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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

April 23, 2019

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** – Consideration of approval of March 26, 2019 Council Minutes.

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) PRESENTATIONS AND REPORTS

1. **Proclamation** Arbor Day

I) PUBLIC HEARING

1. **PH2019-002** MRPA Certificate 4496 Ridgeway Drive

J) ITEMS FOR CONSIDERATION

1. **R2019-04-120** Consideration of a Resolution of the City of Peachtree Corners recognizing Georgia Cities Week, April 21-27, 2019 and Encouraging all Citizens to support the celebration and corresponding activities.
2. **R2019-04-121** Consideration of a Resolution of the City of Peachtree Corners consenting to the expansion of Gateway85 Gwinnett Community Improvement District.

K) CITY MANAGER UPDATES

L) EXECUTIVE SESSION

M) ADJOURNMENT

Minutes



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
MARCH 26, 2019 @ 7:00PM

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
Asst. City Manager	Brandon Branham
City Attorney	Bill Riley
Community Dev. Dir.	Diana Wheeler
Public Works Dir.	Greg Ramsey
Zoning Administrator	Jeff Conkle

MAYOR'S OPENING REMARKS: Mayor Mason stated that the UPCCA COPS Meeting which was held on March 25, 2019, was a success. Mayor Mason informed the public that the ribbon cutting for the Town Center will be held on April 27, 2019, and the Peachtree Corners Festival will be held the second weekend of June 2019.

CONSIDERATION OF MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE FEBRUARY 26, 2019 COUNCIL MEETING.

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 MARCH 12, 2019
WORK SESSION.**

By: Council Member Sadd
Seconded by: Council Member Aulbach
Vote: (7-0) (Sadd, Aulbach, Mason, Christ, Wright, Christopher,
Gratwick)

CONSIDERATION OF MEETING AGENDA: There was no change to the
meeting agenda.

PUBLIC COMMENT: There was no public comment.

CONSENT AGENDA:

APH 2019-02-075

Consideration of approval of Alcoholic Beverage License Application for Marlow's Tavern, 5210 Town Center Blvd, Ste. 260, Peachtree Corners GA 30092. The applicant, John Clark Metz is applying for a Consumption on Premises – Distilled Spirits, Malt Beverage and Wine License.

MOTION TO APPROVE APH 2019-02-075.

By: Council Member Christopher
Seconded by: Council Member Gratwick
Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright,
Aulbach)

APH 2019-02-076

Consideration of approval of Alcoholic Beverage License Application for Genesis Taqueria Bar, 7000 Jimmy Carter Blvd, Ste 102, Peachtree Corners, GA 30092. The applicant, Melitona Morales Vasquez is applying for a Consumption on Premises – Distilled Spirits, Malt Beverage and Wine License.

MOTION TO APPROVE APH 2019-02-076.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

APH 2019-02-077

Consideration of approval of Alcoholic Beverage License Application for Grbinich Wines, 6679 Peachtree Industrial Blvd, Ste K, Peachtree Corners, GA 30092. The applicant, Margo Gayle Grbinich-Hunt is applying for a Wholesale – Wine License.

MOTION TO APPROVE APH 2019-02-077.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

APH 2019-02-078

Consideration of approval of Alcoholic Beverage License Application for Anderby Brewing, 110 Technology Pkwy, Ste 200, Peachtree Corners, GA 30092. The applicant, Michael Smelt is applying for a Manufacturer – Malt Beverage License.

MOTION TO APPROVE APH 2019-02-078.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

APH 2019-02-079

Consideration of approval of Alcoholic Beverage License Application for Farm Burger Peachtree Corners, 5170 Town Center Blvd, Ste 410, Peachtree Corners, GA 30092. The applicant, George Frangos is applying for a Consumption on Premises – Wine and Malt Beverage License.

MOTION TO APPROVE APH 2019-02-079.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

APH 2019-02-080

Consideration of approval of Alcoholic Beverage License Application for CMX Peachtree Corners, 5180 Town Center Blvd, Peachtree Corners, GA 30092. The applicant, Isaac Stewart is applying for Consumption on Premises – Wine, Malt Beverage and Distilled Spirits License.

MOTION TO APPROVE APH 2019-02-080.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

APH 2019-02-081

Consideration of approval of Alcoholic Beverage License Application for Shell Food Mart, 6405 Peachtree Industrial Blvd, Peachtree Corners, GA 30092. The applicant, Farid Abdul Malick is applying for a Retail Package – Wine and Malt Beverage.

MOTION TO APPROVE APH 2019-02-081.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

APH 2019-02-082

Consideration of approval of Alcoholic Beverage License Application for Taqueria Tsunami, 5160 Town Center Blvd, Peachtree Corners, GA 30092. The applicant, William Scott Kinsey is applying for a Consumption on Premises – Wine, Malt Beverage and Distilled Spirits License.

MOTION TO APPROVE APH 2019-02-082.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (6-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

PUBLIC HEARING:

O2019-02-142

Second Read and Consideration of SUP2018-009, Wesleyan School, request to approve a special use permit to accommodate a private school

use on two residentially-zoned properties at 3625 and 3645 Spalding Terr., Dist. 6, Land Lot 301, Peachtree Corners, GA.

Mayor Mason opened the floor for public comment. There was no public comment.

MOTION TO APPROVE O2014-02-142.

By: Council Member Gratwick

Seconded by: Council Member Aulbach

AMEND THE MOTION BY ADDING A CONDITION 12 STATING THAT COMPLETION DATES FOR LANDSCAPING ACTIVITIES FOR CONDITIONS 8, 9 AND 10 SHALL BE AGREED UPON WITH THE PEACHTREE CORNERS COMMUNITY DEVELOPMENT DIRECTOR.

By: Council Member Sadd

(Motion dies for lack of second)

VOTE ON MOTION MADE BY COUNCIL MEMBER GRATWICK:

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

O2019-02-143

Second Read and Consideration of SUP2019-001, Celebremos Su Gloria, request to approve a special use permit to accommodate a religious facility in an existing building at 3120 Medlock Bridge Rd., Dist. 6, Land Lot 271, Peachtree Corners, GA.

Mayor Mason opened the floor to anyone wanting to speak in favor or opposition to the application. There was no public comment.

MOTION TO APPROVE O2019-02-143.

By: Council Member Wright

Seconded by: Council Member Christopher

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

O2019-02-144

Second Read and Consideration of Amending the Code of the City of Peachtree Corners, Striking Chapter 6 Article VIII Section 6-234- Happy Hour from the Code of the City of Peachtree Corners.

Mayor Mason opened the floor to anyone wanting to speak in favor or opposition to the ordinance. Ms. Evan Hanson and Mr. Cliff Bramble spoke in favor of the ordinance.

MOTION TO APPROVE O2019-02-144.

By: Council Member Christ

Seconded by: Council Member Wright

**Vote: (6-1) (Christ, Wright, Mason, Christ, Aulbach, Christopher)
(Sadd opposed)**

PH2019-001

MRPA Certificate for residential property at 4288 Riverview Drive.

Mayor Mason opened the floor to anyone wanting to speak in favor or opposition to the application. There was no public comment.

MOTION TO APPROVE PH2019-001.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

CITY MANAGER UPDATES: There were no City Manager updates.

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION.

By: Council Member Gratwick

Seconded by: Council Member Christopher

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

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Christopher

Seconded by: Council Member Sadd

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

ADJOURNMENT:

MOTION TO ADJOURN AT 8:15 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

Kymerly Chereck, City Clerk
(Seal)

DRAFT

Proclamation

Proclamation

**A PROCLAMATION OF THE CITY OF PEACHTREE CORNERS, GEORGIA
DECLARING APRIL, 26, 2019 AS ARBOR DAY**

WHEREAS, the City of Peachtree Corners is committed to celebrating the importance of an urban tree canopy and recognizing the improved care of vital trees; and

WHEREAS, the City of Peachtree Corners recognizes the work of the Green Committee and the need to help the environment through the growth of trees, which remove carbon dioxide from the air and release oxygen into the atmosphere.

WHEREAS, the City of Peachtree Corners recognizes the important value of trees, which offer cooling shade in the summer months, block cold winter winds, increase property values, and reinvigorate neighborhoods.

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and Council of the City of Peachtree Corners that April 26, 2019 as Arbor Day.

SO PROCLAIMED AND EFFECTIVE, this day, April 23, 2019.

