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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

July 24, 2018

COUNCIL AGENDA

7:00 PM

PEACHTREE CORNERS CITY HALL – Council Chambers
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

A) CALL TO ORDER

B) ROLL CALL

C) PLEDGE OF ALLEGIANCE

D) MAYOR'S OPENING REMARKS

E) CONSIDERATION OF MINUTES – Approval of June 27, 2018 Council Minutes & July 10, 2018 Work Session Minutes.

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) CONSENT AGENDA

- 1. R2018-07-110** Consideration of a Resolution to Call for a Special Election.
- 2. Action Item** Consideration of Entering an Intergovernmental Agreement with Gwinnett County for the use of Election Equipment.
- 3. Action Item** Consideration of an engineering consulting agreement for 2018 LMIG sidewalks.

I) PUBLIC HEARING

- 1. PH2018-009** Application for Metropolitan River Protection Act Certificate 4324 Ridgeway Drive.
- 2. O2018-06-127** Second Read and Consideration of an Ordinance to Establish a Sidewalk Bank Program and to Amend Sec. 34-128 Of Article V of The City of Peachtree Corners Land Development Regulations.

3. **O2018-07-128** First Read and Consideration of SUP2018-004, Associated Credit Union, request to approve a special use permit to accommodate a new detached drive-through banking facility adjacent to an existing credit union office building at 6251 Crooked Creek Road, Dist. 6, Land Lot 283, Peachtree Corners, GA. (Second Read and Public Hearing August 28, 2018)
4. **O2018-07-129** First Read and Consideration of SUP2018-005, Bread of Life Christian Church, request to approve a special use permit to accommodate a religious facility in an existing building at 4995 Avalon Ridge Parkway, Dist. 6, Land Lot 270, Peachtree Corners, GA. (Second Read and Public Hearing August 28, 2018)
5. **O2018-07-130** First Read and Consideration of RZ2018-002, Atlanta Best Used Cars, request to approve a rezoning from M-1 to C-3 to accommodate used car sales at an existing building at 4765 Buford Highway, Dist. 6, Land Lot 258, Peachtree Corners, GA. (Second Read and Public Hearing August 28, 2018)

J) CITY MANAGER UPDATES

K) EXECUTIVE SESSION

L) ADJOURNMENT

Minutes



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
JUNE 27, 2018 @ 7:15PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. 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	Bill Riley
Finance Director	Brandon Branham
Community Dev. Dir.	Diana Wheeler
Public Works Director	Greg Ramsey
Planning & Dev. Mgr.	David Chastant

MAYOR’S OPENING REMARKS: Mayor Mason stated that the Peachtree Corners Festival was a success, and he is looking forward to next year’s Festival.

CONSIDERATION OF MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE MAY 22, 2018 COUNCIL MEETING WITH ONE AMENDMENT.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

**MOTION TO APPROVE THE MINUTES FROM THE JUNE 12, 2018
WORK SESSION.**

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

CONSIDERATION OF MEETING AGENDA: There were two changes to the agenda. Item one (1) under Items for Consideration on the agenda (Consideration of a Right of Way & Stormwater Maintenance Contract) was tabled; and there was an addition of an Action Item (Consideration of authorizing the City Manager to execute an Emergency Contract for road work on Flippen Trail not to Exceed \$902,000.00).

PUBLIC COMMENT: There were no public comments.

PRESENTATIONS AND REPORTS: Mayor Mason presented Mrs. Kelly, Pastor Kelly's wife, with a proclamation for Pastor Fred Kelly, who started the Landmark Church and pastored the church for 43 years.

CONSENT AGENDA:

ACTION ITEM

Construction contract for Tech Park multi-use trail.

**MOTION TO APPROVE THE CONSTRUCTION CONTRACT FOR THE
TECH PARK MULTI-USE TRAIL.**

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

APH 2018-05-68

Approval of Alcoholic Beverage License Application for 5G Investments, LLC D.B.A Nirto Zone Cash Court.

MOTION TO APPROVE APH 2018-05-68.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

APH 2018-05-69

Approval of Alcoholic Beverage License Application for Shahrenoura Bread, LLC D.B.A Atlanta Bread Company, 4880 Peachtree Corners Circle, Suite 1135.

MOTION TO APPROVE APH 2018-05-69.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

R2018-06-109

Consideration of a Resolution approving the Fee Schedule for Fiscal Year 2019.

MOTION TO APPROVE R2018-06-109.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

PUBLIC HEARING:

O2018-05-124

Second Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia, adopting the amended fiscal year 2018 operating budget for each fund of the City of Peachtree Corners, Georgia.

Brian Johnson, City Manager, presented the Ordinance to the Mayor and Council.

Mayor Mason opened the floor for public comment. There were no comments.

MOTION TO APPROVE O2018-05-124.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

O2018-05-125

Second Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia, adopting the fiscal year 2019 operating budget and

capital improvement budget for each fund of the City of Peachtree Corners, Georgia.

Brian Johnson, City Manager, presented the Ordinance to the Mayor and Council.

Mayor Mason opened the floor for public comment. There was one public comment in support of the budget, with the exception that he felt there should be more of an investment in the southside of the city.

MOTION TO APPROVE 2018-05-125.

By: Council Member Christopher

Seconded by: Council Member Sadd

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

O2018-05-126

Second Read and Consideration of an Ordinance to amend Article V, Boards, Commissions, and Advisory Committees, of the Code of Ordinances of the City of Peachtree Corners, Georgia, in order to accommodate the provision for alternate members.

Diana Wheeler, Community Development Director, presented the Ordinance to the Mayor and Council.

Mayor Mason opened the floor for public comment. There were no comments.

MOTION TO APPROVE O2018-05-126.

By: Council Member Sadd

Seconded by: Council Member Aulbach

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

O2018-05-123

Second Read and Consideration of an Ordinance to Amend Chapter 55 ("Solid Waste") of the Code of the City of Peachtree Corners, Georgia, in Order to Provide for the Collection/Disposal of all Municipal Waste (Residential/Commercial) with the City or its Contractor.

Brian Johnson, City Manager, presented the Ordinance to the Mayor and Council.

Mayor Mason opened the floor for public comment. There were no comments.

MOTION TO APPROVE O2018-05-123.

By: Council Member Gratwick

Seconded by: Council Member Sadd

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

O2018-06-127

First Read and Consideration of an Ordinance to Establish a Sidewalk Bank Program and to Amend Sec. 34-128 of Article V of The City of Peachtree Corners Land Development Regulations (Second Read and public hearing July 24, 2018).

ITEMS FOR CONSIDERATION:

Action Item

Consideration of a Right of Way & Stormwater Maintenance Contract.
(This item was tabled)

R2018-06-108

Consideration of a Resolution to transmit the 2040 Comprehensive Plan to the Atlanta Regional Commission.

MOTION TO APPROVE R2018-06-108.

By: Council Member Sadd

Seconded by: Council Member Christopher

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

ACTION ITEM

Consideration of authorizing the City Manager to execute an Emergency Contract for road work on Flippen Trail not to Exceed \$902,000.00.

MOTION TO APPROVE AUTHORIZING THE CITY MANAGER TO EXECUTE AN EMERGENCY CONTRACT FOR ROAD WORK ON FLIPPEN TRAIL NOT TO EXCEED \$902,000.00.

By: Council Member Christ

Seconded by: Council Member Gratwick

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

CITY MANAGER UPDATES: There were no City Manager updates.

EXECUTIVE SESSION: There was no executive session.

ADJOURNMENT:

MOTION TO ADJOURN AT 8:43 PM.

By: Council Member Sadd

Seconded by: Council Member Aulbach

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

Approved,

Attest:

Mike Mason, Mayor

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

July 10, 2018

WORK SESSION MINUTES

7:00 PM

PEACHTREE CORNERS CITY HALL – Boardwalk
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

The Council of the City of Peachtree Corners held a Work Session at City Hall, 310, Peachtree Corners, GA, 30092. The following were in attendance

Mayor	Mike Mason - Absent
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/ Mayor Pro Tem	Weare Gratwick – Post 6 - Absent
City Manager	Brian Johnson
City Clerk	Kym Chereck
City Attorney	Bill Riley
Community Dev. Dir.	Diana Wheeler
Finance Director	Brandon Branham
Public Works Director	Greg Ramsey
Communications Director	Judy Putnam
Planning & Dev. Mgr.	David Chastant

- 1. Presentation on the new Atlanta-Region Transit Link (ATL) Authority by Scott Haggard –** *Mr. Scott Haggard, Director of Government and External Affairs, ATL/SRTA gave brief presentation on the Atlanta Transit Link Authority (the ‘ATL’). The new ATL will coordinate the existing 10 transit systems and future transit projects across the 13-county Atlanta metro region, including Gwinnett County.*
- 2. Application for Metropolitan River Protection Act Certificate for 4324 Ridgegate Drive –** *David Chastant, Planning & Development Director, presented the Council a proposed MRPA certificate for 4324 Ridgegate Drive. This item will be presented at the July 24th, 2018 Council Meeting.*

