

GRADING NOTES

1. ALL CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V
2. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPED THE COMPACTION RESULTS.
3. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 6 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO 95% MAXIMUM DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D1557.
4. GRADE TO PROVIDE POSITIVE DRAINAGE PIPING WHICH IS NOT IN AN EASEMENT.

EROSION CONTROL

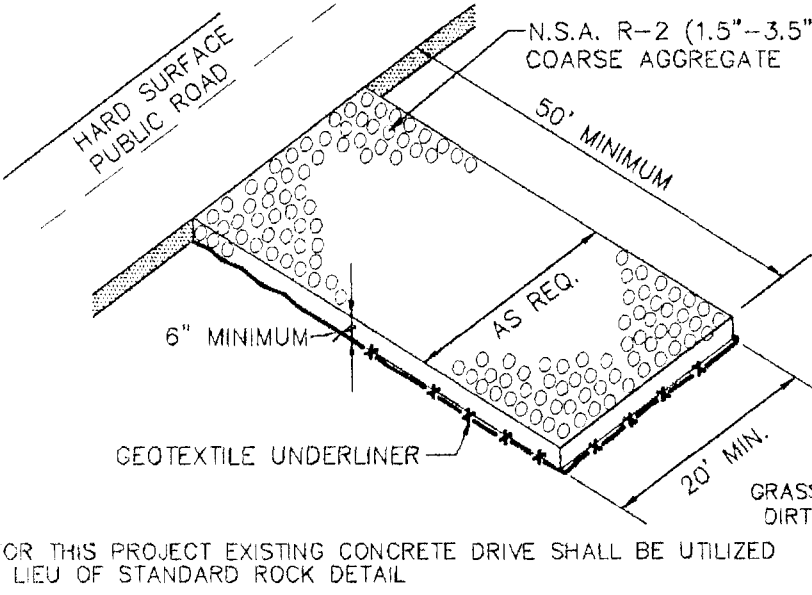
EROSION CONTROL MEASURES MUST BE EMPLOYED DURING DEVELOPMENT WHICH WILL MINIMIZE SITE GENERATED WATER BOURNE SILT AND DEBRIS FROM BEING DEPOSITED ON PRIVATE PROPERTY, PUBLIC PROPERTY AND STREETS OR NATURAL DRAINAGE WAYS.

EROSION CONTROL NOTES

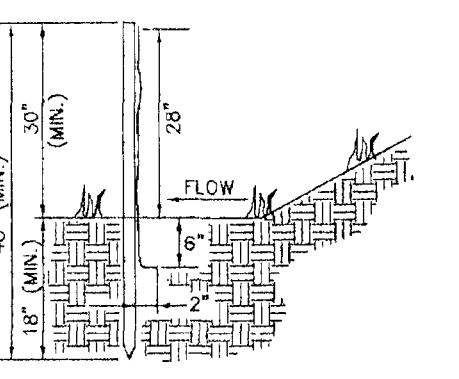
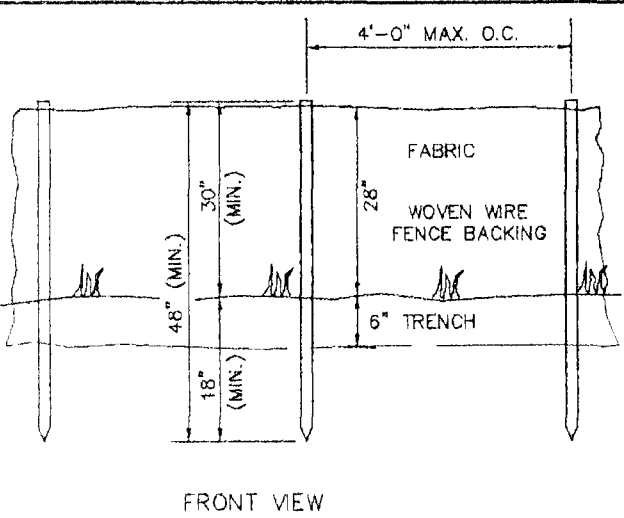
1. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEERS OR COUNTY INSPECTORS.
2. ALL SILT BARRIERS MUST BE PLACED BEFORE ANY CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED.
3. ALL OPEN DRAINAGE MUST BE GRASSED, AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 POUND STONE SHALL BE PLACED AT ALL DOWN STREAM HEADWALLS.
4. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
5. CONTRACTOR WILL INSURE CONFORMITY TO THE INTENT OF THE EROSION CONTROL MEASURES AS NOTED AS WELL AS THE COUNTY EROSION CONTROL RULES AND REGULATIONS.
6. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
8. *FOR A FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA".
9. Ds1, Ds2, Ds3 and Ds4 IS REQUIRED FOR ALL DISTURBED AREA'S.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
12. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL 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.
13. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS, PERMANENT VEGETATION SHALL BE ESTABLISHED.
14. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.