Attest:

Approved:

Kym Chereck, City Clerk

Mike Mason, Mayor

PH2019-002

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT
CERTIFICATE**

CASE NUMBER: PH2019-002

LOCATION: 4496 Ridgeway Drive

PROPOSED DEVELOPMENT: Expansion & additions to an existing Single Family detached residence

CONTACT: Matt Ferreira PHONE: 770-271-5772

OWNER: David and Carolyn Bacon
4496 Ridgeway Drive
Peachtree Corners, GA

REQUEST SUMMARY:

The property is in the Riverview Estates subdivision and consists of one single family home on a 0.85-acre lot. The owners wish to expand their pool deck, add two garage bays, and a pool cabana. This property is within 2,000 feet of the Chattahoochee River. A reanalysis of the property's Atlanta Regional Commission (ARC) clearing and development restrictions was recently conducted by Boundary Zone Survey. The applicant requests re-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 ARC 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 owner wishes to expand their pool deck, add two garage bays, and a pool cabana using the new ARC clearing and development restrictions Boundary Zone determined in their re-analysis of the property.

The MRPA Application and Construction documents for 4496 Ridgeway Drive were submitted to the ARC to conduct an ARC Regional Review Finding on March 15, 2019. The ARC completed their regional review and found the plans to be in compliance with MRPA on April 8, 2019.

The applicant is requesting formal City approval, after obtaining ARC approval. If approved by the Mayor & City Council, staff recommends that the Metropolitan River Protection Act Certificate for 4496 Ridgeway Drive be approved with the following conditions:

1. Applicant shall stake limits of land disturbing activity for City approval prior to issuance of the building permit.
2. Applicant shall provide as-built 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): David Bacon
Mailing Address: 4496 Ridgeway Drive
City: Peachtree Corners **State:** GA **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: (214) 991-0076 **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Matt Ferreira - Boundary Zone, Inc.
Mailing Address: 454 Satellite Boulevard NW, Suite 200
City: Suwanee **State:** GA **Zip:** 30024
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 271-5772 **Fax:** _____
Other Numbers: (404) 640-1707

4. **Proposed Land or Water Use:**
Name of Development: Bacon Residence - Riverview Estates Subdivision
Description of Proposed Use: Single family detached residence

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot 329, 6th District, Gwinnett County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Riverview Estates, Lot 8, Block G, Unit 3, 4496 Ridgeway Drive NW, at intersection of Ridgeway Dr. and Ridgeway Circle
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 0.854
Outside Corridor: _____
Total: 0.854
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: _____
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: N/A

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): N/A

7. How Will Sewage from this Development be Treated?

A. Septic tank Infiltrator system

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 _____

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	<u>37,182 SF</u>	<u>21,389 SF</u>	<u>11,914 SF</u>	(70) <u>70%</u>	(45) <u>45%</u>
D	_____	_____	_____	(50) _____	(30) _____
E	_____	_____	_____	(30) _____	(15) _____
F	_____	_____	_____	(10) _____	(2) _____
Total:	<u>37,182 SF</u>	<u>21,389 SF</u>	<u>11,914 SF</u>	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
 If "yes", indicate the 100-year floodplain elevation: N/A
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? No
 If "yes", indicate the 500-year flood plain elevation: N/A
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)

David Bacon

David Bacon

Signature(s) of Owner(s) of Record

02/25/19

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:

Matt Ferreira - Boundary Zone, Inc.

Matthew Ferreira

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

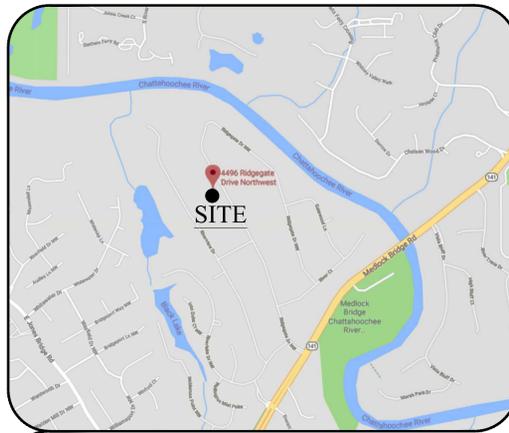
02/25/19

Date

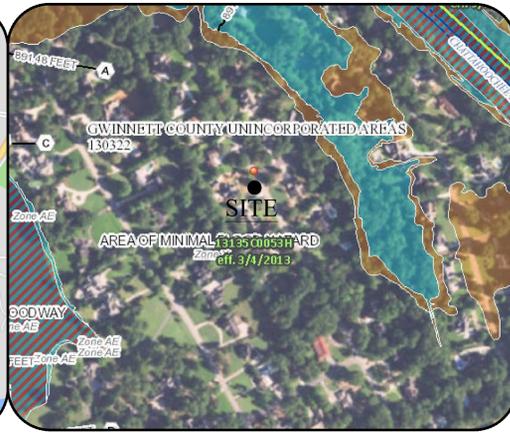
14. The governing authority of Peachtree Corners requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee

Date



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

GENERAL NOTES:

- TOTAL AREA: 0.854 ACRES / 37,182 SQUARE FEET
- BOUNDARY REFERENCE: DB 54211, PG 28; PB X, PG 190-A
- FIELDWORK PERFORMED ON 1/29/2018
- 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 RELATIVE POSITIONAL ACCURACY OF 0.02 FEET
- PROJECT NARRATIVE:
 - SITE LOCATION: 4496 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 LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

Lot Number	Area	Allowable Clearing Area					Allowable Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
8	37,182		26,027					16,732			
8	37,182		21,389					11,914			
Remaining Total			4,638					4,818			SF*



NO.	DATE	REVISION
1	3-14-19	REVISION PER NEW GARAGE PLAN
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

ZONING: R-100

MINIMUM LOT AREA: 15,000 SF

R-100 SETBACKS AS PER PLAT

FRONT: 35 FT
SIDE: 10 FT
REAR: 40 FT
BUILDING HEIGHT: 35 FT

BOUNDARY ZONE, INC. 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.