3. **Update – November Special Election** – *Kym Chereck, City Clerk & Elections Superintendent, informed the Council that she will be presenting an Election Resolution and Intergovernmental Agreement at the July 24th, 2018 Council Meeting.*
4. **Right-of-Way & Stormwater Maintenance Contract** – *Greg Ramsey, Public Works Director, presented the Council with a list of Rights-of-Ways for maintenance.*
5. **Formatting of Monthly Reports** – *Diana Wheeler, Community Development Director, presented the Council with proposed formatting of monthly code enforcement reports.*
6. **City Manager Updates** – *Brian Johnson, City Manager, informed the Council of upcoming items to be heard at the July 24th, 2018 Council Meeting.*
7. **Executive Session** – *There was no executive session.*
8. **Adjournment** – 10:15 PM

Approved,

Attest:

Lorri Christopher, Council Member

Kymberly Chereck, City Clerk
(Seal)

Consent Agenda

R2018-07-110

RESOLUTION TO CALL FOR A SPECIAL ELECTION

WHEREAS, Georgia law previously prohibited the sale of alcoholic beverages for consumption on the premises prior to 12:30 P.M. on Sundays; and

WHEREAS, the Georgia General Assembly passed Senate Bill 17 to provide local communities the option to allow the sale of alcoholic beverages for consumption on premises beginning at 11:00 A.M. on Sundays, subject to approval by referendum; and

WHEREAS, the Mayor and Council want to give Peachtree Corners citizens the option to decide whether to allow the sale of alcoholic beverages for consumption on premises beginning at 11:00 A.M. on Sundays by holding a referendum on November 6, 2018.

WHEREAS, the Georgia Municipal Election Code requires that the Mayor and Council appoint certain officials prior to the election - including a Superintendent, Chief Registrar and Absentee Ballot Clerk, Assistant Absentee Ballot Clerk and Poll Manager; and

WHEREAS, Peachtree Corners City Clerk Kymberly Chereck is hereby appointed to the position of Municipal Election Superintendent; the Gwinnett Board of Registration and Elections is hereby appointed as Chief Registrar; Deputy Clerk Rocio Monterossa is hereby appointed as Absentee Ballot Clerk, Furnika Durkin is appointed as Assistant Absentee Ballot Clerk, and Carole Hays is appointed as Poll Manager. Poll Workers will be appointed by the Superintendent and/or Poll Manager at a later date; and

WHEREAS, The Election Superintendent shall take such action as is necessary to properly call for a Special Municipal Election to be held on November 6, 2018, including, but not limited to, properly publishing a public notice to notify the public of said election. The Election Superintendent shall take such other actions as necessary and appropriate to make certain that the election is conducted in accordance with, and in conformity with, the laws of the State of Georgia, the Peachtree Corners City Charter and Peachtree Corners Ordinances; and

WHEREAS, If any person whose name is not on the municipal registration list desires to vote at said election, he or she may register on or before 5:00 p.m. October 9, 2018. Registration forms are available in the office of the City Clerk; and

WHEREAS, Any person who is presently registered as a voter in said City but who now resides outside the City limits is not eligible to vote in said election. All duly qualified electors of the City of Peachtree Corners, Georgia, are urged to participate. Those qualified to vote at said election shall be determined in all respects in accordance and in conformity with the laws of the State of Georgia. Information on voter registration may be obtained through the Chief Registrar of Gwinnett County, Georgia; and

WHEREAS, Polls will open for this November 6, 2018, election at 7:00 a.m. and will close at 7:00 p.m., at the Peachtree Corners City Hall Elections Room, located at 310 Technology Park, Peachtree Corners, GA. Computation of votes cast in the November 6, 2018 election will be conducted at the time the polls close.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Peachtree Corners, Georgia, as follows:

1. The aforesaid recitals are not mere recitals, but are material portions of this Resolution and incorporated herein by this reference as though restated in their entirety.
2. That the City of Peachtree Corners will conduct a Special Municipal Election on Tuesday, November 6, 2018 from 7:00 a.m. to 7:00 p.m. at the Peachtree Corners City Hall Elections Room located at 310 Technology Park, Peachtree Corners, Georgia, for the purpose of holding a referendum.
3. The form of the referendum question shall be listed as follows:

“() YES *Shall the governing authority of the City of Peachtree Corners be authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.?*”

() NO

All persons desiring to vote for approval of such Sunday sales shall vote “Yes”
and those persons desiring to vote for rejection of such Sunday sales shall vote
“No.”

IT IS SO RESOLVED AND EFFECTIVE THIS ___ day of July 2018.

Mike Mason, Mayor

Kym Chereck, City Clerk

SEAL

Consent Agenda

Action Item

IGA

STATE OF GEORGIA

COUNTY OF GWINNETT

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PEACHTREE CORNERS
AND THE GWINNETT COUNTY BOARD OF VOTER REGISTRATIONS AND ELECTIONS
FOR CITY ELECTIONS BORROWING ELECTION EQUIPMENT

THIS AGREEMENT entered into between the City of Peachtree Corners, Georgia, a Municipal Corporation, lying within the County of Gwinnett, Georgia, hereinafter referred to as “City” and the Gwinnett County Board of Registrations and Elections, hereinafter referred to as “Board.”

WITNESSETH

WHEREAS, the Georgia General Assembly created the Gwinnett County Board of Registrations and Elections having jurisdiction over the conduct of primaries and elections (1988 Ga. Laws, p. 4296, as amended), and provided that the Board was empowered with all the powers and duties relating to the conduct of elections and registration of voters as election superintendent and board of registrars pursuant to the provisions of Title 21 of the Official Code of Georgia; and

WHEREAS, pursuant to 1988 Ga. Laws, p. 4296, as amended, the Board has the authority to contract with any municipal corporation located within Gwinnett County for the holding by the Board of any primary or election to be conducted within the municipal corporation; and

WHEREAS, recommended guidelines of the Secretary of State concerning municipal use of election equipment recommend that cities and counties enter into intergovernmental agreements outlining the responsibilities and obligations of the election superintendent of the city and the election superintendent of the county; and

WHEREAS, the City and the Board, in the performance of their electoral functions, desire to enter into this contract outlining the duties and obligations of each party to this Agreement in the conduct of any 2018 Municipal Elections for the citizens of the City (hereinafter referred to as the “City Election”) as hereinafter described; and

NOW, THEREFORE, in consideration of the premises contained herein, the sufficiency of which is hereby acknowledged, it is hereby agreed by the City and the County as follows:

(1) Conduct of City Election

This Agreement shall govern the use of the Board’s Election Equipment by the City for the specified City Election. It is the intent of the parties that the use of the Election Equipment in conduct of the City Election shall be in compliance with all applicable federal, state and local legal requirements.

(2) Term of Agreement

The duties and obligations to be performed pursuant to this Agreement shall commence on September 17, 2018 and end on December 31, 2018.

(3) Duties and Responsibilities

As used in this subsection the term "City" shall be construed to include the City's designee, agent, or authorized representative. The term "Board" shall be construed to include the Board's designee, agent, or authorized representative.

(a) City

1. The City will be responsible for ordering any and all ballots from its vendor.
2. The City will be responsible for any translated materials, including but not limited to Official Ballots, Sample Ballots, public notices, etc.
3. The City will be responsible for contracting with State approved vendors for programming election equipment and creating Absentee by mail ballots, Provisional voting ballots, Challenge voting ballots and Election Day voting and Advance in person voting.
4. The City will be responsible for obtaining all material forms for the conduct of the election from the Secretary of State's Election Division.
5. The City shall provide the Board with a written request indicating specifically the number of Direct Record Electronic Voting Units (hereinafter referred to as DRE Units) the City needs to borrow 60 days prior to election date.
6. The City shall be responsible for obtaining, if needed, Optical Scan Voting Units (hereinafter referred to as "OS Units") for use in scanning and tabulation of absentee, challenge, advance in person and provisionally voted ballots.
7. The City shall mark voters on the paper Electors List that is provided by the Board.
8. The City will use a DRE Unit for card creating purposes.
9. The City will be responsible for and will conduct its own Logic and Accuracy Testing on all equipment.
10. The City will be responsible for hiring and training its own poll officials.
11. The City will be responsible for any training of its staff through Kennesaw State University Center for Elections (hereinafter referred to as "KSU") and/or the Secretary of State's Office.
12. The City will be responsible for conducting all aspects of the City Election.
13. The City will be responsible for certifying its own election results using the tapes printed from the DRE Units and the OS Units.

(b) Board and/or Elections Supervisor

1. The Board shall provide the City with a paper Electors List to be used for marking voters.
2. The Board shall provide the City with the specified number of units requested, including peripherals including the voters with disability kit and thermal tape used in the units for tabulation of results.

(c) The Board and the City agree to mutually discuss and schedule dates and times for the City to pick-up the DRE Units. The Board and the City further agree to mutually set a date and time the City will return the DRE Units, to the Board.

(4) Costs

Any and all costs associated with the conduct of the City Election shall be the responsibility of the City.

(5) Legal Responsibilities

To the extent permitted under Georgia Law, the City shall be solely responsible for any liability resulting from any claims or litigation arising from or pertaining to the City Election.