VEGETATIVE PLAN

NO TEMPORARY SEEDING SHALL BE INSTALLED DURING CONSTRUCTION PERIOD. PRIOR TO FINAL BUILDING INSPECTION, WHICH RESULTS IN A CERTIFICATION OF OCCUPANCY, ENTIRE LOT SHALL BE LANDSCAPED EXCLUDING ALL AREAS WITH STRUCTURES OR FLAT WORK LANDSCAPING SHALL CONSIST EXCLUSIVELY OF FESCUE AND WINTER RYE SEEDING WITH ANY OVERLAY PROVIDED FOR MOISTURE RETENTION DURING GERMINATION PERIOD. ALL UNDISTURBED TREES TO REMAIN.



Co CONSTRUCTION EXIT



Sd1 SILT FENCE (TYPE "C")

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (5) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	DISTURBED AREA STABILIZATION (W/ TEMP. SEEDING)	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	DISTURBED AREA STABILIZATION (W/ PERM. VEGETATION)	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (W/ PERM. VEGETATION)	ESTABLISHING PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

MULCHING APPLICATION REQUIREMENTS (Ds1)		
MATERIAL	RATE	DEPTH
STRAW OR HAY	2 (1/2) TON/ACRE	6"-10"
WOOD WASTE (CHIPS, SAWDUST, BARK)	6-9 TON/ACRE	2"-3"
CUTBACK ASPHALT	1200 GAL. / ACRE OR (1/4) GAL./SQ. YD.	-
POLYETHYLENE FILM	SECURE WITH SOIL ANCHORS, WEIGHTS	-
OUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	-
SECTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	-

SOME TEMP. PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)					
SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
RYE (GRAIN)	3.9 lbs.	3 bu.	8/15-11/19	9/15-12/1	10/1-11/1
RYEGRASS	0.9 lbs.	43 lbs.	8/15-11/19	9/15-12/1	10/1-11/1
RYE & RYNUAL LESPEDEZA	0.6 lbs.	0.5 bu.	3/1-4/1	3/1-4/1	2/1-3/1
WEEPING LOVEGRASS	0.1 lbs.	4 bu.	4/1-5/1	4/1-5/1	3/1-5/1
SUDAGRASS	1 lb.	60 lbs.	5/1-8/1	5/1-8/1	4/1-8/1
BROWNTOP MILLET	1 lb.	50 lbs.	4/15-6/15	4/15-7/1	4/15-7/1
HEAT	4 lb.	3 bu.	9/15-12/1	10/1-12/15	10/15-1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)					
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (lb.-P-K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)	
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-2 6-12-2 10-10-10	1500 1000 400	50-100 30	
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-2 6-12-2 10-10-10	1500 1000 400	50-100 30	
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-2 6-12-2 10-10-10	1500 800 400	50-100 30	
WARM SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-2 6-12-2 10-10-10	1500 400	50 30	