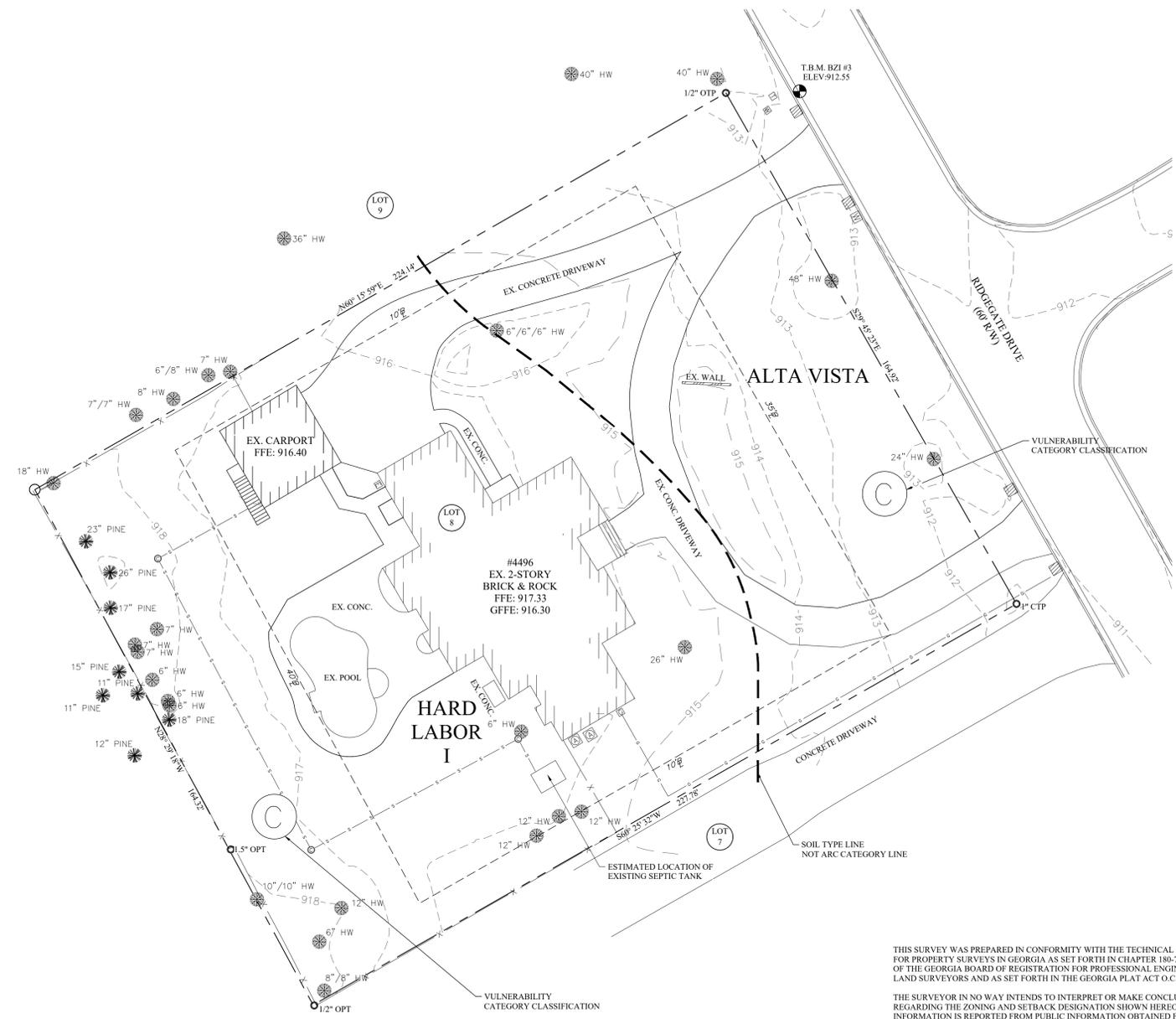
OWNER

DAVID & CAROLYN BACON
4496 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

DAVID & CAROLYN BACON
4496 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
(214) 991-0076

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, GEORGIA PANEL # 13135C0053H, EFFECTIVE ON 3/04/2013



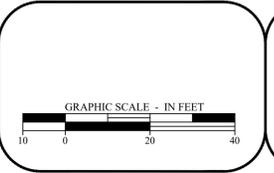
EXISTING CONDITIONS SURVEY
PREPARED FOR: DAVID & CAROLYN BACON,
LOT 8, BLOCK G, UNIT 3, RIVERVIEW ESTATES S/D,
LAND LOT 329, 6TH DISTRICT,
4496 RIDGEGATE DRIVE NW
PEACHTREE CORNERS, GEORGIA 30097
DATE: 7/3/2018

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.
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 COUNTY OR CITY PLANNING AND ZONING DEPARTMENTS.



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- LEGEND:**
- PROPERTY CORNER
 - R/W MONUMENT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - POWER POLE
 - LIGHT POLE
 - SIGN
 - POWER METER
 - POWER BOX
 - GUY WIRE
 - A/C UNIT
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - GAS METER
 - GAS VALVE
 - CABLE BOX
 - TELEPHONE BOX
 - JUNCTION BOX
 - RIGHT WING
 - LEFT WING
 - CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - GRATE INLET
 - HEADWALL
 - BUILDING SETBACK LINE
 - DRAINAGE FLOW ARROW
 - EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - CONTOUR ELEVATION
 - WATER LINE
 - POWER LINE
 - SANITARY SEWER LINE
 - GAS LINE
 - CABLE LINE
 - TELEPHONE LINE
 - FENCE LINE
 - LIMITS OF DISTURBANCE
 - SILT FENCE
 - TREE PROTECTION FENCE
 - FLOW WELL LINE
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - BOC BACK OF CURB
 - FOC FACE OF CURB
 - EDP EDGE OF PAVEMENT
 - CRZ CRITICAL ROOT ZONE
 - SRP STRUCTURAL ROOT PLATE
 - LL LAND LOT
 - FFE FINISHED FLOOR ELEVATION
 - GFE GARAGE FLOOR ELEVATION
 - BFE BASEMENT FLOOR ELEVATION
 - TW TOP OF WALL
 - BW BOTTOM OF WALL



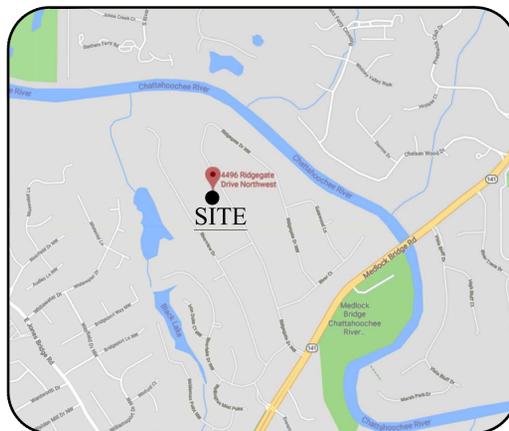
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KENNESAW (678) 730-4393
975 CORB PLACE BLVD, SUITE 101
KENNESAW, GEORGIA 30144

PROJECT
1909304
SHEET
1 OF 4



GENERAL NOTES:

- TOTAL AREA: 0.854 ACRES / 37,182 SQUARE FEET
- BOUNDARY REFERENCE: DB 54211, PG 28; PB X, PG 190-A
- FIELDWORK PERFORMED ON 1/29/2018
- 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 RELATIVE POSITIONAL ACCURACY OF 0.02 FEET
- PROJECT NARRATIVE:
 - SITE LOCATION: 4496 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 DITCHES 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 LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

CONSTRUCTION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
C1	CONSTRUCTION OF CABANA & WALK
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION
TPA	TPA PATH. NO MACHINERY ALLOWED IN THIS AREA. 8-10" OF MULCH AND 3/4" PLYWOOD. NO CONSTRUCTION ACTIVITY WITHIN THE S.R.P. (STRUCTURAL ROOT PLATE)

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.

Lot Number	Area	Allowable Clearing Area					Allowable Impervious Area						
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone		
8	37,182												
8	37,182		21,389					11,914					
Remaining Total		4,638					4,818						
Lot Number	Area	Existing Clearing Area					Existing Impervious Area						
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone		
8	37,182		21,389					11,914					
Remaining Total		4,638					4,818						
Lot Number	Area	Additional Clearing Area					Proposed Impervious Area						
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone		
8	37,182		4,638					16,732					
Remaining Total		0					0						

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, GEORGIA PANEL # 13135C0053H, EFFECTIVE ON 3/04/2013

ZONING: R-100

MINIMUM LOT AREA: 15,000 SF

R-100 SETBACKS AS PER PLAT

- FRONT: 35 FT
- SIDE: 10 FT
- REAR: 40 FT
- BUILDING HEIGHT: 35 FT

BOUNDARY ZONE, INC. IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS 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

DAVID & CAROLYN BACON
4496 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

DAVID & CAROLYN BACON
4496 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
(214) 991-0076

SITE NOTES:

- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF PEACHTREE CORNERS.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD 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.
- NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
- 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.
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF PEACHTREE CORNERS TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
- 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, CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

EROSION CONTROL NOTES:

- ALL SILT FENCE SHALL BE TYPE S.
- 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 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 2% 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 SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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 EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING; DISTURBED AREAS EXPOSED FOR 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 S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1995 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 DECCELERATION AND 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 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.
- 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 THE ON-SITE INSPECTOR.
- 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, GEORGIA.
- 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.

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

DISTURBED AREA: 26,027 SQ. FT / 0.60 ACRES

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

USE EXISTING WATER, SEWER AND GAS CONNECTIONS

LEGEND:

- PROPERTY CORNER
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- SIGN
- POWER METER
- POWER BOX
- GUY WIRE
- A/C UNIT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- JUNCTION BOX
- RIGHT WING
- LEFT WING
- CATCH BASIN
- DOUBLE WING CATCH BASIN
- HEADWALL
- BUILDING SETBACK LINE
- DRAINAGE FLOW ARROW
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- 920- CONTOUR ELEVATION
- W- WATER LINE
- U- POWER LINE
- S- SANITARY SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- F- FENCE LINE
- L- LIMITS OF DISTURBANCE
- SF- SILT FENCE
- TF- TREE PROTECTION FENCE
- FW- FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BOC BACK OF CURB
- FOC FACE OF CURB
- EDP EDGE OF PAVEMENT
- CRZ CRITICAL ROOT ZONE
- SRP STRUCTURAL ROOT PLATE
- LLF FINISHED FLOOR ELEVATION
- LLD LAND LOT
- GFE GARAGE FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL

