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## COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member  
Eric Christ – Post 2, Council Member  
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member  
Lorri Christopher – Post 5, Council Member  
Weare Gratwick – Post 6, Council Member

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**August 15, 2017**

### COUNCIL AGENDA

**7:00 PM**

PEACHTREE CORNERS CITY HALL

147 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

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**A) CALL TO ORDER**

**B) ROLL CALL**

**C) PLEDGE OF ALLEGIANCE**

**D) MAYOR'S OPENING REMARKS**

**E) CONSIDERATION OF MINUTES** – July 10, 2017, July 18, 2017, August 7, 2017

**F) CONSIDERATION OF MEETING AGENDA**

**G) PUBLIC COMMENTS**

**H) CONSENT AGENDA**

- 1. APH 2017-08-059** Approval of Alcoholic Beverage License Application for ARDM Café, LLC dba Green Tomato Buffet, 3446 Holcomb Bridge Rd. Applicant Dai Phil Lim are applying for Consumption on Premise Beer and Sunday Sales License.
- 2. Action Item** Consideration of a construction contract for PTC 17.01, GDOT LMIG.
- 3. Action Item** Consideration of approval of an out of scope contract for Smart Cities Technology with CH2M.
- 4. Action Item** Consideration of approval of budget appropriation for Prototype Prime.
- 5. R2017-08-81** Consideration of approval of expenditures associated with the relocation of City Hall.

## **I) PUBLIC HEARING**

- 1. O2017-07-96**            Second Read and Consideration of Stormwater updates per the Metropolitan North Georgia Water Planning District.
  
- 2. O2017-07-97**            First Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map Pursuant to CIC2017-003, Passion Fur Pups, request to remove a condition of Gwinnett County rezoning case RZ1996-134 that prohibits pet shops and grooming establishments in the Ingles Shopping Center in order to accommodate a pet grooming salon located at 5075 Peachtree Pkwy., Dist. 6, Land Lot 318, Peachtree Corners, GA (Second Read and Public Hearing on September 19, 2017)
  
- 3. O2017-08-98**            First Read and Consideration of an ordinance of the Mayor and council of the City of Peachtree Corners, Georgia to amend Chapter 6 (Alcoholic Beverages) to provide for Article XII (Manufacturers of Distilled Spirits, Malt Beverage, and Wine) Regulating Retail Sale of Alcoholic Beverages and sale for Consumption on Premises; to provide for an effective date; and for other purposes. (Second Read and Public Hearing on September 19, 2017)

## **J) ITEMS FOR CONSIDERATION**

- 1. PH2017-006**            Consideration of approval of an application of Greg Dean for a Metropolitan River Protection Act Certificate to authorize construction of a new home and landscaping on 0.907 acres located at 4596 Ridgegate Drive, Lot 5, Block C, Unit 2 of Riverview Estates subdivision. This property is more particularly described as Parcel 003 in Land Lot 319 of the 6<sup>th</sup> District of Gwinnett County Georgia, and is located within the Chattahoochee River Corridor.

## **K) CITY MANAGER UPDATES**

## **L) EXECUTIVE SESSION**

## **M) ADJOURNMENT**

# Minutes



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Mike Mason, Mayor

Phil Sadd – Post 1, Council Member  
Eric Christ – Post 2, Council Member  
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member  
Lorri Christopher – Post 5, Council Member  
Weare Gratwick – Post 6, Council Member

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**July 10, 2017**

**WORK SESSION MINUTES**

**7:00 PM**

PEACHTREE CORNERS CITY HALL – Training Room  
147 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

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The Mayor and Council of the City of Peachtree Corners held a Work Session at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member

Mike Mason  
Phil Sadd – Post 1  
Eric Christ – Post 2  
Alex Wright – Post 3  
Jeanne Aulbach – Post 4  
Lorri Christopher – Post 5  
Weare Gratwick – Post 6

City Manager  
City Clerk  
City Attorney  
Finance Director  
Public Works Director  
Community Dev. Director  
Communications Director  
Planning & Dev. Mgr.  
Jennifer Howard

Brian Johnson  
Kym Chereck  
Bill Riley  
Brandon Branham  
Greg Ramsey  
Diana Wheeler  
Judy Putnam  
David Chastant  
Economic Development Specialist

- 1. Staff Activity Report** – *No updates*
- 2. Stormwater Ordinance updates per the Metropolitan North Georgia Water Planning District** — *David Chastant clarified that the update to the existing Stormwater Ordinance will include verbiage concerning new commercial conveyor carwashes recycling water, and water waste for outdoor water use which will concern among other things, broken irrigation systems.*
- 3. Review of procedures for the Metropolitan River Protection Act (MRPA)**– *David Chastant gave a brief overview of MPRPA. It is estimated that 13% of all parcels within*

*the City limits are located within the River Corridor, which are affected by MRPA.*

- 4. 310 Technology Parkway (presented by New South Construction and VeenendaleCave)** – *Michele Dietrich, Kacey Rhoades, Charlie Scroggins and Andrew Connell presented proposed designs for the lobby area and the Council Chambers of the new City Hall, which will be located at 310 Technology Parkway.*
- 5. Livestock in residential areas** – *Diana Wheeler presented the Mayor and Council with information concerning surrounding Cities Ordinance’s pertaining to livestock in residential areas. The Council suggested that this item be conversed at a United Peachtree Corners Civic Association (UPCCA) meeting.*
- 6. Innovation Hub Master Plan** – *After discussion it was determined that the City would move forward with the Innovation Hub Master Plan concerning the autonomous ring and also encouragement for an Education facility located within the City.*
- 7. Arts Master Plan** – *After discussion it was determined that the Arts Committee would be an intricate part of the Arts Master Plan.*
- 8. Smart Cities Town Center Project** – *This item was removed from the agenda.*
- 9. City Manager Updates** – *Brian Johnson informed the Mayor and Council that there will be an item on the next Council agenda pertaining to a right-of-way and a Resolution for a Call for Election. Mr. Johnson stated that he would contact the UPCCA concerning adding livestock in residential areas to their agenda, as well as golf carts.*
- 10. Executive Session** – *There was no executive session.*
- 11. Work session adjourned at 9:40 PM.**

Approved,

Attest:

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Mike Mason, Mayor

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Kym Chereck, City Clerk  
(Seal)



**CITY OF PEACHTREE CORNERS**  
**COUNCIL MEETING MINUTES**  
**JULY 18, 2017 @ 7:00PM**

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. An audible copy of the meeting is available from the City Clerk's office. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Brian Johnson
City Clerk	Kym Chereck
City Attorney	Cecil McLendon
Com. Dev. Director	Diana Wheeler
Finance Director	Brandon Branham

**PLEDGE OF ALLEGIANCE:** Mayor Mason led the Pledge of Allegiance.

**MAYOR'S OPENING REMARKS:** Mayor Mason informed the public of the Town Center ground breaking, which took place on Friday, June 30, 2017.

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE JUNE 20, 2017 COUNCIL MEETING.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)**

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**CONSIDERATION OF MEETING AGENDA:** There were no changes.

**PUBLIC COMMENT:** There was no public comment.

**PRESENTATIONS AND REPORTS:** The Student Government Inters presented their final project, which was on enhancing the City's Branding via Signage.

## **CONSENT AGENDA:**

### **APH 2017-07-056**

Approval of Alcoholic Beverage License Application for Corona Restaurant & Bar at Winters Chapel, 4939 Winters Chapel Rd. Ste 800. Applicant Edgar Yobans Espinoza – Flores is applying for Consumption on Premise, Beer, Wine, Distilled Spirits and Sunday Sales License.

### **MOTION TO APPROVE APH 2017-07-056**

**By: Council Member Gratwick**

**Seconded by: Council Member Christopher**

**Vote: (7-0) (Gratwick, Christopher, Mason, Sadd, Christ, Wright, Aulbach)**

### **APH 2017-07-057**

Approval of Alcoholic Beverage License Application for Lie & Ren, DBA Sushi Osawa, 5270 Peachtree Parkway, Ste 119. Applicant Fangming Lin/ Jiasi Ren are applying for Consumption on Premise, Beer, Wine, Distilled Spirits and Sunday Sales License.

### **MOTION TO APPROVE APH 2017-07-057**

**By: Council Member Gratwick**

**Seconded by: Council Member Christopher**

**Vote: (7-0) (Gratwick, Christopher, Mason, Sadd, Christ, Wright, Aulbach)**

### **APH 2017-07-058**

Approval of Alcoholic Beverage License Application for LSAA, LLC, DBA Sam's mart #514, 5500 Spalding Drive. Applicant LSAA, LLC / Adnan Mohoud Jazairi are applying for Consumption on Premise, Beer, Wine, Distilled Spirits and Sunday Sales License.

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## **MOTION TO APPROVE APH 2017-07-058**

**By: Council Member Gratwick**

**Seconded by: Council Member Christopher**

**Vote: (7-0) (Gratwick, Christopher, Mason, Sadd, Christ, Wright, Aulbach)**

## **PUBLIC HEARING:**

### **O2017-04-85**

Second Read and Consideration of RZ2017-001 / V2017-001. Atlanta Paving request to rezone four parcels consisting of .65 acres from R-75 to M-1 along with associated variances to accommodate renovation and new construction at an existing business located at 6120 Second St. and 4500 Peachtree St, Dist. 6, Land Lot 251, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the applicant's request and staff's recommendations.

The applicant was represented by their attorney, Matt Reeves. The applicant expressed concern with a few of Staff's conditions.

Mayor Mason opened the floor for anyone wanting to speak in favor or opposition of the Ordinance. Public comment consisted of opposition with included concern for the applicant not being a 'good neighbor' in the past by not taking care of his property; and the traffic that this business produces in a residential area.

A motion was made after discussion concerning adding landscaping and removing trees only where practical and approved by the Community Development Director.

### **MOTION TO APPROVE O2017-04-85 WITH THE CONDITIONS LISTED BELOW.**

**By: Council Member Sadd**

**Seconded by: Council Member Gratwick**

**Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)**

### **Approved conditions for O2017-04-85**

1. Parcels #2,3,5 and 6 (as shown on the Atlanta Paving Projects Overall Proposed Zoning Exhibit dated 2/2/2017) shall be rezoned M-1, light industry, and shall be developed in general conformity with the submitted site plan dated January 31, 2017.

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2. Architectural elevations shall be substantially similar to the drawings submitted on January 31, 2017.
3. Access to the subject properties shall only be from Jones Mill Rd., Mechanicsville Rd., and Peachtree Street. No commercial vehicles shall access the properties from residential streets which consist of Second St., Third St., Florida Ave., Georgia Ave., and Virginia Ave. Only non-commercial personal passenger vehicles may use residential streets to access the properties.
4. Building designs shall incorporate features that are compliant with Peachtree Corners' Green Building Ordinance wherever practical.
5. The following Gwinnett County zoning conditions (from RZC 2008-00035 dated 1/22/2008) shall be required:
  - a. Provide a 20 ft. wide landscape strip along the frontage of Peachtree St., Georgia Ave., and Second St. Landscape plans to be approved by the Community Development Director.
  - b. Provide a 30 foot replanted buffer adjacent to all residentially zoned property. Plant material shall be a minimum of 8 ft. high at time of installation.
  - c. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung or strung on the site. Yard and / or bandit signs shall be prohibited.
  - d. Ground signs shall be limited to a single externally illuminated monument type sign located on Peachtree St. with a maximum height of 5 ft.
  - e. Billboards shall be prohibited on the property.
  - f. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
  - g. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned properties.
  - h. No outdoor loudspeakers shall be allowed.
  - i. Hours of operation shall be limited from 7AM to 7PM.

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- j. Obtain all necessary development and building permits, and bring the site up to all applicable standards.
- k. Outdoor storage shall be prohibited.
- l. Equipment, work vehicles, and materials must be parked and/ or stored within a fenced storage yard.
- m. No vehicle washing or detailing shall take place on parcels 1 – 6, as shown on Exhibit 'A'.
- n. Compliance with all conditions shall be required prior to the issuance of a building certificate of occupancy.

### **O2017-04-86**

Second Read and Consideration of RZ2017-002 / V2017-003. Atlanta Paving request to rezone a 3.5-acre parcel from R-75 to M-2 along with associated variances to accommodate an equipment storage and parking lot located near the 6100 and 4500 blocks of Florida Ave., Dist. 6, Land Lot 251, Peachtree Corners, GA. **(WITHDRAWN BY APPLICANT)**

### **O2017-04-87**

Second Read and Consideration of PH2017-003. Town Center Building Elevations. Request to approve building elevations for retail and restaurant buildings located at the Town Center in the 5400 Block of Peachtree Parkway, Dist. 6, Land Lot 301, Peachtree Corners, GA.

### **MOTION TO APPROVE O2017-04-87.**

**By: Council Member Sadd**

**Seconded by: Council Member Christopher**

**Vote: (7-0) (Sadd, Christopher, Mason, Christ, Wright, Aulbach, Gratwick)**

### **O2017-06-95**

Second Read and Consideration of CIC2017-002. Ingles Gas Station. Request to remove conditions of Gwinnett County rezoning case RZ1996-134 in order to accommodate construction of a new gas station located at the Ingles shopping center at 5075 Peachtree Pkwy., Dist. 6, Land Lot 318, Peachtree Corners, GA.

Diana Wheeler, Community Development Director, gave a brief overview of the

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applicant's request and staff's recommendation.

The applicant stated that their request was driven by existing customers requesting that the gas station be added as a convenience and for them to utilize their Ingles 'rewards points'.

Mayor Mason opened the floor for anyone wanting to speak in favor or opposition of the Ordinance. Public comment consisted of opposition with included concern for additional traffic in the area and not preserving the character of the City.

### **MOTION TO APPROVE O2017-06-95.**

**By: Council Member Sadd**

**Seconded by: Council Member Gratwick**

**Vote: (0-7) (Sadd, Gratwick, Mason, Christ, Wright, Christopher, Aulbach)**

### **O2017-07-96**

First Read and Consideration of Stormwater updates per the Metropolitan North Georgia Water Planning District. (Second Read on August 15, 2017)

### **PH2017-07-80**

Consideration of Accepting a 0.116-acre Final Plat for the Terraces at Peachtree Corners Subdivision located on Parkway Lane in the 6th District, Land Lot 284, City of Peachtree Corners, GA.

### **MOTION TO APPROVE PH2017-07-80.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)**

## **ITEMS FOR CONSIDERATION:**

### **R2017-07-80**

Consideration of a Resolution to Call for an Election, Announce Qualifying Dates and Fees and appoint Election Officials.

### **MOTION TO APPROVE R2017-07-80.**

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**By: Council Member Christopher**

**Seconded: Council Member Aulbach**

**Vote: (7-0) (Christopher, Aulbach, Mason, Sadd, Christ, Wright, Gratwick)**

**CITY MANAGER UPDATE:** There was no update from the City Manager.

**EXECUTIVE SESSION:** There was no executive session.

**ADJOURNMENT:** 9:26 PM

**MOTION TO ADJOURN.**

**By: Council Member Sadd**

**Seconded by: Council Member Gratwick**

**Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)**

Approved,

Attest:

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Mike Mason, Mayor

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Kymberly Chereck, City Clerk  
(Seal)



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Mike Mason, Mayor

Phil Sadd – Post 1, Council Member  
Eric Christ – Post 2, Council Member  
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member  
Lorri Christopher – Post 5, Council Member  
Weare Gratwick – Post 6, Council Member

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August 7, 2017

**WORK SESSION MINUTES**

7:00 PM

PEACHTREE CORNERS CITY HALL – Training Room  
147 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

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The Mayor and Council of the City of Peachtree Corners held a Work Session at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member  
Council Member

Mike Mason  
Phil Sadd – Post 1  
Eric Christ – Post 2  
Alex Wright – Post 3  
Jeanne Aulbach – Post 4  
Lorri Christopher – Post 5  
Weare Gratwick – Post 6 - *Absent*

City Manager  
City Clerk  
City Attorney  
City Attorney  
Finance Director  
Public Works Director  
Communications Director  
Planning & Dev. Mgr.

Brian Johnson  
Kym Chereck  
Bill Riley  
Joe Leonard  
Brandon Branham  
Greg Ramsey  
Judy Putnam  
David Chastant

- 1. Staff Activity Report** – *Greg Ramsey informed the Mayor and Council that the pedestrian island on Peachtree Corners Circle should be completed by August 8, 2017.*
- 2. In Progress Report – Code Enforcement Activity in Mechanicsville** – *This item will be heard at a later date.*
- 3. Innovation District Trail project update (ARC funded project)** – *A brief presentation was given by Andrea Greco of Pond and Company. Ms. Greco stated that the Community meeting on August 1, 2017 was attended by approximately 30 people. Citizens requested, among other things, for the trail to offer shade, to*

*incorporate safer roadway crossing, connectivity to Holcomb Bridge Road and*

*Schools, and connections to regional trails. The final plan will be presented at the September 19, 2017 Council Meeting.*

- 4. In Progress Report/Prototype Prime** – *Sanjay Parekh, Executive Director of Prototype Prime, gave an update on where P2 (Prototype Prime stands at this point. They currently have 8 teams, 34 employees, 8 job openings and have had approximately 650 people touring the site. A ‘birthday bash’ is scheduled for October 26, 2017, and an Art Gallery/ Holiday Party is scheduled for December 2017. P2 is in good standing and progressing at a comfortable speed.*
- 5. Winters Chapel Pedestrian Crossing project** – *A center pedestrian crossing is recommended for Winters Chapel Road. After further review it was determined that this area will benefit with additional striping on the road to incorporate a center lane for turning. This is a SPLOST funded project. This item is currently under review and should come before the Mayor and Council momentarily.*
- 6. Neely Farms traffic control** – *Neely Farms residents are requesting that a one-way stop sign at Indian Field and River Bottom Drive be converted to a three-way stop with the inclusion of painted stop lines. This item is currently under review and may come before the Mayor and Council this upcoming Fall.*
- 7. PTC 17.01 GDOT LMIG sidewalks – construction bids** – *Greg Ramsey, Public Works Director, stated that he will be requesting at the next Council meeting, authorization for the Mayor and City Attorney to enter into a construction contract with CMEC, LLC for an amount of \$458,596.00. The contract is for sidewalks to include Technology Parkway South, Frank Neely Road, Peachtree Corners Circle and The Corners Parkway. This item will move forward to the August 15, 2017 Council Meeting.*
- 8. Alcohol Manufacturing Ordinance Discussion** – *Due to Senate Bill 85 passing, the City is updating their ordinance in order to comply by adding the manufacturers license. This item will move forward to the August 15, 2017 Council Meeting.*
- 9. Smart Cities Technology** – *Brandon Branham, Finance Director, stated that he will be bringing forward at the next Council meeting, a request for Smart Cities Technology to be used at the new Town Center parking deck. The request will include, among other items, LED lighting, Intellisite smart parking sensors, digital signage, camera and WiFi capable connectivity. All of these items will ensure easy access to available parking and free WiFi throughout the Town Center. This item will will move forward to the August 15, 2017 Council Meeting.*
- 10. 310 Technology Parkway** – *Brian Johnson, City Manager, informed the Mayor and Council that he will be requesting a not to exceed contract at the next City Council meeting. This contract will include non-structural expenditures related to the relocation of City hall. The expenditures include audio/visual, furniture, access control and security, exterior signage, landscaping and hardscape.*

**11. City Manager Updates** – *Brian Johnson, City Manager, brought to the attention of the Mayor and Council a request from a citizen for a road abandonment on a portion of Jones Mill Road. City Staff will investigate this request further. David Chastant, Planning and Development Manager, gave an update on an upcoming MRPA (Metropolitan River Corridor Protection Act) certification that will come before the Mayor and Council at the next Council Meeting on August 15, 2017.*

**12. Executive Session** – *There was no executive session.*

**13. Work Session adjourned at 9:08 PM**

Approved,

Attest:

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Mike Mason, Mayor

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Kym Chereck, City Clerk  
(Seal)

**Consent Agenda**  
**APH 2017-08-059**



Mike Mason, Mayor

Phil Sadd - Post 1, Council Member  
Alex Wright - Post 3, Council Member  
Lorri Christopher - Post 5, Council Member

Eric Christ - Post 2, Council Member  
Jeanne Aulbach - Post 4, Council Member  
Weare Gratwick - Post 6, Council Member

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To: Mayor and City Council  
Cc: Brian Johnson, City Manager  
From: Diana Wheeler, Community Development Director  
Date: August 15, 2017, City Council Meeting

Agenda Item: APH 2017-08-059 Approval of Alcoholic Beverage License Application for ARDM Café, LLC dba Green Tomato Buffett, 3446 Holcomb Bridge Rd. Applicant Dai Phil Lim are applying for Consumption on Premise Beer and Sunday Sales License.

**Staff Recommendation:**

Approve the application for Consumption on Premise Beer and Sunday Sales License for ARDM Café, LLC dba Green Tomato Buffett, 3446 Holcomb Bridge Rd.

**Background:**

Applicant submitted a completed application on July 3, 2017. Required advertising for the application was published in the Gwinnett Daily Post on August 4<sup>th</sup>, and August 11<sup>th</sup>. Applicant has passed the background investigation and meets all requirements.

**Discussion:**

New Business  
Staff has reviewed this application and recommends approval.