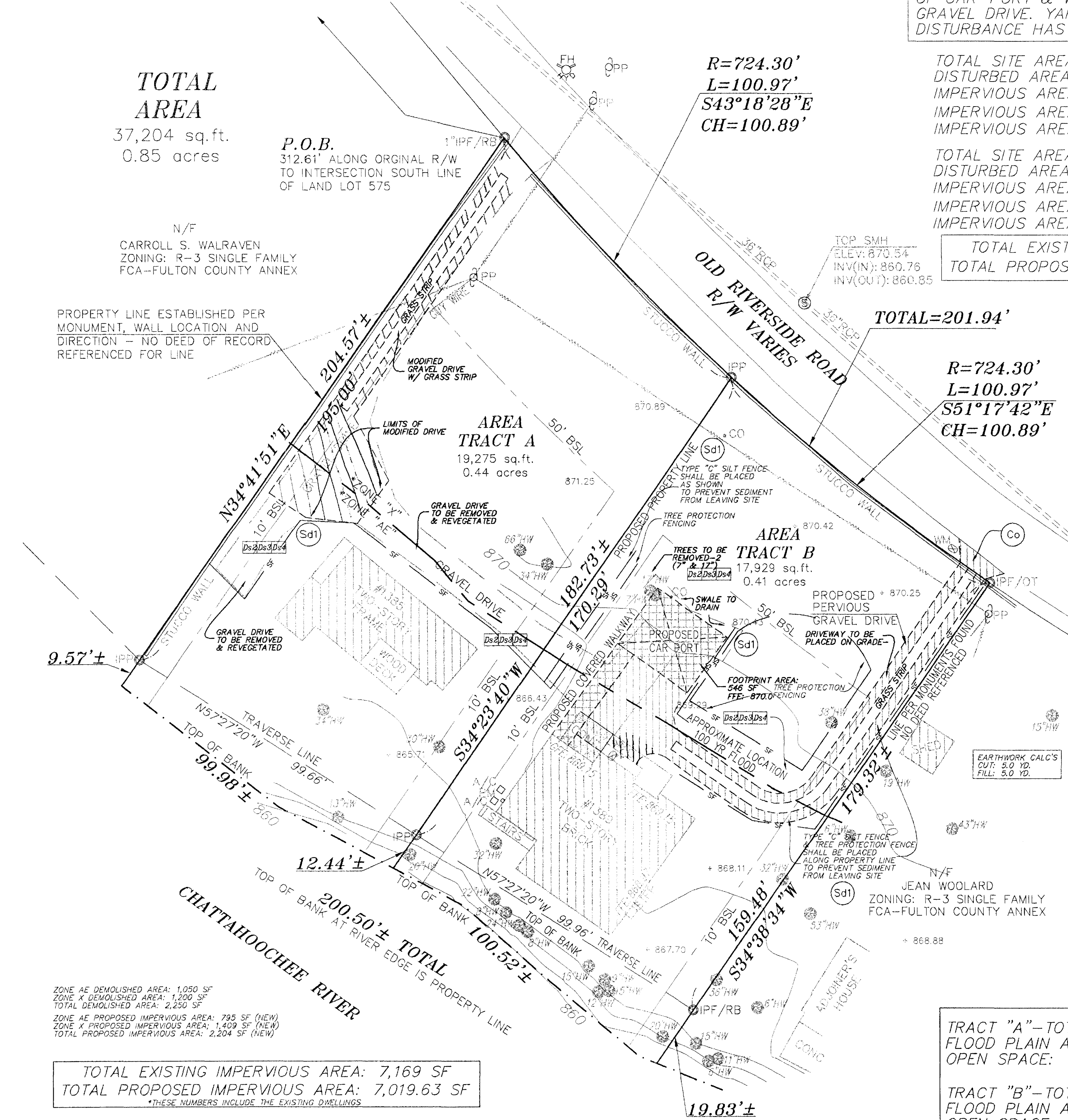
EXISTING ZONING: FCA-C(90-43)
PROPOSED ZONING: FCA

DISTURBANCE ON THIS PLAN INCLUDES LIMITED REMOVAL OF EXISTING DRIVEWAY AND ADDITION OF CAR-PORT & WALKWAY & ASSOCIATED "NEW" GRAVEL DRIVE. YARD SHALL BE LANDSCAPED AFTER DISTURBANCE HAS OCCURED.

