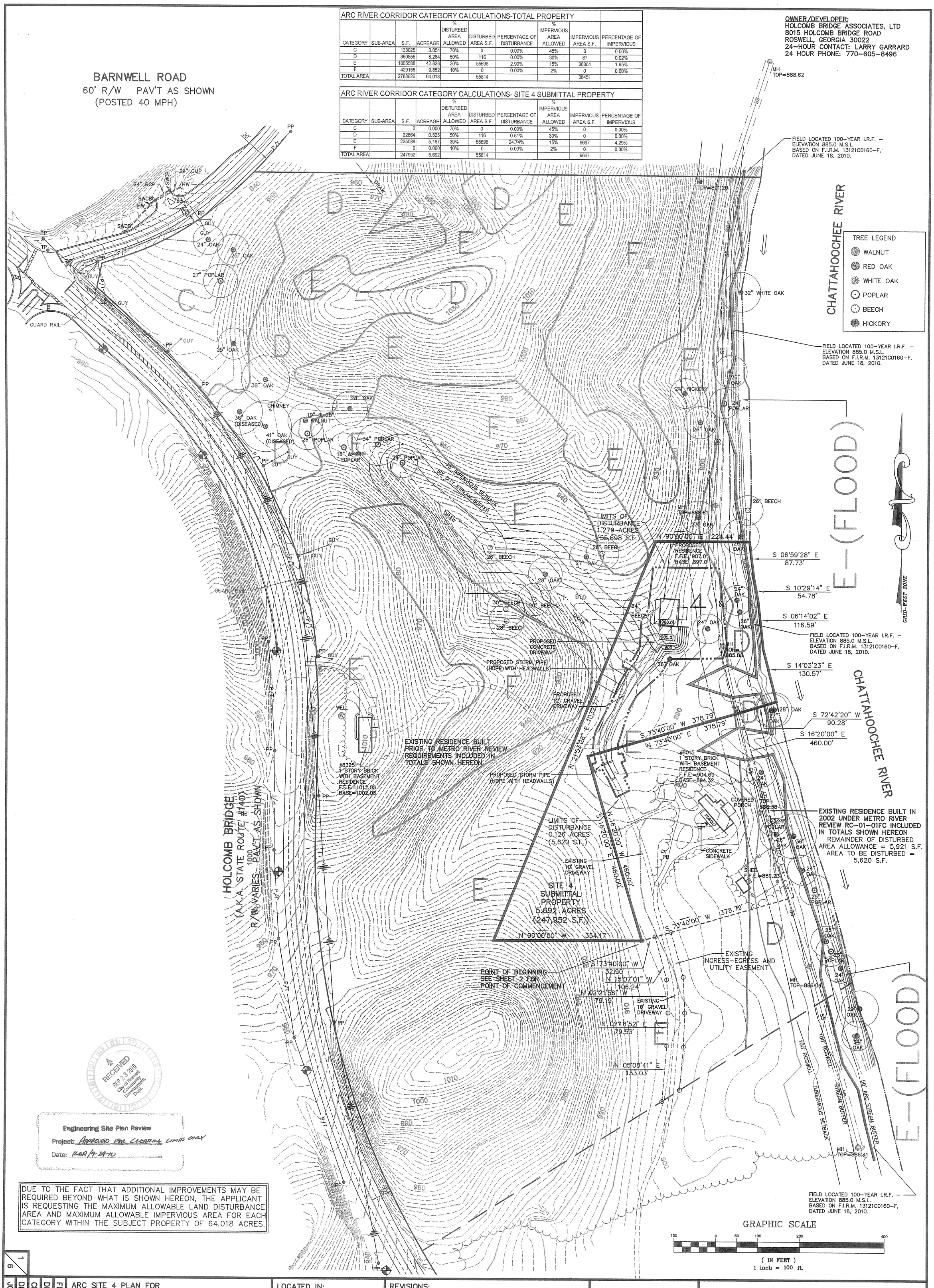
ARC RIVER CORRIDOR CATEGORY CALCULATIONS-TOTAL PROPERTY									
CATEGORY	SUB-AREA	S.F.	ACREAGE	% DISTURBED AREA ALLOWED	DISTURBED AREA S.F.	PERCENTAGE OF DISTURBANCE	% IMPERVIOUS AREA ALLOWED	IMPERVIOUS AREA S.F.	PERCENTAGE OF IMPERVIOUS
C		133025	3.054	70%	0	0.00%	45%	0	0.00%
D		360855	8.284	50%	116	0.00%	30%	87	0.02%
E		1865588	42.828	30%	55698	2.99%	15%	36364	1.95%
F		429158	9.852	10%	0	0.00%	2%	0	0.00%
TOTAL AREA		2788626	64.018		55814			36451	

ARC RIVER CORRIDOR CATEGORY CALCULATIONS- SITE 4 SUBMITTAL PROPERTY									
CATEGORY	SUB-AREA	S.F.	ACREAGE	% DISTURBED AREA ALLOWED	DISTURBED AREA S.F.	PERCENTAGE OF DISTURBANCE	% IMPERVIOUS AREA ALLOWED	IMPERVIOUS AREA S.F.	PERCENTAGE OF IMPERVIOUS
C		0	0.000	70%	0	0.00%	45%	0	0.00%
D		22864	0.525	50%	116	0.51%	30%	0	0.00%
E		225088	5.167	30%	55698	24.74%	15%	9667	4.29%
F		0	0.000	10%	0	0.00%	2%	0	0.00%
TOTAL AREA		247952	5.692		55814			9667	



RECEIVED SEP 23 2010 City of Roswell Community Development Dept.