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

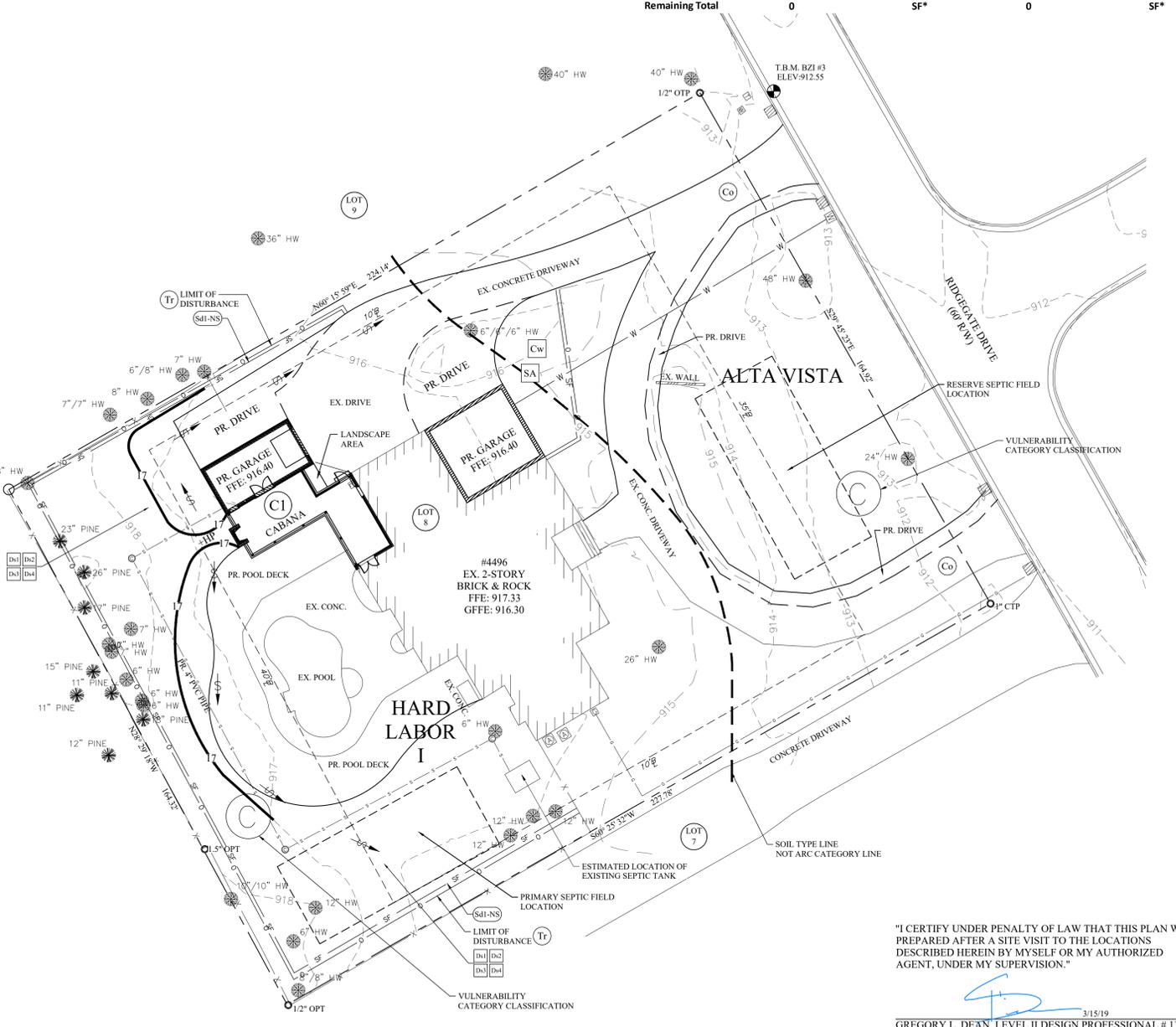
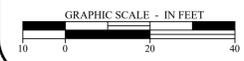
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TOTAL AREA: 0.854 ACRES / 37,182 SQUARE FEET
BOUNDARY REFERENCE: DB 54211, PG 28; PB X, PG 190-A
FIELDWORK PERFORMED ON 1/29/2018

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THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET



"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."

3/15/19
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699



NO.	DATE	REVISION
1	3-14-19	REVISION PER NEW GARAGE PLAN
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

SITE PLAN FOR MRPA APPLICATION
PREPARED FOR: DAVID & CAROLYN BACON,
LOT 8, BLOCK G, UNIT 3, RIVERVIEW ESTATES S/D,
LAND LOT 329, 4TH DISTRICT,
4496 RIDGEGATE DRIVE NW,
PEACHTREE CORNERS, GEORGIA 30097
DATE 7/3/2018



FOR THE FIRM
BOUNDARY ZONE, INC.



BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
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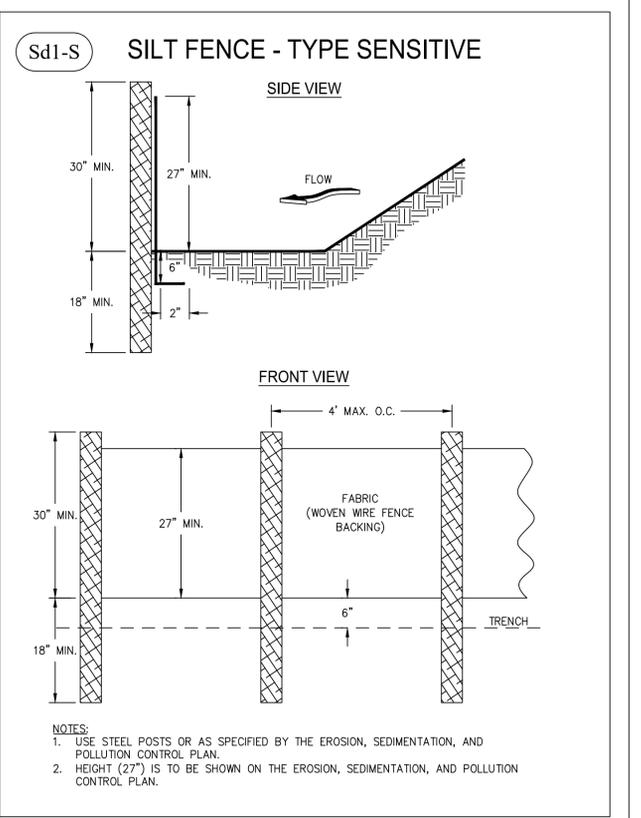
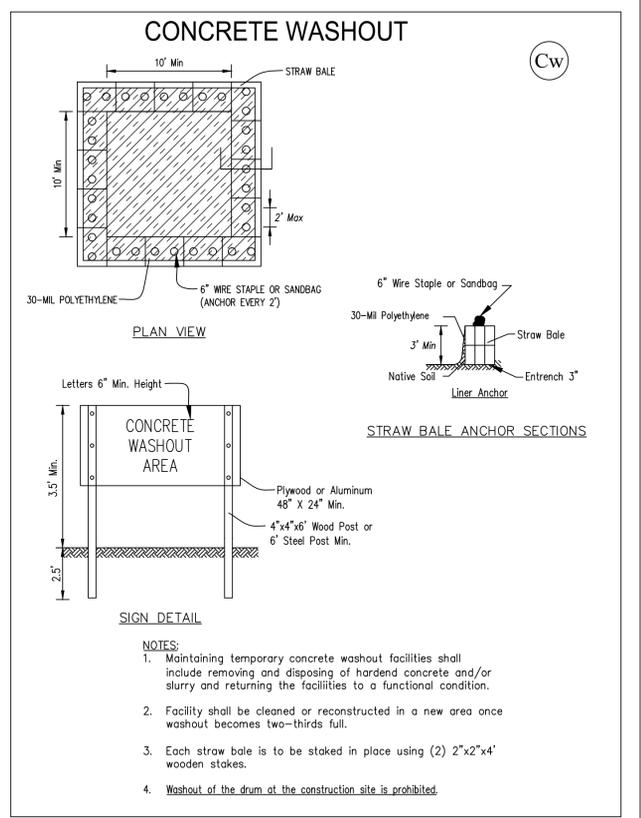
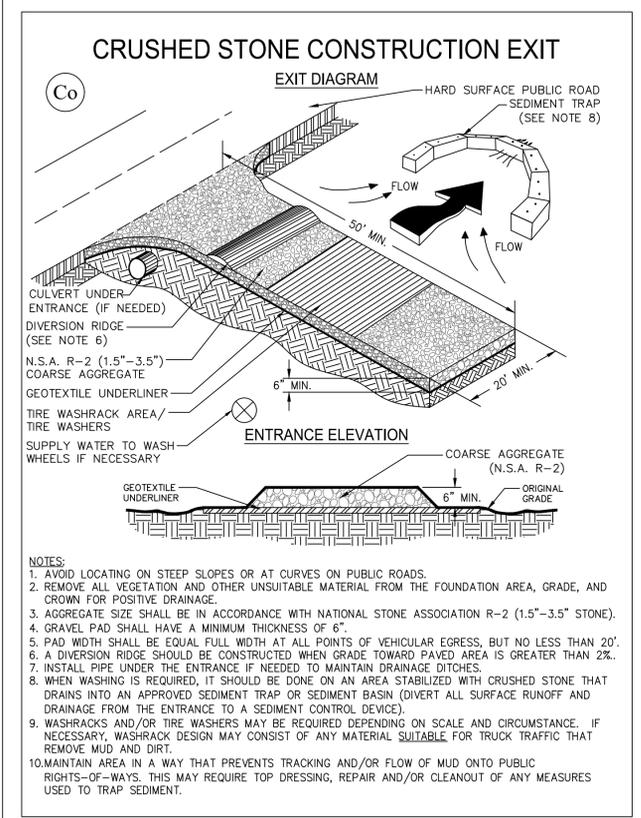
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PROJECT
1909304

