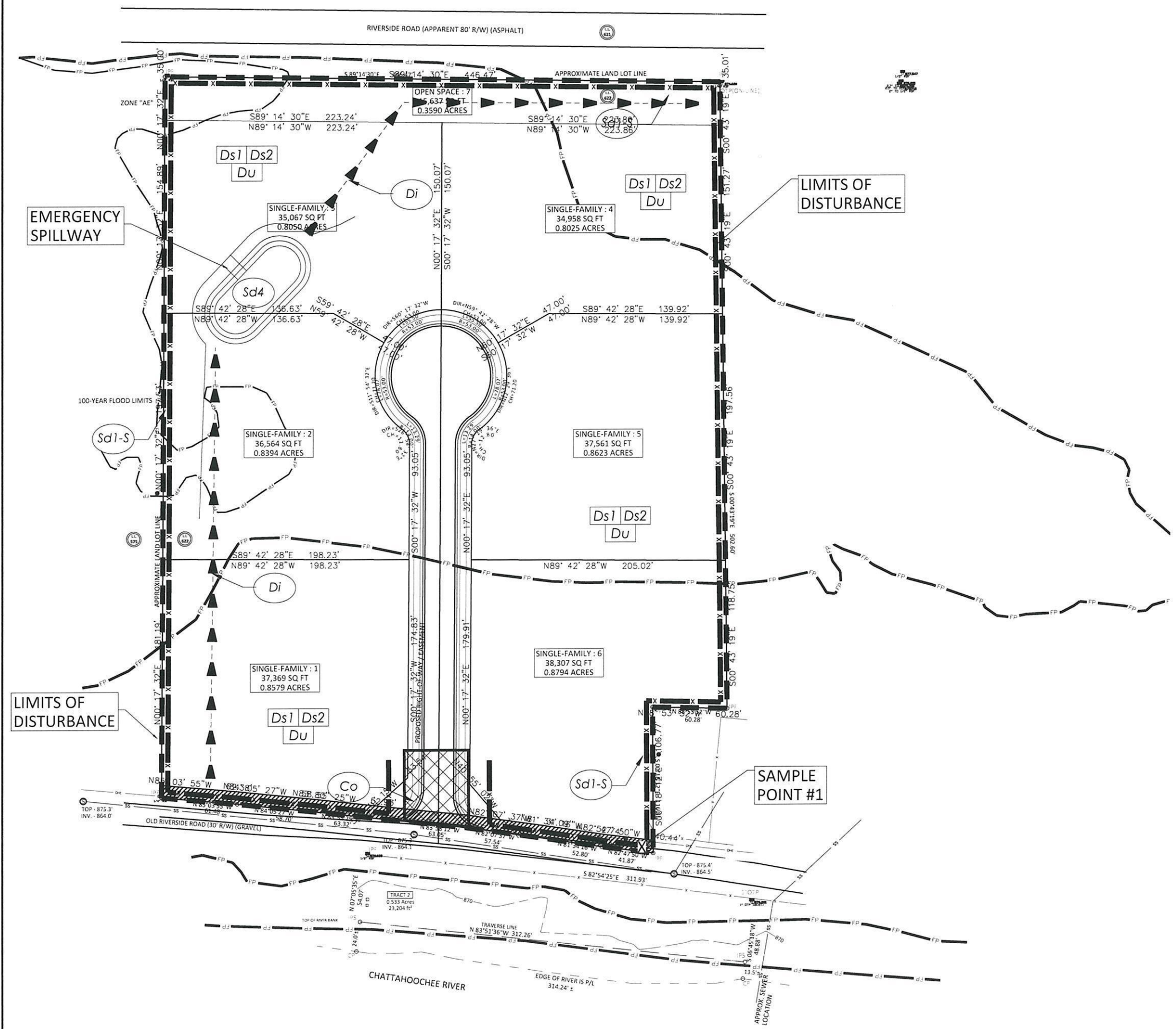
BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANES -
WEST ZONE (NAD83)

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 SLOTTED PERIMETER, EXCAVATION AND STORMWATER BASIN (FOR RETENTION)
INTERMEDIATE PHASE: EROSION CONTROL MEASURES AND STORMWATER BASIN (FOR RETENTION)
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.