Engineering Site Plan Review
Project: APPROVED FOR CLEARING LIMITS ONLY
Date: KGA/9-24-10

DUE TO THE FACT THAT ADDITIONAL IMPROVEMENTS MAY BE REQUIRED BEYOND WHAT IS SHOWN HEREON, THE APPLICANT IS REQUESTING THE MAXIMUM ALLOWABLE LAND DISTURBANCE AREA AND MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR EACH CATEGORY WITHIN THE SUBJECT PROPERTY OF 64.018 ACRES.

1/6

JOB NO. 2010-034 | DRAWING: SITE-4-A | CHECKED BY: RHR | DRAWN BY: RHR,MK | FIELD BY: SDR,MK,KLB

ARC SITE 4 PLAN FOR

HOLCOMB BRIDGE ASSOCIATES, LTD

DATE: SEPTEMBER 22, 2010

LOCATED IN:
LAND LOT(S): 878,884,885, 886,933,934, 935
DISTRICT: 1, SECTION: 2
CITY OF: ROSWELL
COUNTY OF: FULTON
STATE OF GEORGIA

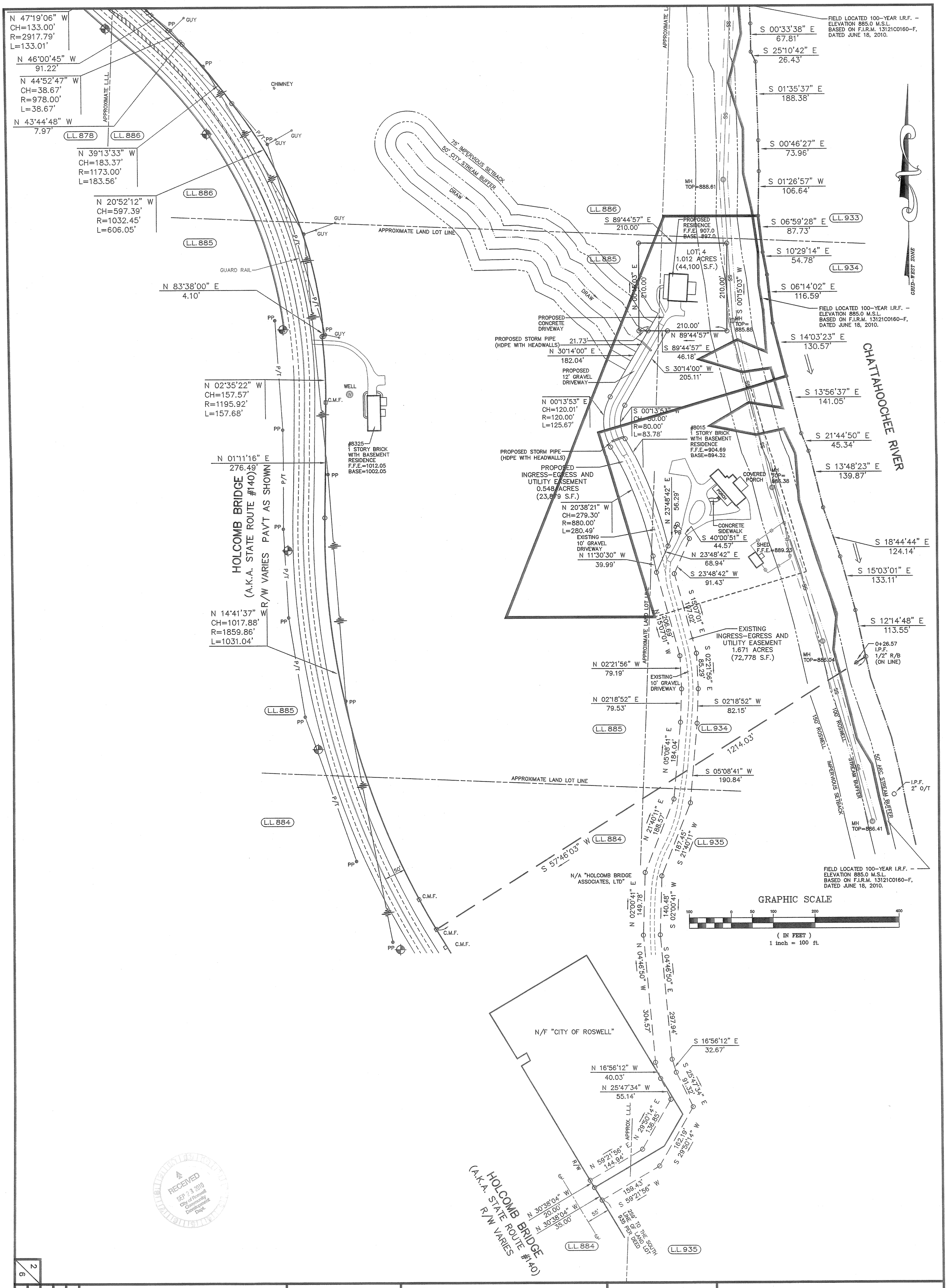
REVISIONS:

GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE

MEMBER OF S.A.M.S.O.G.