(6) Miscellaneous

- (a) The terms of this Agreement shall not be altered, amended, or modified except in writing signed by duly authorized officers or representatives of the parties.
- (b) This Agreement shall be construed under the laws of the State of Georgia.
- (c) If any paragraph, subparagraph, sentence, clause, phrase, or any portion of this Agreement shall be declared invalid or unconstitutional by any court of competent jurisdiction, such invalidity shall not be construed to affect the portions of this Agreement not held to be invalid.
- (d) Any notice of communications hereunder shall be in writing, addressed as follows:

City: Kym Chereck, City Clerk/Election Superintendent
City Hall
310 Technology Parkway
Peachtree Corners, GA 30092
kchereck@peachtreecornersga.gov

Board: Kelvin Williams, Elections Coordinator
75 Langley Drive
Lawrenceville, GA 30046
kelvin.williams@gwinnettcountry.com

- (e) This Agreement shall be exclusively for the benefit of the City and the Board and shall not provide any third parties with any remedy, claim, liability, reimbursement, cause of action, or other right.
- (f) The performance of either party hereunder shall be excused if such party is reasonably precluded from performance by the occurrence of an Uncontrollable Circumstance, which shall be defined as follows: Any act, event, or condition, or any combination thereof, that is beyond the reasonable control of the party relying on the same and that materially interferes with the performance of the party's obligations, to include, but not be limited to, (a) acts of God; (b) fire, flood, hurricane, tornado, and earthquakes; (c) the failure of any utility provider to provide and maintain utility services through no fault of the party; and (d) the preemption, confiscation, diversion, destruction, or other interference in possession or performance or supply of materials or services, by or on behalf of, or with the authority of, a governmental body in connection with a declared or asserted public emergency by an entity other than one of the parties.

(g) Each of the individuals who execute this Agreement agrees and represents that he or she is authorized to execute this Agreement on behalf of the respective party.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this _____ day of _____, 2018.

City of Peachtree Corners:

By: _____
Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk, Seal

Gwinnett County Board of Registrations and Elections:

By: Stephen Day, Chair

Attest:

Lynn Ledford, Elections Supervisor

Consent Agenda
Action Item
2018 LMIG



MEMO

TO: Mayor & Council
 CC: Brian Johnson, City Manager
 FROM: Greg Ramsey, P.E., Public Works Director
 DATE: June 24, 2018
 SUBJECT: PTC 18.09 Consultant Contract Recommendation

The City of Peachtree Corners received GDOT LMIG funding for 2018 calendar year sidewalk projects. The projects listed in the project application include Triangle Parkway, Lou Ivy Road, Data Drive, Metric Place, Westech Drive and a section of E. Jones Bridge Road at the park.

The LMIG funding is \$348,875.08 for 2018. Three engineering consulting firms provided fee and schedule proposals for this project, and those responses are shown below. Staff recommends authorization for the Mayor to enter into a Consultant Services Agreement with Keck & Wood, Incorporated for \$85,501.67.

ON CALL PROFESSIONAL ENGINEERING AND DESIGN SERVICES					
18.09 LMIG Sidewalks - Cost Proposals & Schedules					
Company Name	Total Score	Cost Scoring (80%)	TOTAL COST	Schedule Score (20%)	Proposed Schedule
Southeastern Engineering	70.00	75	\$130,000.00	50	24 Weeks
Keck and Wood	100.00	100	\$85,501.67	100	9 weeks
KCI	55.00	50	\$188,500.00	75	16 weeks

PH2018-009

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT
CERTIFICATE**

CASE NUMBER : PH2018-009

LOCATION : 4324 RIDGEGATE DRIVE
MAP NUMBERS :
PROPOSED DEVELOPMENT : DEMOLITION AND REDEVELOPMENT OF AN
EXISTING SINGLE FAMILY DETACHED
RESIDENCE

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

OWNER: Tony Rogers
4324 Ridgeway Drive
Peachtree Corners, Georgia

REQUEST SUMMARY:

The property is located in the Riverview Estates subdivision and consists of one single family home on a 1.1-acre lot. The owner wishes to remove the existing two-story residence and driveway and build a new single family detached residence and pool. The back yard of the property directly borders the Chattahoochee River. 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 4324 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.

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 4324 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.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: City of Peachtree Corners

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Tony Rogers

Mailing Address: 4324 Ridgeway Drive

City: Peachtree Corners State: Ga. Zip: 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-271-5772 Fax: _____

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): Greg Dean

Mailing Address: 4195 South Lee Street, Suite I

City: Buford State: Ga. Zip: 30518

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770 - 271-5772 Fax: _____

Other Numbers: 770-330-3374

4. Proposed Land or Water Use:

Name of Development: Riverview Estates

Description of Proposed Use: Single Family Residence

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: LL 329, 6th District, Gwinnett County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

Riverview Estates, Lot 32, Block E, 4324 Ridgeway Drive

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.104

Outside Corridor: 0

Total: 1.104

Lots: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Units: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: n/a

Outside Corridor: _____

Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank Yes

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system No.

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
------------------------	--------------------------------	---	--	---	---

A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

C _____ (70) _____ (45) _____

D 40,083 SF 23,648*
~~28,844~~ SF _{JMS} 13,828 SF ~~**~~ _{JMS} (50) 49.2% ^{17%} (30) 34.5% ~~**~~ _{JMS}

E 8,015 SF 0 SF ~~**~~ _{JMS} 0 SF ~~**~~ _{JMS} (30) 0% ^{0%} (15) 0% ~~**~~ _{JMS}

F _____ (10) _____ (2) _____

Total: 48,098 SF 27,648
~~28,844~~ SF _{JMS} 13,828 SF N/A N/A _{Coll. SWS 6/20/18}

* INCLUDES A TRANSFER OF 2404 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (2404 X 1.5 = 3606) AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

** INCLUDES A TRANSFER OF 1202 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (1202 X 1.5 = 1803) AS PER PART 2. A. 3. C. (1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

(Coll. SWS 6/20/18)

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 892.00

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? Yes
If "yes", indicate the 500-year flood plain elevation: 894.50

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

___ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

___ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

___ Written consent of all owners to this application. (Space provided on this form)

___ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

___ Description of proposed use(s). (Space provided on this form)

___ Existing vegetation plan.

___ Proposed grading plan.

___ Certified as-builts of all existing land disturbance and impervious surfaces.

___ Approved erosion control plan.

___ Detailed table of land-disturbing activities. (Both on this form and on the plans)

Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

Documentation on adjustments, if any.

Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

Site plan.

Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

Concept plan.

Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Signature(s) of Owner(s) of Record

5/2/18
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

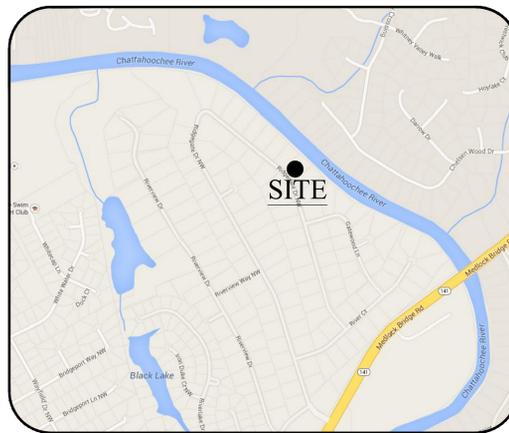
Signature(s) of Applicant(s) or Agent(s)

Date

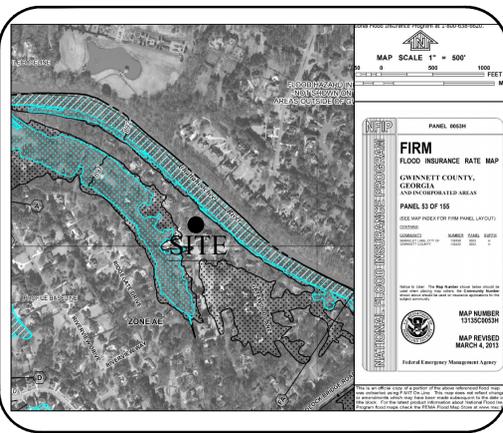
14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee

Date



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

A PORTION OF THIS PROPERTY LIES IN ZONE AE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0053H, EFFECTIVE DATE, MARCH 4, 2013.

ZONING: R-100

MIN. LOT SIZE SEWER-15,000 SQ. FT.
 MIN. LOT SIZE SEPTIC-25,500 SQ. FT.
 MIN. FOOT PRINT-1,400 SQ. FT.
 FRONT SETBACK-100' PER PLAT
 FRONT SETBACK-35'
 SIDE SETBACK-(PER PLAT 20')
 SIDE SETBACK-10'
 CORNER LOT-25'
 REAR SETBACK-40'
 MAX. BUILDING HEIGHT-35'
 2 OFF STREET PARKING SPACES
 MAX LOT COVERAGE 30%

OWNER

TONY ROGERS
 4324 RIDGEGATE DRIVE
 PEACHTREE CORNERS, GA. 30097.