**Alternatives:**

None

**Consent Agenda**

**Action Item**

**PTC 17.01**



## MEMO

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TO: Mayor & Council  
CC: Brian Johnson, City Manager  
FROM: Greg Ramsey, P.E., Public Works Director  
DATE: August 7, 2017  
SUBJECT: GDOT LMIG Sidewalks 2017

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The 2017 GDOT LMIG funded program awarded Peachtree Corners funding in the amount of \$316,692.39. There is a required 30% match for this program, which brings the 2017 budgeted amount for the city's LMIG projects to \$411,700.11. The FY18 CIP budget also included funds for additional sidewalk projects, which would provide adequate funding for the list of sidewalk projects included in the LMIG application. Those locations include Technology Parkway South, Frank Neely Road, Peachtree Corners Circle and The Corners Parkway.

The City hired Keck & Wood, Inc. to provide the survey, engineering design, construction plans and bidding documents for this project. They have provided the attached bid recommendation letter for your review and consideration. As you can see in the letter, six bids were received, and Keck & Wood, Inc. has reviewed the bids and recommends award to the lowest, most responsive bidder.

**Staff requests an authorization for the Mayor & City Attorney to enter into a construction contract with CMEC, LLC for an amount of \$458,596.00.**



**Keck & Wood, Inc.**

3090 Premiere Parkway  
Suite 200  
Duluth, Georgia 30097  
Office: (678) 417-4000  
Fax: (678) 417-4055  
[www.keckwood.com](http://www.keckwood.com)

July 21, 2017

Honorable Mayor and Council Members  
City of Peachtree Corners  
147 Technology Parkway, Suite 200  
Peachtree Corners, Georgia 30092

Re: PTC 17.01 GDOT LMIG Sidewalks  
2017  
Our Reference No. 170117.00

Dear Mayor and Council:

We have reviewed the bids received at City Hall, at 2:00 p.m., local time on July 20, 2017 for construction of the referenced project. Six (6) bids were received. The following is a summary of the three (3) low bids.

	<u>Bidder</u>	<u>Bid Amount</u>
1.	CMEC, LLC 2605 Mountain Industrial Boulevard, Suite 10 Tucker, Georgia 30084	\$458,596.00
2.	Tri Scapes, Inc. 1595 Peachtree Parkway, Suite 204-396 Cumming, Georgia 30041	\$478,990.73
3.	DAF Concrete, Inc. 9160 Turner Road Jonesboro, Georgia 30236	\$494,526.00

A certified tabulation of all bids received is attached. A copy of the tabulation has been mailed to each bidder for their information.

Each bidder submitted a 5% bid bond from a surety company listed on U. S. Treasury Circular 570 (07/01/17). The low bid of \$458,596.00 is within the funds allocated for the project.

Keck & Wood, Inc. has worked with the low bidder, CMEC, LLC, on projects of similar scope and considers CMEC, LLC to be capable of performing the required activities to successfully complete this project.

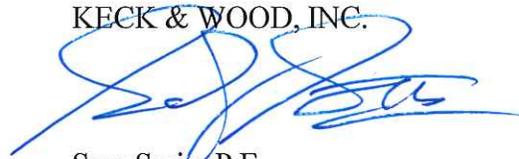
**Keck & Wood, Inc., therefore, recommends contract award to CMEC, LLC in the amount of \$458,596.00 for construction of the PTC 17.01 GDOT LMIG Sidewalks 2017 project.**

Pennsylvania National Mutual Casualty Insurance Company is the surety company for the recommended bidder's bid bond and will likely be the surety company used for the payment and performance bonds on the project. In addition to being listed on the U.S. Treasury Department Circular 570, the surety is shown as being licensed in Georgia, having an Active/Compliance status, and with an underwriting limitation that is greater than the bond amount. Please note that in accordance with Georgia Law (OCGA 36-91-40 (a)(2)), the City must have an "officer of the government entity" to "approve as to form and as to the solvency of the surety" for the proposed surety company named above. We recommend that your legal counsel be contacted to handle or suggest the procedures necessary to comply with this Georgia law. We can provide additional information on this issue if needed.

If there are any questions, please contact our office.

Very truly yours,

KECK & WOOD, INC.



Sam Serio, P.E.  
Associate Vice President

Enclosure

**BID TABULATION**  
**PTC 17.01 GDOT LMIG SIDEWALKS 2017**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA  
 AT PEACHTREE CORNERS CITY HALL  
 2:00 P.M., LOCAL TIME, JULY 20, 2017

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3	
				CMEC, LLC		Tri Scapes, Inc.		DAF Concrete, Inc.	
				PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
	<b>The Corners Parkway (TCP)</b>								
1	TCP - Grading Complete	1	LS	\$37,325.00	\$37,325.00	\$43,014.89	\$43,014.89	\$10,000.00	\$10,000.00
2	TCP - Traffic Control	1	LS	\$3,820.00	\$3,820.00	\$6,000.00	\$6,000.00	\$7,000.00	\$7,000.00
3	TCP - Sod	1	LS	\$6,560.00	\$6,560.00	\$3,689.33	\$3,689.33	\$5,600.00	\$5,600.00
4	TCP - Erosion Control	1	LS	\$3,175.00	\$3,175.00	\$5,680.80	\$5,680.80	\$9,850.00	\$9,850.00
5	TCP - Conc. Sidewalk, 4 in	1,670	SY	\$25.00	\$41,750.00	\$32.76	\$54,709.20	\$40.00	\$66,800.00
6	TCP - Thermoplastic Solid Traf Stripe, 8 in, White	541	LF	\$3.00	\$1,623.00	\$3.63	\$1,963.83	\$5.00	\$2,705.00
7	TCP - Thermoplastic Solid Traf Stripe, 24 in, White	18	LF	\$7.00	\$126.00	\$8.57	\$154.26	\$8.00	\$144.00
8	TCP - Conc. Curb & Gutter, Tp 2	12	LF	\$15.00	\$180.00	\$14.97	\$179.64	\$20.00	\$240.00
9	TCP - Thermoplastic Pavement Marking, Word, Tp 2	1	EA	\$131.00	\$131.00	\$167.85	\$167.85	\$500.00	\$500.00
	<b>Technology Parkway South (TPS)</b>								
10	TPS - Grading Complete	1	LS	\$70,193.00	\$70,193.00	\$35,464.41	\$35,464.41	\$10,000.00	\$10,000.00
11	TPS - Traffic Control	1	LS	\$5,748.00	\$5,748.00	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00
12	TPS - Sod	1	LS	\$10,794.00	\$10,794.00	\$5,806.68	\$5,806.68	\$4,500.00	\$4,500.00
13	TPS - Erosion Control	1	LS	\$6,838.00	\$6,838.00	\$6,306.48	\$6,306.48	\$5,000.00	\$5,000.00
14	TPS - Conc. Sidewalk, 4 in	2,825	SY	\$25.00	\$70,625.00 *	\$32.76	\$92,547.00	\$40.00	\$113,000.00
15	TPS - GDOT "Soft Sandwich"	2	EA	\$970.00	\$1,940.00	\$450.00	\$900.00	\$1,500.00	\$3,000.00
16	TPS - Conc. Header Curb	74	LF	\$11.00	\$814.00	\$12.29	\$909.46	\$20.00	\$1,480.00
17	TPS - Thermoplastic Solid Traf Stripe, 8 in, White	231	LF	\$3.50	\$808.50	\$3.63	\$838.53	\$5.00	\$1,155.00
18	TPS - Stamped Conc. Strip	835	SY	\$50.00	\$41,750.00	\$57.68	\$48,162.80	\$80.00	\$66,800.00
	<b>Peachtree Corners Circle (PCC)</b>								
19	PCC - Grading Complete	1	LS	\$27,821.00	\$27,821.00	\$30,537.50	\$30,537.50	\$10,000.00	\$10,000.00
20	PCC - Traffic Control	1	LS	\$2,838.00	\$2,838.00	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00
21	PCC - Sod	1	LS	\$4,441.00	\$4,441.00	\$2,664.84	\$2,664.84	\$7,000.00	\$7,000.00
22	PCC - Erosion Control	1	LS	\$2,708.00	\$2,708.00	\$2,964.96	\$2,964.96	\$10,000.00	\$10,000.00
23	PCC - Conc. Sidewalk, 4 in	1,313	SY	\$25.00	\$32,825.00	\$32.76	\$43,013.88	\$40.00	\$52,520.00
24	PCC - Thermoplastic Solid Traf Stripe, 8 in, White	620	LF	\$3.00	\$1,860.00	\$3.63	\$2,250.60	\$5.00	\$3,100.00
25	PCC - Thermoplastic Solid Traf Stripe, 24 in, White	42	LF	\$7.50	\$315.00	\$8.57	\$359.94	\$8.00	\$336.00
26	PCC - Conc. Curb & Gutter, Tp 2	79	LF	\$15.00	\$1,185.00	\$14.97	\$1,182.63	\$24.00	\$1,896.00
	<b>Frank Neely Road (FNR)</b>								
27	FNR - Grading Complete	1	LS	\$32,949.00	\$32,949.00	\$20,519.98	\$20,519.98	\$10,000.00	\$10,000.00
28	FNR - Traffic Control	1	LS	\$4,404.00	\$4,404.00	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00
29	FNR - Sod	1	LS	\$4,190.50	\$4,190.50	\$2,173.00	\$2,173.00	\$8,000.00	\$8,000.00
30	FNR - Erosion Control	1	LS	\$2,170.00	\$2,170.00	\$1,369.08	\$1,369.08	\$10,500.00	\$10,500.00
31	FNR - Conc. Sidewalk, 4 in	1,397	SY	\$25.00	\$34,925.00	\$32.76	\$45,765.72	\$40.00	\$55,880.00
32	FNR - Thermoplastic Solid Traf Stripe, 8 in, White	504	LF	\$3.50	\$1,764.00 *	\$3.36	\$1,693.44 *	\$5.00	\$2,520.00
	<b>TOTAL BID AMOUNT</b>				<b>\$456,596.00 *</b>		<b>\$478,990.73 *</b>		<b>\$494,526.00</b>
	<b>BID BOND</b>				5%		5%		\$494,526.00
	<b>NOTE REFERENCE</b>				(1) (2)		(1) (2)		(1) (2) (3)

**BID TABULATION**  
**PTC 17.01 GDOT LMIG SIDEWALKS 2017**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA  
 AT PEACHTREE CORNERS CITY HALL  
 2:00 P.M., LOCAL TIME, JULY 20, 2017

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 4		BIDDER NO. 5		BIDDER NO. 6	
				Construction 57, Inc.		Ohmshiv Construction, LLC		Tople Construction & Engineering, Inc.	
				PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
<b>The Corners Parkway (TCP)</b>									
1	TCP - Grading Complete	1	LS	\$40,000.00	\$40,000.00	\$99,750.00	\$99,750.00	\$97,000.00	\$97,000.00
2	TCP - Traffic Control	1	LS	\$5,000.00	\$5,000.00	\$15,325.00	\$15,325.00	\$7,750.00	\$7,750.00
3	TCP - Sod	1	LS	\$5,000.00	\$5,000.00	\$14,500.00	\$14,500.00	\$13,400.00	\$13,400.00
4	TCP - Erosion Control	1	LS	\$2,000.00	\$2,000.00	\$10,500.00	\$10,500.00	\$8,200.00	\$8,200.00
5	TCP - Conc. Sidewalk, 4 in	1,670	SY	\$30.00	\$50,100.00	\$24.00	\$40,080.00	\$45.00	\$75,150.00
6	TCP - Thermoplastic Solid Traf Stripe, 8 in, White	541	LF	\$3.25	\$1,758.25	\$3.00	\$1,623.00	\$4.00	\$2,164.00
7	TCP - Thermoplastic Solid Traf Stripe, 24 in, White	18	LF	\$8.00	\$144.00	\$7.00	\$126.00	\$6.00	\$108.00
8	TCP - Conc. Curb & Gutter, Tp 2	12	LF	\$15.00	\$180.00	\$15.00	\$180.00	\$25.00	\$300.00
9	TCP - Thermoplastic Pavement Marking, Word, Tp 2	1	EA	\$300.00	\$300.00	\$250.00	\$250.00	\$200.00	\$200.00
<b>Technology Parkway South (TPS)</b>									
10	TPS - Grading Complete	1	LS	\$60,000.00	\$60,000.00	\$113,750.00	\$113,750.00	\$124,000.00	\$124,000.00
11	TPS - Traffic Control	1	LS	\$10,000.00	\$10,000.00	\$18,500.00	\$18,500.00	\$10,000.00	\$10,000.00
12	TPS - Sod	1	LS	\$8,500.00	\$8,500.00	\$18,500.00	\$18,500.00	\$22,000.00	\$22,000.00
13	TPS - Erosion Control	1	LS	\$5,000.00	\$5,000.00	\$9,000.00	\$9,000.00	\$14,000.00	\$14,000.00
14	TPS - Conc. Sidewalk, 4 in	2,825	SY	\$30.00	\$84,750.00	\$24.00	\$67,800.00	\$45.00	\$127,125.00
15	TPS - GDOT "Soft Sandwich"	2	EA	\$1,000.00	\$2,000.00	\$500.00	\$1,000.00	\$650.00	\$1,300.00
16	TPS - Conc. Header Curb	74	LF	\$12.00	\$888.00	\$14.00	\$1,036.00	\$20.00	\$1,480.00
17	TPS - Thermoplastic Solid Traf Stripe, 8 in, White	231	LF	\$3.25	\$750.75	\$3.00	\$693.00	\$4.00	\$924.00
18	TPS - Stamped Conc. Strip	835	SY	\$35.00	\$29,225.00	\$38.00	\$31,730.00 *	\$99.00	\$82,665.00
<b>Peachtree Corners Circle (PCC)</b>									
19	PCC - Grading Complete	1	LS	\$40,000.00	\$40,000.00	\$89,000.00	\$89,000.00	\$65,000.00	\$65,000.00
20	PCC - Traffic Control	1	LS	\$8,000.00	\$8,000.00	\$15,200.00	\$15,200.00	\$5,000.00	\$5,000.00
21	PCC - Sod	1	LS	\$4,500.00	\$4,500.00	\$11,250.00	\$11,250.00	\$10,000.00	\$10,000.00
22	PCC - Erosion Control	1	LS	\$3,000.00	\$3,000.00	\$8,500.00	\$8,500.00	\$7,500.00	\$7,500.00
23	PCC - Conc. Sidewalk, 4 in	1,313	SY	\$30.00	\$39,390.00	\$24.00	\$31,512.00	\$45.00	\$59,085.00
24	PCC - Thermoplastic Solid Traf Stripe, 8 in, White	620	LF	\$3.25	\$2,015.00	\$3.00	\$1,860.00	\$4.00	\$2,480.00
25	PCC - Thermoplastic Solid Traf Stripe, 24 in, White	42	LF	\$8.00	\$336.00	\$7.00	\$294.00	\$6.00	\$252.00
26	PCC - Conc. Curb & Gutter, Tp 2	79	LF	\$15.00	\$1,185.00	\$15.00	\$1,185.00	\$25.00	\$1,975.00
<b>Frank Neely Road (FNR)</b>									
27	FNR - Grading Complete	1	LS	\$40,000.00	\$40,000.00	\$73,750.00	\$73,750.00	\$60,000.00	\$60,000.00
28	FNR - Traffic Control	1	LS	\$6,000.00	\$6,000.00	\$12,500.00	\$12,500.00	\$8,500.00	\$8,500.00
29	FNR - Sod	1	LS	\$5,500.00	\$5,500.00	\$10,500.00	\$10,500.00	\$15,000.00	\$15,000.00
30	FNR - Erosion Control	1	LS	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$5,000.00	\$5,000.00
31	FNR - Conc. Sidewalk, 4 in	1,397	SY	\$30.00	\$41,910.00	\$24.00	\$33,528.00	\$45.00	\$62,865.00
32	FNR - Thermoplastic Solid Traf Stripe, 8 in, White	504	LF	\$3.25	\$1,638.00	\$3.00	\$1,512.00	\$4.00	\$2,016.00
<b>TOTAL BID AMOUNT</b>				<b>\$501,070.00</b>	<b>\$501,070.00</b>	<b>\$742,434.00</b>	<b>\$742,434.00</b>	<b>\$892,439.00</b>	<b>\$892,439.00</b>
				5%		5%		5%	
				(1)(2)		(1)(2)		(1)(2)	

NOTES:

BID TABULATION  
PTC 17.01 GDOT LMIG SIDEWALKS 2017  
CITY OF PEACHTREE CORNERS, GEORGIA

RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA  
AT PEACHTREE CORNERS CITY HALL  
2:00 P.M., LOCAL TIME, JULY 20, 2017

\* DENOTES CORRECTED VALUE

- (1) SURETY COMPANY LISTED ON U. S. TREASURY CIRCULAR 570 (7/1/17).
- (2) BIDDER ACKNOWLEDGED RECEIPT OF ADDENDUM NO. 1.
- (3) BIDDER DID NOT USE EJCDC C-430 BID BOND FORM.

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED AT THE TIME AND PLACE STATED ABOVE. BIDS WERE SEALED WHEN RECEIVED AND OPENED AND READ IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.

  
\_\_\_\_\_  
KECK & WOOD, INC.      7/21/17      DATE

**Consent Agenda**

**Action Item**

**Smart Cities**



July 7, 2017

City of Peachtree Corners  
Attn:  
147 Technology Parkway  
Peachtree Corners, GA 30092

Subject: Out-of-scope Letter to Agreement for Public Works, Community Development and Administrative Services, dated July 1, 2017, for Smart City Services (Letter Agreement)

Dear [ ],

As previously discussed, the City of Peachtree Corners (City) wishes for CH2M HILL Engineers, Inc. (CH2M) to provide additional public works services for the delivery of Smart City solutions. CH2M and the City mutually agree in writing for CH2M to provide the following out of scope services:

Scope of service: CH2M will provide the services as more fully described in Exhibit A of this Letter Agreement.

Period of performance: August 1, 2017 through October 31, 2018.

Project Schedule: Timeframe for completion of services:

- Site Survey/Project Kick Off: 4 Weeks after execution of this Letter Agreement
- Data capture: 10 weeks after execution of this Letter Agreement
- Asset extraction: 12 weeks after execution of this Letter Agreement
- Data compilation and reporting: 14 weeks after execution of this Letter Agreement
- Analytics and Parking Application: 20 weeks after execution of this Letter Agreement

CH2M will provide regular monthly deliverable reports during the performance of the services. All the above Timeframes are contingent upon general contractor meeting schedules. All the Timeframes will be finalized and confirmed at Project Kick Off.

CH2M Deliverables: CH2M will deliver the following items in connection with the services described in this Letter Agreement:

- LED Lighting
  - 15 LED pole lighting
- Parking
  - 251 Intellisite smart parking sensors
- Cameras
  - 7 cameras
- Digital Signage
  - 7 digital displays
- Internet gateway and WiFi capable connectivity
  - 7 Access points

- Analytics Platform
- Attachments
  - Attachment I – Cameras, Gateway and Communication Devices
  - Attachment II – Controls and Analytics
  - Attachment III – Unit Cost Table

Price of services: The estimated lump sum price for the out-of-scope services is \$474,440.

Payment terms: CH2M will bill the City of Peachtree Corners in the scheduled intervals as noted below:

Project Stage		Billing Percentage	Billing Date	Bill Amount
Mobilization		10%	1-Jul-17	\$ 47,444
Kickoff and Site Survey		15%	31-Jul-17	\$ 71,166
Midpoint		25%	20-Aug-17	\$ 118,610
Seventy Five Percent		25%	15-Sep-17	\$ 118,610
One Hundred Percent		25%	15-Oct-17	\$ 118,610
				\$ 474,440

All other terms and conditions of the Agreement for Public Works, Community Development and Administrative Services, dated July 1, 2017, remains in full force and effect. If these terms are agreeable to you, please sign and return both copies of this letter. We will return one fully executed original for your files.

CH2M appreciates the opportunity to provide these additional services to the City of Peachtree Corners.

Sincerely,

Wayne Wright  
Regional Business Manager

Both parties indicate their approval of the services described above by their signature below.

**CH2M HILL ENGINEERS, INC.**

\_\_\_\_\_

By: Scott Neelley  
Senior Designated Manager

DATE

**CITY OF PEACHTREE CORNERS, GEORGIA**

\_\_\_\_\_

By:  
City Manager

DATE

**Exhibit A**  
**Scope of Services**

**1. Scope:**

City of Peachtree Corners (City) Town Center development is a new mixed use development project. City of Peachtree Corners desires to enhance the residence and customer experiences for community by providing state of the art smart city technology in smart lighting, parking, digital signage and Wi-Fi connectivity. This connected environment will help the City provide enhanced experiences and services for its community and it will also assist the City in attracting others to its community. Other advantages of the smart city solutions will help the City reduce costs through smart lighting, provide a safe environment and communicate interactive information to its community.

CH2M will provide Smart city solutions that will deliver capabilities to monitor and control the City's new LED lighting and newly constructed parking spaces, including advising customers seeking parking as to the number of available parking spaces in the parking garage and on the surface streets at Town Center. The smart city deliverables are backed by a robust infrastructure with an internet gateway that can deliver internet connectivity and communications which allows for cloud based interactive functions and remote access, controls and reporting through its analytics platform. CH2M has developed a plan that will meet the City's requirements of safety, technology, connectivity and interoperability.