SHEET
2 OF 4



GRASSING SCHEDULE

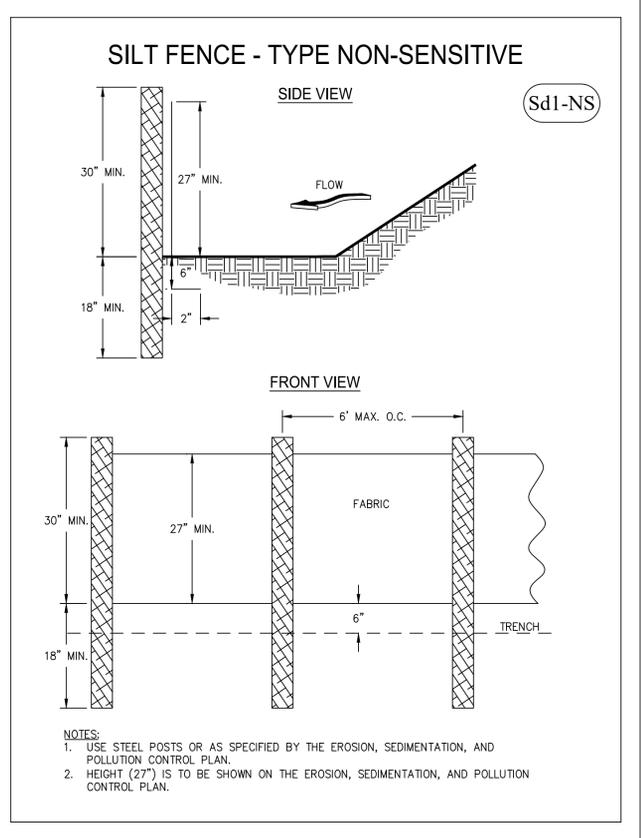
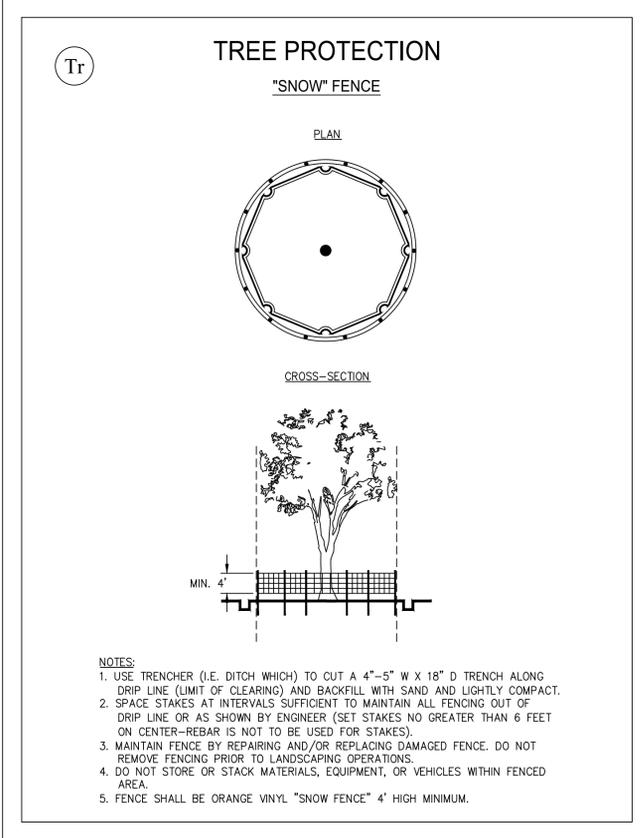
(HYDROSEEDING RATES)

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
FESCUE	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180
WINTER RYE		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).

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								



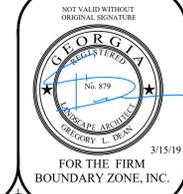
NO.	REVISION	DATE
1	REVISION PER NEW GARAGE PLAN	3-14-19
2		
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8		
9		
10		
11		
12		

DETAILS

PREPARED FOR: DAVID & CAROLYN BACON,
 LOT 8, BLOCK G, UNIT 3, RIVERVIEW ESTATES S/D
 LAND LOT 329, 6TH DISTRICT,
 4496 RIDGEGATE DRIVE NW
 PEACHTREE CORNERS, GEORGIA 30097
 DATE 7/3/2018

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Gregory L. Dean
 GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699



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LEGEND:

○ PROPERTY CORNER	○ SANITARY SEWER MANHOLE	○ DOUBLE WING CATCH BASIN	-W- WATER LINE	R/W RIGHT-OF-WAY
□ BOUNDARY MONUMENT	□ CLEAN OUT	□ GRATE INLET	-U- POWER LINE	BOC BACK OF CURB
⊕ FIRE HYDRANT	⊕ GAS METER	⊕ HEADWALL	-S- SANITARY SEWER LINE	FOC FACE OF CURB
⊕ WATER METER	⊕ WATER VALVE	⊕ BUILDING SETBACK LINE	-G- GAS LINE	EPD EDGE OF PAVEMENT
⊕ WATER VALVE	⊕ GAS VALVE	⊕ DRAINAGE FLOW ARROW	-C- CABLE LINE	CRZ CRITICAL ROOT ZONE
⊕ POWER POLE	⊕ CABLE BOX	⊕ EXISTING TREE	-T- TELEPHONE LINE	SRP STRUCTURAL ROOT PLATE
⊕ LIGHT POLE	⊕ TELEPHONE BOX	⊕ EXISTING EVERGREEN TREE	-F- FENCE LINE	LL LAND LOT
⊕ SIGN	⊕ JUNCTION BOX	⊕ EXISTING DECIDUOUS TREE	-D- LIMITS OF DISTURBANCE	FFE FINISHED FLOOR ELEVATION
⊕ POWER METER	⊕ RIGHT WING CATCH BASIN	⊕ EXISTING EVERGREEN TREE	-SF- SILT FENCE	GE GARAGE FLOOR ELEVATION
⊕ WATER UNIT	⊕ LEFT WING CATCH BASIN	⊕ EXISTING EVERGREEN TREE	-TF- TREE PROTECTION FENCE	BFE BASEMENT FLOOR ELEVATION
⊕ A/C UNIT	⊕ CATCH BASIN	⊕ CONTOUR ELEVATION	-FW- FLOW WELL LINE	OWF TOP OF WALL
			N/F NOW OR FORMERLY	BW BOTTOM OF WALL