BUILDER/24HR EMERGENCY CONTACT

LEWIS REEVES
 LEWIS REEVES PROPERTIES, INC.
 404-219-2151

ARCHITECT/DESIGNER

MICHAEL SWILLEY RESIDENTIAL DESIGN
 678-380-3804
 MSWILLEY@COMCAST.NET

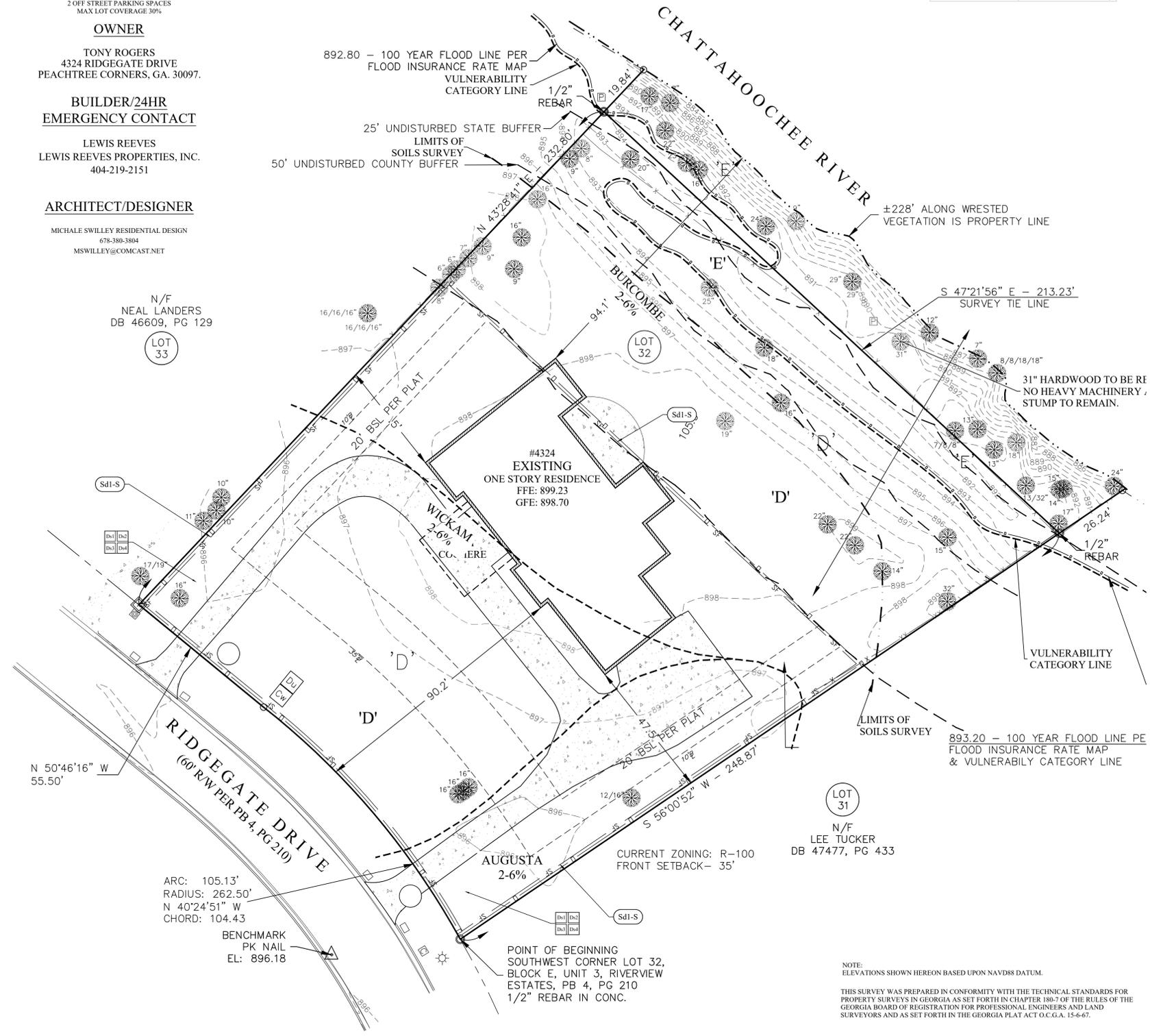
PRE-CONSTRUCTION LOT AREA SUMMARY	
AREA	Sq.Ft.
LOT AREA	48,098
HOUSE AND CANOPY	4,490
DRIVEWAY	5,116
PATIO	493
WALLS	67
TOTAL COVERAGE	10,165
	21.1%



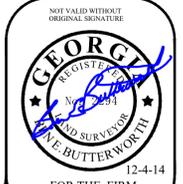
DATE	REVISION	NO.
8/29/14	1	1
	2	2
	3	3
	4	4
	5	5
	6	6
	7	7
	8	8
	9	9
	10	10
	11	11
	12	12
	13	13

GENERAL NOTES:

- TOTAL AREA: 1.104 ACRES / 48,098 SQUARE FEET
- BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 220 & PLAT BOOK 4, PAGE 210
- FIELDWORK PERFORMED ON 08/15/14
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 458,584 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 45,512 FEET, AND ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
- WATERS OF THE STATE EXIST WITHIN 200 FEET OF THIS SITE.
- STATE BUFFERS OR EASEMENTS EXIST ON SUBJECT PROPERTY.
- FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED 100-YR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF JOHNS CREEK AS SHOWN ON PANEL# 13121C0069E, EFFECTIVE ON 9/18/2013.
- PROJECT NARRATIVE:
SITE LOCATION:
4324 RIDGEGATE DRIVE, PEACHTREE CORNERS, GA 30097.
LOT 31, BLOCK D RIVERVIEW ESTATES, UNIT 3, LAND LOTS 319 & 329, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA.
- CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.
SEE ARCHITECTURALS FOR MORE DETAIL.
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM.
- DRAINAGE STRUCTURES EXIST ON THIS PROPERTY.
- CREEKS OR DRAINAGE SWALES EXIST ON THIS PROPERTY.
- NO NEW STORM DRAIN PIPES ARE PROPOSED.
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.



EXISTING CONDITIONS SURVEY
 PREPARED FOR: TONY ROGERS,
 4324 RIDGEGATE DRIVE, PEACHTREE CORNERS, GA 30097
 LOT 31, BLOCK D, RIVERVIEW ESTATES, UNIT No. 3,
 LAND LOTS 329, 6TH DISTRICT
 GWINNETT COUNTY, GEORGIA - DATE: 5/21/2018



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.
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 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: 1.104 ACRES / 48,098 SQUARE FEET
 BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 220 & PLAT BOOK 4, PAGE 210
 FIELDWORK PERFORMED ON 08/15/14
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 458,584 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 45,512 FEET, AND ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.



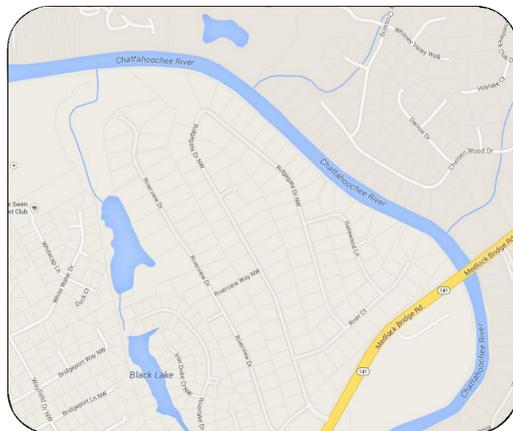
LEGEND:

● PROPERTY CORNER FOUND (AS NOTED)	⊠ POWER METER	⊠ TELEPHONE BOX	—H— HAY BALES	—C— CONC. CONCRETE	—T— TOP OF FOOTER ELEVATION
● 1/2" REBAR WITH CAP SET LSF# 839	⊠ WATER LINE	—W— WATER LINE	—F— FLOW WELL LINE	—F— FLOW WELL LINE	—SF— SILT FENCE
⊠ R/W MONUMENT	⊠ A/C UNIT	—U— OVERHEAD UTILITY LINE	—N— NOW OR FORMERLY	—R— 920-CONTOUR LINE	—D— DRAINAGE ARROW
⊠ FIRE HYDRANT	⊠ GUY WIRE	—S— SEWER LINE	—R— RIGHT-OF-WAY	—F.F.E. FINISH FLOOR ELEVATION	
⊠ WATER METER	⊠ MANHOLE	—G— GAS LINE	—C— GAS LINE	—B.F.E. BASEMENT FLOOR ELEVATION	
⊠ WATER VALVE	⊠ CLEAN OUT	—C— CABLE LINE	—B.S.L. BUILDING SETBACK LINE	—G.F.E. GARAGE FLOOR ELEVATION	
⊠ POWER POLE	⊠ GAS VALVE	—T— TELEPHONE LINE	—O.V.L. OVERTHROW LINE	—G— GROUND ELEVATION	
⊠ YARD DRAINS	⊠ CABLE BOX	—X— FENCE LINE	—C.R.Z. CRITICAL ROOT ZONE	—S— SURFACE ELEVATION	
⊠ SIGN		—S— SILT FENCE	—S.R.P. STRUCTURAL ROOT PLATE	—T.W. 10669.0 TOP OF WALL ELEVATION	
		—O— TREE PROTECTION	—L.L. LAND LOT	—B.W. 10669.0 BOTTOM OF WALL ELEVATION	

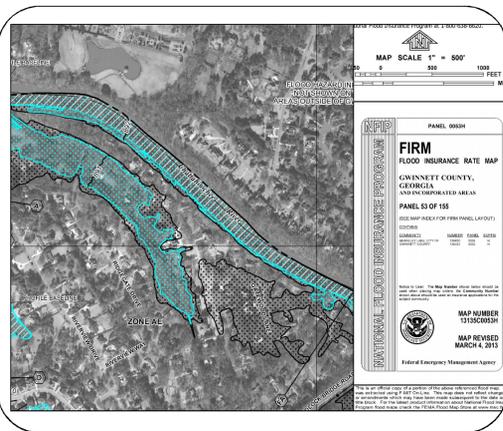


BOUNDARY zone, inc.
 LAND SURVEYING SERVICES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 SURVEYING • LANDSCAPE ARCHITECTURE • LAND PLANNING
 WWW.BOUNDARYZONE.COM • (770) 271-5772 • (919) 363-9226

PROJECT
 15425.04
 SHEET
 1 OF 5



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

A PORTION OF THIS PROPERTY LIES IN ZONE AE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0053H, EFFECTIVE DATE, MARCH 4, 2013.