BRUMBELOW-REESE & ASSOC., INC.
LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
13685 HIGHWAY 9
ALPHARETTA, GEORGIA 30004-3616
PHONE (770) 475-6817
FAX (770) 569-4948
EMAIL--BRASSINC@COMCAST.NET

G:\Land Projects\2010-034\dwg\SITE-4-A.dwg, 9/23/2010 2:54:16 PM, 1:1



RECEIVED
SEP 23 2010
City of Roswell
Community
Development
Dept.

2/6

FIELD BY: SDR,MK,KLB DRAWN BY: RHR,MK CHECKED BY: RHR DRAWING: SITE-4-A JOB NO. 2010-034	PARTIAL DIVISION PLAT FOR HOLCOMB BRIDGE ASSOCIATES, LTD DATE: SEPTEMBER 22, 2010	LOCATED IN: LAND LOT(S): 878,884,885, 886,933,934, 935 DISTRICT: 1, SECTION: 2 CITY OF: ROSWELL COUNTY OF: FULTON STATE OF GEORGIA	REVISIONS:	GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE MEMBER OF S.A.M.S.O.G.

BRUMBELOW-REESE & ASSOC., INC.
LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
13685 HIGHWAY 9
ALPHARETTA, GEORGIA 30004-3616
PHONE (770) 475-6817
FAX (770) 569-4948
EMAIL--BRASSINC@COMCAST.NET

LEGAL DESCRIPTION
LOT 4 - HOLCOMB BRIDGE ASSOCIATES, LTD

All that tract or parcel of land lying and being located in Land Lots 885 and 934, District 1, Section 2, Fulton County, Georgia, within the City of Roswell, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the intersection of the northeast right of way line of Holcomb Bridge Road (right of way being 55' from construction centerline) with the southern line of Land Lot 935; thence go northwesterly along the northeast right of way line of Holcomb Bridge Road 314 feet to a point;

THENCE, leaving said right of way line of Holcomb Bridge Road, North 59 degrees 21 minutes 56 seconds East for a distance of 144.94 feet to a point;

THENCE North 29 degrees 50 minutes 14 seconds East for a distance of 136.85 feet to a point;

THENCE North 25 degrees 47 minutes 34 seconds West for a distance of 55.14 feet to a point;

THENCE North 16 degrees 56 minutes 12 seconds West for a distance of 40.03 feet to a point;

THENCE North 04 degrees 46 minutes 50 seconds West for a distance of 304.57 feet to a point;

THENCE North 02 degrees 00 minutes 41 seconds East for a distance of 149.78 feet to a point;

THENCE North 21 degrees 40 minutes 11 seconds East for a distance of 188.57 feet to a point;

THENCE North 05 degrees 08 minutes 41 seconds East for a distance of 184.04 feet to a point;

THENCE North 02 degrees 18 minutes 52 seconds East for a distance of 79.53 feet to a point;

THENCE North 02 degrees 21 minutes 56 seconds West for a distance of 79.19 feet to a point;

THENCE North 15 degrees 07 minutes 01 seconds West for a distance of 206.69 feet to a point;

THENCE North 11 degrees 30 minutes 30 seconds West for a distance of 39.99 feet to a point;

THENCE along a curve to the left having a radius of 880.00 feet and an arc length of 280.49 feet, being subtended by a chord of North 20 degrees 38 minutes 21 seconds West for a distance of 279.30 feet to a point;

THENCE along a curve to the right having a radius of 120.00 feet and an arc length of 125.67 feet, being subtended by a chord of North 00 degrees 13 minutes 53 seconds East for a distance of 120.01 feet to a point;

THENCE North 30 degrees 14 minutes 00 seconds East for a distance of 182.04 feet to the TRUE POINT OF BEGINNING;

THENCE North 89 degrees 44 minutes 57 seconds West for a distance of 21.73 feet to a point;

THENCE North 00 degrees 15 minutes 03 seconds East for a distance of 210.00 feet to a point;

THENCE South 89 degrees 44 minutes 57 seconds East for a distance of 210.00 feet to a point;

THENCE South 00 degrees 15 minutes 03 seconds West for a distance of 210.00 feet to a point;

THENCE North 89 degrees 44 minutes 57 seconds West for a distance of 188.27 feet to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.012 acres (44,100 S.F.) and is more fully shown on an ARC SITE 4 Plan for Holcomb Bridge Associates, LTD, by Brumbelow-Reese and Associates, Inc., dated September 21, 2010, bearing their Job Number 2010-034, and being identified as drawing SITE-4-A.