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

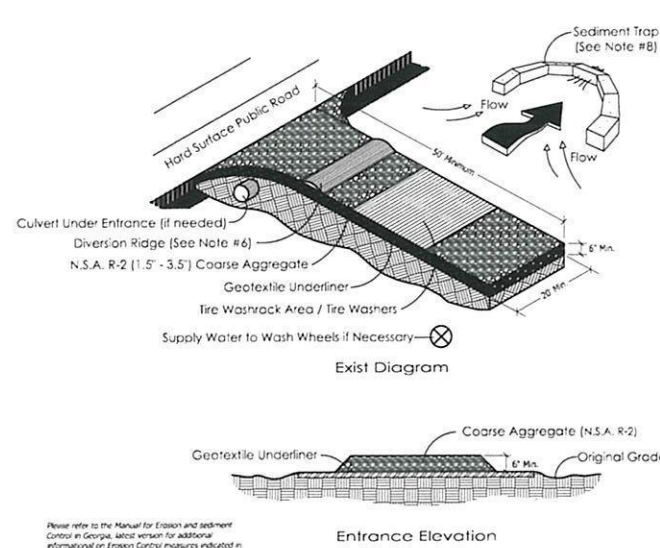
If the action of the vehicle traveling over the gravel pad does not sufficiently remove the mud, the tires should be washed prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone and provisions that intercept the sediment-laden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



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.

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' 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'.
- 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.

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 much 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.

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.

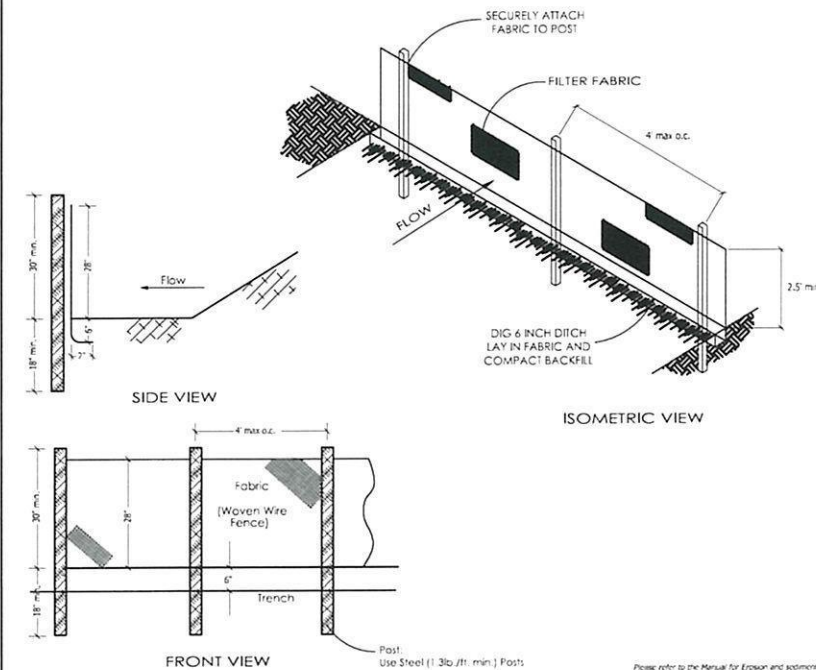
Post installation shall start at the center of a low point (if applicable) with the remaining posts spaced no greater than 4 feet. For post & fastener requirement, see tables 6-27.2 & 6-27.3 of the Manual for Erosion and Sediment Control in Georgia, latest version.

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.

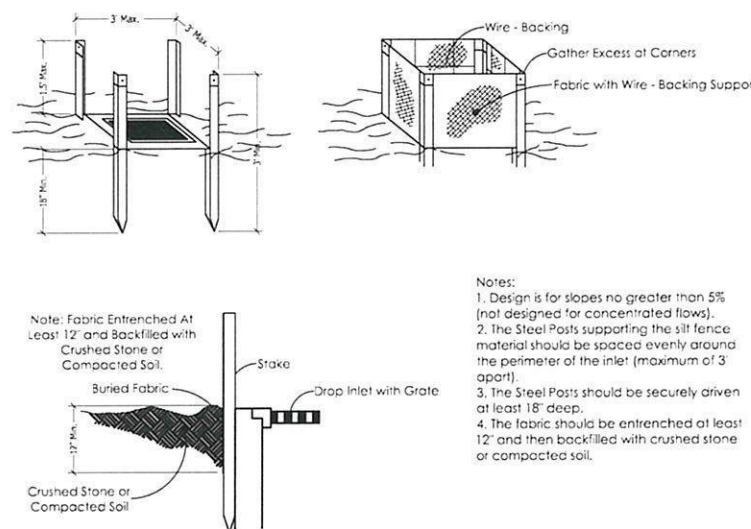
Sediment barriers shall be replaced whenever they have deteriorated to such an extent that the effectiveness of the product is reduced (approximately six months) or the height of the product is not maintaining 80% of its properly installed height.