EROSION CONTROL NOTES:

- ALL SILT FENCE SHALL BE TYPE S.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL LOTS WITH 2FT OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVES AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
- 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.
- 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.
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY: 7:00AM - 7:00PM
SATURDAY: 8:00AM - 5:00PM
- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE). CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- 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 OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTOR.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
- DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- DO NOT TRENCH IN SILT FENCE IN CRITICAL ROOT ZONE AREAS. PROVIDE STAKED HAY BALES AND/OR SAND BAGS INSTEAD OF TRENCHING.
- UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL. DO NOT PLANT TREES WITHIN THE SANITARY SEWER EASEMENT.
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF ATLANTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
- IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE PERMITTED PLAN, THREE (3) SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE CITY OF ATLANTA ARBORIST'S OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE INSTALLATION.
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT THE CITY OF ATLANTA FOR SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION.

DEMOLITION LEGEND

- (D1) EXISTING CONCRETE DRIVEWAY TO BE UTILIZED AS THE CONSTRUCTION EXIT UNTIL CONSTRUCTION OF THE HOME IS COMPLETE.
- (D2) EXISTING CONCRETE WALKWAY, DRIVEWAY AND STEPS TO BE REMOVED;
- (D3) EXISTING TWO STORY RESIDENCE AND PORCHES TO BE REMOVED;
- (D4) EXISTING WALL TO BE REMOVED
- (D5) EXISTING SEPTIC TANK AND FIELD LINES TO BE REMOVED.
- (SA) DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE & STOCK PILE AREAS
- (Du) DUST CONTROLLED AREA

UTILITIES

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

NOTE:

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

IF THERE ARE ANY CONFLICTS OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OR CONTINUE OPERATIONS UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHERS ARE RESOLVED.

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

CITY ARBORIST'S OFFICE MUST BE NOTIFIED IF ANY NEW UTILITY LINES ARE TO BE INSTALLED

USE EXISTING WATER, SEWER AND GAS CONNECTIONS

ZONING: R-100

MIN. LOT SIZE SEWER: 15,000 SQ. FT.
MIN. LOT SIZE SEPTIC: 25,500 SQ. FT.
MIN. FOOT PRINT: 1,400 SQ. FT.
FRONT SETBACK: (100' PER PLAT)
FRONT SETBACK: 35'
SIDE SETBACK: (PER PLAT 20')
SIDE SETBACK: 10'
CORNER LOT: 25'
REAR SETBACK: 40'
MAX. BUILDING HEIGHT: 35'
2 OFF STREET PARKING SPACES
MAX LOT COVERAGE 30%

OWNER

TONY ROGERS
4324 RIDGEGATE DRIVE
PEACHTREE CORNERS, GA. 30097.

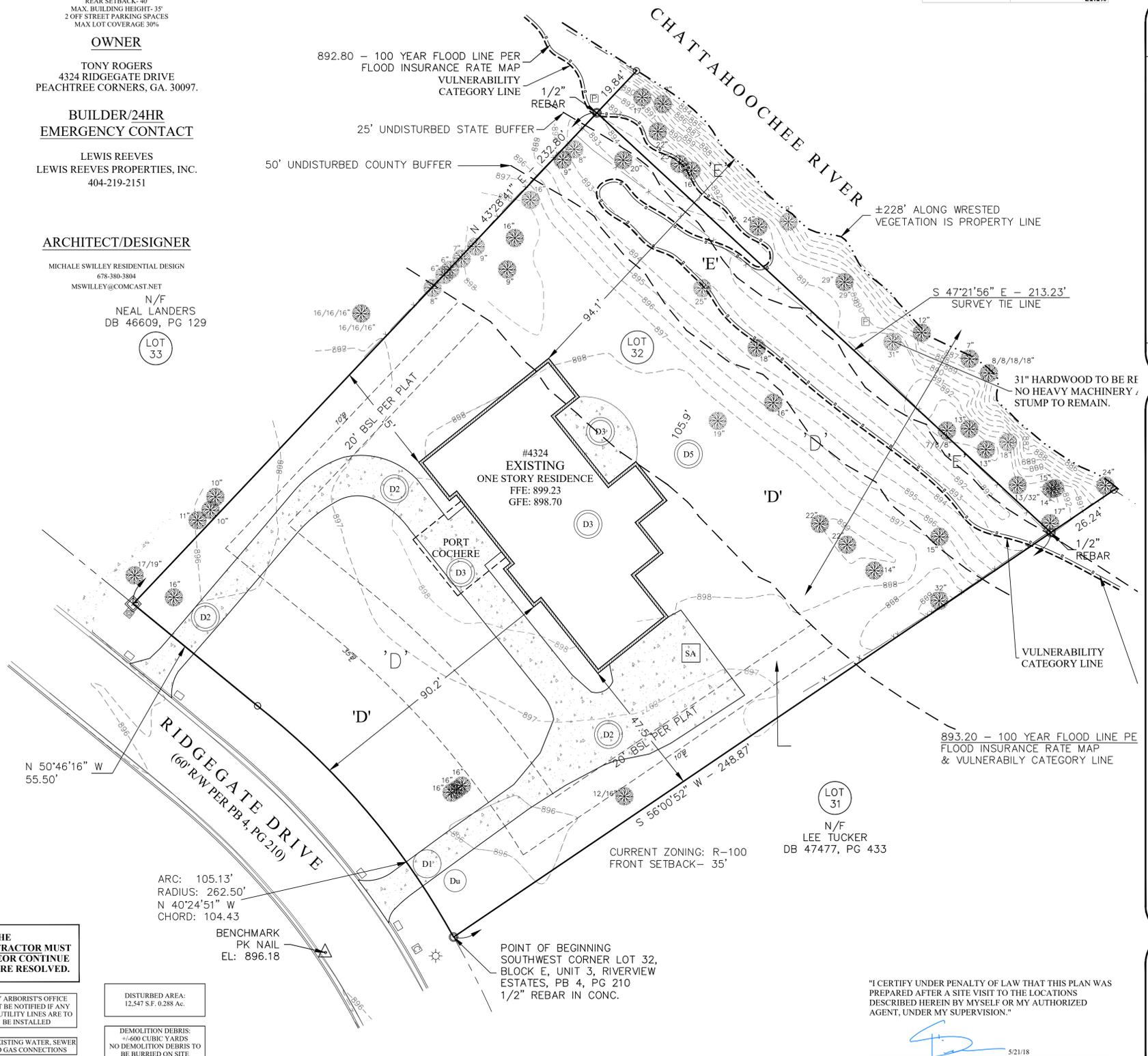
BUILDER/24HR EMERGENCY CONTACT

LEWIS REEVES
LEWIS REEVES PROPERTIES, INC.
404-219-2151

ARCHITECT/DESIGNER

MICHAEL SWILLEY RESIDENTIAL DESIGN
678-380-3884
MSWILLEY@COMCAST.NET
N/F
NEAL LANDERS
DB 46609, PG 129

LOT 33



PRE-CONSTRUCTION LOT AREA SUMMARY

AREA	Sq.Ft.
LOT AREA	48,098
HOUSE AND CANOPY	4,490
DRIVEWAY	5,116
PATIO	493
WALLS	67
TOTAL COVERAGE	10,165
	21.1%



DATE: 8/7/14

REVISION: 8/7/14

CURET COMMENTS/CATEGORIES:

NO.	DATE	REVISION
1	8/7/14	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Demolition Plan
PREPARED FOR: TONY ROGERS,
4324 RIDGEGATE DRIVE, PEACHTREE CORNERS, GA 30097
LOT 31, BLOCK D, RIVERVIEW ESTATES, UNIT No. 3,
LAND LOTS 329, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA - DATE 5/21/2018



"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

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 RESUBMITTAL BY THE SURVEYOR OR HIS SAID PERSON.

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TOTAL AREA: 1.04 ACRES / 48,098 SQUARE FEET

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FIELDWORK PERFORMED ON 08/15/14.