LEGAL DESCRIPTION
A.R.C. SITE 4 SUBMITTAL ALLOCATION AREA

All that tract or parcel of land lying and being located in Land Lots 885, 886, 933, and 934, District 1, Section 2, Fulton County, Georgia, within the City of Roswell, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the intersection of the northeast right of way line of Holcomb Bridge Road (right of way being 55' from construction centerline) with the southern line of Land Lot 935; thence go northwesterly along the northeast right of way line of Holcomb Bridge Road 314 feet to a point;

THENCE, leaving said right of way line of Holcomb Bridge Road, North 59 degrees 21 minutes 56 seconds East for a distance of 144.94 feet to a point;

THENCE North 29 degrees 50 minutes 14 seconds East for a distance of 136.85 feet to a point;

THENCE North 25 degrees 47 minutes 34 seconds West for a distance of 55.14 feet to a point;

THENCE North 16 degrees 56 minutes 12 seconds West for a distance of 40.03 feet to a point;

THENCE North 04 degrees 46 minutes 50 seconds West for a distance of 304.57 feet to a point;

THENCE North 02 degrees 00 minutes 41 seconds East for a distance of 149.78 feet to a point;

THENCE North 21 degrees 40 minutes 11 seconds East for a distance of 188.57 feet to a point;

THENCE North 05 degrees 08 minutes 41 seconds East for a distance of 184.04 feet to a point;

THENCE North 02 degrees 18 minutes 52 seconds East for a distance of 79.53 feet to a point;

THENCE North 02 degrees 21 minutes 56 seconds West for a distance of 79.19 feet to a point;

THENCE North 15 degrees 07 minutes 01 seconds West for a distance of 106.24 feet to a point;

THENCE South 73 degrees 40 minutes 00 seconds West for a distance of 32.90 feet to the TRUE POINT OF BEGINNING;

THENCE North 90 degrees 00 minutes 00 seconds West for a distance of 354.17 feet to a point;

THENCE North 21 degrees 53 minutes 26 seconds East for a distance of 1032.77 feet to a point;

THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 224.44 feet to a point on the west bank of the Chattahoochee River;

THENCE South 06 degrees 59 minutes 28 seconds East for a distance of 87.73 feet along the west bank of the Chattahoochee River to a point;

THENCE South 10 degrees 29 minutes 14 seconds East for a distance of 54.78 feet along the west bank of the Chattahoochee River to a point;

THENCE South 06 degrees 14 minutes 02 seconds East for a distance of 116.59 feet along the west bank of the Chattahoochee River to a point;;

THENCE South 14 degrees 03 minutes 23 seconds East for a distance of 130.57 feet along the west bank of the Chattahoochee River to a point;

THENCE leaving the west bank of the Chattahoochee River, South 72 degrees 42 minutes 20 seconds West for a distance of 90.28 feet to a point;

THENCE South 73 degrees 40 minutes 00 seconds West for a distance of 378.79 feet to a point;

THENCE South 16 degrees 20 minutes 00 seconds East for a distance of 460.00 feet to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.692 acres (247,952 S.F.) and is more fully shown on an ARC SITE 4 Plan for Holcomb Bridge Associates, LTD, by Brumbelow-Reese and Associates, Inc., dated September 21, 2010, bearing their Job Number 2010-034, and being identified as drawing SITE-4-A.

LEGAL DESCRIPTION
EXISTING INGRESS-EGRESS/UTILITY EASEMENT

All that tract or parcel of land lying and being located in Land Lots 884, 934, and 935, District 1, Section 2, Fulton County, Georgia, within the City of Roswell, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the intersection of the northeast right of way line of Holcomb Bridge Road (right of way being 55' from construction centerline) with the southern line of Land Lot 935; thence go northwesterly along the northeast right of way line of Holcomb Bridge Road 314 feet to the TRUE POINT OF BEGINNING;

THENCE, leaving said right of way line of Holcomb Bridge Road, North 59 degrees 21 minutes 56 seconds East for a distance of 144.94 feet to a point;

THENCE North 29 degrees 50 minutes 14 seconds East for a distance of 136.85 feet to a point;

THENCE North 25 degrees 47 minutes 34 seconds West for a distance of 55.14 feet to a point;

THENCE North 16 degrees 56 minutes 12 seconds West for a distance of 40.03 feet to a point;

THENCE North 04 degrees 46 minutes 50 seconds West for a distance of 304.57 feet to a point;

THENCE North 02 degrees 00 minutes 41 seconds East for a distance of 149.78 feet to a point;

THENCE North 21 degrees 40 minutes 11 seconds East for a distance of 188.57 feet to a point;

THENCE North 05 degrees 08 minutes 41 seconds East for a distance of 184.04 feet to a point;

THENCE North 02 degrees 18 minutes 52 seconds East for a distance of 79.53 feet to a point;

THENCE North 02 degrees 21 minutes 56 seconds West for a distance of 79.19 feet to a point;

THENCE North 15 degrees 07 minutes 01 seconds West for a distance of 206.69 feet to a point;

THENCE North 23 degrees 48 minutes 42 seconds East for a distance of 68.94 feet to a point;

THENCE North 23 degrees 48 minutes 42 seconds East for a distance of 56.29 feet to a point;

THENCE South 40 degrees 00 minutes 51 seconds East for a distance of 44.57 feet to a point;

THENCE South 23 degrees 48 minutes 42 seconds West for a distance of 91.43 feet to a point;

THENCE South 15 degrees 07 minutes 01 seconds East for a distance of 197.02 feet to a point;

THENCE South 02 degrees 21 minutes 56 seconds East for a distance of 85.29 feet to a point;

THENCE South 02 degrees 18 minutes 52 seconds West for a distance of 82.15 feet to a point;

THENCE South 05 degrees 08 minutes 41 seconds West for a distance of 190.84 feet to a point;

THENCE South 21 degrees 40 minutes 11 seconds West for a distance of 187.45 feet to a point;

THENCE South 02 degrees 00 minutes 41 seconds West for a distance of 140.48 feet to a point;