TOTAL SITE AREA: 0.44 ACRES (TRACT "A")
DISTURBED AREA: 2,615 SF
IMPERVIOUS AREA: 4,105 SF (EXISTING)
IMPERVIOUS AREA: 2,777.27 SF (PROPOSED)
IMPERVIOUS AREA REMOVED: 1,328 SF

TOTAL SITE AREA: 0.41 ACRES (TRACT "B")
DISTURBED AREA: 2,491 SF
IMPERVIOUS AREA: 3,064 SF (EXISTING)
IMPERVIOUS AREA: 4,242.36 SF (PROPOSED)
IMPERVIOUS AREA ADDED: 1,178 SF

TOTAL EXISTING IMPERVIOUS AREA: 7,169 SF
TOTAL PROPOSED IMPERVIOUS AREA: 7,019.63 SF



ZONE AE DEMOLISHED AREA: 1,050 SF
ZONE X DEMOLISHED AREA: 1,200 SF
TOTAL DEMOLISHED AREA: 2,250 SF
ZONE AE PROPOSED IMPERVIOUS AREA: 795 SF (NEW)
ZONE X PROPOSED IMPERVIOUS AREA: 1,409 SF (NEW)
TOTAL PROPOSED IMPERVIOUS AREA: 2,204 SF (NEW)

TOTAL EXISTING IMPERVIOUS AREA: 7,169 SF
TOTAL PROPOSED IMPERVIOUS AREA: 7,019.63 SF
*THESE NUMBERS INCLUDE THE EXISTING DRELLINGS

METROPOLITAN RIVER PROTECTION ACT					
VULNERABILITY CATEGORY	TOTAL ACREAGE/SF	AREA OF LAND DISTURBANCE	IMPERVIOUS SURFACE	PERCENT DISTURBANCE	PERCENT IMPERVIOUS
TRACT A- C	19,275 SF	1,658 SF	1,037 SF	8.60%	5.38%
TRACT B- C	17,929 SF	1,396 SF	1,407 SF	7.79%	7.85%
TRACT A- E	19,275 SF	957 SF	1,740 SF	4.96%	9.03%
TRACT B- E	17,929 SF	1,093 SF	2,835 SF	6.11%	15.81%

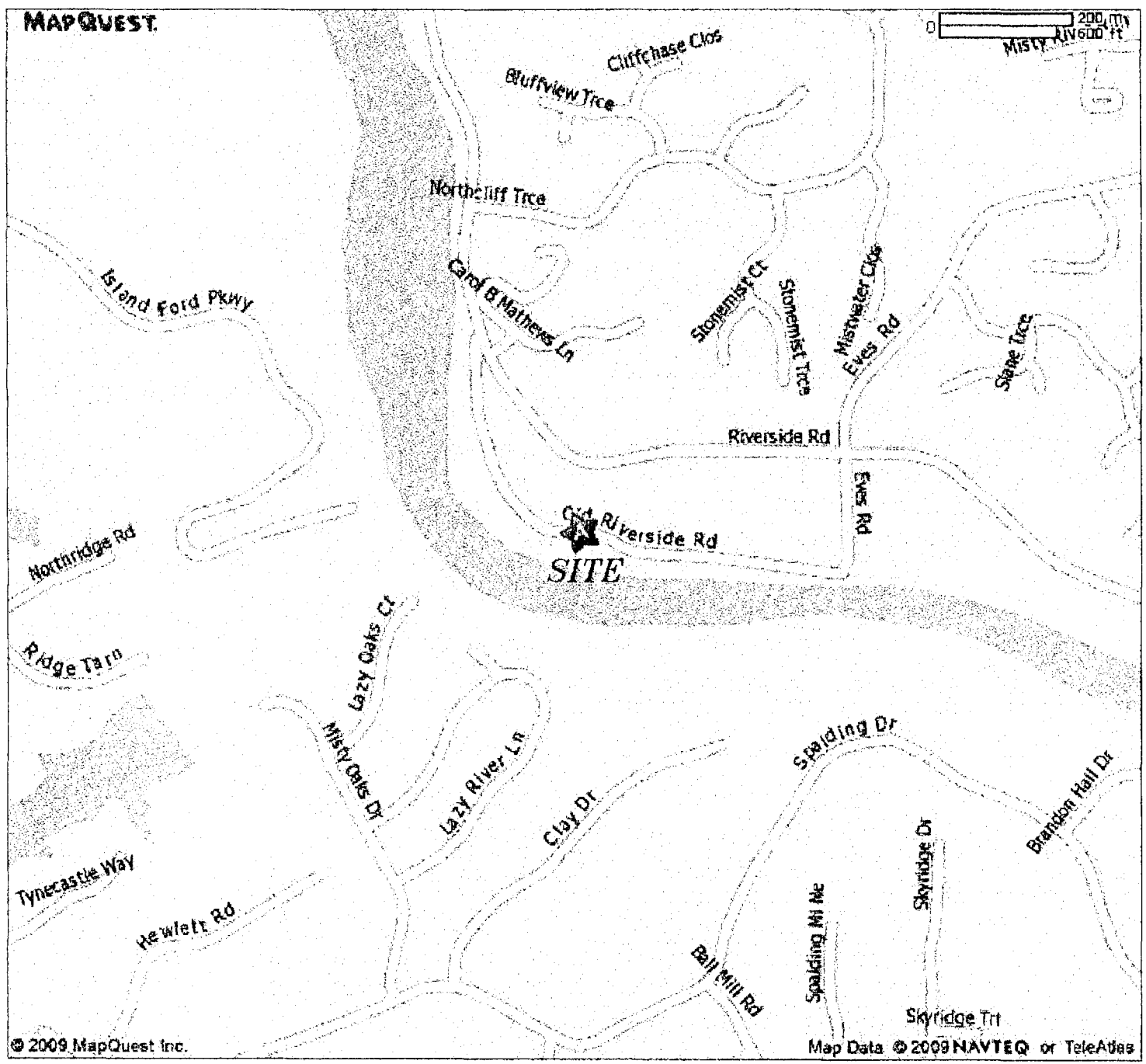
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