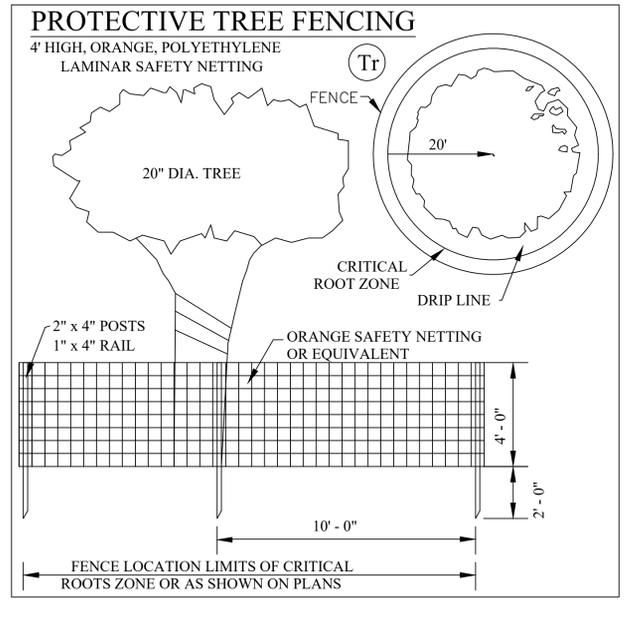
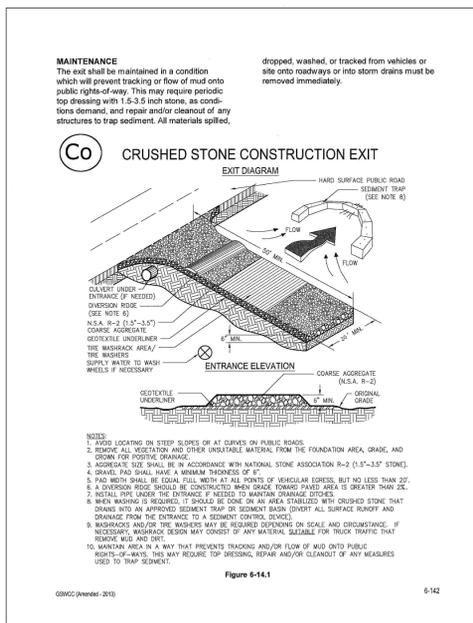
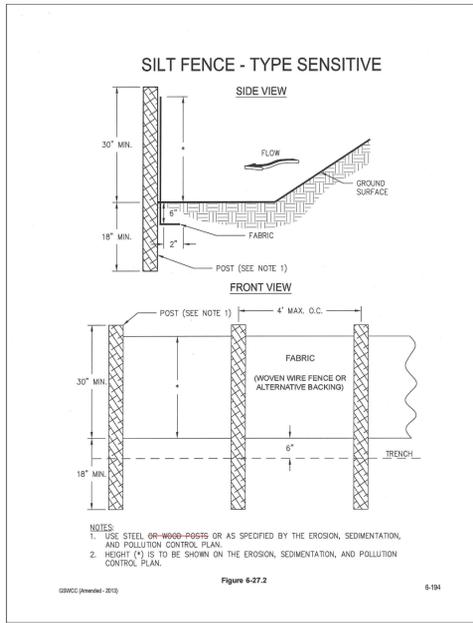
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 458,584 FEET.

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 45,12 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.



- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP SET LSP# 839
 - R/W MONUMENT
 - ▲ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ POWER POLE
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 - W— WATER LINE
 - U— OVERHEAD UTILITY LINE
 - S— SEWER LINE
 - G— GAS LINE
 - C— CABLE LINE
 - T— TELEPHONE LINE
 - X— FENCE LINE
 - SF— SILT FENCE
 - O— TREE PROTECTION
 - H— HAY BALES
 - FW— FLOW WELL LINE
 - N/F— NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - CSL COUNTY SETBACK LINE
 - BSL BUILDING SETBACK LINE
 - ONTL OVERTHROW LINE
 - C.R.Z. CRITICAL ROOT ZONE
 - S.R.P. STRUCTURAL ROOT PLATE
 - ⊕ EOP EDGE OF PAVEMENT
 - SF— SILT FENCE
 - DRA— DRAINAGE ARROW
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ACTIVITY SCHEDULE

NO. OF MONTHS	0	2	4	6	8	10	12	14
HOUSE CONSTRUCTION								
CLEAR AND GRUB								
ROUGH GRADING								
FINISH GRADING								
UTILITIES								
PAVING								
GRASSING/CLEAN UP								
EROSION CONTROL MEASURES								

GRASSING SCHEDULE

(HYDROSEEDING RATES)

SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)		
				N	P205	K20
KY 31	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180
WINTER RYE	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180
FESCUE		3/1-4/1				
*WEEPING LOVEGRASS	2-3 LBS.	3/1-6/5	1 TON/ACRE	60-90	120-180	120-180

*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.
 *HYDROSEED ON ALL 2:1 SLOPES.
 NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1/2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE).

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		(Label)	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.
Ds1	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		(Label)	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS.
Ds2	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		(Label)	PLANTING VEGETATION, SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES, ON HIGHLY ERODIBLE OR CRITICALLY ERODING AREAS (DOES NOT INCLUDE TREE PLANTING MAINLY FOR WOOD PRODUCTS).
Ds3	DISTURBED AREA STABILIZATION (WITH MULCH ONLY)		(Label)	APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS NOT PRODUCED ON THE SITE TO THE SOIL SURFACE.
Re	RETAINING WALL		(Label)	A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SITUATION WILL REQUIRE SPECIAL DESIGN.
Sd-C	SEDIMENT BARRIER		(Label)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAG, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCH ONLY)

DEFINITION
 A TEMPORARY COVER OF PLANT RESIDUE APPLIED TO THE SOIL SURFACE FOR A PERIOD OF SIX MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.

MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
STRAW OR HAY	2.5 TONS / AC.	6 IN. TO 10 IN.
WOOD WASTE, CHIPS, SAWDUST, BARK.	6 TO 9 TONS / AC.	2 IN. TO 3 IN.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION
 A PERMANENT VEGETATIVE COVER USING GRASSES, TREES, SHRUBS OR LEGUMES ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS. USE CONVENTIONAL PLANTING METHODS, IF POSSIBLE. APPLY ACCORDING TO APPROVED PLAN, IF SHOWN OR REFER TO TABLE.

PURPOSE
 REDUCE RUNOFF AND EROSION.
 IMPROVE WILDLIFE HABITAT.
 IMPROVE AESTHETICS.
 IMPROVE TILTH AND ORGANIC MATTER.
 REDUCE DOWNSTREAM COMPLAINTS.
 REDUCE LIKELIHOOD OF LEGAL ACTION.
 REDUCE LIKELIHOOD OF WORK STOPPAGE DUE TO LEGAL ACTION.
 INCREASE "GOOD NEIGHBOR" BENEFITS.

MAINTENANCE
 RE-SEED AREAS WHERE AN ADEQUATE STAND OF VEGETATION FAILS TO EMERGE OR WHERE A POOR STAND EXISTS.
 APPLY 1 TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4 - 6 YEARS.
 MOW BERMUDA, BAHIA AND AS DESIRED. MOW SERICEA LESPENDEZA ONLY AFTER FROST TO ENSURE SEEDS ARE MATURE.
 MAINTAIN 6" OR MORE OF GROWTH.

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (LBS./AC)	RATE LBS. / ACRE	N TOP DRESSING RATE (LBS. / ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	1000	-
COOL SEASON GRASSES & LEGUMES	MAINTENANCE	10-10-10	400	30
	FIRST	6-12-12	1500	0-50
WARM SEASON GRASSES	SECOND	0-10-10	1000	-
	MAINTENANCE	0-10-10	400	-
WARM SEASON GRASSES & LEGUMES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	800	50-100
WARM SEASON GRASSES & LEGUMES	MAINTENANCE	10-10-10	400	30
	FIRST	6-12-12	1500	50
WARM SEASON GRASSES & LEGUMES	SECOND	0-10-10	1000	-
	MAINTENANCE	0-10-10	400	-

SOME PERMANENT PLANT SPECIES, SEEDING RATES & PLANTING DATES (PIEDMONT REGION)

SPECIES	RATES / ACRE	RATES / 1000S.F.	PLANTING DATES	REMARKS
BERMUDA COMMON (HULLED SEED) ALONE	10 LBS. / 6 LBS.	0.2 LBS. / 0.1 LBS.	4/1-5/1	QUICK COVER, LOW GROWING SOD FORMING; NEEDS FULL SUN.
BERMUDA COMMON (HULLED SEED) W/ OTHER PERENNIALS	10 LBS. / 6 LBS.	0.2 LBS. / 0.1 LBS.	10/15 - 2/28	PLANT W/ WINT. ANNUALS
FESCUE, TALL ALONE	50 LBS.	1.1 LBS.	3/1-4/1 OR	PLANT WITH TALL FESCUE OR CROWN VETCH; NOT FOR DROUGHTY
W/ OTHER PERENNIALS	30 LBS.	0.7 LBS.	8/15 - 9/30	SOILS OR HEAVY USE AREAS.

EROSION CONTROL SEDIMENT 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.

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 NAMING SAID PERSON.

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TOTAL AREA: 1.104 ACRES / 48,098 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 220 & PLAT BOOK 4, PAGE 210. FIELDWORK PERFORMED ON 08/15/14.