811 Know what's below. Call before you dig.

BOUNDARY zone, inc. SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING

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PROJECT 1909304

SHEET 3 OF 4

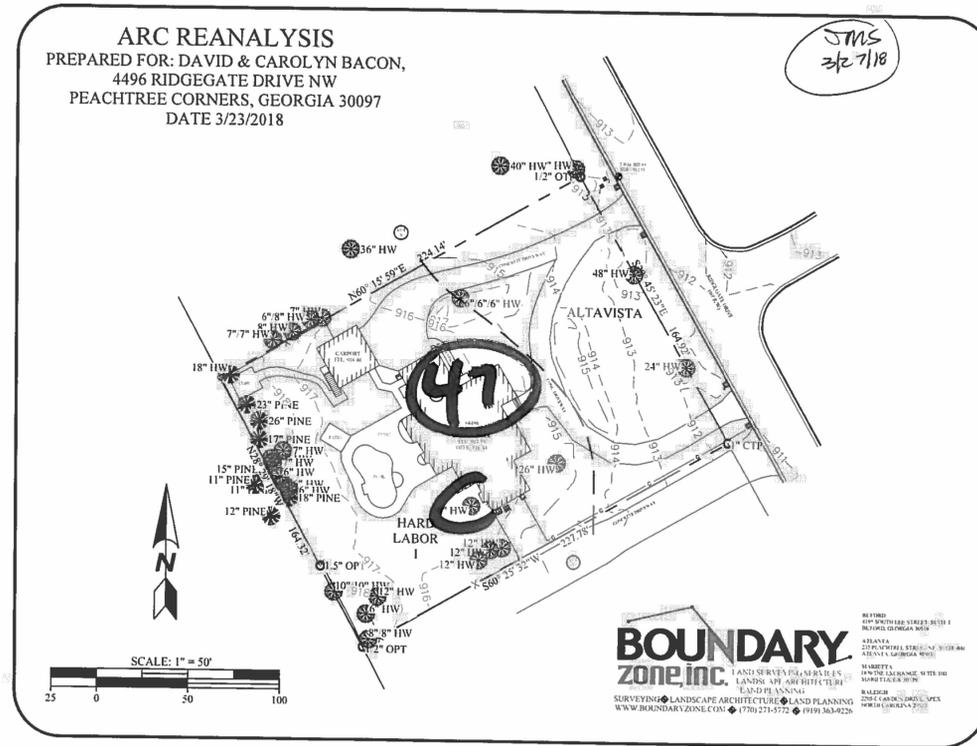
4496 Ridgeway Drive Reanalysis
City of Peachtree Corners

March 27, 2018

Vulnerability Factor	Factor Subgroup	Score
Geology	Biotite-Gneiss	5
Hydrology:	Interbasin	20
Aspect:	East	9
Slope	0-10%	3
Vegetation	Barren	2
Soils	Low to Moderate Erodibility	8
TOTAL:		47
CATEGORY:		C

The C category includes scores from 38 to 49

404-463-3100 FAX 404-463-3105 WWW.ATLANTAREGIONAL.COM



LEVEL 3
GWINNETT COUNTY SOIL INVESTIGATION REPORT
4496 RIDGEGATE DRIVE DULUTH, 30097
LOT 8- G RIVERVIEW ESTATES S/D, LAND LOT 329, 6TH DISTRICT
OWNER: DAVID BACON thru BOUNDARY ZONE, INC. 770-271-5772

HARD LABOR 1, 2-6% SLOPES
ALTAVISTA, 2-6% SLOPES

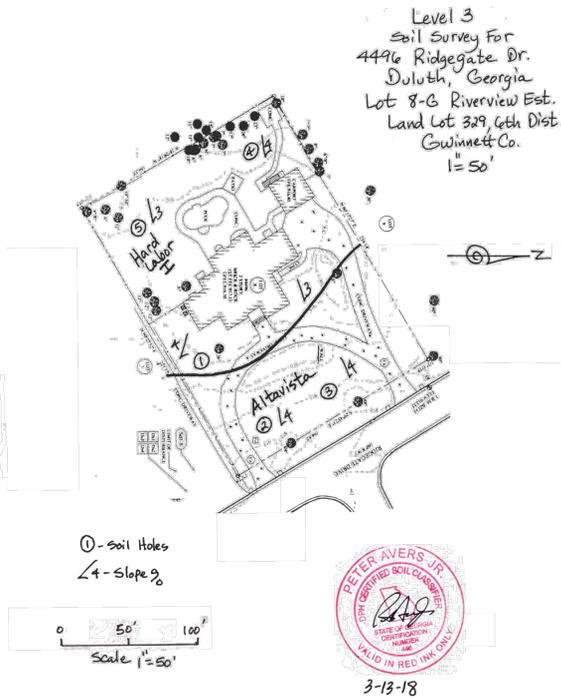
ESTIMATED SOIL PROPERTIES BASED ON MEASUREMENTS

SOIL SERIES	DEPTH TO BEDROCK	DEPTH TO SEASONAL WATER TABLE	MIN / INCH INFILTRATION RATE	SLOPE%	DEPTH TO OPTIMUM PERCOLATION	SUITABILITY CODE
HARD LABOR 1	72"+	36-48"	75	2-4	18-24"	C
ALTAVISTA	72"+	36-40"+	60	2-4	18-24"	C

SUITABILITY CODE C-these soils are generally not suitable for a conventional absorption field due to seasonal saturation. These soils are suitable for an alternative system 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.

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.

3-13-18
This is a Level 3 Soil Survey
Soil Scientist: Pete Avers Jr.
770-972-1079



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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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: 0.854 ACRES / 37,182 SQUARE FEET

BOUNDARY REFERENCE: DB 54211, PG 28; PB X, PG 190-A
FIELDWORK PERFORMED ON 1/29/2018

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 RELATIVE POSITIONAL ACCURACY OF 0.02 FEET

LEGEND:

- PROPERTY CORNER
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ GUY WIRE
- ⊕ A/C UNIT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CLEAN OUT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ CABLE BOX
- ⊕ TELEPHONE BOX
- ⊕ JUNCTION BOX
- ⊕ RIGHT WING
- ⊕ LEFT WING
- ⊕ CATCH BASIN
- ⊕ DOUBLE WING CATCH BASIN
- ⊕ HEADWALL
- ⊕ BUILDING SETBACK LINE
- ⊕ DRAINAGE FLOW ARROW
- ⊕ EXISTING DECIDUOUS TREE
- ⊕ EXISTING EVERGREEN TREE
- ⊕ -920- CONTOUR ELEVATION
- W- WATER LINE
- U- POWER LINE
- S- SANITARY SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- F- FENCE LINE
- D- LIMITS OF DISTURBANCE
- SF- SILT FENCE
- TF- TREE PROTECTION FENCE
- FW- FLOW WELL LINE
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BOC BACK OF CURB
- FOC FACE OF CURB
- EOP EDGE OF PAVEMENT
- CRZ CRITICAL ROOT ZONE
- SRP STRUCTURAL ROOT PLATE
- LLF LAND LOT
- FFE FINISHED FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL



BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024

ATLANTA (404) 446-8180
1100 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 330-4393
975 COBB PLACE BLVD, SUITE 101
KENNESAW, GEORGIA 30144

PROJECT
1909304

SHEET
4 OF 4

DETAILS

PREPARED FOR: DAVID & CAROLYN BACON,
LOT 8, BLOCK G, UNIT 3, RIVERVIEW ESTATES S/D
LAND LOT 329, 6TH DISTRICT,
4496 RIDGEGATE DRIVE NW
PEACHTREE CORNERS, GEORGIA 30097
DATE 7/3/2018

DATE

3-14-19

REVISION

REVISION PER NEW GARAGE PLAN

NO.

1

2

3

4

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6

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8

9

10

11

12



ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: March 27, 2019

ARC REVIEW CODE: V1903271

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: Greg Ramsey, Director, Public Works
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-19-02PC 4496 Ridgegate Drive
Review Type: Metro River
MRPA Code: RC-19-02PC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a garage and cabana, a pool deck, and a garage and drive to an existing single-family home.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Peachtree Corners
Land Lot: 329 **District:** 6 **Section:**
Date Opened: March 27, 2019
Deadline for Comments: April 6, 2019
Earliest the Regional Review can be Completed: April 8, 2019

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
GWINNETT COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA
CITY OF JOHNS CREEK

If you have any questions regarding this review, please contact Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before April 6, 2019, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. **The ARC review website is located at:** <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

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): David Bacon
Mailing Address: 4496 Ridgeway Drive
City: Peachtree Corners **State:** GA **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: (214) 991-0076 **Fax:** _____
Other Numbers: _____
- 3. Applicant(s) or Applicant's Agent(s):**

Name(s): Matt Ferreira - Boundary Zone, Inc.
Mailing Address: 454 Satellite Boulevard NW, Suite 200
City: Suwanee **State:** GA **Zip:** 30024
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 271-5772 **Fax:** _____
Other Numbers: (404) 640-1707
- 4. Proposed Land or Water Use:**