CH2M will provide the City a smart city IoT infrastructure through the delivery of six (6) key smart city solutions:

- LED Lighting
  - 15 LED lighting nodes
- Parking
  - 251 Intellisite smart parking sensors
- Cameras
  - 7 cameras
- Digital Signage
  - 7 digital displays (for parking garage)
- Internet gateway and Wi-Fi
  - 7 access points
- Analytics Platform
  - 15 sensors – LED lighting
  - 251 sensors - Parking

Following provides key features of our smart city solutions scope of work:

## **2. Smart City Solutions and Integration**

### **2.1 LED Lighting**

LED lighting provides illumination for the specific designated areas provided by the City and achieves significant benefits of energy savings and lower costs to operate, especially through the use of automated controls such as auto dimming and scheduling.

There will be fifteen (15) LED pole lighting nodes installed. Each fixture (node) comes standard with preps to accommodate advanced wireless control for smart city integrated systems as well as management and reporting systems.

The benefits of LED lighting technology are its ability to be more efficient and consume significantly less energy than existing legacy systems, typically have larger and more direct coverage path of lighting, cost less to operate and maintain and serves as the infrastructure for the installation of the Universal IoT Gateway (UIG equipment) and WiFi nodes.

When LED lighting is integrated with photocell and motion sensors and automated controls (API connectivity) lighting can be automatically adjusted on and off, can auto dim, be programmed for scheduling and event-based lighting control which contribute to even greater energy efficiency thereby consuming even less energy, saving more money and reducing light pollution. These smart controls also contribute to efficient operations and productivity based on their ability to identify issues by light and location and through dispatch of personnel to handle any issues quickly and seamlessly.

Operating features of the lighting system include surge protection, high lumen output, long life, low maintenance and constant color rendering. Because of its low maintenance requirements, the lighting is ideal for locations where heavy pedestrian or vehicle traffic makes on-going maintenance extremely difficult.



### **2.2 Parking**

Smart parking will provide visitors to City of Peachtree Corners Town Center with up to date information on parking space availability in the parking garage along with surface parking using a Parking App.

Customers will be apprised of parking space availability through digital signage that will be located at the Town Center. For the parking garage, there will be seven (7) cameras strategically positioned at the parking garage structure that will view vehicles coming in and out of the parking garage and

through our interactive analytics platform, the number of parking spaces available will constantly be updated and displayed on the digital signage. The surface parking area is controlled through in-ground sensors that track and monitor the movement of vehicles and detects when vehicles are present and the duration they have been in a particular parking spot. The data is then made available via a wireless signal back to our analytics platform to enable the data to be integrated and updated into the smart parking applications. This data is valuable in generating real-time data so that the data can be relayed to the parking application to report out the available parking spaces and their locations so that this information is displayed for customers who are approaching the surface parking areas.

The Intellisite technology is fully compatible with LPWAN radio technologies to ensure range requirements are met and communications to and interactions with the cloud are performed constantly and seamlessly. In addition, the technology supports both LoRaWan and Sigfox and can synchronize both in combinations or allow each to work in isolation independently while constantly monitoring movement, capturing data and updating the system real-time as the status of a parking slot changes. A key feature of the system is its robust software and its ease of programming which can be performed either onsite or remotely by simply changing parameters of the node(s) from the cloud. Based on the data required, the system can be programmed by specifying values of key parameters to set the system up to capture, measure and report out the desired data. Data can be fully customized based on customer requirements and historical information can be provided as well.

Examples of data collected are:

- Total number of open parking spaces
- Total number of vehicles per hour, day, week, month
- Peak times

The benefits of deploying the smart parking solution include the following:

- Convenience
- Apprises drivers of the number of parking spaces available making it easier and faster to find parking
- Enhances parking enforcement by identifying parking issues
- Reduces traffic congestion

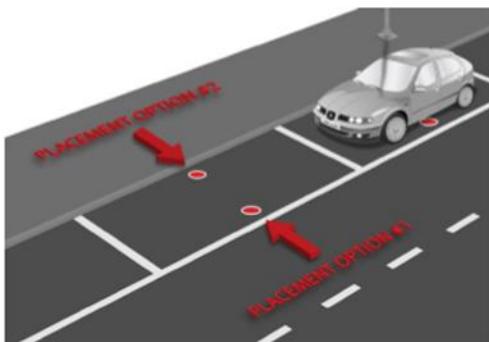


Figure: Placement options of the nodes for parallel parking lots

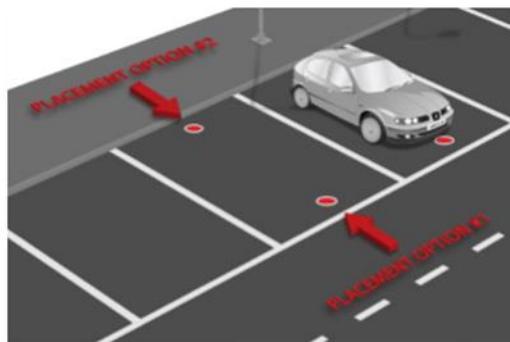


Figure: Placement options of the nodes for perpendicular parking lots

## **2.3 Cameras**

There will be seven (7) cameras installed. Video images will help monitor parking, traffic and anticipate any safety concerns (such as vandalism) through the use of live images. Video capabilities provide an efficient and cost-effective means to capture vehicle movement in and out of the parking garage as well as help improve the security and safety of people and assets.

In addition to assisting with monitoring the vehicles that go in and out of the parking garage, video images allow authorized users to see what is happening in the monitored areas near real time, increasing operational efficiency and awareness with advanced edge analytics. Intelligent Video analytics will help gather, transmit and store video data to quickly make decisions that safeguard the City and its communities. Video images help the City protect its citizens and at the same time its assets through better information and more analytics.

## **2.4 Digital Signage**

There will be seven (7) digital signage installed. A variety of communications content will be broadcast over the digital billboards. Video communications are interactive and linked up with our analytics platform to provide real-time visual messaging such as customized alerts, entertainment, targeted advertising and display of open parking spaces. Through our analytics platform, video communications can have live data, real-time broadcast messaging and mapping capabilities.

Identifying the number of parking spaces available on the parking deck using Digital Signage to display the content provides better customer service to citizens.

## **2.5 WiFi and Internet Gateway**

### **WiFi**

Install WiFi capabilities to provide the connectivity necessary to support the smart city parking, lighting and cameras. There will be seven (7) WIFI access points. These access points will provide WIFI capabilities where the City through its service provider can “plug and play” for WIFI connectivity. As we are not a service provider, the City will be responsible for procuring a WIFI service provider as well as obtaining any SIM cards required for WIFI connectivity, security, privacy, etc.

WiFi is a proven technology that provides a practical and holistic approach for delivery of wireless connectivity to both people and devices with high levels of security and privacy. A WiFi network avoids the bandwidth and latency limitations that plague solutions relying on the 802.15.4 standard (e.g. Zigbee or 6LoWPAN) or other communication systems and allows a clear path to upgrade the network and applications as the City’s needs evolve.

Public WiFi solutions provide a great service to a community. The key benefits include the following:

- Tourism and Town Promotion - show a landing page to everyone who uses WiFi that includes a calendar of town events, a listing of local eateries, and information on things to do in the town

- Disaster relief - provide communication in a post-disaster situation by adding a page viewed initially by anyone using the Wi-Fi zone, which could easily spread information about where to volunteer or get help, what roads are closed, and what supplies are needed, etc.
- Data analytics - capture valuable data associated with these WiFi hotspots that can help understand traffic patterns and citizen behavior and can also be sold to entities that value this data.

### **Internet Gateway (Universal IoT Gateway)**

There are seven (7) UIG gateways that will be installed on the LED pole lighting and/or parking structure to provide connectivity to the internet.

The IoT hardware staging will be done offsite prior to delivery to the project site. Factory staging allows for pre-assembly of the system to verify connectivity, functionality and performance capabilities; and to identify and eliminate any system defects prior to on-site installation. The staging of the equipment will take place at our vendor's location and include the following:

- Configuration of UIG Equipment (Universal IoT Gateway) & Sensors prior to onsite delivery of equipment
- Configuration and Staging of cameras and other video equipment
- Staging of Equipment & Initial System Onboarding
- Assembly of UIG with Sensor components
- Box-Kit Assembly (based on each site location)
- Proper labeling & termination of sensors & cable assemblies
- Asset tagging and Asset Control
- System Integration with IoT Platform (MODBUS Controller)
- Configuration of IoT Controllers (using Sensor templates)
- Provisioning of IoT Sensors (includes testing & calibration)
- Setup and configure 4G LTE routes, includes SIM insertion
- Installation of Intellisite software components in the UIG
- Configuration of the Cloud Engine
- Configuration of the Intellisite sensor templates
- Intellisite Widgets' customization and integration

**Note:** Should the City want to expand beyond the seven (7) UIG gateways (and depending on the type and scale desired) the unit price for each additional gateway will be \$7,000.

### **2.6 Analytics Platform**

All smart city solutions are integrated with and wirelessly tied back to the Analytics platform. The Analytics platform collects data and display (dashboard). The platform engine provides accessibility of secure cloud services and bundles licensing, support, cloud storage and wireless network access. It is integrated wirelessly with the parking, lighting and digital display devices and applications.

Analytics platform will capture sensor data from the sensor cloud to quickly mash up data from varied sources to create an easy to use solution. The solution comes with a variety of out of the box algorithms, which can be run on top of data mash ups to bring out meaningful insights.

Analytics platform engine leverages advanced machine learning capabilities of the platform to enable automate policies resulting in better management of asset and infrastructure to breakdown pre-existing Silos. Our platform engages the customers to discover, compare and correlate data across multiple domains and data sources around the globe to unravel the patterns the data hides. The system comes pre-populated with various analytics algorithms – descriptive, predictive and prescriptive.

The analytics platform software can perform twenty (20) data source integrations and up to a maximum of fifty (50) analytical data results at any given time allowing the City to customize its oversight and operations of the Peachtree Corners Town Center complex providing convenience and safety for its residents, customers and the surrounding communities.

- Management of lighting and parking sensors
- Map-based views of parking sensors, lighting systems and control devices
- Ability to control lights – turn lights on /off, dim individual lights and apply automated schedules and event-based lighting control
- Operational status of lighting and parking
- Monitoring, diagnostics and automated alerting for nodes that are disconnected or operating outside normal parameters
- Detailed reporting of energy consumption and energy savings
- Ability to review and export sensor data
- Secure communications

## **2.7 Site Survey and Physical Assessment**

Site survey will consist of both onsite and remote technical services to perform a physical assessment of the project site, including locations of LED lighting, parking sensors (parking structure assessment), cameras, WiFi, the internet gateway and other installation location requirements, including assessment of power availability and mounting locations and requirements.

## **2.8 Onsite Installation, Configuration and Commissioning**

- Install LED lighting, complete with surge protection, photo and motion sensors and wireless connection to Analytics Platform
- Install Parking Sensors
- Supply and install conduit (as required) and other related conduit fittings for IoT sensors and UIG hardware
- Install UIG enclosure and WiFi nodes
- Install cameras, digital signage and other video equipment
- Onsite connectivity / wiring of sensors (where applicable), LED lighting, IoT components and API integration for SaaS for 15 LED lighting and 251 street parking sensors and API link to Garage total vacant spots for dashboard/policy engine controls and data analytics
- Installation of other IoT components required to complete system and connectivity integration

- Commission integrated smart city systems and solutions
- Transition (hand-off) smart city system to City
- CH2M will work closely with the Peachtree City general contractor to coordinate, integrate and schedule its Smart City Solutions work and such that installation by CH2M is aligned with GC schedule

## **2.9 Data Capture Operations**

The Intellisite Smart Parking solution (SmartPark Node) allows detection of available parking spots and facilitates distribution of this data to other parking solutions, as well as integration into digital signs within the parking structure. Parking data is available via standard communications protocols such as: MQTT – mosquito; RS-482 (MODBUS RTU/TCP); and HTTP JSON. It also provides for data collection of car counts both inbound and outbound as well as provides time stamps. All of this data is collected, securely stored in the cloud and is available for processing or reporting.

The system is a continuous loop system, is not impacted by temperature, and comes with environmental sensors as a standard feature to provide insight into the operations of the equipment and environmental conditions that could impact operations as well as report CO2 levels. The system operates in both day and night modes to provide the best data based on the time of day and activity frequencies. The system is highly accurate and reliable resulting in faster time of detection, data collection, system updates and ultimately the build-up of long-term confidence and convenience for the driving community knowing that the number of displayed parking space(s) is in fact available.

Installation of the node(s) are done after careful inspection and investigation of the parking area to ensure the most optimum deployment location is in close proximity to the UIG equipment and that there are no obstructions or if there are any unavoidable obstructions they can be minimized to prevent the probabilities of false detection either caused by other vehicles or objects near the location(s) being controlled.

The Intellisite technology is fully compatible with LPWAN radio technologies to ensure range requirements are met and communications to and interactions with the cloud are performed constantly and seamlessly. In addition, the technology supports both LoRaWan and Sigfox and can synchronize both in combinations or allow each to work in isolation independently while constantly monitoring movement, capturing data and updating the system real-time as the status of the number of parking spaces available changes. A key feature of the system is its robust software and its ease of programming which can be performed either onsite or remotely by simply changing parameters of the node(s) from the cloud. Based on the data required, the system can be programmed by specifying values of key parameters to set the system up to capture, measure and report out the desired data. Data can be fully customized based on customer requirements and historical information can be provided as well.

Sufficient testing will be performed to ensure that the system is operating according to quality control and operational standards before transitioning system to the City.

## **2.10 Asset Feature Extraction**

Analytics platform will capture sensor data from the sensor cloud to quickly mash up data from varied sources to create an easy to use solution. The solution comes with a variety of out of the box algorithms, which can be run on top of data mash ups to bring out meaningful insights.

Analytics platform engine leverages advanced machine learning capabilities of the platform to enable automate policies resulting in better management of asset and infrastructure to breakdown pre-existing **Silos**. Our platform engages the customers to discover, compare and correlate data across multiple domains and data sources around the globe to unravel the patterns the data hides. The system comes pre-populated with various analytics algorithms – descriptive, predictive and prescriptive.

### **3. Technical / Project Assumptions**

- New LED smart street lighting consists of 15 new exterior pole lights for the Town Center. LED pole lighting is minimum 500 watts and 5000 Kelvin, includes surge protection, photo and motion sensing and smart city capabilities. Please note that the poles and pole bases are provided by the City
- Our smart city integration will provide and install IoT infrastructure comprising Wi-Fi capable plug and play capability, cameras, LED parking signage, parking applications, analytics, ongoing software maintenance and other complementary equipment
- Equipment included in our proposal can be substituted for other OEM products. Any substitution(s) could result in either an increase or decrease in price
- CH2M will install all LED lighting fixtures, digital signage and other smart city solutions as described in 2.8
- Electrical and fiber and parking sensor installation required for LED lighting and smart city devices to all points to be provided by the City. CH2M will install the parking sensors and oversee any smart city device related work performed by the City of Peachtree Corners General contractor. The price for installation of the parking sensors is \$37,557
- Our smart city solution is cloud based only and any requirements requiring additional integration into the City's internal network is not within our scope
- Our basic solution covers smart parking and lighting solution (exterior lighting only)
- First year license costs of operations and maintenance of sensors and analytics are included in the price. Beginning in years two and beyond operations cost will be \$30K per year. Operations costs include an analytics package of up to 100 Smart Street Lights and up to 300 parking sensors. Operating costs for sensors, gateways and other connectivity currently include coverage for 15 lights, 7 gateways and 251 parking sensors. Contingent upon design and location, any increase in either the number of lights, gateways and/or parking sensors could lead to an increase in operating costs in year two and beyond.
- The number of devices is included in Exhibit I and II. Inclusion of any device outside of Exhibit I and II is a change of scope and would require additional funding, reason for this we are not in possession of site drawings and if additional cameras, gateways, digital signage and/or sensors than budgeted are required, the price of each element is included in Exhibit III below.
- Assumes one time mobilization of equipment and personnel. Multiple mobilizations and de-mobilizations will add a minimum of \$47,444 for each occurrence.

1. **Attachments**

ATTACHMENT I  
CAMERAS, GATEWAY AND COMMUNICATION DEVICES

Quantity	Description
7	Parking Garage Vacant Space Signage
7	UIG-1800 Universal IoT Gateway
7	Embedded Server with Video Analytics (supports 7 cameras)
7	IntelliSite Video Management system (license per camera)
7	SmartIQ Fixed Camera 5 Megapixel with Smart-IR illuminator
7	SmartIQ Fixed Camera Pole + Wall Mount Kit
7	SmartIQ PTZ HD Cameras (Pan/Tilt/Zoom)
7	-includes 30x Optical zoom and 10x Digital Zoom
7	SmartIQ PTZ Pole Mount and Arm Brackets
7	829 Industrial ISR, 4G/LTE multimode AT&T, 802.11n FCC
7	829 Industrial ISR, 4G/LTE multimode Service Duration: 12 Months
7	Cisco SmartNet for 829 Routers
7	DC Power Cord for IR829
7	POE / 802.3af compatible POE module for IR800
7	IoT Sensor Controller (MODBUS + I/O Kit)
7	-Provides ability to control Street Light and other IoT Sensors/Relays
7	Outdoor Humidity & Temperature Sensor
251	Parking Sensors
	<b>IntelliSite Software</b>
7	IntelliSite - Asset Management (Site Controller)

ATTACHMENT II  
CONTROLS AND ANALYTICS

<b>Dashboard/Policy Engine (SaaS)</b>
License & Setup
Lighting as a Service (15 sensors)
Parking as a Service (251 sensors)
API Integration
Platform Annual Maintenance
<b>Analytics (SaaS)</b>
License

ATTACHMENT III  
UNIT COST TABLE

Description	Unit Costs
Cameras	\$ 1,980.00
Parking Sensor	\$ 300.00
Digital Signage	\$ 3,000.00
UIG Gateway and WiFi	\$ 7,000.00

**Consent Agenda**

**Action Item**

**Prototype Prime**



Approval of annual appropriation of \$500,000 for fiscal year 2018  
operating expenses.

**SO RESOLVED AND EFFECTIVE**, this the \_\_\_\_ day of \_\_\_\_\_, 2017.

Approved:

---

Mike Mason, Mayor

Attest:

---

Kim Chereck, City Clerk

Seal

**Consent Aenda**

**R2017-08-81**

**A RESOLUTION TO APPROVE PROFESSIONAL SERVICES AGREEMENTS BY AND AMONG THE CITY OF PEACHTREE CORNERS, GEORGIA, AND A CONTRACTOR OR CONTRACTORS TO BE DETERMINED**

**WHEREAS**, the City of Peachtree Corners (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to its residents; and

**WHEREAS**, the City has determined it is necessary to acquire the professional services of a contractor or contractors (singularly and collectively hereafter, “Contractor”) for improvements to the City Hall property located at 310 Technology Parkway; and

**WHEREAS**, the City wishes to enter into professional services agreements for improvements to City Hall with a qualified Contractor under terms and conditions substantially similar to industry standards and at a fair and reasonable fee in amounts not to exceed the pre-determined limits herein (singularly and collectively hereafter, “Agreement”); and

**WHEREAS**, the City desires that such Contractor(s) be evaluated and selected by the City Manager subject to all applicable state and federal laws.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF PEACHTREE CORNERS, GEORGIA:**

That the City is authorized to accept an Agreement by and among the City of Peachtree Corners and such Contractor(s) as selected by the City Manager for the following improvements to the City Hall property located at 310 Technology Parkway, subject to all applicable state and federal laws: Exterior Signage in an amount not to exceed \$75,000; Audio Visual in an amount not to exceed \$275,000; Access Control and Security in an amount not to exceed \$85,000; Nanolumens in an amount not to exceed \$265,000; Hardscaping in an amount not to exceed \$150,000; and Furniture, Fixtures and Equipment in an amount not to exceed \$650,000. The City Manager is hereby authorized to negotiate and execute any documents necessary to further the intent of this Resolution, subject to approval by legal and finance.

RESOLVED this, the 15<sup>th</sup> day of August, 2017.

CITY OF PEACHTREE CORNERS, GEORGIA

By: \_\_\_\_\_

Mike Mason, Mayor

Attest:

\_\_\_\_\_  
Kym Chereck, City Clerk (SEAL)

**02017-07-96**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND ARTICLE VI (UTILITIES AND EASEMENTS) OF CHAPTER 34 (LAND DEVELOPMENT REGULATIONS) OF THE CODE OF THE CITY OF PEACHTREE CORNERS, GEORGIA; TO ESTABLISH GUIDELINES AND DEFINITIONS RELATING TO WATER SYSTEMS FOR COMMERCIAL CONVEYOR CARWASHES; TO ESTABLISH A DEFINITION AND VIOLATION FOR WATER WASTE FOR OUTDOOR WATER USE; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**WHEREAS**, the Mayor and Council of the City of Peachtree Corners (“City Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Peachtree Corners; and

**WHEREAS**, the City Council has determined that it is appropriate from time to time to modify the Code of Ordinances of the City of Peachtree Corners (the “Code”) to further protect the public health, safety, and welfare of the citizens of Peachtree Corners.

**IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia that the City’s Code of Ordinances is amended as follows:

**SECTION I:** Article VI of Chapter 34 of the Code is amended by adding the following provision regulating commercial conveyor carwashes and will read as follows:

**Sec. 34-156. - Water system and fire hydrants.**

- (a). Connection of public water main required. The developer shall install or have installed a system of water mains connected to a public water supply system in accordance with the requirements of the authority having jurisdiction.
- (b). Water, fire hydrants, etc., to be designed according to applicable standards, and plans and specifications. All water mains, fire hydrants and appurtenances shall be designed in accordance with the policies, standards, plans and specifications of the city fire prevention ordinance and the water system having jurisdiction. Where jurisdiction resides with the city water system, the public water mains and appurtenances shall be designed by the city water system upon submittal of the development plans for the project.
- (c). Water mains to be installed after curbs but before paving. Within the city water system jurisdiction, water mains and appurtenances shall be installed after installation of the curbs and gutters and before paving, or after staking of the curblines and submission to the water system of an as-graded survey of the street profile accompanied by a certification executed by the owner as required by the water system that the subgrade will not change. Water

mains shall be relocated as necessary to meet water system regulations prior to approval of development conformance, if improperly located to final curb line or grade.

(d). All new commercial conveyor car washes, permitted and constructed after July 18, 2017 must install operational recycled water systems. A minimum of 50% of water utilized will be recycled. A conveyor car wash means a commercial car wash where the car moves on a conveyor belt during the car wash. The driver of the vehicle can remain in the vehicle or wait outside of the vehicle.

(e). Outdoor water waste is prohibited. Outdoor water waste means the excessive application of water that results in water flowing down any curb and gutter, street or storm drain or onto an adjacent property, and shall include the unnecessary loss of water through improper application or failure of an outdoor irrigation or plumbing system resulting in excessive runoff. Activities subject to a violation include without limitation:

- 1) A broken irrigation system (missing heads, broken pipes, etc.)
- 2) Excessive runoff such as water running down the driveway, street or sidewalk.
- 3) A hose running unattended without a shutoff nozzle.
- 4) A visible and unrepaired leak more than one gallon per minute.

**SECTION II:** It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Peachtree Corners, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

**SECTION III:** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION IV:** If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

**SECTION V:** This Ordinance shall become effective immediately upon adoption.

**SO ORDAINED** this 15<sup>th</sup> day of August, 2017.

CITY OF PEACHTREE CORNERS, GEORGIA

By: \_\_\_\_\_

Mike Mason, Mayor

Attest:

\_\_\_\_\_

Kym Chereck, City Clerk

(SEAL)

**02017-07-97**

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO CIC2017-003, PASSION FUR PUPS, REQUEST TO REMOVE A CONDITION OF GWINNETT COUNTY REZONING CASE RZ1996-134 THAT PROHIBITS PET SHOPS AND GROOMING ESTABLISHMENTS IN THE INGLES SHOPPING CENTER IN ORDER TO ACCOMMODATE A PET GROOMING SALON LOCATED AT 5075 PEACHTREE PKWY., DIST. 6, LAND LOT 318, PEACHTREE CORNERS, GA**

**WHEREAS:** Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on August 15, 2017 and September 19, 2017;

**NOW THEREFORE, IT IS HEREBY ORDAINED** by the governing authority of the City of Peachtree Corners, Georgia that Change In Conditions Case CIC2017-003, Passion Fur Pups, for the above referenced property is hereby approved with the following enumerated conditions:

1. Gwinnett County case RZ1996-134 condition ‘A’ shall be amended to remove “pet shops or grooming establishments” as a prohibited use.
2. The applicant shall ensure that the parking lot, sidewalks, and landscaped areas within 100 feet of the business in all directions shall be maintained free of dog waste.
3. No overnight stays or kennel-type business is permitted.
4. Signage shall be in conformance with Chapter 54 of the City Code and the Activity Center/Corridor Overlay District standards.

Effective this 19th day of September, 2017.

So Signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2017

Attest:

\_\_\_\_\_  
Kymberly Chereck, City Clerk

\_\_\_\_\_  
Mike Mason, Mayor



## PUBLIC HEARING APPLICATION

### REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	CHECK
Completed Application Form	<ul style="list-style-type: none"> <li>• 1 original</li> </ul>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	<ul style="list-style-type: none"> <li>• 1 full size copy</li> <li>• 1- 8-1/2" x 11" or 11" x 17" reduction</li> </ul>	<input checked="" type="checkbox"/>
Site Plan	<ul style="list-style-type: none"> <li>• 1 full size Copy</li> <li>• 1- 8-1/2" x 11" or 11" x 17" reduction</li> </ul>	<input checked="" type="checkbox"/>
Letter of Intent Describing Reason for Request and Proposed Use of Property	<ul style="list-style-type: none"> <li>• 1 copy</li> </ul>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	<ul style="list-style-type: none"> <li>• 1 copy</li> </ul>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	<ul style="list-style-type: none"> <li>• 1 copy</li> </ul>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	<ul style="list-style-type: none"> <li>• 1 copy</li> </ul>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	<ul style="list-style-type: none"> <li>• 1 copy</li> </ul>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	<ul style="list-style-type: none"> <li>• One (1) Copy (for each tax parcel included)</li> </ul>	<input checked="" type="checkbox"/>
Electronic copy of complete package	<ul style="list-style-type: none"> <li>• One (1) copy</li> </ul>	<input type="checkbox"/>
Application Fee	<ul style="list-style-type: none"> <li>• Make checks payable to the City of Peachtree Corners</li> </ul>	<input type="checkbox"/>
<b>ADDITIONAL EXHIBITS (IF REQUIRED)</b>		
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, HRR, R-SR, MUD or MUO rezoning requests	<ul style="list-style-type: none"> <li>• 1 copy</li> </ul>	<input type="checkbox"/>
Traffic Study	<ul style="list-style-type: none"> <li>• 1 copy</li> </ul>	<input type="checkbox"/>
Development of Regional Impact Review Form	<ul style="list-style-type: none"> <li>• 1 copy</li> </ul>	<input type="checkbox"/>
Building Compliance Inspection	<ul style="list-style-type: none"> <li>• 1 copy</li> </ul>	<input type="checkbox"/>

**REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Sylvia White</u>	NAME: <u>ICM VI Jones Bridge Square LP</u>
ADDRESS: <u>2451 Interloch Cir</u>	ADDRESS: <u>445 Bishop Street, Ste 100</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30318</u>
PHONE: <u>478-848-2344</u>	PHONE: <u>678-642-3986</u>
E-MAIL: <u>info@passionfulps.com</u>	E-MAIL: <u>spattou@icmgroup.net</u>
<b>APPLICANT CONTACT, IF DIFFERENT THAN ABOVE</b>	
CONTACT PERSON: <u>Buddy Small</u>	PHONE: <u>404-202-0012</u>
CONTACT'S E-MAIL: <u>bsmall@pointerce.com</u>	

APPLICANT IS THE:

PROPERTY OWNER     
  <sup>TENANT</sup> CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT: C-2 (CHANGE CONDITION)

LAND DISTRICT(S): 6 LAND LOT(S): 318 ACREAGE: \_\_\_\_\_

ADDRESS OF PROPERTY: 5075 Peachtree Parkway, Suite 106, Norcross, GA 30092

PROPOSED DEVELOPMENT: \_\_\_\_\_

*Staff Use Only This Section*

Case Number: CIC 2017-003 Hearing Date: PIC 8/8 CIC 9/19 Received Date: 21 JUN 2017

Fees Paid: \_\_\_\_\_ By: JC

Related Cases & Applicable Conditions:

Description:

**RESIDENTIAL DEVELOPMENT**

**NON-RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units \_\_\_\_\_

No. of Buildings/Lots: \_\_\_\_\_

Dwelling Unit Size (Sq. Ft.): \_\_\_\_\_

Total Bldg. Sq. Ft.: \_\_\_\_\_

Gross Density: \_\_\_\_\_

**FEE SCHEDULE**

**1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts**

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

- A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

- B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

**2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts**

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

**3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)**

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).

June 20, 2017

City of Peachtree Corners  
Zoning Department  
147 Technology Pkwy NW #200, Peachtree Corners, GA 30092

Letter of Intent: To Whom It May Concern:

Sylvia White and Alyssa Peterson are submitting this Letter of Intent on behalf of Passion Fur Pups, LLC.

5075 Peachtree Parkway (Suite 106) is a 1,700 square foot space and is located in the Jones Bridge Square Plaza. The Suite is currently used for the purpose of grooming and washing dogs. Our intent is to occupy this space as a tenant to serve the public and their pets grooming needs.

The salon will have up to 4 operating groomers with 2 bathers. They will operate Tuesday through Friday from 8:30 a.m. to 4:00 p.m. Saturday 10:00 am to 4:00 pm. As part of the animal community this business is fully invested in canine volunteerism and commerce. We offer a service no other grooming salon in our area can provide; accessibility and convenience for our canine owners of this community. We believe this area needs a high quality, safe, healthy environment for pets and their people.

Sylvia White has been selected as the co-owner per her affiliation with up to date animal medicine and expertise in canine health as a Oncology Technician for small animals and years of training in zoonotic disease. Alyssa Peterson also selected for co-ownership per her 7 years of professional grooming experience and background in canine health.

Since the commencement of Passion Fur Pups, LLC the company has received enumerable positive feedback and support from all previous client, walk in, and local animal affiliated businesses. Passion Fur Pups , LLC would like to continue providing this much needed and desired public service.If you have any questions about our services or business model you can contact Sylvia White or Alyssa Peterson at (770) 685-1234 or (470) 848-2344/ (678) 927-8775.

Sincerely,

Sylvia White/ Alyssa Peterson

**DISCLOSURE REPORT FORM  
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE:       YES       NO  
(If yes, please complete the "Campaign Contributions" section below)

Sylvia White  
Print Name

1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

Sylvia White      6/20/17      Sylvia White Owner  
Signature of Applicant      Date      Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

\_\_\_\_\_  
Signature of Notary      Date      Notary Seal

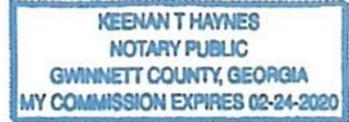
**APPLICANT'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

Sylvia White 6/20/17  
Signature of Applicant Date

Sylvia White CO-owner - Passin Fur Pops, LLC  
Type or Print Name and Title

[Signature] 6/20/17  
Signature of Notary Public Date



Notary Seal

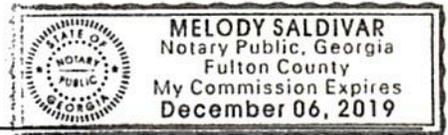
**PROPERTY OWNER'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

[Signature] 6-21-2017  
Signature of Property Owner Date

Spencer Patton Vice President  
Type or Print Name and Title

[Signature] 6/21/17  
Signature of Notary Public Date



Notary Seal

**APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property? *yes*
- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property? *no*
- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned? *yes*
- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? *no*
- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan? *yes*
- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions? *no*

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 318 - 005  
(Map Reference Number) District Land Lot Parcel

Suzanne White 6/20/17  
Signature of Applicant Date

Sylvia White co-owner  
Type or Print Name and Title

---

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*Tax Commissioners Use Only*

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

\_\_\_\_\_  
NAME TITLE

\_\_\_\_\_  
DATE

---

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# JONES BRIDGE SQUARE

5075 Peachtree Pkwy • Peachtree Corners, GA • 30092





**Public Hearing Application Certification**

Complete application received on: 21 JUN 2017

Fee received \$ 850.00

SUP # \_\_\_\_\_

CIC# 2017-003

RZ# \_\_\_\_\_

V# \_\_\_\_\_

PH# \_\_\_\_\_

Property Address 5075 PEACHTREE PKWY #106

Application Request CHANGE IN CONDITIONS TO ALLOW PET GROOMING

Sign Pick up date JULY 17-21, 2017 ANY DAY

Sign Posting\* date BY JULY 21, 2017

Planning Commission\*\*  
Hearing Date (attendance required) AUGUST 8, 2017

City Council\*\* Hearing Date  
(1<sup>st</sup> Reading - attendance not required) AUGUST 15, 2017

City Council\*\*+ Hearing Date  
(2<sup>nd</sup> Reading - attendance required) SEPTEMBER 19, 2017

Zoning Board of Appeals\*\* Hearing Date \_\_\_\_\_

\*E-mail photo of posted sign to [dwheeler@peachtreecornersga.gov](mailto:dwheeler@peachtreecornersga.gov)

\*\*Hearing held at City Hall, 147 Technology Pkwy., Suite 200, 7:00PM



RECEIPT NUMBER

00004064

**CITY OF PEACHTREE CORNER**

147 TECHNOLOGY PARKWAY SUITE 200  
Peachtree Corners, GA 30092  
Ph: (678) 691-1200 Fax: (678) 691-1201

**Paid By**

PASSION FUR PUPS  
5075 PEACHTREE PKWY STE 106  
PEACHTREE CORNERS, GA 30092

**DATE PAID**  
06/21/2017

Type	Record	Category	Description	Amount
PZE Process	CIC2017-003	Standard Item	Non-Resi Zoning Districts Up	\$ 850.00

Property Address: 5075 PEACHTREE PKWY STE 106

**Total \$ 850.00**

Cash

Check

Credit \$ 850.00

Transferred

**Tendered \$ 850.00**

**Change \$ 0.00**

**To Overpayment \$ 0.00**

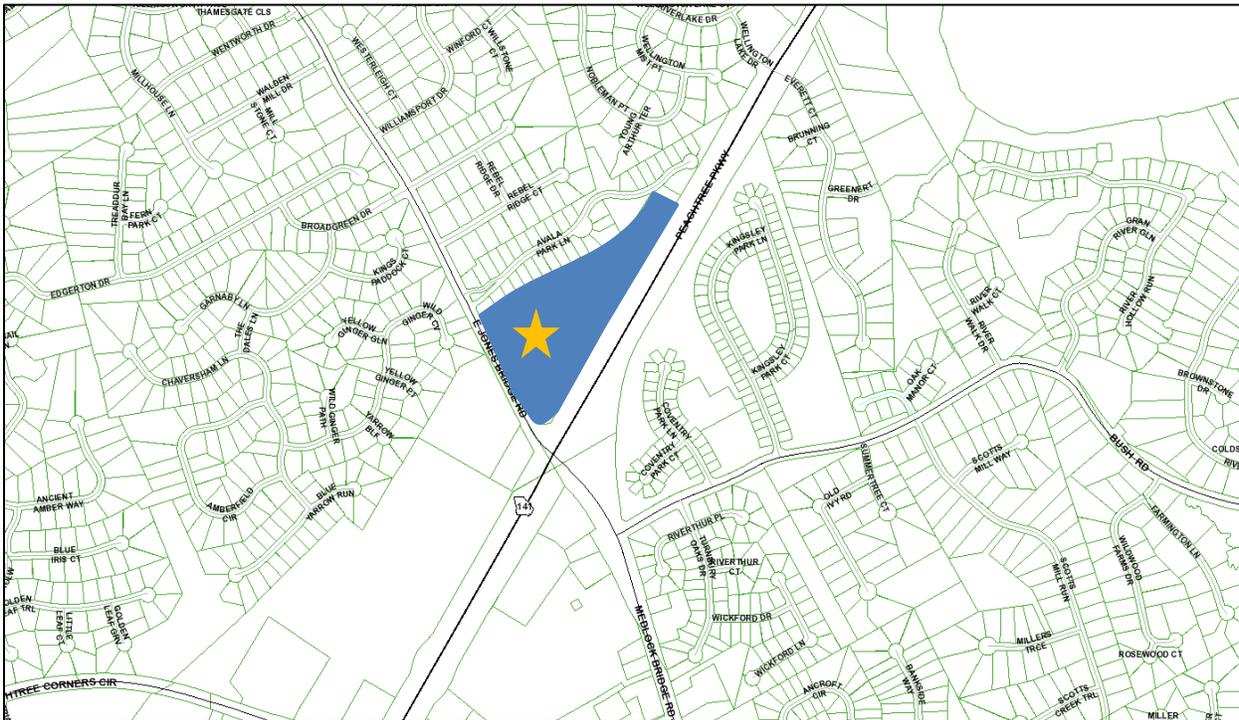
**Date Printed**  
06/22/2017



Passion Fur Pups

## PROPERTY LOCATION MAP

### Passion Fur Pups



<b>CASE NUMBER:</b>	<b>CIC2017-003</b>		
	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL 1<sup>ST</sup> READING</b>	<b>CITY COUNCIL 2<sup>ND</sup> READING</b>
<b>HEARING DATES:</b>	<b>AUG. 8, 2017</b>	<b>AUG. 15, 2017</b>	<b>SEP. 19, 2017</b>
<b>PROPERTY ADDRESS:</b>	<b>5075 Peachtree Pkwy.</b>		

**02017-08-98**

STATE OF GEORGIA  
CITY OF PEACHTREE CORNERS

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND CHAPTER 6 (ALCOHOLIC BEVERAGES) TO PROVIDE FOR ARTICLE XII (MANUFACTURERS OF DISTILLED SPIRITS, MALT BEVERAGES AND WINE) REGULATING RETAIL SALE OF ALCOHOLIC BEVERAGES AND SALE FOR CONSUMPTION ON THE PREMISES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**WHEREAS**, the Mayor and Council of the City of Peachtree Corners (“City Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Peachtree Corners; and

**WHEREAS**, the City Council has determined that it is appropriate from time to time to modify the Code of Ordinances of the City of Peachtree Corners (the “Code”) to further protect the public health, safety, and welfare of the citizens of Peachtree Corners; and

**BE IT ORDAINED** by the Mayor and City Council of the City of Peachtree Corners, Georgia that the City’s Code of Ordinances is amended as follows:

**SECTION I:** Chapter 6 relating to Alcoholic Beverages is hereby amended by adding Article XII relating to Manufacturers of Distilled Spirits and Malt Beverages, and will read as follows:

Article XII Manufacturers of Distilled Spirits and Malt Beverages.

**Sec. 6-400-. License required to manufacture.**

It shall be unlawful for any person to manufacture any alcoholic beverages within the city except under a valid license issued under this Article and Chapter.

**Sec. 6-401. Manufacturer defined.**

As used herein, a manufacturer means any maker, producer, or bottler of an alcoholic beverage and:

(A) In the case of distilled spirits, any person engaged in distilling, rectifying, or blending any distilled spirits, also known as a distiller; or

(B) In the case of malt beverages, any brewer, excepting, however, brewpub brewers, licensed under Article X of this Chapter.

**Sec. 6-402. Compliance with state law required.**

The applicant for a manufacturer license shall be subject to and comply with all state laws and regulations.

**Sec. 6-403. Application for a manufacturer license.**

Application for a manufacturer license shall be made in the same manner and subject to the same rules and procedures as an application for any other license authorized under this Chapter. The application shall be accompanied by the requisite fee in an amount as set by resolution of the city council, which amount shall remain in effect until modified or amended by subsequent resolution adopted by the city council.

**Sec. 6-404. Manufacturer licenses.**

Manufacturer licenses which may be issued under this Article shall be specific to the alcoholic beverage to be manufactured:

- (A) Manufacturer license for distilled spirits
- (B) Manufacturer license for malt beverages

**Sec. 6-405. Manufacturer of Distilled Spirits**

- (A) Barrel, as used in this section, means 53 gallons.
- (B) As provided by O.C.G.A. 3-4-24.2, a limited exception to the three-tier system for the distribution and sale of distilled spirits shall include the right to sell up to 500 barrels of distilled spirits per year produced at the distiller's licensed premises to individuals who are on the premises for: (1) consumption on the premises; and (2) consumption off the premises, provided that such sales for consumption off the premises shall not exceed a maximum of 2,250 milliliters of distilled spirits per consumer per day.
- (C) A distiller may sell distilled spirits pursuant to subsection (A) of this section on all days and at all times that sales of distilled spirits by retailers and retail consumption dealers are lawful, including, but not limited to Sundays.
- (D) A distiller shall not sell any distilled spirits for consumption off the premises pursuant to subsection (A) of this section at a price less than the price at which a person licensed to sell distilled spirits by the package is permitted to sell distilled spirits pursuant to O.C.G.A 3-4-26(b).
- (E) Any distiller engaging in sales of distilled spirits pursuant to subsection (A) of this section shall remit all sales, use, and excise taxes to the proper tax collecting authority.

**Sec. 6-406 - Manufacturer of Malt Beverages**

- (A) Barrel, as used in this section, means 31 gallons.
- (B) As provided by O.C.G.A. 3-4-24.1, a limited exception to the three-tier system for the distribution and sale of malt beverages shall include the right to sell up to 3,000 barrels of malt beverages per year produced at the brewer's licensed premises to individuals who are on the premises for: (1) consumption on the premises; and (2) consumption off the premises, provided that such sales for consumption off the

premises shall not exceed a maximum of 288 ounces of malt beverage per consumer per day.

- (C) A brewer may sell malt beverages pursuant to subsection (A) of this section on all days and at all times that sales of malt beverages by retailers are lawful, including, but not limited to Sundays.
- (D) A brewer engaging in sales of malt beverages pursuant to subsection (A) of this section shall remit all sales, use, and excise taxes to the proper tax collecting authority.