THENCE South 04 degrees 46 minutes 50 seconds East for a distance of 297.94 feet to a point;

THENCE South 16 degrees 56 minutes 12 seconds East for a distance of 32.67 feet to a point;

THENCE South 25 degrees 47 minutes 34 seconds East for a distance of 91.32 feet to a point;

THENCE South 29 degrees 50 minutes 14 seconds West for a distance of 162.19 feet to a point;

THENCE South 59 degrees 21 minutes 56 seconds West for a distance of 159.43 feet to a point located on the northeast right of way line of Holcomb Bridge Road (right of way being 55' from construction centerline);

THENCE North 30 degrees 38 minutes 04 seconds West for a distance of 55.00 feet along said right of way line to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said ingress-egress and utility easement contains 1.671 acres and is more fully shown on an ARC SITE 4 Plan for Holcomb Bridge Associates, LTD, by Brumbelow-Reese and Associates, Inc., dated September 21, 2010, bearing their Job Number 2010-034, and being identified as drawing SITE-4-A. Said easement was originally established by recording in deed book 33768, page 186.

LEGAL DESCRIPTION
PROPOSED INGRESS-EGRESS/UTILITY EASEMENT

All that tract or parcel of land lying and being located in Land Lots 885 and 934, District 1, Section 2, Fulton County, Georgia, within the City of Roswell, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the intersection of the northeast right of way line of Holcomb Bridge Road (right of way being 55' from construction centerline) with the southern line of Land Lot 935; thence go northwesterly along the northeast right of way line of Holcomb Bridge Road 314 feet to a point;

THENCE, leaving said right of way line of Holcomb Bridge Road, North 59 degrees 21 minutes 56 seconds East for a distance of 144.94 feet to a point;

THENCE North 29 degrees 50 minutes 14 seconds East for a distance of 136.85 feet to a point;

THENCE North 25 degrees 47 minutes 34 seconds West for a distance of 55.14 feet to a point;

THENCE North 16 degrees 56 minutes 12 seconds West for a distance of 40.03 feet to a point;

THENCE North 04 degrees 46 minutes 50 seconds West for a distance of 304.57 feet to a point;

THENCE North 02 degrees 00 minutes 41 seconds East for a distance of 149.78 feet to a point;

THENCE North 21 degrees 40 minutes 11 seconds East for a distance of 188.57 feet to a point;

THENCE North 05 degrees 08 minutes 41 seconds East for a distance of 184.04 feet to a point;

THENCE North 02 degrees 18 minutes 52 seconds East for a distance of 79.53 feet to a point;

THENCE North 02 degrees 21 minutes 56 seconds West for a distance of 79.19 feet to a point;

THENCE North 15 degrees 07 minutes 01 seconds West for a distance of 206.69 feet to the TRUE POINT OF BEGINNING;

THENCE North 11 degrees 30 minutes 30 seconds West for a distance of 39.99 feet to a point;

THENCE along a curve to the left having a radius of 880.00 feet and an arc length of 280.49 feet, being subtended by a chord of North 20 degrees 38 minutes 21 seconds West for a distance of 279.30 feet to a point;

THENCE along a curve to the right having a radius of 120.00 feet and an arc length of 125.67 feet, being subtended by a chord of North 00 degrees 13 minutes 53 seconds East for a distance of 120.01 feet to a point;

THENCE North 30 degrees 14 minutes 00 seconds East for a distance of 182.04 feet to a point;

THENCE South 89 degrees 44 minutes 57 seconds East for a distance of 46.18 feet to a point;

THENCE South 30 degrees 14 minutes 00 seconds West for a distance of 205.11 feet to a point;

THENCE along a curve to the left having a radius of 80.00 feet and an arc length of 83.78 feet, being subtended by a chord of South 00 degrees 13 minutes 53 seconds West for a distance of 80.00 feet to a point;

THENCE along a curve to the right having a radius of 920.00 feet and an arc length of 276.97 feet, being subtended by a chord of South 21 degrees 08 minutes 44 seconds East for a distance of 275.93 feet to a point;

THENCE South 23 degrees 48 minutes 42 seconds West for a distance of 68.94 feet to the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said ingress-egress and utility easement contains 0.548 acres and is more fully shown on an ARC SITE 4 Plan for Holcomb Bridge Associates, LTD, by Brumbelow-Reese and Associates, Inc., dated September 21, 2010, bearing their Job Number 2010-034, and being identified as drawing SITE-4-A.

RECEIVED
SEP 23 2010
City of Roswell
Community
Development
Dept.

FIELD BY: SDR,MK,KLB DRAWN BY: RHR,MK CHECKED BY: RHR DRAWING: SITE-4-A JOB NO. 2010-034	LEGAL DESCRIPTIONS FOR HOLCOMB BRIDGE ASSOCIATES, LTD DATE: SEPTEMBER 22, 2010	LOCATED IN: LAND LOT(S): 878,884,885, 886,933,934, 935 DISTRICT: 1, SECTION: 2 CITY OF: ROSWELL COUNTY OF: FULTON STATE OF GEORGIA	REVISIONS:	GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE MEMBER OF S.A.M.S.O.C.