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.

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 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.

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-F Inlet Sediment Trap - Filter Fabric with Supporting Frame (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.

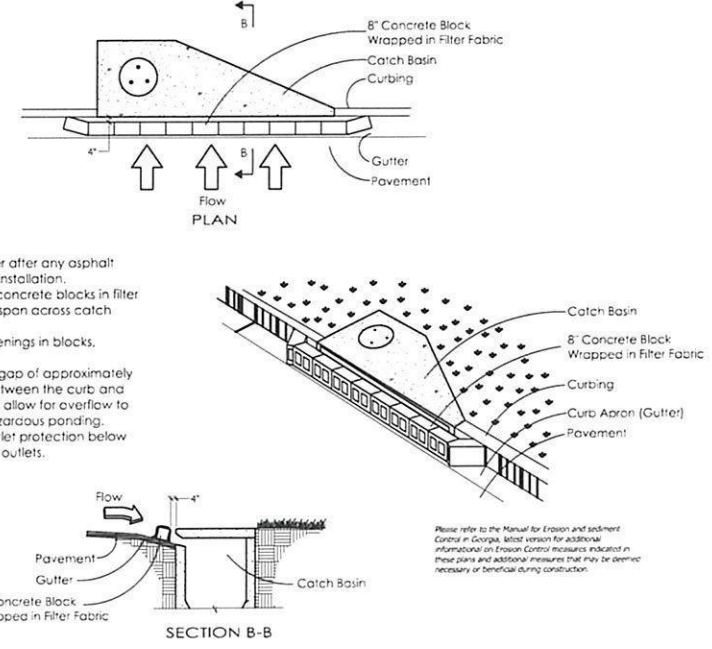
One method of curb inlet protection uses "pigs-in-a-blanket" - 8" concrete blocks wrapped in filter fabric. Another method uses gravel bags constructed by wrapping DOT #57 stone with filter fabric, wire, plastic mesh, or equivalent material.

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 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)



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SUITE A LAWRENCEVILLE, GA 30046
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www.gshepherd-inc.com

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COALSIF: 000459

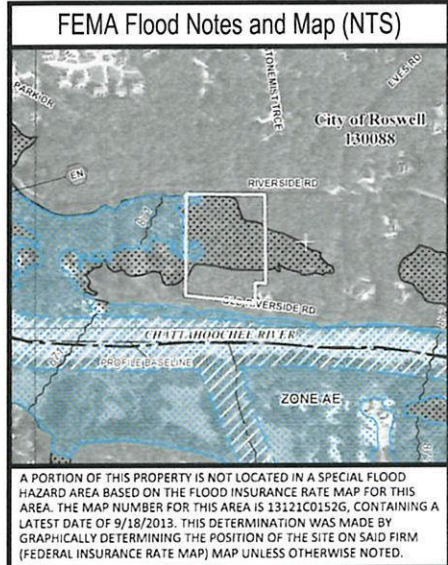


GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 40 feet

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

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

Seaton G Shepherd
Level II Certified Design Professional
CERTIFICATION NUMBER: 000004511
ISSUED: 01/21/2021 EXPIRES: 01/21/2024



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

- 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 BENCHMARK (OR RECORD/REFERENCE BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2' 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 3/7/2023 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 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 0.07-0.50 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 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.