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 - LAND LOT
 - CONC. CONCRETE
 - EDGE OF PAVEMENT
 - CONTOUR LINE
 - FINISH FLOOR ELEVATION
 - COUNTY SETBACK ELEVATION
 - BASEMENT FLOOR ELEVATION
 - GARAGE FLOOR ELEVATION
 - GROUND ELEVATION
 - SURFACE ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - TOP OF FOOTER ELEVATION
 - SILT FENCE
 - DRAINAGE ARROW



BUFORD 4195 SOUTH LEE STREET, SUITE 111 BUFORD, GEORGIA 30518

ATLANTA 235 PEACHTREE STREET NE, SUITE 400 ATLANTA, GEORGIA 30303

MARIETTA 1870 THE EXCHANGE, SUITE 100 MARIETTA, GA 30039

RALEIGH 22805 CANNON DRIVE, APEX NORTH CAROLINA 27523

PROJECT 15425.04

SHEET 4 OF 5

SCALE: AS SHOWN

DATE	REVISION	NO.
		1
		2
		3
		4
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		12

DETAILS

PREPARED FOR: TONY ROGERS,
 4324 RIDGEGATE DRIVE, PEACHTREE CORNERS, GA 30097
 LOT 31, BLOCK D, RIVERVIEW ESTATES, UNIT No. 3,
 LAND LOTS 329, 6TH DISTRICT
 GWINNETT COUNTY, GEORGIA - DATE 5/21/2018



FOR THE FIRM BOUNDARY ZONE, INC.

**LEVEL 3
GWINNETT COUNTY SOIL INVESTIGATION REPORT**
4324 RIDGEGATE DR DULUTH, GA 30097
LOT 31-D RIVERVIEW ESTATES S/D, LAND LOT 329, DISTRICT 6th
OWNER: TONY ROGERS thru BOUNDARY ZONE, INC 770-330-3374

WICKHAM, 2-6% SLOPES
-1-2' +/- of gray and white sandy loam fill over Wickham soil. Similar to Applying soil in places.

BUNCOMBE, 2-6% SLOPES
-excessively drained loam and loamy sand alluvial material from old flood plains along the Chattahoochee river. Inclusions of Congaree like soil. This unit is not within the current 100 year flood plain.

AUGUSTA, 2-6% SLOPES
-low, water collection area with possible sunken trash pit, avoid.

ESTIMATED SOIL PROPERTIES BASED ON MEASUREMENTS

SOIL SERIES	DEPTH TO BEDROCK	DEPTH TO SEASONAL WATER TABLE	MIN/INCH PERCOLATION RATE	SLOPES	DEPTH TO DEPTH OF PERCOLATION	SUITABILITY CODE
WICKHAM	72"+	72"+	60	3-4	30-40"	A
BUNCOMBE	72"+	72"+	5-10	2-6	24-36"	C
AUGUSTA	72"+	20-36"	---	2-3	---	F

SUITABILITY CODE A-this soil is 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.

SUITABILITY CODE C-this soil is generally not suitable for conventional absorption fields due to excessively fast percolation rates and it's proximity to the Chattahoochee River. This soil should be suitable for an aerobic alternative system. See Health Dept.

pg 1 of 2

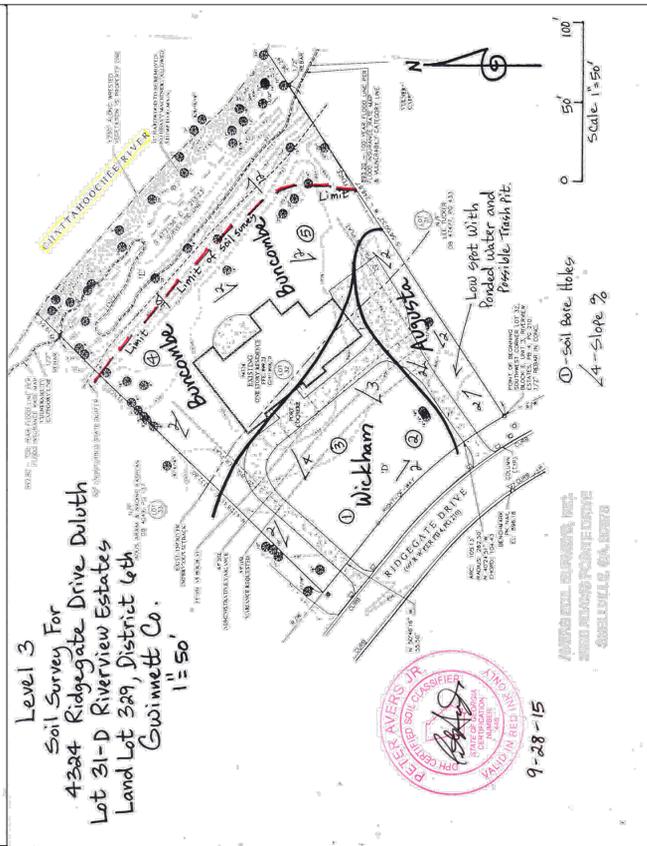
SUITABILITY CODE F-this soil is generally not suitable for on-site sewage disposal due to saturation, short term flooding or ponding of water and possible trash pit within the unit.

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.

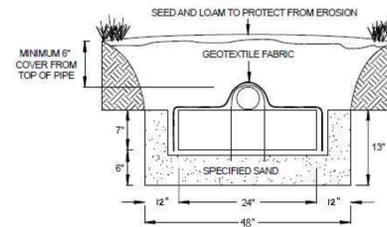
9-28-15
This is a Level 3 Soil Survey
Soil Scientist Pete Avers Jr.
770-972-1079



pg 2 of 2



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.

MAIN SEPTIC GSF SYSTEM:

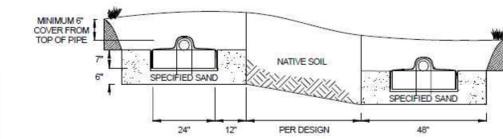
	#	Desc
MAIN SEPTIC GSF SYSTEM:		
-Eljen unit- 4'1 x 2' w-		
(a) HOUSE SIZE	5	BEDROOMS
(b) SOIL PERMEABILITY MIN/IN	60	MIN/IN
SEPARATION DISTANCE TO LIMITING LAYER - 2 FT		
TRENCH WIDTH - 4 FT		
(c) DESIGN FLOW - 150 GPD X (a) BEDROOMS =	750	GPD
AS PER APPENDIX A AND APPLICATION RATE.		
(d) MINIMUM NUMBER OF UNITS REQUIRED	42	A42 MODULES
(e) APPLICATION RATE	1,818	GPD/SF
(f) NUMBER OF TRENCHES	1	
MINIMUM BOTTOM AREA FOR THE TRENCH.		
(g) DESIGN FLOW + APPLICATION RATE + (c) GPD + (e) GPD/SQ.FT.	413	SF
(h) TRENCH WIDTH:	2	FT
TRENCH LENGTH:		
(i) MINIMUM BOTTOM AREA (g) + TRENCH WIDTH (h) = NUMBER OF TRENCHES (f)	207	LF
NUMBER OF MODULES PER ROW:		
(j) (d) MODULES + (f) ROWS	42	Mod/Row
SPACING OF A42S INSIDE THE TRENCH =		
(k) (i) - 5 FT (6" SAND AT EACH END OF TRENCH + 1 unit) + (j) - (i)	4.93	LF
(l) EDGE TO EDGE SPACING = CENTER TO CENTER SPACING (k) - 4	0.93	FT
(m) AREA = TRENCH BOTTOM AREA (WIDTH (h) x LENGTH (i)) x #TRENCHES (f)	414	SF

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

ASTM C33 Sand Specification		
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

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



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 OR OUTLETS. FEWER 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

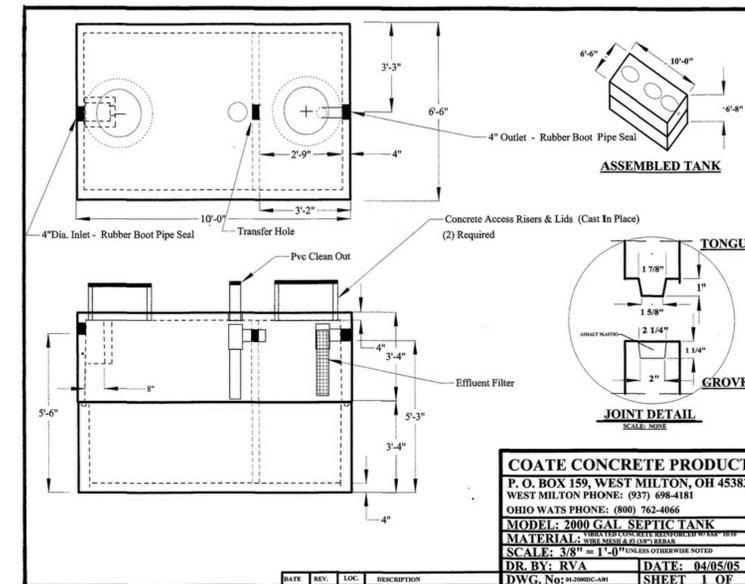
SCALE: AS SHOWN

DATE

REVISION

NO.