BRUMBELOW-REESE & ASSOC., INC.
LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
13685 HIGHWAY 9
ALPHARETTA, GEORGIA 30004-3616
PHONE (770) 475-6817
FAX (770) 569-4948
EMAIL--BRASSINC@COMCAST.NET

OWNER/DEVELOPER:
HOLCOMB BRIDGE ASSOCIATES, LTD
8015 HOLCOMB BRIDGE ROAD
ROSWELL, GEORGIA 30022
24-HOUR CONTACT: LARRY GARRARD
24 HOUR PHONE: 770-605-8496

BARNWELL ROAD
60' R/W PAV'T AS SHOWN
(POSTED 40 MPH)

N 62°21'43" E
CH=242.25'
R=673.52'
L=243.58'

N 47°45'12" E
CH=141.03'
R=1166.46'
L=141.12'

N 72°43'21" E
44.60'

N 11°54'28" E
59.02'

N 47°19'06" W
CH=133.00'
R=2917.79'
L=133.01'

N 46°00'45" W
91.22'

N 44°52'47" W
CH=38.67'
R=978.00'
L=38.67'

N 43°44'48" W
7.97'

N 39°13'33" W
CH=183.37'
R=1173.00'
L=183.56'

N 20°52'12" W
CH=597.39'
R=1032.45'
L=606.05'

N 83°38'00" E
4.10'

N 02°35'22" W
CH=157.57'
R=1195.92'
L=157.68'

N 01°11'16" E
276.49'

N 14°41'37" W
CH=1017.88'
R=1859.86'
L=1031.04'

HOLCOMB BRIDGE
(A.K.A. STATE ROUTE #140)
VARIES PAV'T AS SHOWN

N/A "RIVERMONT COMMUNITY ASSOCIATION, INC."

S 89°44'57" E 1208.58'

0+08.55 I.P.F. 3/4" O/T (ON LINE)
1+64.10 I.P.F. 1" O/T (ON LINE)
3+62.78 I.P.F. 1" O/T 1.62' N. OF P/L
9+47.19 I.P.F. 1" O/T (ON LINE)
11+39.50 I.P.F. 2" O/T 0.52' N. OF O/L

L.L. 886
L.L. 933
L.L. 878
L.L. 885
L.L. 934
L.L. 884
L.L. 935

S 06°33'03" W 11.16'
S 14°06'58" W 82.03'
S 05°26'50" W 103.05'
S 09°41'01" W 77.74'
S 02°22'25" E 145.47'
S 00°33'38" E 67.81'
S 25°10'42" E 26.43'
S 01°35'37" E 188.38'
S 00°46'27" E 73.96'
S 01°26'57" W 106.64'
S 06°59'28" E 87.73'
S 10°29'14" E 54.78'
S 06°14'02" E 116.59'
S 14°03'23" E 130.57'
S 13°56'37" E 141.05'
S 21°44'50" E 45.34'
S 13°48'23" E 139.87'
S 18°44'44" E 124.14'
S 15°03'01" E 133.11'
S 12°14'48" E 113.55'
S 57°46'03" W 1214.03'

CHATTAHOOCHEE RIVER

TREE LEGEND
WALNUT
RED OAK
WHITE OAK
POPLAR
BEECH
HICKORY

FIELD LOCATED 100-YEAR I.R.F. - ELEVATION 885.0 M.S.L. BASED ON F.I.R.M. 13121C0160-F, DATED JUNE 18, 2010.

LIMITS OF DISTURBANCE 2.79 ACRES (55,698 S.F.)

LIMITS OF DISTURBANCE 0.126 ACRES (5,620 S.F.)

#8015 1 STORY BRICK WITH BASEMENT RESIDENCE F.F.E.=904.69 BASE=894.32

#8325 1 STORY BRICK WITH BASEMENT RESIDENCE F.F.E.=1012.05 BASE=1002.05

WASHOUT AREA

COVERED PORCH

CONCRETE SIDEWALK

SHED F.F.E.=889.23

75' IMPERVIOUS SETBACK
50' CITY STREAM BUFFER
150' ROSWELL IMPERVIOUS SETBACK
100' ROSWELL STREAM BUFFER
50' ARC STREAM BUFFER

APPROXIMATE LAND LOT LINE

N/A "HOLCOMB BRIDGE ASSOCIATES, LTD"

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

GRID-WEST ZONE

POWER CORRIDOR

Engineering Site Plan Review
Project: Approved for Clearing Limits Only
Date: 9-27-10

Engineering Site Plan Review
Project:
Date:

RECEIVED
SEP 23 2010
City of Roswell
Community Development Dept.

4/6

FIELD BY: SDR,MK,KLB
DRAWN BY: RHR,MK
CHECKED BY: RHR
DRAWING: SITE-4-A
JOB NO. 2010-034

EROSION, SEDIMENT & POLLUTION CONTROL [PHASE ONE - CLEARING] PLAN FOR

HOLCOMB BRIDGE ASSOCIATES, LTD

DATE: SEPTEMBER 22, 2010

LOCATED IN:
LAND LOT(S): 878,884,885, 886,933,934, 935
DISTRICT: 1, SECTION: 2
CITY OF: ROSWELL
COUNTY OF: FULTON
STATE OF GEORGIA

REVISIONS:

GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE

MEMBER OF S.A.M.S.O.G.