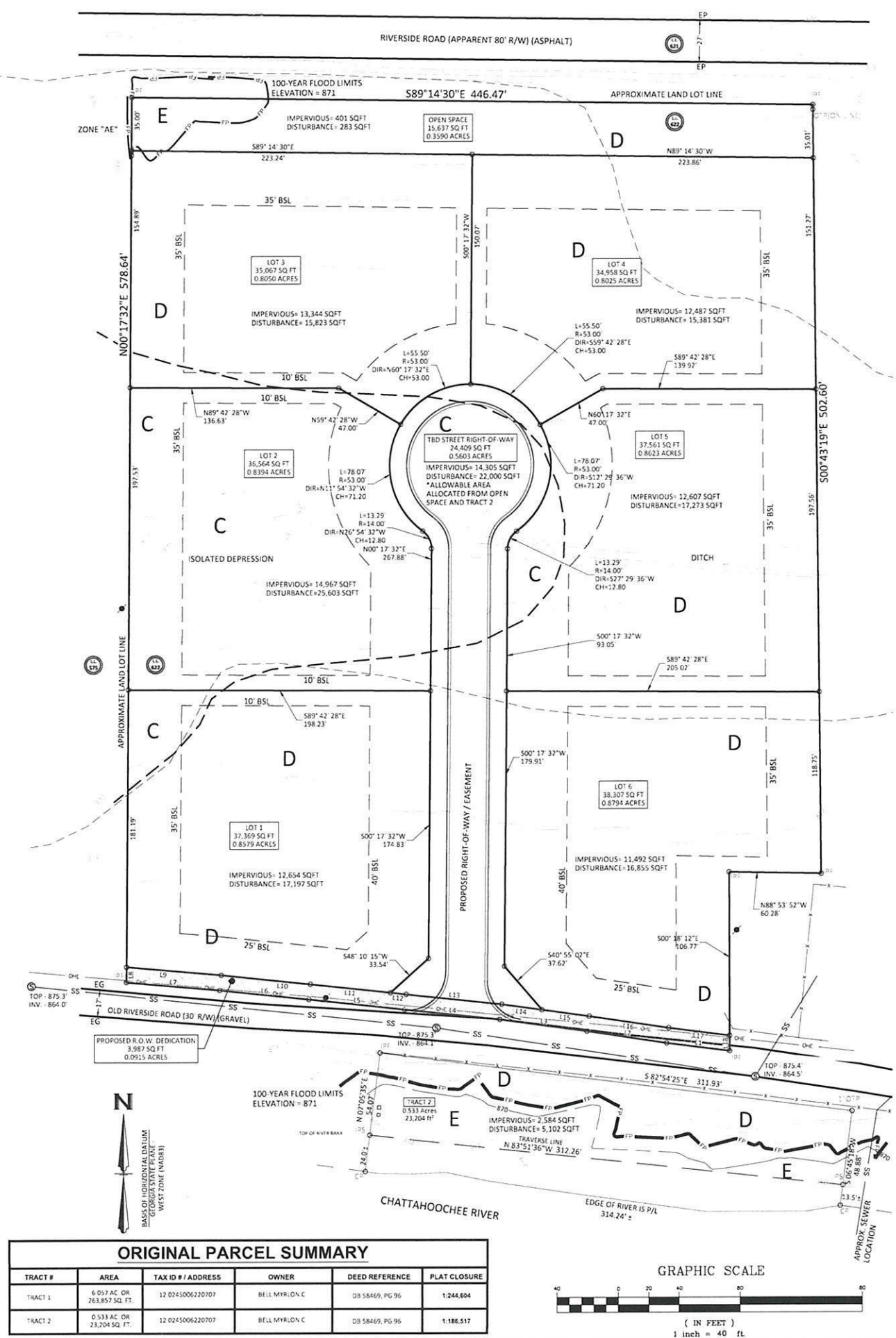
Michael R. Shepherd
MICHAEL R. SHEPHERD, GA RLS No. 1349
DATE: 11/29/2023
LAST REVISED: 08/14/2024

Legend

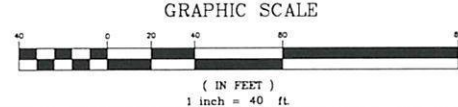
IRON PIN FOUND	POWERPOLE	R/W RIGHT-OF-WAY
TEMPORARY BENCHMARK	SEWER MANHOLE	BC BACK OF CURB
P.O.C. POINT OF COMMENCEMENT	CLEAN OUT	EP EDGE OF PAVEMENT
P.O.B. POINT OF BEGINNING	STORM DRAIN MANHOLE	DE DRAINAGE EASEMENT
IPS IRON PIN SET	SS SANITARY SEWER PIPING	SSE SANITARY SEWER ESMT
RFB REBAR FOUND	SS SANITARY SEWER PIPING	SD STORM DRAIN PIPING
CTP CRIMP TOP PIPE	OHE OVERHEAD ELECTRIC	SGE STORM DRAIN ESMT
OTF OPEN TOP PIPE	UGE UNDERGROUND ELECTRIC	SS STORM DRAIN
(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

- CONCEPTUAL SUBDIVISION LAYOUT PLAN BY PLAND DATED 9/23/2022.
- 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.



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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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 81
Utilities Protection Center, Inc.
1-800-281-7474
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