Name of Development: Bacon Residence - Riverview Estates Subdivision
Description of Proposed Use: Single family detached residence
- 5. Property Description (Attach Legal Description and Vicinity Map):**

Land Lot(s), District, Section, County: Land Lot 329, 6th District, Gwinnett County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Riverview Estates, Lot 8, Block G, Unit 3, 4496 Ridgeway Drive NW, at intersection of Ridgeway Dr. and Ridgeway Circle
Size of Development (Use as Applicable):

Acres:	Inside Corridor: <u>0.854</u>
	Outside Corridor: _____
	Total: <u>0.854</u>
Lots:	Inside Corridor: <u>1</u>
	Outside Corridor: <u>0</u>
	Total: <u>1</u>
Units:	Inside Corridor: <u>1</u>
	Outside Corridor: <u>0</u>
	Total: <u>1</u>

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
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: N/A

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): N/A

yes -> 1976 Riverview esty letter

7. How Will Sewage from this Development be Treated?

A. Septic tank Infiltrator system

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 _____

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	37,182 SF	21,389 SF	11,914 SF	(70) 70%	(45) 45%
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	37,182 SF	21,389 SF	11,914 SF	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
 If "yes", indicate the 100-year floodplain elevation: N/A
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? No
 If "yes", indicate the 500-year flood plain elevation: N/A
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)

David Bacon

David Bacon

Signature(s) of Owner(s) of Record

02/25/19

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:

Matt Ferreira - Boundary Zone, Inc.

Matt Ferreira

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

02/25/19

Date

14. The governing authority of Peachtree Corners 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

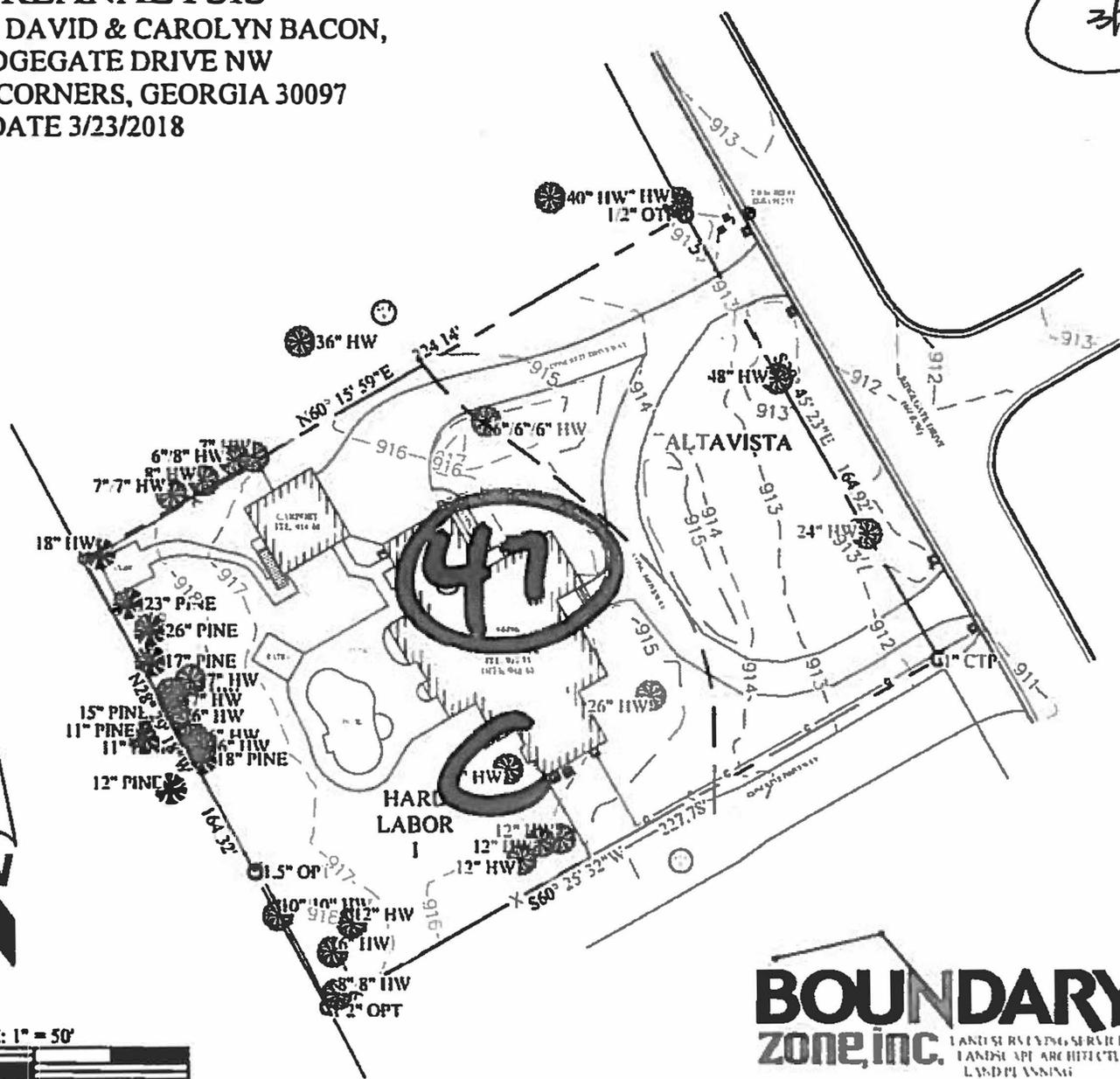
Date

3/15/19

ARC REANALYSIS

PREPARED FOR: DAVID & CAROLYN BACON,
 4496 RIDGEGATE DRIVE NW
 PEACHTREE CORNERS, GEORGIA 30097
 DATE 3/23/2018

JMS
 3/27/18



BOUNDARY
 zone, inc.

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02 01001
 4104 SOUTHWEST STREET, SUITE 100
 DUBLIN, GA 30144

02 01002
 222 PLANTWISSE STREET, SUITE 100
 ATLANTA, GA 30334

02 01003
 1405 W. 124th AVENUE, SUITE 100
 SUGAR HILL, GA 30088

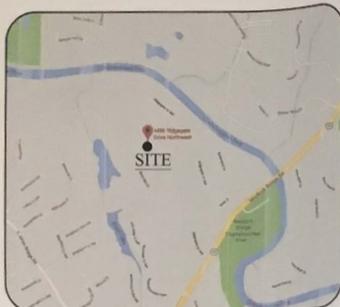
02 01004
 2204 CARRINGTON DRIVE, SUITE 100
 NEWNAN, GA 30064

4496 Ridgeway Drive Reanalysis
City of Peachtree Corners

March 27, 2018

Vulnerability Factor	Factor Subgroup	Score
Geology	Biotite-Gneiss	5
Hydrology:	Interbasin	20
Aspect:	East	9
Slope	0-10%	3
Vegetation	Barren	2
Soils	Low to Moderate Erodibility	8
TOTAL:		47
CATEGORY:		C

The C category includes scores from 38 to 49



GENERAL NOTES:

- TOTAL AREA: 0.84 ACRES 37,182 SQUARE FEET
- BOUNDARY REFERENCE: DB 3411, PG 28, PG X, PG 19-A
- FILLING IN PERFORMED ON 1/20/2018
- THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S403 RABOTIC TOTAL STATION
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED IS A P.A.S. RELATIVE POSITIONAL ACCURACY OF 0.02 FEET
- PROBUCTIVITIES:
 - SITE LOCATION: 4498 RIDGECATE DRIVE, PEACHTREE CORNERS, GEORGIA 30097
 - CONSTRUCTION OF A SINGLE FAMILY RESIDENCE SEE ARCHITECT'S PLANS FOR MORE DETAIL
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEPS OR DRAINAGE SPOLES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAINAGES ARE PROPOSED
- THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF A TALLS OF THE STATE

Lot		Allowable Clearing Area				Allowable Impervious Area			
Number	Area	B Zone	C Zone	D Zone	F Zone	B Zone	C Zone	D Zone	F Zone
8	37,182				26,027				16,732
at Number	Area	B Zone	C Zone	D Zone	F Zone	B Zone	C Zone	D Zone	F Zone
8	37,182				21,393				11,914
Remaining Total		4,634				4,818			

Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

ZONING: R-100
 UNINCORPORATED AREA, 15-000-07
R-100 SETBACKS AS PER PLAT
 FRONT: 35 FT
 SIDE: 10 FT
 REAR: 40 FT
 W/100% HEIGHT: 35 FT

BOUNDARY ZONE, INC. IS 100% OWNED BY TRUSTEE OR TRUST CONCEPTION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

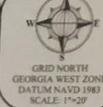
OWNER

DAVID & CAROLYN BACON
 4498 RIDGECATE DRIVE
 PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

DAVID & CAROLYN BACON
 4498 RIDGECATE DRIVE
 PEACHTREE CORNERS, GEORGIA 30097
 (214) 991-0076

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.R.M. MAP OF GWINNETT COUNTY, GEORGIA PANEL # 13135C0053H, EFFECTIVE ON 3/04/2013



GRID NORTH
 GEORGIA WEST ZONE
 DATUM NAVD 1983
 SCALE: 1"=20'

DATE	3/28/2018
REVISIONS	
REVISION NUMBER	
REVISION DESCRIPTION	
NO.	