BRUMBELOW-REESE & ASSOC., INC.
LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
13685 HIGHWAY 9
ALPHARETTA, GEORGIA 30004-3616
PHONE (770) 475-6817
FAX (770) 569-4948
EMAIL--BRASSINC@COMCAST.NET

G:\Land Projects\2010-034\dwg\SITE-4-A.dwg, 9/23/2010 2:53:55 PM, 1:1

OWNER/DEVELOPER:
HOLCOMB BRIDGE ASSOCIATES, LTD
8015 HOLCOMB BRIDGE ROAD
ROSWELL, GEORGIA 30022
24-HOUR CONTACT: LARRY GARRARD
24 HOUR PHONE: 770-605-8496

BARNWELL ROAD
60' R/W PAV'T AS SHOWN
(POSTED 40 MPH)

N 62°21'43" E
CH=242.25'
R=673.52'
L=243.58'

N 47°45'12" E
CH=141.03'
R=1166.46'
L=141.12'

N 72°43'21" E
44.60'

N 11°54'28" E
59.02'

N 47°19'06" W
CH=133.00'
R=2917.79'
L=133.01'

N 46°00'45" W
91.22'

N 44°52'47" W
CH=38.67'
R=978.00'
L=38.67'

N 43°44'48" W
7.97'

N 39°13'33" W
CH=183.37'
R=1173.00'
L=183.56'

N 20°52'12" W
CH=597.39'
R=1032.45'
L=606.05'

N 83°38'00" E
4.10'

N 02°35'22" W
CH=157.57'
R=1195.92'
L=157.68'

N 01°11'16" E
276.49'

N 14°41'37" W
CH=1017.88'
R=1859.86'
L=1031.04'

N/A "RIVERMONT COMMUNITY ASSOCIATION, INC."

S 89°44'57" E 1208.58'

0+08.55 I.P.F. 3/4" O/T (ON LINE)
1+64.10 I.P.F. 1" O/T (ON LINE)
3+62.78 I.P.F. 1" O/T 1.62' N. OF P/L
9+47.19 I.P.F. 1" O/T (ON LINE)
11+39.50 I.P.F. 2" O/T 0.52' N. OF O/L

S 06°33'03" W 11.16'
S 14°06'58" W 82.03'
S 05°26'50" W 103.05'
S 09°41'01" W 77.74'
S 02°22'25" E 145.47'
S 00°33'38" E 67.81'
S 25°10'42" E 26.43'
S 01°35'37" E 188.38'
S 00°46'27" E 73.96'
S 01°26'57" W 106.64'
S 06°59'28" E 87.73'
S 10°29'14" E 54.78'
S 06°14'02" E 116.59'
S 14°03'23" E 130.57'
S 13°56'37" E 141.05'
S 21°44'50" E 45.34'
S 13°48'23" E 139.87'
S 18°44'44" E 124.14'
S 15°03'01" E 133.11'
S 12°14'48" E 113.55'

CHATTAHOOCHEE RIVER

TREE LEGEND
WALNUT
RED OAK
WHITE OAK
POPLAR
BEECH
HICKORY

FIELD LOCATED 100-YEAR I.R.F. - ELEVATION 885.0 M.S.L. BASED ON F.I.R.M. 13121C0160-F, DATED JUNE 18, 2010.

HOLCOMB BRIDGE (A.K.A. STATE ROUTE #140) R/W VARIES PAV'T AS SHOWN

#8325 - 1 STORY BRICK WITH BASEMENT RESIDENCE F.F.E.=1012.05 BASE=1002.05

#8015 1 STORY BRICK WITH BASEMENT RESIDENCE F.F.E.=904.69 BASE=894.32

PROPOSED RESIDENCE F.F.E.=907.0 BASE=897.0

LIMITS OF DISTURBANCE 1.279 ACRES (55,598 S.F.)

LIMITS OF DISTURBANCE 0.126 ACRES (5,620 S.F.)

WASHOUT AREA

PROPOSED CONCRETE DRIVEWAY

PROPOSED STORM PIPE (HDPE WITH HEADWALLS)

PROPOSED 12' GRAVEL DRIVEWAY

EXISTING 10' GRAVEL DRIVEWAY

APPROXIMATE LAND LOT LINE

75' IMPERVIOUS SETBACK
50' CITY STREAM BUFFER

150' ROSWELL IMPERVIOUS SETBACK
100' ROSWELL STREAM BUFFER
50' ARC STREAM BUFFER

N/A "HOLCOMB BRIDGE ASSOCIATES, LTD"

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

GRID-WEST ZONE

RIVER CORRIDOR
Engineering Site Plan Review
Project: Approved for Clearing Limits Only
Date: 9-27-10

RECEIVED
SEP 23 2010
City of Roswell
Community Development Dept.

5/6

EROSION, SEDIMENT & POLLUTION CONTROL [PHASE TWO - GRADING] PLAN FOR

HOLCOMB BRIDGE ASSOCIATES, LTD

DATE: SEPTEMBER 22, 2010

LOCATED IN:
LAND LOT(S): 878,884,885, 886,933,934, 935
DISTRICT: 1, SECTION: 2
CITY OF: ROSWELL
COUNTY OF: FULTON
STATE OF GEORGIA

REVISIONS:

GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE

MEMBER OF S.A.M.S.O.G.