DETAILS
PREPARED FOR: TONY ROGERS,
4324 RIDGEGATE DRIVE, PEACHTREE CORNERS, GA 30097
LOT 31, BLOCK D, RIVERVIEW ESTATES, UNIT No. 3,
LAND LOTS 329, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA - DATE: 5/21/2018



COATE CONCRETE PRODUCTS
P. O. BOX 159, WEST MILTON, OH 45383
WEST MILTON PHONE: (937) 698-4181
OHIO WATS PHONE: (800) 762-4066
MODEL: 2000 GAL SEPTIC TANK
MATERIAL: 2000 GAL SEPTIC TANK
SCALE: 3/8" = 1'-0"
DR. BY: RVA DATE: 04/05/05
DWG. No: 15-0000-CAM SHEET 1 OF 1



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: 1.104 ACRES / 48,098 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 220 & PLAT BOOK 4, PAGE 216. FIELDWORK PERFORMED ON 08/15/14.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 458,584 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 65,512 FEET, AND AN ANGULAR ERROR OF 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 BOX
 - A/C 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
 - TELEPHONE BOX
 - FLOW WELL LINE
 - OVERHEAD UTILITY LINE
 - NOW OR FORMERLY
 - RIGHT-OF-WAY
 - COUNTY SETBACK LINE
 - BUILDING SETBACK LINE
 - CANTILEVER
 - CRITICAL ROOT ZONE
 - STRUCTURAL ROOT PLATE
 - TYPICAL
 - LAND LOT
 - CONCRETE
 - EDGE OF PAVEMENT
 - CONTOUR LINE
 - FINISH FLOOR ELEVATION
 - BASEMENT FLOOR ELEVATION
 - GARAGE FLOOR ELEVATION
 - GROUND ELEVATION
 - SURFACE ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - TOP OF FOOTER ELEVATION
 - SILT FENCE
 - DRAINAGE ARROW



BOUNDARY zone inc. LAND SURVEYING SERVICES LANDSCAPE ARCHITECTURE LAND PLANNING
SURVEYING • LANDSCAPE ARCHITECTURE • LAND PLANNING
WWW.BOUNDARYZONE.COM • (770) 271-5772 • (919) 363-9226

BUFFORD
4195 SOUTH LEE STREET, SUITE 1
BUFFORD, GEORGIA 30518
ATLANTA
255 PEACHTREE STREET NE, SUITE 400
ATLANTA, GEORGIA 30303
MARIETTA
1870 THE EXCHANGE, SUITE 100
MARIETTA, GA 30059
RALEIGH
22856 CANNON DRIVE, APEX
NORTH CAROLINA 27523

PROJECT
15425.04
SHEET
5 OF 5

02018-06-127

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CORNERS, GEORGIA ESTABLISHING A SIDEWALK BANK PROGRAM, AMENDING SEC. 34-128 OF ARTICLE V OF THE CITY OF PEACHTREE CORNERS LAND DEVELOPMENT REGULATIONS TO ACCEPT FINANCIAL CONTRIBUTIONS IN LIEU OF SIDEWALK CONSTRUCTION, REPEALING CONFLICTS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the intent of Article V of the Land Development Regulations is to ensure that all new development and redevelopment projects construct sidewalks along all existing or new, public or private streets; and

WHEREAS, it is recognized that in some exceptional cases, the construction of sidewalks in certain locations would not contribute to the City's sidewalk network nor serve as a pedestrian amenity; and

WHEREAS, it is in the City's interest to accept payment in lieu of construction of new sidewalks in areas that would not benefit from such sidewalks; and

WHEREAS, it benefits the community to construct new sidewalks in established areas more suitable to pedestrians and the connectivity of the City's growing sidewalk network;

NOW THEREFORE BE IT RESOLVED by the governing authority of the City of Peachtree Corners, Georgia, that a Sidewalk Bank Program in conjunction with Sec. 34-128 of Article V of the City of Peachtree Corners Land Development Regulations is hereby established as follows:

Section 1. In cases where the lack of need for new sidewalk construction has been established, developers shall have the option of contributing the equivalent monetary value of those sidewalk improvements into the City of Peachtree Corners Sidewalk Bank.

Section 2. The monetary value of the sidewalk improvements shall be determined by the Public Works Director according to industry standards at the time of development and that valuation shall consist of the cost of the materials, the cost of installation, and the cost of one year of maintenance.

Section 3. A separate Sidewalk Bank account shall be established for the receipt of funds collected in cases where the developer makes a monetary contribution instead of providing sidewalks.

Section 4. City of Peachtree Corners Land Development Regulations Art. V, Sec. 34-128, Sidewalks, shall be amended by adding (1)f as follows: Pursuant to a finding by the Public Works Director that a sidewalk at a specific location would not provide a public benefit, funds may be contributed to the Sidewalk Bank in lieu of the sidewalk construction.

Section 5. All resolutions or parts thereof in conflict with this resolution are hereby repealed.

Section 6. This resolution shall take effect immediately upon its adoption.

SO RESOLVED AND EFFECTIVE, this the 24 day of July, 2018.

Approved:

Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk

Seal

02018-07-128

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2018-004, ASSOCIATED CREDIT UNION, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A NEW DETACHED DRIVE-THROUGH BANKING FACILITY ADJACENT TO AN EXISTING CREDIT UNION OFFICE BUILDING AT 6251 CROOKED CREEK ROAD, DIST. 6, LAND LOT 283, 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 July 24, 2018 and August 28, 2018;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on August 28, 2018 that Zoning Case SUP2018-004, Associated Credit Union, is hereby approved for the above referenced property with the following enumerated conditions:

1. The drive-through facility shall be developed in substantial conformance with the site plan drawn by Appleby + Laccetti Architects, Inc. dated April 20, 2018.
2. The existing landscape island which will remain to the north of the proposed drive-through shall have new landscaping installed, as approved by Staff.

Effective this 28th day of August, 2018.

So Signed and Witnessed

Approved :

this _____ day of _____, 2018

Attest:

Kymberly Chereck, City Clerk

Mike Mason, Mayor

02018-07-129

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2018-005, ASSOCIATED CREDIT UNION, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A RELIGIOUS FACILITY IN AN EXISTING BUILDING AT 4995 AVALON RIDGE PARKWAY, DIST. 6, LAND LOT 270, 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 July 24, 2018 and August 28, 2018;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on August 28, 2018 that Zoning Case SUP2018-005, Bread of Life Christian Church, is hereby approved for the above referenced property with the following enumerated conditions:

1. The special use permit for religious use shall be limited to the property at 4995 Avalon Ridge Parkway as shown on the submitted survey;
2. Required inspections and interior finish permits shall be obtained before occupancy;
3. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed.
4. Any future expansion of the scope of the facility beyond the worship and similar services noted in the application shall require an amendment to the Special Use Permit.

Effective this 28th day of August, 2018.

So Signed and Witnessed

Approved :

this _____ day of _____, 2018

Attest:

Kymberly Chereck, City Clerk

Mike Mason, Mayor

02018-07-130

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO RZ2018-002, ATLANTA BEST USED CARS, REQUEST TO APPROVE A REZONING FROM M-1 TO C-3 TO ACCOMMODATE USED CAR SALES AT AN EXISTING BUILDING AT 4765 BUFORD HIGHWAY, DIST. 6, LAND LOT 258, 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 July 24, 2018 and August 28, 2018;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on August 28, 2018 that Zoning Case RZ2018-002, Atlanta Best Used Cars, is hereby approved for the above referenced property with the following enumerated conditions:

1. The rezoning from M-1 to C-3 shall be approved and limited to the 4.396 acres located at 4765 Buford Highway.
2. All vehicle maintenance and repair work shall be conducted indoors.
3. An acceptable method of vehicle washing waste water disposal shall be provided, as approved by Staff.
4. All vehicle parking areas shall be paved, and vehicles shall be parked in designated paved parking spaces with adjacent drive aisles which meet the requirements of the Zoning Ordinance, and as approved by Staff.
5. Vehicles shall not be parked in landscape areas and shall not be stacked or stored in such a way that vehicles are not readily moveable or accessible.
6. Existing trees on the property shall not be removed unless they are diseased or dangerous, as determined by Staff.
7. A decorative, 4-foot high brick wall or combination of brick and wrought iron or aluminum picket fence and metal bollards filled with concrete and painted shall be installed along the front of the property, as approved by Staff.
8. Decorative landscaping shall be installed in front of the brick wall along Buford Hwy. and shall include a 3-ft. tall continuous evergreen hedge along the frontage and trees spaced 30-ft. on center, as approved by Staff.

9. If a new monument sign is installed, it shall be constructed on a brick base and shall not exceed 6 ft. in height.
10. The dumpster shall be placed in an enclosure made primarily of brick and approved by Staff.
11. Conditions #7 - #11 shall be met prior to the issuance or transference of a business license to the subject property.
12. No inoperable vehicles shall be stored on the property.
13. No billboards shall be permitted on the property.
14. Sidewalks shall be installed along the property's frontage as required by code.
15. Entrance gates along Buford Hwy. shall include opaque screening.

Effective this 28th day of August, 2018.

So Signed and Witnessed

Approved:

this _____ day of _____, 2018

Attest:

Kymberly Chereck, City Clerk

Mike Mason, Mayor