**Sec. 6-407. Sale allowed only to wholesalers.**

Distilled spirits and malt beverages manufactured pursuant to a manufacturer license issued hereunder shall be sold only to wholesalers and not directly to retailers or end consumers except as may otherwise be specifically provided hereinabove as allowed by state law.

**Secs. 6-408 - 430. Reserved.**

**SECTION II:** It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Peachtree Corners, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

**SECTION III:** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**SECTION IV:** If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

**SECTION V:** This Ordinance shall become effective immediately upon adoption.

**SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF PEACHTREE CORNERS, GEORGIA

By: \_\_\_\_\_

Mike Mason, Mayor

Attest:

\_\_\_\_\_

Kym Chereck, City Clerk

(SEAL)

**PH2017-006**

**METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

**4596 RIDGEGATE DRIVE  
RIVERVIEW ESTATES  
LOT 5, BLOCK 'C'; UNTI II; 6<sup>TH</sup> DISTRICT, LAND LOT 318 & 319**

The Mayor and City Council of the City of Peachtree Corners while in Regular Session on August 15, 2017 approved the Application for Metropolitan River Protection Act Certificate (PH2017- 006) for the referenced property with the following conditions:

1. Applicant shall file the certificate in the real estate records of Clerk of Superior Court of Gwinnett County.
2. Applicant shall stake limits of land disturbing activity for city approval prior to issuance of the building permit.
3. Applicant shall provide Affidavit confirming as/built conditions prior to issuance of certificate of occupancy.

<b>APPLICANT:</b>	<b>GREG DEAN</b>
<b>OWNER:</b>	<b>MARK SCHALLER</b>
<b>ARC REVIEW:</b>	<b>CONSISTENT</b>
<b>DATE OF CITY COUNCIL HEARING:</b>	<b>AUGUST 15, 2017</b>
<b>ACTION TAKEN:</b>	<b>APPROVED WITH CONDITIONS</b>
<b>DATE OF CERTIFICATE:</b>	<b>AUGUST 15, 2017</b>

**Approved:**

\_\_\_\_\_  
Mike Mason, Mayor

ATTEST:

\_\_\_\_\_(SEAL)  
Kym Chereck, City Clerk

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT  
CERTIFICATE**

CASE NUMBER : PH2017 006

LOCATION : 4596 RIDGEGATE DRIVE  
MAP NUMBERS  
PROPOSED DEVELOPMENT : CONSTRUCTION OF A NEW SINGLE FAMILY  
DETACHED RESIDENCE.

CONTACT: Greg Dean : PHONE: 770-271-5772

OWNER: Mark Schaller  
2595 Hermitage Drive  
Cumming, GA 30041

**REQUEST SUMMARY:**

The property is located in the Riverview Estates subdivision and consists of one single family home on a 0.907 acre lot. The owner wishes to demolish the existing house in order to build a new single family detached residence.

The applicant requests certification of this property in accordance with the Metropolitan River Corridor Protection Act (MRPA).

**HISTORY:**

In 1973, in response to growing concerns about the Chattahoochee River, the Georgia General Assembly enacted the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.). It established a 2000-foot Corridor along both banks of the Chattahoochee and its impoundments for the 48 miles between Buford Dam and Peachtree Creek.

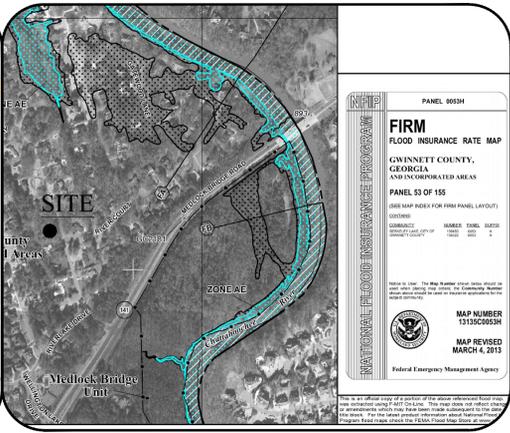
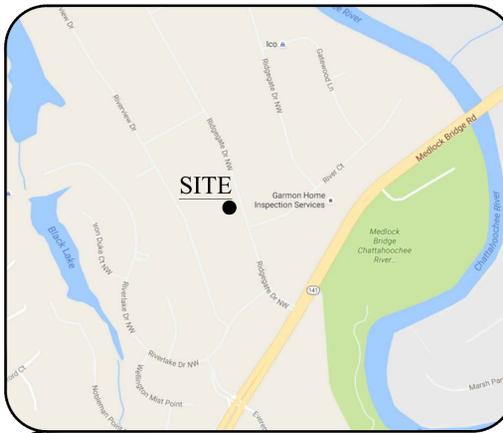
The act requires the Atlanta Regional Commission to protect the Chattahoochee River Corridor and to review new development proposals. The act requires local governments along the corridor to implement the ARC plan by issuing permits based on ARC findings, monitoring land-disturbing activity in the corridor and enforcing the act and the plan. Permit submittals for new homes and additions within the Chattahoochee River Corridor must show legal compliance with the plan.

The existing residence at 4596 Ridgeway Drive was built prior to the Metropolitan River Corridor Protection Act (MRPA). The owner wishes to demolish the existing building and build a new residence; this new development must obtain a Chattahoochee River Corridor Certificate prior to submittal of construction documents. There will not be an increase in land use density as a result of this approval.

The Atlanta Regional Commission (ARC) has found this project to be consistent with MRPA for clearing limits and for the creation of impervious surfaces based on vulnerability categories as shown on the site plan. The applicant is now requesting formal city approval of the certification.

After review of the applicant's proposal, it is recommended that the Metropolitan River Protection Act Certificate for 4596 Ridgeway Drive, be approved with the following conditions:

1. Applicant shall file the certificate in the real estate records of Clerk of Superior Court of Gwinnett County.
2. Applicant shall stake limits of land disturbing activity for city approval prior to issuance of the building permit.
3. Applicant shall provide Affidavit confirming as/built conditions prior to issuance of certificate of occupancy.



**GENERAL NOTES:**

- TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET
- BOUNDARY REFERENCE: DB 54153, PG 591; PB U; PG 163
- FIELDWORK PERFORMED ON 09/20/2016
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275.563 FEET
- THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,835 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE
- FLOOD HAZARD STATEMENT: THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF ATLANTA AS SHOWN ON PANEL 13135C0053H, EFFECTIVE 03/04/2013
- PROJECT NARRATIVE:
  - SITE LOCATION: 4596 RIDGEGATE DRIVE PEACHTREE CORNERS, GEORGIA 30097
  - CONSTRUCTION OF A SINGLE FAMILY RESIDENCE SEE ARCHITECTURAL PLANS FOR MORE DETAIL
  - SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
  - DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
  - CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
  - NO NEW STORM DRAIN PIPES ARE PROPOSED
  - THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
  - THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

**PRE-CONSTRUCTION LOT AREA SUMMARY**

AREA	Sq. Ft.
LOT AREA	39,502
EXISTING HOUSE	2,223
EXISTING DRIVE	2,037
EXISTING PORCH	293
EXISTING WALK	248
EXISTING CARPORT	749
EXISTING DECK W/ STAIRS	899
EXISTING POND	188
<b>TOTAL COVERAGE</b>	<b>6,637</b>
	<b>16.8%</b>

Lot Number	Area	Allowable Disturbed Area					Allowable Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
5	39,502	11,579	2,770	5,227			7,445	1,661	2,613		
Existing Disturbed Area		Existing Impervious Area									
Lot Number	Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
5	39,502	6,929	2,063	10,750			3,175	1,325	2,136		
<b>Remaining Total</b>		<b>4,650</b>	<b>707</b>	<b>-5,523 SF*</b>			<b>4,270</b>	<b>336</b>	<b>477</b>	<b>SF*</b>	

\*DEFICITS IN ALLOCATIONS WILL HAVE TO BE PURCHASED AND TRANSFERRED FROM THE DEVELOPER TO THE LOT OWNER PRIOR TO ANY DEVELOPMENT AND/OR ISSUANCE OF BUILDING PERMIT.



NO.	REVISION	DATE
1	REVISION TO POOL DECK PER OWNER	5/15/2017
2	REVISION TO ARC CHARACTERS TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/9/2017
3	REVISION TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/20/2017
4	REVISION TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/20/2017
5	THE AREA ALLOCATED WITHIN THE FRONT YARD WATER FASHMENTS TO	6/20/2017
6	REVISION TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/20/2017
7	REVISION TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/20/2017
8	REVISION TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/20/2017
9	REVISION TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/20/2017
10	REVISION TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/20/2017
11	REVISION TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/20/2017
12	REVISION TO ADD 1000 SF OF IMPERVIOUS SURFACE	6/20/2017

**EXISTING CONDITIONS SURVEY**  
 PREPARED FOR: MARK SCHALLER  
 UNIT 2, RIVERVIEW ESTATES SUBDIVISION  
 LAND LOTS 318 & 319, 6TH DISTRICT  
 4596 RIDGEGATE DRIVE  
 PEACHTREE CORNERS, GEORGIA 30097  
 DATE: 5/2/2017

**Vicinity Map (NTS)**

**FIRM Panel Vignette (NTS)**

**FLOOD HAZARD STATEMENT:**  
 THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY (CITY OF DULUTH), GEORGIA PANEL # 13135C0053H, EFFECTIVE 03/04/2013

**ZONING: R-100**

MIN. FRONTAGE 100 FT  
 MINIMUM LOT AREA: 25,500 SF (SEPTIC)

**R-100 SETBACKS AS PER PLAT**

FRONT: 50 FT (COUNTY), 75 FT (COMMUNITY)  
 SIDE: 25 FT (COUNTY), 20 FT (COMMUNITY)  
 REAR: 40 FT  
 BUILDING HEIGHT: 35 FT  
 MIN F.A.R.: 1,400 SF  
 MAX COVERAGE: N/A  
 MIN. 2 PARKING SPACES PER DWELLING

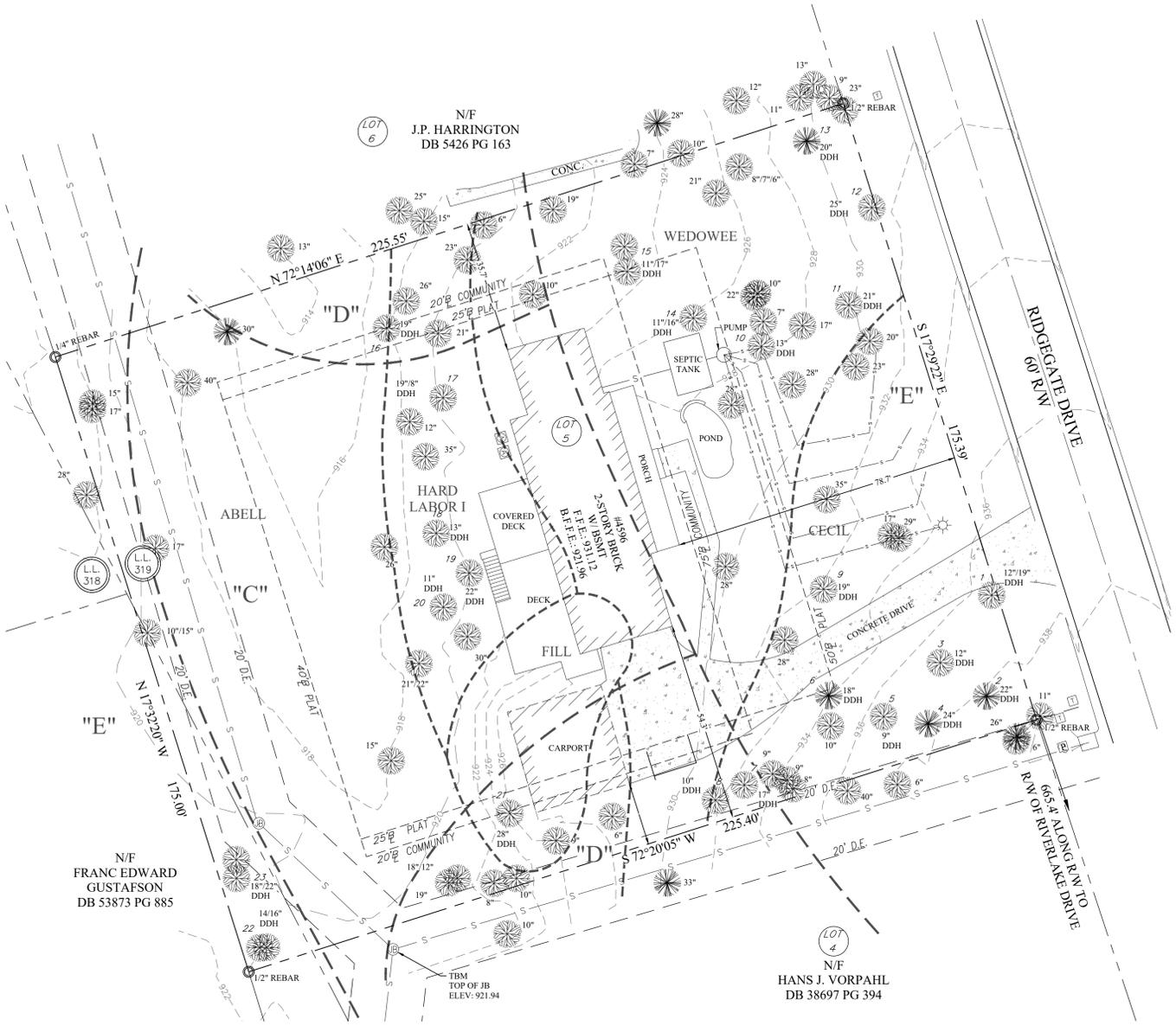
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

**OWNER**

MARK SCHALLER  
 4596 RIDGEGATE DRIVE  
 DULUTH, GEORGIA 30097

**24-HR EMERGENCY CONTACT**

LEWIS REEVES  
 404.219.2151



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

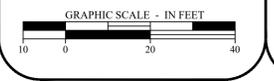
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FOR THE FIRM  
 BOUNDARY ZONE, INC.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.  
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.  
 © COPYRIGHT 2014 - BOUNDARY ZONE, INC.  
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET  
 BOUNDARY REFERENCE: DB 54153, PG 591; PB U; PG 163  
 FIELDWORK PERFORMED ON 09/20/2016  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275.563 FEET  
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**LEGEND:**

○ PROPERTY CORNER FOUND (AS NOTED)	☐ POWER METER	☐ TELEPHONE BOX	—H— HAY BALES
○ 1/2" REBAR WITH CAP SET LSF# 839	☐ AC UNIT	—U— OVERHEAD UTILITY LINE	—FW— FLOW WELL LINE
☐ R/W MONUMENT	☐ LIGHT POLE	—S— SEWER LINE	N/F NOW OR FORMERLY
▲ FIRE HYDRANT	☐ GUY WIRE	—G— GAS LINE	R/W RIGHT-OF-WAY
⊙ WATER METER	☐ MANHOLE	—C— CABLE LINE	BSL BUILDING SETBACK LINE
⊙ WATER VALVE	☐ CLEAN OUT	—T— TELEPHONE LINE	CNTL CANTILEVER
☐ POWER POLE	☐ GAS METER	—X— FENCE LINE	C.R.Z. CRITICAL ROOT ZONE
☐ YARD DRAINS	☐ GAS VALVE	—SF— SILT FENCE	S.R.P. STRUCTURAL ROOT PLATE (TYP.)
☐ SIGN	☐ CABLE BOX	—O— TREE PROTECTION	L.L. LAND LOT

**TREE LEGEND**

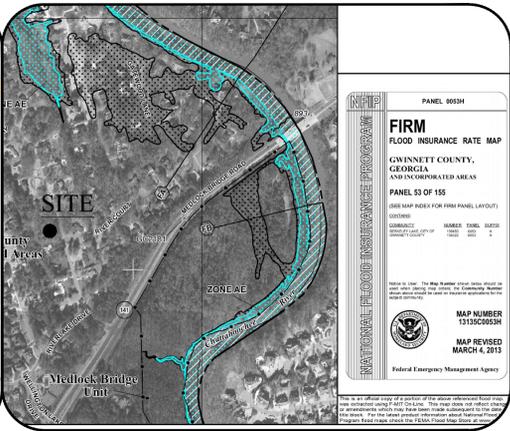
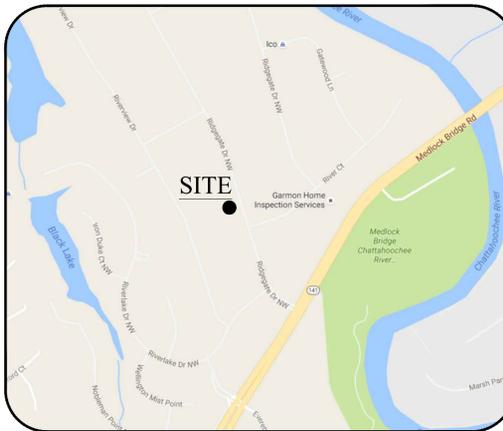
☐ CONC. CONCRETE	TT:1069.0 TOP OF FOOTER ELEVATION	☐ HARDWOOD TREE
—EOP— EDGE OF PAVEMENT	—SF— SILT FENCE	☐ PINE TREE
—CL— CONTOUR LINE	—DRAINAGE ARROW	X TREE TO BE REMOVED
F.F.E. FINISH FLOOR ELEVATION		X SPECIMEN TREE TO BE REMOVED
B.F.E. BASEMENT FLOOR ELEVATION		
G.F.E. GARAGE FLOOR ELEVATION		
1038.9 GROUND ELEVATION		
1038.0 SURFACE ELEVATION		
TT:1069.0 TOP OF WALL ELEVATION		
BS:1069.0 BOTTOM OF WALL ELEVATION		



**BOUNDARY ZONE, INC.**  
 LAND SURVEYING SERVICES  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 SURVEYING • LANDSCAPE ARCHITECTURE • LAND PLANNING  
 WWW.BOUNDARYZONE.COM • (770) 271-5772 • (919) 363-9226

BUFORD 4195 SOUTH LEE STREET, SUITE 111  
 BUFORD, GEORGIA 30518  
 ATLANTA 235 PEACHTREE STREET NE, SUITE 400  
 ATLANTA, GEORGIA 30309  
 MARIETTA 1870 THE EXCHANGE, SUITE 100  
 MARIETTA, GA 30097  
 RALEIGH 2206-C CANNON DRIVE, APEX  
 NORTH CAROLINA 27523

**PROJECT**  
 17747.02  
**SHEET**  
 1 OF 7



**GENERAL NOTES:**

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- FLOOD HAZARD STATEMENT:  
THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF ATLANTA AS SHOWN ON PANEL 13135C0053H, EFFECTIVE 03/04/2013
- PROJECT NARRATIVE:  
SITE LOCATION:  
4596 RIDGEGATE DRIVE  
PEACHTREE CORNERS, GEORGIA 30097  
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE  
SEE ARCHITECTURAL PLANS FOR MORE DETAIL  
SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM  
DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY  
CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY  
NO NEW STORM DRAIN PIPES ARE PROPOSED  
THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR  
THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE



NO.	REVISION	DATE
1	REVISION TO POOL CHECK PER OWNER	5/15/2017
2	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
3	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
4	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
5	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
6	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
7	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
8	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
9	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
10	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
11	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017
12	REVISION TO ADD CHARACTERS TO IMPROVE SURFACE	6/29/2017

**Vicinity Map (NTS)**

**FIRM Panel Vignette (NTS)**

**FLOOD HAZARD STATEMENT:**  
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY (CITY OF DULUTH), GEORGIA PANEL # 13135C0053H, EFFECTIVE 03/04/2013

**ZONING: R-100**

MIN. FRONTAGE 100 FT  
MINIMUM LOT AREA: 25,500 SF (SEPTIC)

**R-100 SETBACKS**  
AS PER PLAT

FRONT: 50 FT (COUNTY), 75 FT (COMMUNITY)  
SIDE: 25 FT (COUNTY), 20 FT (COMMUNITY)  
REAR: 40 FT  
BUILDING HEIGHT: 35 FT  
MIN F.A.R.: 1,400 SF  
MAX COVERAGE N/A  
MIN. 2 PARKING SPACES PER DWELLING

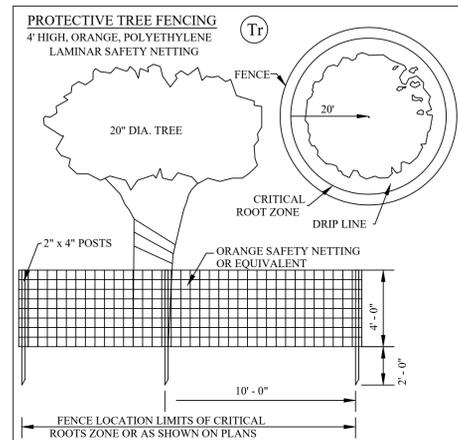
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

**OWNER**

MARK SCHALLER  
4596 RIDGEGATE DRIVE  
DULUTH, GEORGIA 30097

**24-HR EMERGENCY CONTACT**

LEWIS REEVES  
404.219.2151



SPECIMEN TREE REMOVAL TABLE			
TREE QTY	DBH IN	TREE UNITS	RECOMPENSE UNITS
<b>TOTAL</b>	<b>8</b>		<b>160.4</b>
4	28	17.2	68.8
1	29	18.4	18.4
1	30	19.6	19.6
2	35	26.8	53.6