TRACT "A"-TOTAL AREA: 19,275 SF
FLOOD PLAIN AREA: 8,627 SF OR 45%
OPEN SPACE: 14,769 SF OR 76%

TRACT "B"-TOTAL AREA: 17,929 SF
FLOOD PLAIN AREA: 8,545 SF OR 48%
OPEN SPACE: 13,012 SF OR 73%

* BOUNDARY AND TOPOGRAPHIC/TREE SURVEY PREPARED BY SOLAR LAND SURVEYING COMPANY DATED: 09/09/09

VICINITY MAP
NTS



NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

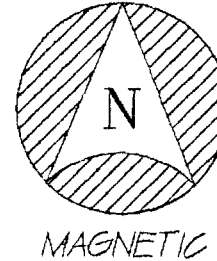
PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

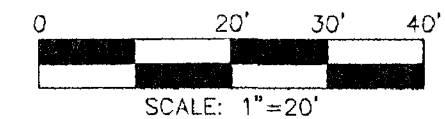
1385/1389 OLD RIVERSIDE ROAD
LOCATED IN LAND LOT 575
1st DISTRICT
FULTON COUNTY, GEORGIA
(CITY OF ROSWELL)

OWNER/DEVELOPER:
MS. JEAN WOOLARD
1385 OLD RIVERSIDE ROAD
ROSWELL, GEORGIA 30076

NORTH:



SCALE:



FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES FALL WITHIN A FEMA/FIRM DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0152E - EFFECTIVE DATE OF JUNE 22, 1996. ZONE "X" AS DESCRIBED BY SAID MAP BEING "BASE FLOOD ELEVATIONS DETERMINED" ELEV. 871.20

LEGEND

IPS	IRON PIN SET	OMF	CONCRETE MONUMENT FOUND
IFF	IRON PIN FOUND	OHUL	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SMH	SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WM	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
X-X	FENCE	P	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

DATE
10/05/09

1385/89 OLD RIVERSIDE ROAD
ROSWELL, FULTON COUNTY, GA
LAND LOT: 575
DISTRICT: 1st

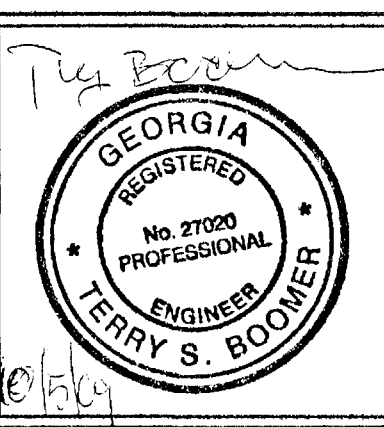
Engineering, Inc.

SUBMITTALS

REVISIONS

SETBACKS

ZONING: FCA(R-3)
FRONT SIDE REAR
BUFFERS: N/A



SHEET: C-01
SITE PLAN

24 HOUR EMERGENCY CONTACT: MIKE DEMPSEY (770) 480-4996