BRUMBELOW-REESE & ASSOC., INC.
LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
13685 HIGHWAY 9
ALPHARETTA, GEORGIA 30004-3616
PHONE (770) 475-6817
FAX (770) 569-4948
EMAIL--BRASSINC@COMCAST.NET

FIELD BY: SDR,MK,KLB
DRAWN BY: RHR,MK
CHECKED BY: RHR
DRAWING: SITE-4-A
JOB NO. 2010-034

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OWNER/DEVELOPER:
HOLCOMB BRIDGE ASSOCIATES, LTD
8015 HOLCOMB BRIDGE ROAD
ROSWELL, GEORGIA 30022
24-HOUR CONTACT: LARRY GARRARD
24 HOUR PHONE: 770-605-8496

BARNWELL ROAD
60' R/W PAV'T AS SHOWN
(POSTED 40 MPH)

N 62°21'43" E
CH=242.25'
R=673.52'
L=243.58'

N 72°43'21" E
44.60'

N 47°45'12" E
CH=141.03'
R=1166.46'
L=141.12'

N 11°54'28" E
59.02'

N 47°19'06" W
CH=133.00'
R=2917.79'
L=133.01'

N 46°00'45" W
91.22'

N 44°52'47" W
CH=38.67'
R=978.00'
L=38.67'

N 43°44'48" W
7.97'

N 39°13'33" W
CH=183.37'
R=1173.00'
L=183.56'

N 20°52'12" W
CH=597.39'
R=1032.45'
L=606.05'

N 83°38'00" E
4.10'

N 02°35'22" W
CH=157.57'
R=1195.92'
L=157.68'

N 01°11'16" E
276.49'

N 14°41'37" W
CH=1017.88'
R=1859.86'
L=1031.04'

N/A "RIVERMONT COMMUNITY ASSOCIATION, INC."

S 89°44'57" E 1208.58'

0+08.55 I.P.F. 3/4" O/T (ON LINE)
1+64.10 I.P.F. 1" O/T (ON LINE)
3+62.78 I.P.F. 1" O/T 1.62' N OF IP/L
9+47.19 I.P.F. 1" O/T (ON LINE)
11+39.50 I.P.F. 2" O/T 0.52' N OF O/L

FIELD LOCATED 100-YEAR I.R.F. - ELEVATION 885.0 M.S.L. BASED ON F.I.R.M. 13121C0160-F, DATED JUNE 18, 2010.

S 06°33'03" W 11.16'
S 14°06'58" W 82.03'
S 05°26'50" W 103.05'
S 09°41'01" W 77.74'
S 02°22'25" E 145.47'
S 00°33'38" E 67.81'
S 25°10'42" E 26.43'
S 01°35'37" E 188.38'
S 00°46'27" E 73.96'
S 01°26'57" W 106.64'
S 06°59'28" E 87.73'
S 10°29'14" E 54.78'
S 06°14'02" E 116.59'
S 14°03'23" E 130.57'
S 13°56'37" E 141.05'
S 21°44'50" E 45.34'
S 13°48'23" E 139.87'
S 18°44'44" E 124.14'
S 15°03'01" E 133.11'
S 12°14'48" E 113.55'

CHATTAHOOCHEE RIVER

TREE LEGEND
WALNUT
RED OAK
WHITE OAK
POPLAR
BEECH
HICKORY

LIMITS OF DISTURBANCE - 1.279 ACRES (55,698 S.F.)

LIMITS OF DISTURBANCE 0.126 ACRES (5,620 S.F.)

PROPOSED RESIDENCE F.F.E. 907.0 BASE 897.0

#8015 1 STORY BRICK WITH BASEMENT RESIDENCE F.F.E.=904.69 BASE=894.32

#8325 1 STORY BRICK WITH BASEMENT RESIDENCE F.F.E.=1012.05 BASE=1002.05

WASHOUT AREA

PROPOSED CONCRETE DRIVEWAY

PROPOSED STORM PIPE (HDPE WITH HEADWALLS)

PROPOSED 12' GRAVEL DRIVEWAY

EXISTING 10' GRAVEL DRIVEWAY

HOLCOMB BRIDGE (A.K.A. STATE ROUTE #140) R/W VARIES PAV'T AS SHOWN

APPROXIMATE LAND LOT LINE

75' IMPERVIOUS SETBACK
50' CITY STREAM BUFFER

N/A "HOLCOMB BRIDGE ASSOCIATES, LTD"

S 57°46'03" W 1214.03'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

RIVER CORRIDOR
Engineering Site Plan Review
Project: Approved for clearing limits only
Date: 9-27-10

RECEIVED
SEP 23 2010
City of Roswell Community Development Dept.

6/6

EROSION, SEDIMENT & POLLUTION CONTROL [PHASE THREE - FINAL] PLAN FOR

HOLCOMB BRIDGE ASSOCIATES, LTD

DATE: SEPTEMBER 22, 2010

LOCATED IN:
LAND LOT(S): 878,884,885, 886,933,934, 935
DISTRICT: 1, SECTION: 2
CITY OF: ROSWELL
COUNTY OF: FULTON
STATE OF GEORGIA

REVISIONS:

GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE

MEMBER OF S.A.M.S.O.G.

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LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
13685 HIGHWAY 9
ALPHARETTA, GEORGIA 30004-3616
PHONE (770) 475-6817
FAX (770) 569-4948
EMAIL--BRASSINC@COMCAST.NET

FIELD BY: SDR,MK,KLB
DRAWN BY: RHR,MK
CHECKED BY: RHR
DRAWING: SITE-4-A
JOB NO. 2010-034

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