160 RECOMPENSE UNITS / 0.5 UNITS PER REPLACEMENT TREE OF 2" CAL. = 320 TREES  
320 TREES x \$250 PER TREE = \$80,000

**NOTE:**

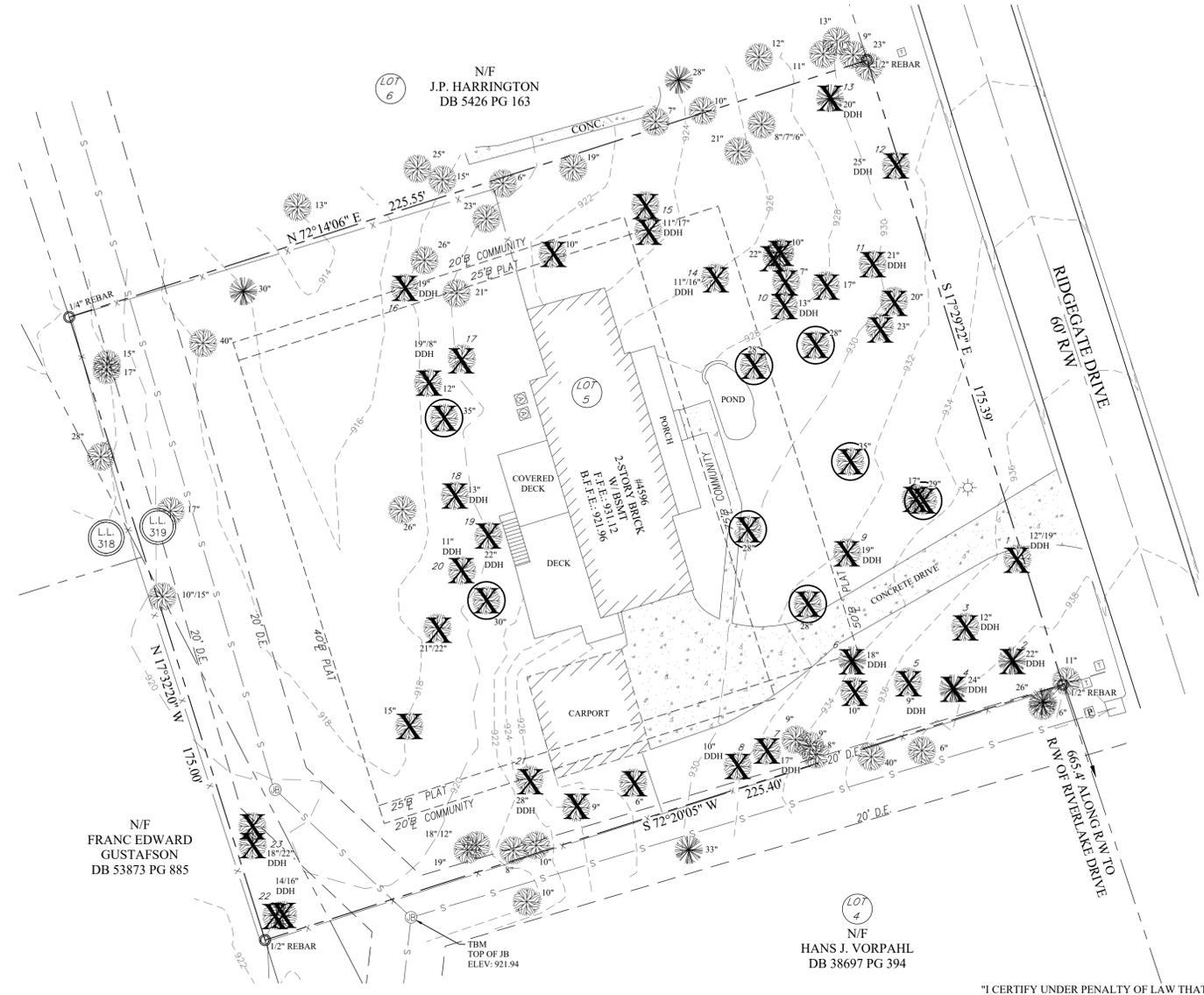
ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONES TO BE DONE BY HAND.  
NO HEAVY MACHINERY ALLOWED IN THE C.R.Z. AREAS.

**UTILITIES**

CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE PROTECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.

USE EXISTING WATER, GAS CONNECTIONS

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.



"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 SUPERVISION."

GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

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

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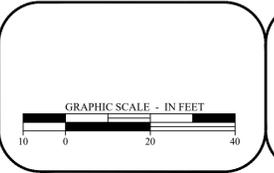
TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET

BOUNDARY REFERENCE: DB 54153, PG 591; PB U; PG 163  
FIELDWORK PERFORMED ON 09/20/2016

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275.563 FEET

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,835 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE



- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
  - 1/2" REBAR WITH CAP SET LSF# 839
  - R/W MONUMENT
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - POWER POLE
  - YARD DRAINS
  - SIGN
  - POWER METER
  - POWER BOX
  - AC UNIT
  - LIGHT POLE
  - GUY WIRE
  - MANHOLE
  - CLEAN OUT
  - GAS METER
  - GAS VALVE
  - CABLE BOX
  - TELEPHONE BOX
  - OVERHEAD UTILITY LINE
  - SEWER LINE
  - GAS LINE
  - CABLE LINE
  - TELEPHONE LINE
  - FENCE LINE
  - SILT FENCE
  - TREE PROTECTION
  - HB HAY BALES
  - FW FLOW WELL LINE
  - N/F NOW OR FORMERLY
  - R/W RIGHT-OF-WAY
  - BSL BUILDING SETBACK LINE
  - CNTL CANTILEVER
  - C.R.Z. CRITICAL ROOT ZONE
  - S.R.P. STRUCTURAL ROOT PLATE (TYP.)
  - LL LAND LOT
  - CONC. CONCRETE
  - EOP EDGE OF PAVEMENT
  - CL CONTROL LINE
  - F.F.E. FINISH FLOOR ELEVATION
  - B.F.E. BASEMENT FLOOR ELEVATION
  - G.F.E. GARAGE FLOOR ELEVATION
  - 108.9 GROUND ELEVATION
  - 103.6 SURFACE ELEVATION
  - 109.699 TOP OF WALL ELEVATION
  - 103.699 BOTTOM OF WALL ELEVATION
  - 11.069.0 TOP OF FOOTER ELEVATION
  - SF SILT FENCE
  - DRAINAGE ARROW
  - HARDWOOD TREE
  - PINE TREE
  - TREE TO BE REMOVED
  - SPECIMEN TREE TO BE REMOVED



**BOUNDARY ZONE, INC.**

LAND SURVEYING SERVICES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING

1870 THE EXCHANGE, SUITE 100  
MARIETTA, GA 30067

BUFORD 4195 SOUTH LEE STREET, SUITE 11  
BUFORD, GEORGIA 30518

ATLANTA 235 PEACHTREE STREET NE, SUITE 400  
ATLANTA, GEORGIA 30309

MARIETTA 1870 THE EXCHANGE, SUITE 100  
MARIETTA, GA 30067

RALEIGH 2205-C CANNON DRIVE, APEX  
NORTH CAROLINA 27523

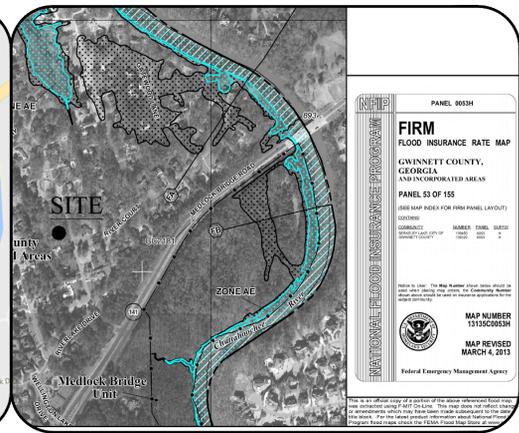
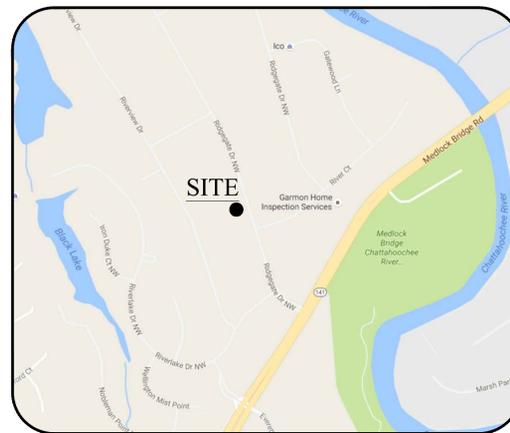
WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

**PROJECT**  
17747.02

**SHEET**  
2 OF 7



**SPECIMEN TREE SURVEY**  
PREPARED FOR: MARK SCHALLER  
UNIT 2, RIVERVIEW ESTATES SUBDIVISION  
LAND LOTS 318 & 319, 6TH DISTRICT  
4596 RIDGEGATE DRIVE  
PEACHTREE CORNERS, GEORGIA 30097  
DATE: 5/27/2017



**GENERAL NOTES:**

- TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET
- BOUNDARY REFERENCE: DB 54153, PG 591; PB U, PG 163
- FIELDWORK PERFORMED ON 09/20/2016
- THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275.563 FEET
- THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
- THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,835 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE
- FLOOD HAZARD STATEMENT: THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF ATLANTA AS SHOWN ON PANEL 13135C0053H, EFFECTIVE 03/04/2013
- PROJECT NARRATIVE:
  - SITE LOCATION: 4596 RIDGEGATE DRIVE PEACHTREE CORNERS, GEORGIA 30097
  - CONSTRUCTION OF A SINGLE FAMILY RESIDENCE SEE ARCHITECTURAL PLANS FOR MORE DETAIL
  - SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
  - DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
  - CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
  - NO NEW STORM DRAIN PIPES ARE PROPOSED
  - THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
  - THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

**DEMOLITION LEGEND**

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
D1	DEMOLISH EXISTING HOUSE AND GARAGE
D2	REMOVE EXISTING DRIVEWAY
D3	REMOVE EXISTING DECK AND PATIO
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

Lot Number	Area	Allowable Disturbed Area					Allowable Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
5	39,502		11,582	2,768	5,226		7,445	1,661	2,613		
Lot Number	Area	Existing Disturbed Area					Existing Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
5	39,502		4,165	1,721	9,853		3,175	1,325	2,136		
<b>Remaining Total</b>			<b>7,417</b>	<b>1,047</b>	<b>-4,627 SF*</b>		<b>4,270</b>	<b>336</b>	<b>477 SF*</b>		



NO.	REVISION	DATE
1	REVISION TO PERMITS	5/15/2017
2	REVISION TO PERMITS	6/9/2017
3	REVISION TO PERMITS	6/20/2017
4	REVISION TO PERMITS	6/28/2017
5	REVISION TO PERMITS	7/20/2017
6	REVISION TO PERMITS	7/20/2017
7	REVISION TO PERMITS	7/28/2017
8	REVISION TO PERMITS	7/28/2017
9	REVISION TO PERMITS	7/28/2017
10	REVISION TO PERMITS	7/28/2017
11	REVISION TO PERMITS	7/28/2017
12	REVISION TO PERMITS	7/28/2017

**Vicinity Map (NTS)**

**ZONING: R-100**

MIN. FRONTAGE 100 FT  
MINIMUM LOT AREA: 25,500 SF (SEPTIC)

**R-100 SETBACKS AS PER PLAT**

FRONT: 50 FT (COUNTY), 75 FT (COMMUNITY)  
SIDE: 25 FT (COUNTY), 20 FT (COMMUNITY)  
REAR: 40 FT  
BUILDING HEIGHT: 35 FT  
MIN F.A.R.: 1,400 SF  
MAX COVERAGE N/A  
MIN. 2 PARKING SPACES PER DWELLING

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

**OWNER**

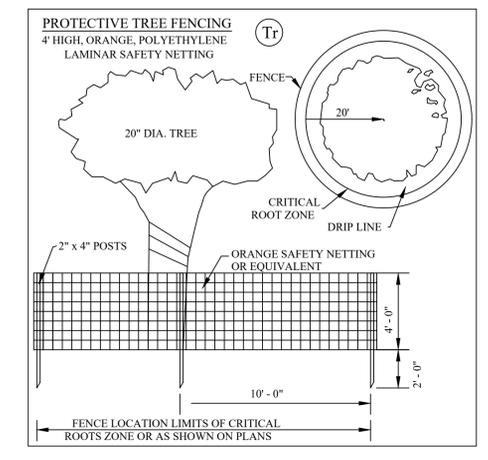
MARK SCHALLER  
4596 RIDGEGATE DRIVE  
DULUTH, GEORGIA 30097

**24-HR EMERGENCY CONTACT**

LEWIS REEVES  
404.219.2151

**FIRM Panel Vignette (NTS)**

**FLOOD HAZARD STATEMENT:**  
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY (CITY OF DULUTH), GEORGIA PANEL # 13135C0053H, EFFECTIVE 03/04/2013



**EROSION & SEDIMENT CONTROL PRACTICES**

DS1	DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
DS2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
DS3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
DS4	DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN ±5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

**EROSION CONTROL SEDIMENT NOTES:**

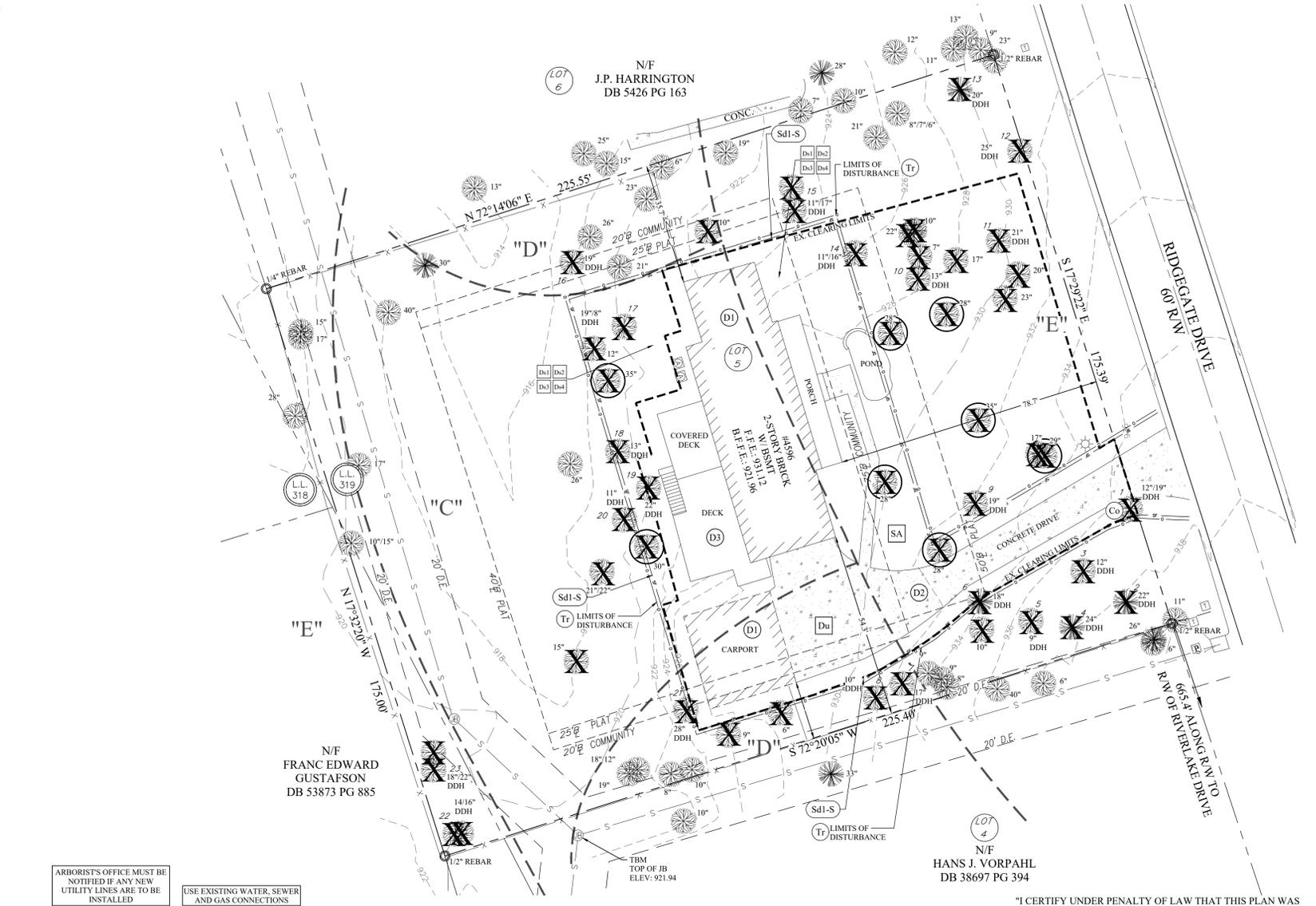
- DISTURBED AREA EQUALS 480 SQ. FT. / 0.01 AC.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL TO TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.

**NOTE:**

ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONES TO BE DONE BY HAND.  
NO HEAVY MACHINERY ALLOWED IN THE C.R.Z. AREAS.

**UTILITIES**

CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE PROTECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.



ARBORISTS OFFICE MUST BE NOTIFIED IF ANY NEW UTILITY LINES ARE TO BE INSTALLED

USE EXISTING WATER, SEWER AND GAS CONNECTIONS

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

"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 SUPERVISION."

GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

**DEMOLITION & TREE REMOVAL PLAN**

PREPARED FOR: MARK SCHALLER  
UNIT 2, RIVERVIEW ESTATES SUBDIVISION  
LAND LOTS 318 & 319, 6TH DISTRICT  
4596 RIDGEGATE DRIVE  
PEACHTREE CORNERS, GEORGIA 30097  
DATE: 5/2/2017



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TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET

BOUNDARY REFERENCE: DB 54153, PG 591; PB U, PG 163  
FIELDWORK PERFORMED ON 09/20/2016

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**LEGEND:**

○ PROPERTY CORNER FOUND (AS NOTED)	□ POWER METER	☐ TELEPHONE BOX	-H- HAY BALES
○ 1/2" REBAR WITH CAP SET LSF# 839	□ POWER BOX	-W- WATER LINE	-FW- FLOW WELL LINE
○ R/W MONUMENT	□ AC UNIT	-U- OVERHEAD UTILITY LINE	N/F NOW OR FORMERLY
○ FIRE HYDRANT	□ LIGHT POLE	-S- SEWER LINE	R/W RIGHT-OF-WAY
○ WATER METER	□ GUY WIRE	-G- GAS LINE	BSL BUILDING SETBACK LINE
○ WATER VALVE	○ MANHOLE	-C- CABLE LINE	CNTL CANTILEVER
○ POWER POLE	○ CLEAN OUT	-T- TELEPHONE LINE	C.R.Z. CRITICAL ROOT ZONE
○ GAS METER	○ GAS METER	-X- FENCE LINE	S.R.P. STRUCTURAL ROOT PLATE (TYP.)
○ GAS VALVE	○ GAS VALVE	-SF- SILT FENCE	LL LAND LOT
○ CABLE BOX	○ CABLE BOX	-O- TREE PROTECTION	

CONC. CONCRETE  
EOP EDGE OF PAVEMENT  
-CL- COUNTER LINE  
F.F.E. FINISH FLOOR ELEVATION  
B.F.E. BASEMENT FLOOR ELEVATION  
G.F.E. GARAGE FLOOR ELEVATION  
108.00 GROUND ELEVATION  
108.00 SURFACE ELEVATION  
TW:108.00 TOP OF WALL ELEVATION  
BW:108.00 BOTTOM OF WALL ELEVATION

TT:1069.0 TOP OF FOOTER ELEVATION  
-SF- SILT FENCE  
->- DRAINAGE ARROW

**TREE LEGEND**

○ HARDWOOD TREE  
○ PINE TREE  
X TREE TO BE REMOVED  
X SPECIMEN TREE TO BE REMOVED



**BOUNDARY ZONE, INC.** LAND SURVEYING SERVICES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING

4596 RIDGEGATE DRIVE, SUITE 100  
PEACHTREE CORNERS, GEORGIA 30097

ATLANTA 235 PEACHTREE STREET NE, SUITE 400  
ATLANTA, GEORGIA 30309

MARIETTA 1870 THE EXCHANGE, SUITE 100  
MARIETTA, GA 30067

RALEIGH 2205-C CANNON DRIVE, APEX  
NORTH CAROLINA 27523

WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

**PROJECT**  
17747.02

**SHEET**  
3 OF 7



**GENERAL NOTES:**

- TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET
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- PROJECT NARRATIVE: SITE LOCATION: 4596 RIDGEGATE DRIVE PEACHTREE CORNERS, GEORGIA 30097 CONSTRUCTION OF A SINGLE FAMILY RESIDENCE SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

**POST-CONSTRUCTION LOT AREA SUMMARY**

LOT AREA	AREA	Sq. Ft.
PROPOSED HOUSE		39,502
PROPOSED DRIVE		4,529
PROPOSED DECK		2,351
PROPOSED PORCH		250
PROPOSED WALKS		81
PROPOSED PATIO		1,557
PROPOSED POOL DECK		594
PROPOSED POOL & EQUIP.		1,494
PROPOSED WALLS		181
<b>TOTAL COVERAGE</b>		<b>11,614</b>
		<b>29.4%</b>

**CONSTRUCTION LEGEND**

Cx	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
Cl	CONSTRUCTION OF NEW HOUSE
C2	CONSTRUCTION OF CONCRETE DRIVEWAY
C3	CONSTRUCTION OF CONCRETE PATIO
C4	CONSTRUCTION OF SWIMMING POOL
C5	CONSTRUCTION OF RETAINING WALL*
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

\*RETAINING WALL DESIGN BY OTHERS

Lot Number	Area	Allowable Disturbed Area					Allowable Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
S	39,504		9,947	3,110	12,467		6,035	1,559	3,520		
<b>Remaining Total</b>											

Lot Number	Area	Existing Disturbed Area					Existing Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
S	39,504		6,929	2,063	10,750		3,175	1,325	2,136		
<b>Remaining Total</b>			<b>3,018</b>	<b>1,047</b>	<b>1,717</b>	SF*	<b>2,860</b>	<b>234</b>	<b>1,384</b>	SF*	

Lot Number	Area	Additional Disturbed Area					Proposed Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
S	39,504		3,018	1,047	1,717		6,035	1,559	3,520		
<b>Remaining Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	SF*	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	SF*



NO.	REVISION	DATE
1	REVISION TO POOL DECK PER OWNER	5/15/2017
2	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/9/2017
3	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017
4	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017
5	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017
6	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017
7	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017
8	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017
9	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017
10	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017
11	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017
12	REVISION TO ARCH CHARS TO ADD 1000 SQ. FT. IMPERVIOUS SURFACE	6/20/2017

**SITE PLAN**  
 PREPARED FOR: MARK SCHALLER  
 LOT 5, BLOCK C, UNIT 2, RIVERVIEW ESTATES SUBDIVISION  
 LAND LOTS 318 & 319, 6TH DISTRICT  
 4596 RIDGEGATE DRIVE  
 PEACHTREE CORNERS, GEORGIA 30097  
 DATE: 5/2/2017

**Vicinity Map (NTS)**

**ZONING: R-100**  
 MIN. FRONTAGE 100 FT  
 MINIMUM LOT AREA: 25,500 SF (SEPTIC)  
**R-100 SETBACKS AS PER PLAT**  
 FRONT: 50 FT (COUNTY), 75 FT (COMMUNITY)  
 SIDE: 25 FT (COUNTY), 20 FT (COMMUNITY)  
 REAR: 40 FT  
 BUILDING HEIGHT: 35 FT  
 MIN F.A.R.: 1,400 SF  
 MAX COVERAGE N/A  
 MIN. 2 PARKING SPACES PER DWELLING

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

**OWNER**  
 MARK SCHALLER  
 4596 RIDGEGATE DRIVE  
 DULUTH, GEORGIA 30097

**24-HR EMERGENCY CONTACT**  
 LEWIS REEVES  
 404.219.2151

**RESIDENTIAL DRAINAGE PLAN**

THIS HOUSE LOCATION / RESIDENTIAL DRAINAGE PLAN HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE ZONING RESOLUTION AND DEVELOPMENT REGULATIONS OF GWINNETT COUNTY, GEORGIA, AND IS APPROVED FOR ISSUANCE OF A BUILDING PERMIT FOR THE RESIDENTIAL STRUCTURE AND OTHER IMPROVEMENTS SHOWN HEREON. NO FRAMING INSPECTION WILL BE APPROVED UNTIL A CERTIFICATION OF THE ELEVATION OF THE LOWEST FLOOR, AS BUILT, PREPARED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, HAS BEEN RECEIVED BY THE DEPARTMENT. THIS APPROVAL IS GRANTED WITH THE PROVISION THAT NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR THE COMPLETION OF CONSTRUCTION UNTIL CONFORMANCE TO THIS HOUSE LOCATION / RESIDENTIAL DRAINAGE PLAN HAS BEEN FIELD VERIFIED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF HAS BEEN VERIFIED BY A FOUNDATION SURVEY PREPARED BY A REGISTERED LAND SURVEYOR.

DEPARTMENT OF PUBLIC UTILITIES	DATE
THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE BY ROCHESTER & ASSOCIATES, INC. (LAND SURVEYOR JOSH W. TRAWICK, GA # 2974.	
OWNER: CARLOS ZAYAS	LOT ADDRESS: 355 LEE MILLER COURT SUWANEE, GEORGIA 30024
355 LEE MILLER COURT SUWANEE, GEORGIA 30024 (770)807-4355	RDP PREPARED BY: 4195 SOUTH LEE STREET, SUITE 11 BUFORD, GA 30518 OFFICE: 770-271-5772

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA, COMMUNITY PANEL # 13135C0053H, EFFECTIVE 03/04/2013  
 TOTAL LOT AREA 11,869 S.F.  
 AREA LOCATED OUTSIDE FLOOD PLAIN LIMITS 11,869 S.F.

FIELD RUN BOUNDARY INFORMATION WAS PREPARED BY: BOUNDARY ZONE, INC. DATED: 10-12-2014  
 SITE AREA: 11,869 S.F. 0.272 AC.

NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. NO TREES ARE TO BE REMOVED FROM THIS SITE DURING CONSTRUCTION.

A SEPARATE BUILDING PERMIT MUST BE OBTAINED PRIOR TO THE APPROVAL OF A RDP FOR EACH SITE. RETAINING WALL (WHICH EITHER EXCEEDS 4 FEET IN HEIGHT OR WHICH HAS A BACKFILL SLOPE GREATER THAN 1 FOOT RISE IN 3 HORIZONTAL) AND FOR EACH RETAINING WALL ATTACHED TO THE HOUSE (WHICH EXCEEDS 6 FEET IN HEIGHT) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SECTION 103.1.1. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTINENT TO THE PROJECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON THE SITE.

**SITE NOTES:**

- PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR.
- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF GWINNETT COUNTY.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
- NO GRADED SLOPES SHALL EXCEED 2H:1V.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHALL BE BASED ON FIELD STAKING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.

**FIRM Panel Vignette (NTS)**

**FLOOD HAZARD STATEMENT:**  
 THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY (CITY OF DULUTH), GEORGIA PANEL # 13135C0053H, EFFECTIVE 03/04/2013

**EROSION CONTROL SEDIMENT NOTES:**

- DISTURBED AREA EQUALS 480 SQ. FT. / 0.01 AC.
- 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.
- EROSION 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 TO TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.

**EROSION & SEDIMENT CONTROL PRACTICES**

- DS1** DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2** DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOY OR LEGUMES ON DISTURBED AREAS.
- DS4** DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN 45% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

**NOTE:**  
 ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONES TO BE DONE BY HAND.  
 NO HEAVY MACHINERY ALLOWED IN THE C.R.Z. AREAS.

**UTILITIES**

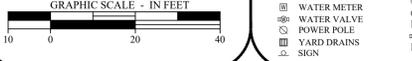
CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE PROTECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.

ARBORISTS OFFICE MUST BE NOTIFIED IF ANY NEW UTILITY LINES ARE TO BE INSTALLED

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

LEGEND:	UTILITY SYMBOLS	UTILITY SYMBOLS	UTILITY SYMBOLS
● PROPERTY CORNER FOUND (AS NOTED)	☐ POWER METER	☐ TELEPHONE BOX	☐ HAY BALES
○ 1/2" REBAR WITH CAP SET LSF# 839	☐ POWER BOX	—W— WATER LINE	—FW— FLOW WELL LINE
☐ R/W MONUMENT	☐ AC UNIT	—U— OVERHEAD UTILITY LINE	N/F NOW OR FORMERLY
▲ FIRE HYDRANT	☐ LIGHT POLE	—S— SEWER LINE	R/W RIGHT-OF-WAY
⊕ WATER METER	☐ GUY WIRE	—G— GAS LINE	BSL BUILDING SETBACK LINE
⊕ WATER VALVE	☐ MANHOLE	—C— CABLE LINE	CNTL. CANTILEVER
⊕ POWER POLE	☐ CLEAN OUT	—T— TELEPHONE LINE	C.R.Z. CRITICAL ROOT ZONE
⊕ YARD DRAINS	☐ GAS METER	—X— FENCE LINE	S.R.P. STRUCTURAL ROOT PLATE (TYP.)
⊕ SIGN	☐ GAS VALVE	—SF— SILT FENCE	LL LAND LOT
	☐ CABLE BOX	—O— TREE PROTECTION	

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.	TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMED SAID PERSON.	BOUNDARY REFERENCE: DB 54153, PG 591; PG 163 FIELDWORK PERFORMED ON 09/20/2016
© COPYRIGHT 2014 - BOUNDARY ZONE, INC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.	THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275.563 FEET
	THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
	THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,835 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE



**BOUNDARY zone, inc.** LAND SURVEYING SERVICES LANDSCAPE ARCHITECTURE LAND PLANNING

BUFORD 4195 SOUTH LEE STREET, SUITE 11 BUFORD, GEORGIA 30518  
 ATLANTA 235 PEACHTREE STREET NE, SUITE 400 ATLANTA, GEORGIA 30309  
 MARIETTA 1870 THE EXCHANGE, SUITE 100 MARIETTA, GA 30097  
 2205-C CANNON DRIVE, APEX NORTH CAROLINA 27523

WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

**PROJECT**  
 17747.02  
**SHEET**  
 4 OF 7



"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 SUPERVISION."  
 GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699  
 7/27/17



**GENERAL NOTES:**

- TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET
- BOUNDARY REFERENCE: DB 54153, PG 591; PB U; PG 163
- FIELDWORK PERFORMED ON 09/20/2016
- THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275.563 FEET
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- FLOOD HAZARD STATEMENT:  
THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF ATLANTA AS SHOWN ON PANEL 13135C0053H, EFFECTIVE 03/04/2013
- PROJECT NARRATIVE:  
SITE LOCATION:  
4596 RIDGEGATE DRIVE  
PEACHTREE CORNERS, GEORGIA 30097  
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE  
SEE ARCHITECTURAL PLANS FOR MORE DETAIL  
SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM  
DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY  
CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY  
NO NEW STORM DRAIN PIPES ARE PROPOSED  
THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR  
THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

**CONSTRUCTION LEGEND**

Cx	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
C1	CONSTRUCTION OF NEW HOUSE
C2	CONSTRUCTION OF CONCRETE DRIVEWAY
C3	CONSTRUCTION OF CONCRETE PATIO
C4	CONSTRUCTION OF SWIMMING POOL
C5	CONSTRUCTION OF RETAINING WALL*
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

\*RETAINING WALL DESIGN BY OTHERS

**EROSION & SEDIMENT CONTROL PRACTICES**

- DS1 DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4 DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN ±5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

**Vicinity Map (NTS)**

**ZONING: R-100**

MIN. FRONTAGE 100 FT  
MINIMUM LOT AREA: 25,500 SF (SEPTIC)

**R-100 SETBACKS AS PER PLAT**

FRONT: 50 FT (COUNTY), 75 FT (COMMUNITY)  
SIDE: 25 FT (COUNTY), 20 FT (COMMUNITY)  
REAR: 40 FT  
BUILDING HEIGHT: 35 FT  
MIN F.A.R.: 1.400 SF  
MAX COVERAGE: N/A  
MIN. 2 PARKING SPACES PER DWELLING

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENT.

**OWNER**

MARK SCHALLER  
4596 RIDGEGATE DRIVE  
DULUTH, GEORGIA 30097

**24-HR EMERGENCY CONTACT**

LEWIS REEVES  
404.219.2151

**FIRM Panel Vignette (NTS)**

**FLOOD HAZARD STATEMENT:**  
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY (CITY OF DULUTH), GEORGIA PANEL # 13135C0053H, EFFECTIVE 03/04/2013

**Specified Sand**  
To ensure proper system operation, the system must be installed using ASTM C33 sand with less than 10% passing a #100 sieve and less than 5% passing a #200 sieve. Listed below is a chart outlining the sieve requirements for the Specified Sand. Ask your material supplier for a sieve analysis to verify that your material meets the required specifications.

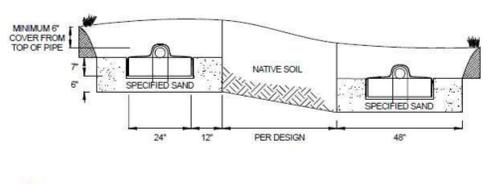
**TABLE 1: SPECIFIED SAND SIEVE REQUIREMENTS**

Sieve Size	Sieve Square Opening Size	Specification Percent Passing (Wet Sieve)
3/8 inch	9.52 mm	100
No. 4	4.76 mm	95 - 100
No. 8	2.38 mm	80 - 100
No. 30	590 µm	25 - 60
No. 50	297 µm	5 - 30
No. 100	149 µm	0 - 10
No. 200	75 µm	0 - 5

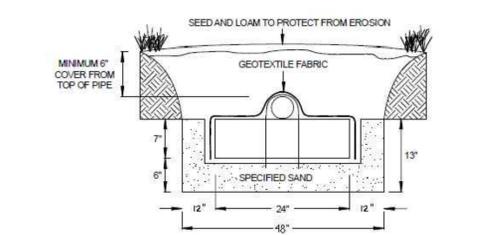
**MAIN SEPTIC GSF SYSTEM:**

Item	Desc	Value	Unit
(a) HOUSE SIZE	6 BEDROOMS	6	BD
(b) SOIL PERMEABILITY MIN/IN	60 MIN/IN	60	MIN/IN
(c) DESIGN FLOW - 150 GPD X (a) BEDROOMS =	900 GPD	900	GPD
(d) MINIMUM NUMBER OF UNITS REQUIRED	A42 MODULES	48	A42 MODULES
(e) APPLICATION RATE	0.896 GPD/SF	0.896	GPD/SF
(f) NUMBER OF TRENCHES	3	3	TRENCHES
(g) MINIMUM BOTTOM AREA FOR THE TRENCH	1005 SF	1005	SF
(h) TRENCH WIDTH	4 FT	4	FT
(i) TRENCH LENGTH	84 LF	84	LF
(j) MINIMUM BOTTOM AREA (g) ÷ TRENCH WIDTH (h) ÷ NUMBER OF TRENCHES (f)	16 Mod/Row	16	Mod/Row
(k) (i) - 5 FT (6" SAND AT EACH END OF TRENCH + 1 UNIT) ÷ (j) - 1	5.27 LF	5.27	LF
(l) EDGE TO EDGE SPACING + CENTER TO CENTER SPACING (k) - 4	1.27 FT	1.27	FT
(m) AREA = TRENCH BOTTOM AREA (WIDTH (h) x LENGTH (i) x TRENCHES (f)	1008 SF	1008	SF

GEORGIA - FIGURE 10: SECTION VIEW - 600 GPD - TRENCH SYSTEM - SLOPING SITE



GEORGIA - FIGURE 7: TYPICAL A42 GSF CROSS SECTION



**A42 MODULE (L x W x H) 48" x 24" x 7"**

All Systems are required to have a Minimum of:

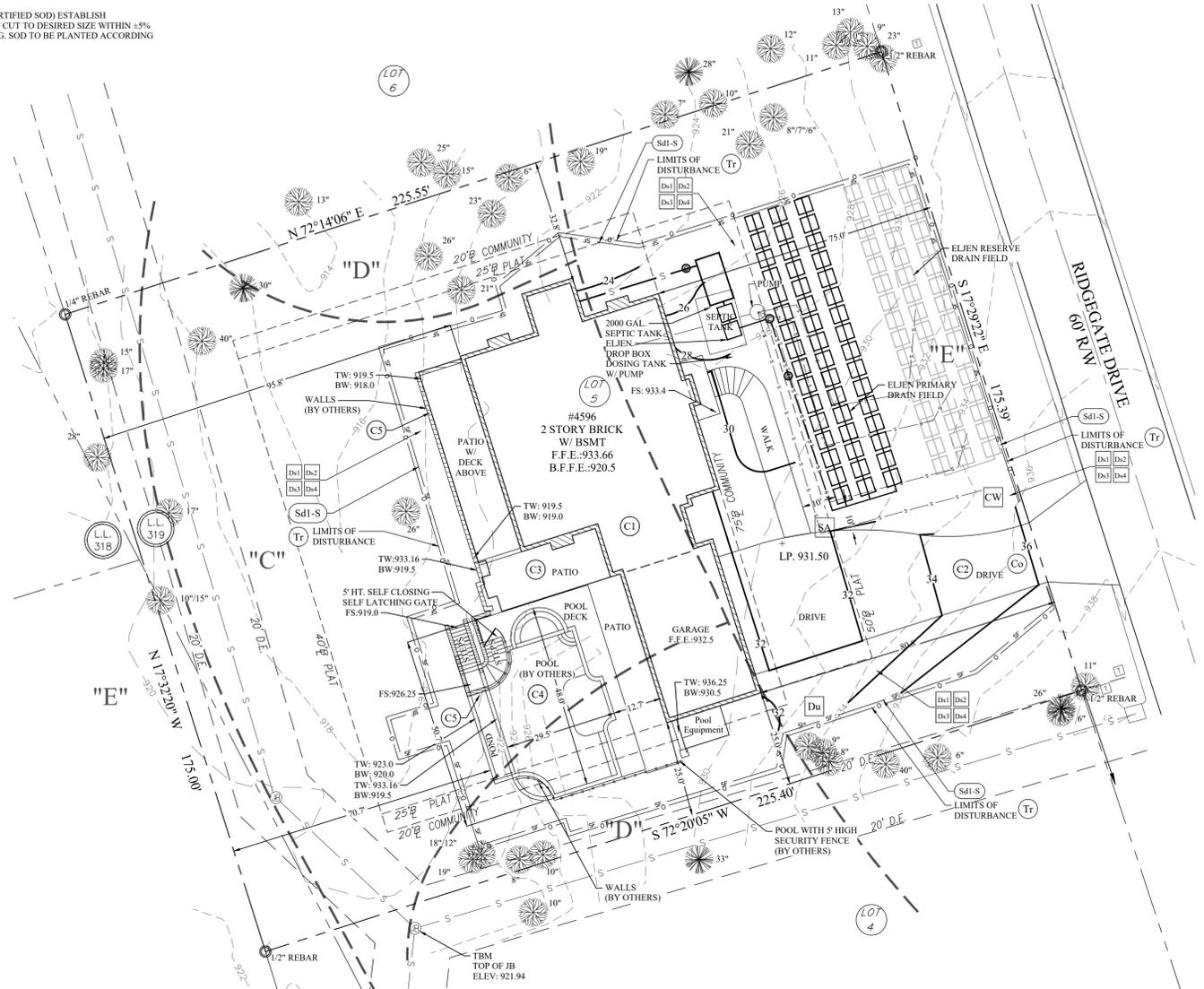
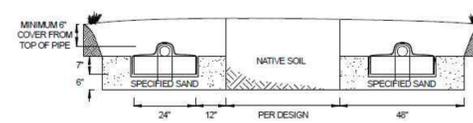
- 6 inches of Specified Sand at the edges of the GSF module.
- 6 inches of Specified Sand at the beginning and end of each GSF Trench.
- 6 inches of Specified Sand directly below the GSF module.
- 6 - 12 inches of native soil fill over the pipe.

DOSING DESIGN CRITERIA: DOSING VOLUME MUST BE SET TO DELIVER A MAXIMUM OF 3.5 GALLONS PER A42 MODULE PER DOSING CYCLE WITH LOW HEAD HIGH VOLUME PUMPS PREFERRED. HIGHER FLOW RATES AND A SHORT DOSE CYCLE PUSH THE EFFLUENT DOWN THE LINE AND THUS DISPERSE THE EFFLUENT OVER A LARGER AREA. A VALVE ON THE FORCE MAIN IS RECOMMENDED TO SET THE FLOW RATE SO THAT THE ORIFICES ON THE OUTLET PIPES ARE SUBMERGED AND THE D-BOX DOES NOT OVERFLOW. ADJUSTMENT OF THE FLOW RATE IS LIKELY NEEDED IF A ROW OF MODULES ARE RESTED THUS CHANGING THE NUMBER OF OUTLETS.

FENNER OUTLETS IN THE D-BOX FORCE MORE EFFLUENT DOWN EACH LINE AND IMPROVE LINEAR LOADING. HEAD LOSS AND DRAIN BACK VOLUME MUST BE CONSIDERED IN CHOOSING THE PUMP SIZE AND FORCE MAIN DIAMETER.

USE THESE CALCULATIONS FOR THE RESERVE SYSTEM

GEORGIA - FIGURE 9: SECTION VIEW - 600 GPD - TRENCH SYSTEM - LEVEL SITE



- SITE NOTES:**
- PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR
  - ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF GWINNETT COUNTY
  - CONSTRUCTION EXITE PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1
  - NO GRADED SLOPES SHALL EXCEED 2H:1V
  - THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHALL BE BASED ON FIELD STAKING.
  - ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
  - THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
  - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
  - UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
  - EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMED SAID PERSON.

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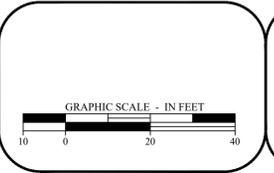
TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET

BOUNDARY REFERENCE: DB 54153, PG 591; PB U; PG 163  
FIELDWORK PERFORMED ON 09/20/2016

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275.563 FEET

THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,835 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE



- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
  - 1/2" REBAR WITH CAP SET LSF# 839
  - R/W MONUMENT
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - POWER POLE
  - YARD DRAINS
  - SIGN
  - POWER METER
  - POWER BOX
  - AC UNIT
  - LIGHT POLE
  - GUY WIRE
  - MANHOLE
  - CLEAN OUT
  - GAS METER
  - GAS VALVE
  - CABLE BOX
  - TELEPHONE BOX
  - WATER LINE
  - OVERHEAD UTILITY LINE
  - SEWER LINE
  - GAS LINE
  - CABLE LINE
  - TELEPHONE LINE
  - FENCE LINE
  - SILT FENCE
  - TREE PROTECTION
  - HAY BALES
  - FLOW WELL LINE
  - N/F NOW OR FORMERLY
  - R/W RIGHT-OF-WAY
  - B/SW BUILDING SETBACK LINE
  - CNTL CANTILEVER
  - C.R.Z. CRITICAL ROOT ZONE
  - S.R.P. STRUCTURAL ROOT PLATE (TYP.)
  - LAND LOT
  - CONC. CONCRETE
  - EDGE OF PAVEMENT
  - AC UNIT
  - N/F NOW OR FORMERLY
  - F.F.E. FINISH FLOOR ELEVATION
  - B.F.E. BASEMENT FLOOR ELEVATION
  - G.F.E. GARAGE FLOOR ELEVATION
  - G.E.L. GROUND ELEVATION
  - S.E.L. SURFACE ELEVATION
  - T.W.1069.0 TOP OF WALL ELEVATION
  - B.W.1069.0 BOTTOM OF WALL ELEVATION
  - TOP OF FOOTER ELEVATION
  - CONTOUR LINE
  - DRAINAGE ARROW
  - HARDWOOD TREE
  - PINE TREE
  - TREE TO BE REMOVED
  - SPECIMEN TREE TO BE REMOVED

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

7/27/17  
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

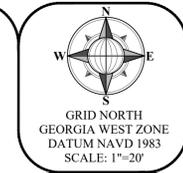


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MARIETTA, GA 30067

2206-C CANNON DRIVE, APEX  
NORTH CAROLINA 27523

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**REVISION**

NO.	DATE	REVISION
1	5/15/2017	REVISION TO POOL DECK PER OWNER
2	6/9/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
3	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
4	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
5	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
6	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
7	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
8	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
9	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
10	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
11	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE
12	6/20/2017	REVISION TO ADD CHARACTERS TO ADD TO SEWER PERVIOUS SURFACE

**SEPTIC SYSTEM LAYOUT PLAN**

PREPARED FOR: MARK SCHALLER  
UNIT 2, RIVERVIEW ESTATES SUBDIVISION  
LAND LOTS 318 & 319, 6TH DISTRICT  
4596 RIDGEGATE DRIVE  
PEACHTREE CORNERS, GEORGIA 30097  
DATE: 5/2/2017

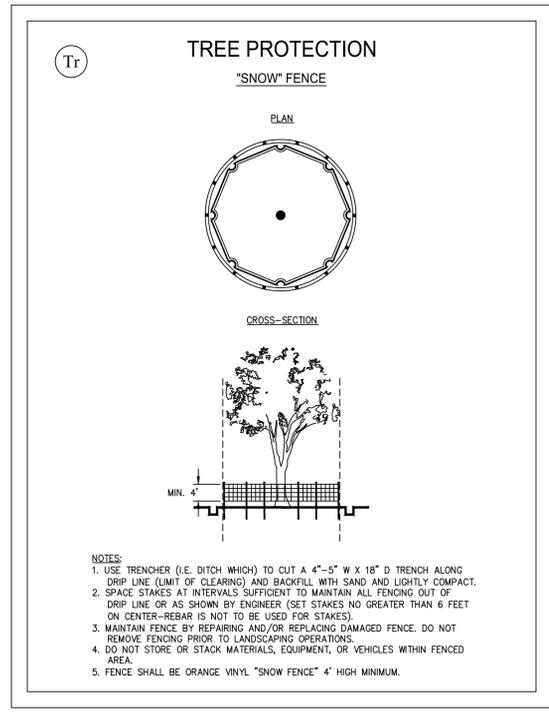
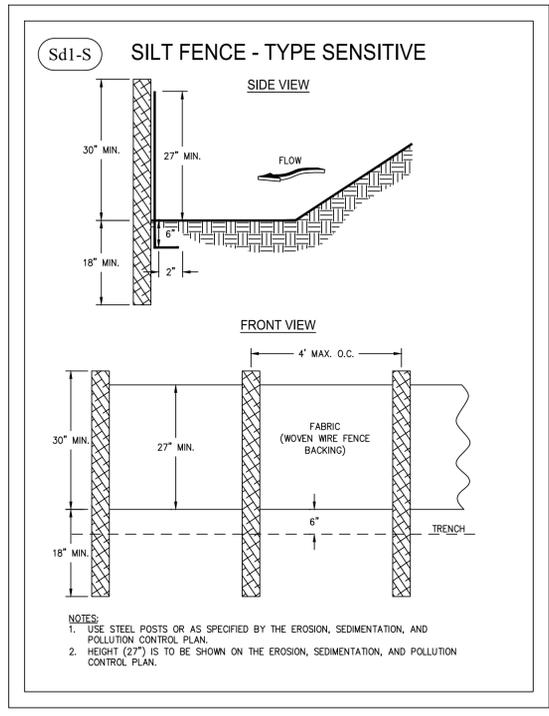
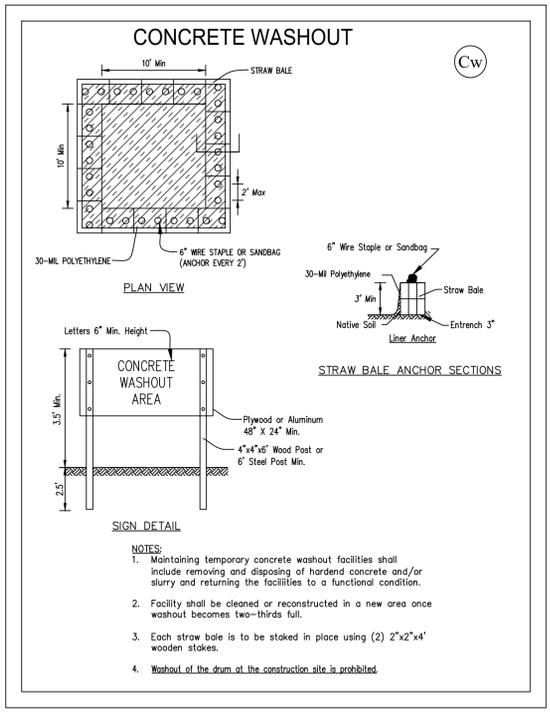
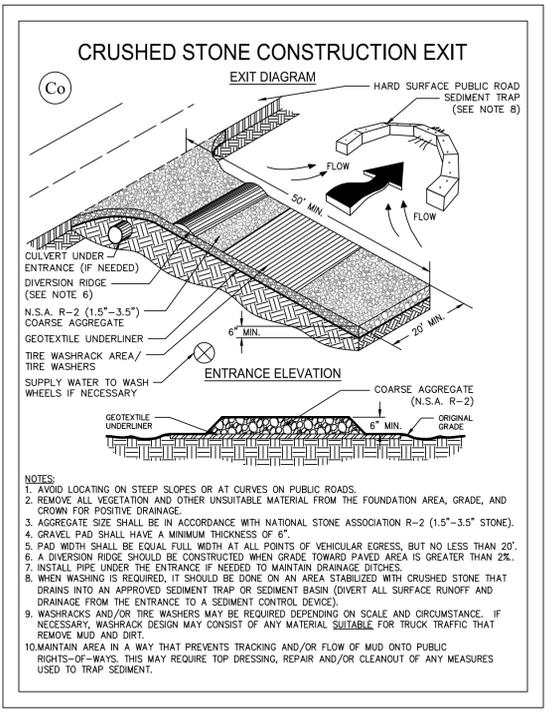
"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION'S DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

7/27/17  
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

FOR THE FIRM  
BOUNDARY ZONE, INC.

**PROJECT**  
17747.02

**SHEET**  
5 OF 7



### LEVEL 3 GWINNETT COUNTY SOIL INVESTIGATION REPORT

4596 RIDGEGATE DRIVE DULUTH, 30097  
LOT 5-C RIVERVIEW ESTATES S/D, LAND LOT 319, 6<sup>TH</sup> DISTRICT  
OWNER: MARK SCHALLER thru BOUNDARY ZONE, INC. 770-271-5772 - GREG

**CECIL, 2-6% SLOPES**

**WEDOWEE, 2-6% SLOPES**  
-inclusions similar to Pacolet soil.

**HARD LABOR I, 2-6% SLOPES**

**ABELL, 2-6% SLOPES**  
-inclusions of Toccoa soil. Major wet weather wash and water collection area here.

**FILL, 6-15% SLOPES**  
-small area around the back of the existing carport.

ESTIMATED SOIL PROPERTIES BASED ON MEASUREMENTS						
SOIL SERIES	DEPTH TO BEDROCK	DEPTH TO SEASONAL WATER TABLE	MIN / INCH PERCOLATION RATE	SLOPE%	DEPTH TO OPTIMUM PERCOLATION	SUITABILITY CODE
CECIL	72"+	72"+	45	4-6	30-48"	A
WEDOWEE	72"+	72"+	45	3-5	30-48"	A
HARD LABOR I	72"+	36-48"	65	3-5	18-24"	C
ABELL	72"+	6-30"	---	2-5	---	F
FILL	72"+	48-72"+	---	6-15	---	F

**SUITABILITY CODE A**-these soils are generally suitable for a conventional absorption field with proper design, installation and maintenance. Be sure gutter drains are piped out past and away from tank and drain field areas and surface water is diverted away from these areas as well.

pg 1 of 2

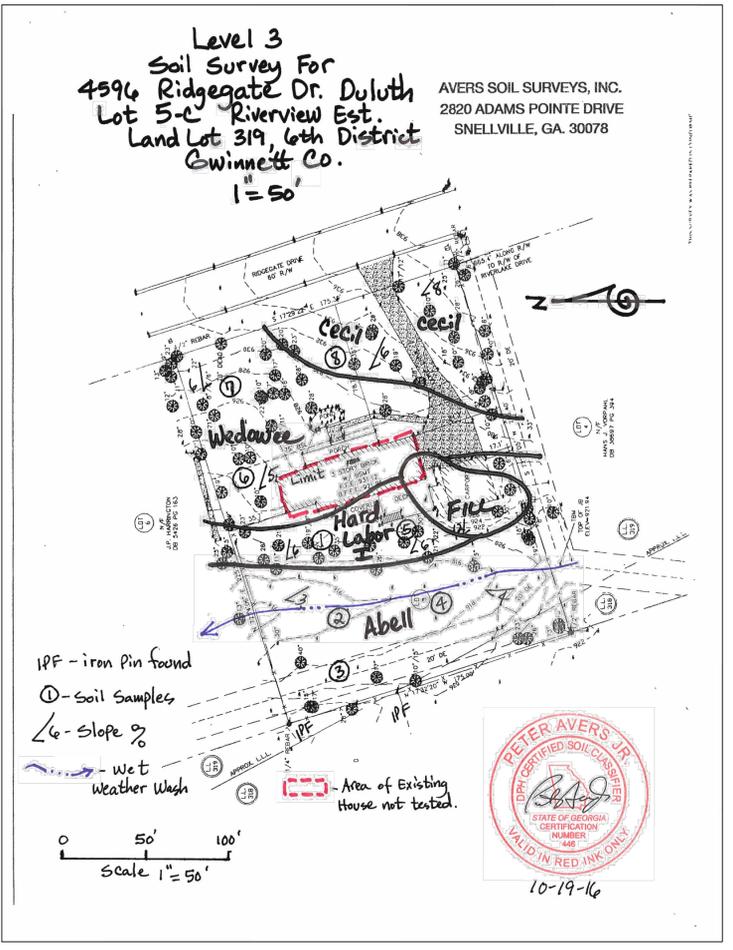
**SUITABILITY CODE C**-this soil is generally not suitable for a conventional absorption field due to seasonal saturation. This soil is suitable for an alternative system, see Health Dept.

**SUITABILITY CODE F**-these soils are generally not suitable for on-site sewage disposal due to fill material, shallow seasonal saturation, water collection, and major wet weather wash.

**NOTE:** This report is null and void if area is cut or filled after time of field study. Measurements and depth's given are from the existing soil surface at time of field work.

10-19-16  
This is a Level 3 Soil Survey  
Soil Scientist Pete Avers Jr.  
770-972-1079

pg 2 of 2



"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 SUPERVISION."

GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

7/27/17

**DETAILS**

PREPARED FOR: MARK SCHALLER  
LOT 5, BLOCK C, UNIT 2, RIVERVIEW ESTATES SUBDIVISION  
LAND LOTS 318 & 319, 6<sup>TH</sup> DISTRICT  
4596 RIDGEGATE DRIVE  
PEACHTREE CORNERS, GEORGIA 30097  
DATE: 5/2/2017

7/27/17  
FOR THE FIRM  
BOUNDARY ZONE, INC.

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TOTAL AREA: 0.907 ACRES / 39,502 SQUARE FEET

BOUNDARY REFERENCE: DB 54153, PG 591, PB U, PG 163  
FIELDWORK PERFORMED ON 09/20/2016

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275,563 FEET

THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,85 FEET, AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE

**LEGEND:**

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- AC UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- FW FLOW WELL LINE
- UF OVERHEAD UTILITY LINE
- S SEWER LINE
- G GAS LINE
- C CABLE LINE
- T TELEPHONE LINE
- X FENCE LINE
- SF SILT FENCE
- O TREE PROTECTION
- HB HAY BALES
- FW FLOW WELL LINE
- NF NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- CR.Z CRITICAL ROOT ZONE
- S.R.P STRUCTURAL ROOT PLATE (TYP.)
- LL LAND LOT
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- CL CONTOUR LINE
- F.F.E FINISH FLOOR ELEVATION
- B.F.E BASEMENT FLOOR ELEVATION
- G.F.E GARAGE FLOOR ELEVATION
- 1018.9 GROUND ELEVATION
- 1018.6 SURFACE ELEVATION
- 1018.069 TOP OF WALL ELEVATION
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- TOP OF FOOTER ELEVATION
- SF SILT FENCE
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- SPECIMEN TREE TO BE REMOVED

**TREE LEGEND**

○ TO BE REMOVED

○ SPECIMEN TREE TO BE REMOVED

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BUFORD, GEORGIA 30518

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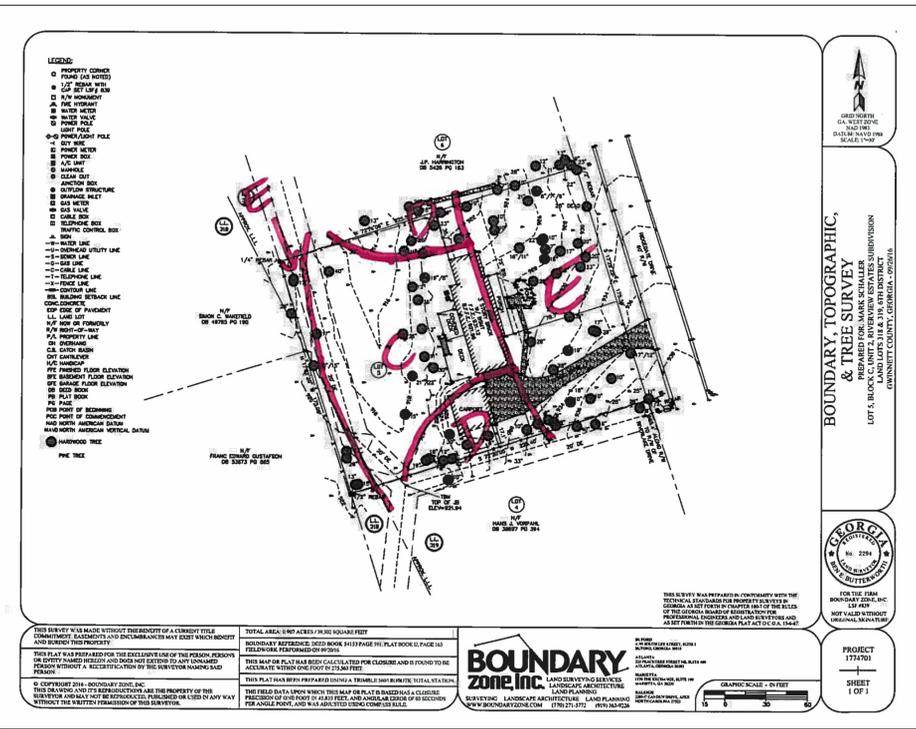
MARIETTA 1870 THE EXCHANGE, SUITE 100  
MARIETTA, GA 30067

RALEIGH 2805-C CANNON DRIVE, APEX  
NORTH CAROLINA 27523

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**PROJECT**  
17747.02

**SHEET**  
6 OF 7



**4596 Ridgeway Drive Reanalysis**  
City of Peachtree Corners  
December 15, 2016

Vulnerability Factor	Factor Subgroup	Score
<b>Geology</b>	Biotite-Gneiss	5
<b>Hydrology:</b>	Interbasin	20
<b>Aspect:</b>	North	6
<b>Slope:</b>	0-10%	3
<b>SUBTOTAL:</b>		<b>34</b>
<b>Vegetation</b>	Open Pines	10
<b>SUBTOTAL:</b>		<b>49</b>
<b>Soils</b>	Low Erodibility	4
	Moderate to Highly Erodible	16
<b>TOTAL:</b>		<b>60</b>
<b>CATEGORY:</b>		<b>E</b>

The C category includes scores from 38 to 49  
The D category includes scores from 50 to 59  
The E category includes scores from 60 to 79

NO.	REVISION	DATE
1	REVISION TO PLOT CHECK PER OWNER	5/15/2017
2	REVISION TO PLOT CHECKS TO ADD 1000 SE OF INTERFERING SURFACE	6/29/2017
3	REVISION TO PLOT CHECKS TO ADD 1000 SE OF INTERFERING SURFACE	6/29/2017
4	REVISION TO PLOT CHECKS TO ADD 1000 SE OF INTERFERING SURFACE	6/29/2017
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12	REVISION TO PLOT CHECKS TO ADD 1000 SE OF INTERFERING SURFACE	6/29/2017

**404-CUT-TREE**  
885 Langford Lane  
Norcross, GA 30071  
770-734-9648

Tuesday, February 14, 2017

Mark Schaller  
4596 Ridgeway Dr. NW  
Duluth, Ga. 30097  
336.509.3597

Sent Via email: [mschaller@mac.com](mailto:mschaller@mac.com)

Subject: 4596 Ridgeway Dr. NW Arborist Consult

Dear Mark Schaller,  
DBH on site

Tree #	(Inches)	Species	Description
1	12/19	Oak	DDDH, rot in base, crack b/w trunks
2	22	Pine	DDDH, Canker in trunk
3	12	Oak	DDDH, rot in base
4	24	Pine	DDDH, Canker in trunk
5	9	Oak	DDDH, dead
6	18	Pine	DDDH, Canker in trunk
7	17	Oak	DDDH, severe lean, canker in base
8	10	Hickory	DDDH, hollow base
9	19	Oak	DDDH, rot/hollow base
10	13	Oak	DDDH, rot/hollow base
11	21	Oak	DDDH, severe lean, rot in base
12	25	Oak	DDDH, dead
13	20	Pine	DDDH, Canker in trunk
14	11/15	Oak	DDDH, dead leader, ambrosia beetles
15	11/17	Oak	DDDH, rot/hollow base
16	9	Sweetgum	DDDH, rot in trunk
17	8/18	Hickory	DDDH, rot/canker in base
18	15	Sweetgum	DDDH, hollow base
19	22	Oak	DDDH, rot/hollow base
20	15	Maple	DDDH, rot in trunk, beetles
21	28	Oak	DDDH, rot in trunk, old lightning strike
22	16/14	Maple	DDDH, hollow trunk, canker in base
23	18/22	Oak	18" leader: rot/hollow base, 22" leader: severe lean

These are my findings based on a visual ground inspection. Bare in mind this is a visual ground inspection. The scope of this inspection covers only what could be seen by the naked eye from the ground and by use of a sounding hammer (rubber mallet). It does not cover items underground nor above ground for an aerial inspection. Trees are living things and conditions can change at a moment's notice.

Sincerely,  
*Stuart Prince*  
Stuart Prince  
Certified Arborist SO-6062A

**DETAILS**  
PREPARED FOR: MARK SCHALLER  
2. RIVERVIEW ESTATES SUBDIVISION  
LOT 5, BLOCK C, UNIT 2, RIVERVIEW ESTATES SUBDIVISION  
LAND LOTS 318 & 319, 6TH DISTRICT  
4596 RIDGEGATE DRIVE  
PEACHTREE CORNERS, GEORGIA 30097  
DATE: 5/2/2017

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*Gregory L. Dean*  
7/27/17  
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699



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