EXISTING CONDITIONS SURVEY
 PREPARED FOR: DAVID & CAROLYN BACON,
 LOT 8, BLOCK G, UNIT 8, RIVERVIEW ESTATES S/D
 4498 RIDGECATE DRIVE NW
 PEACHTREE CORNERS, GEORGIA 30097
 DATE: 7/3/2018



FOR THE FIRM BOUNDARY ZONE, INC.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES THAT MAY EXIST. THESE BENEFITS AND BURDEN TO THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY OTHER PERSONS, PERSONS OR ENTITIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES THAT MAY EXIST. THESE BENEFITS AND BURDEN TO THIS PROPERTY.

TOTAL AREA: 0.84 ACRES 37,182 SQUARE FEET

BOUNDARY REFERENCE: DB 3411, PG 28, PG X, PG 19-A
 FILLING IN PERFORMED ON 1/20/2018

THIS PLAT HAS BEEN FILED UNDER A PUBLICLY PROVIDED TOTAL PLAT BOOK

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED IS A P.A.S. RELATIVE POSITIONAL ACCURACY OF 0.02 FEET



- LEGEND**
- PROPERTY CORNER
 - IRON NAIL
 - WOOD POST
 - WATER METER
 - WATER VALVE
 - POWER POLE
 - LIGHT POLE
 - POWER METER
 - POWER BOX
 - SELY WIRE
 - 4" X 10" POST
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - GAS METER
 - GAS VALVE
 - CABLE BOX
 - TELEPHONE BOX
 - WINDYING HOUS
 - ROOF WIND
 - CATCH BASIN
 - LEFT WIND
 - CATCH BASIN
 - POSSIBLE WIND
 - CATCH BASIN
 - EXISTING
 - EVERGREEN TREE
 - CONTOUR ELEVATION
 - WATER LINE
 - POWER LINE
 - SANITARY SEWER LINE
 - HEADPIPE
 - GAS LINE
 - UNDERGROUND
 - TELEPHONE LINE
 - TRUCK LINE
 - LIMITS OF DISTURBANCE
 - SELF FINISH
 - TREE PROTECTION FENCE
 - FLOW WALL LINE
 - FLOW OR PERMANENT
 - RIGHT-OF-WAY
 - BACK OF CURB
 - FACE OF CURB
 - EDGE OF PAVEMENT
 - CRITICAL ROOT ZONE
 - STRUCTURAL ROOT PLATE
 - LAND LIFT
 - FINISHED FLOOR ELEVATION
 - GRADE FLOOR ELEVATION
 - BASEMENT FLOOR ELEVATION
 - TOP OF WALL
 - BOTTOM OF WALL



BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

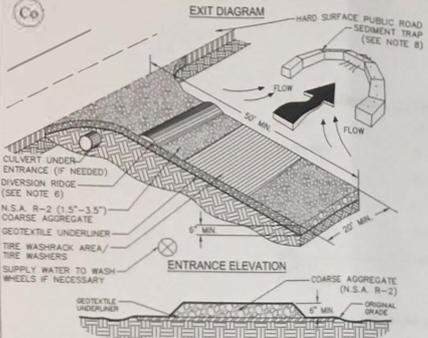
ATLANTA (770) 271-4772
 424 SATELLITE BLVD, SUITE 200
 BURNHAM, GEORGIA 30009

KENNESAW (478) 224-8493
 875 COBB PLACE, SUITE 100
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PROJECT 1909304

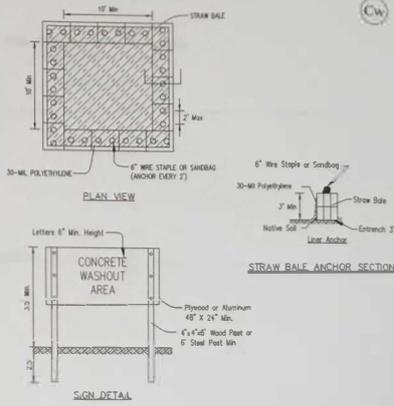
SHEET 1 OF 4

CRUSHED STONE CONSTRUCTION EXIT



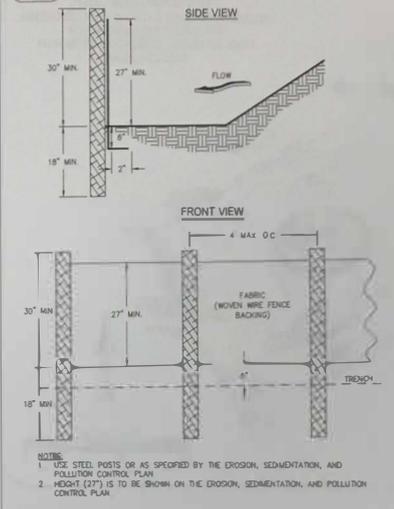
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRADE, PAD SHALL HAVE A MINIMUM THICKNESS OF 5'.
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR ASSOCIATION, BUT NO LESS THAN 20'.
6. DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE STOKES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT DASH (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR THE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL, SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CONCRETE WASHOUT



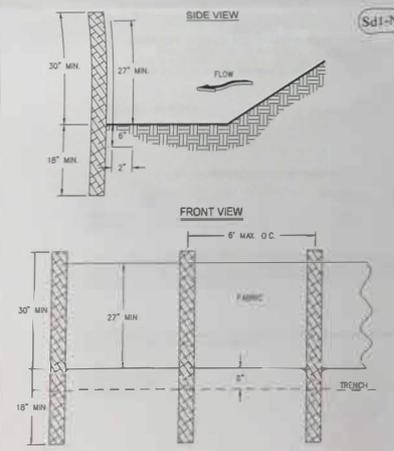
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and retaining the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x4" wooden stakes.
4. Topsoil of the drain at the construction site is stabilized.

Sd1-S SILT FENCE - TYPE SENSITIVE



1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (27") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

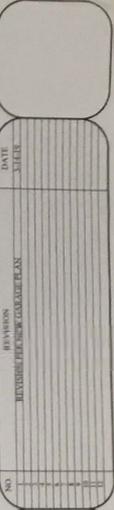
SILT FENCE - TYPE NON-SENSITIVE



1. USE STEEL POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (27") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

GRASSING SCHEDULES	DTOR (SEEDING RATES)	DTOR FREQ	LINE	FERTILIZER (LBS/ACRE)	A	B	C/D
ST 1	1-10 - 2 LBS	4-11	1 TON/ACRE	60-90	120-180	120-180	120-180
ST 1A	1-10 - 2 LBS	4-11	1 TON/ACRE	60-90	120-180	120-180	120-180
ST 1B	1-10 - 2 LBS	4-11	1 TON/ACRE	60-90	120-180	120-180	120-180

ACTIVITY SCHEDULES	0	1	2	3	4
MOIST CONSTRUCTION					
CLEAR AND GRUB					
ROUGH GRADING					
FINE GRADING					
UTILITIES					
PAVING					
GRASSING/SEEDING UP					
100% CONTROL MEASURES					



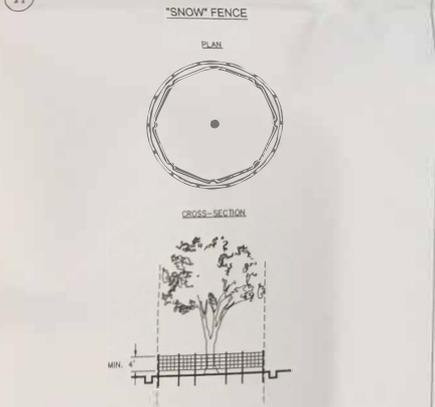
DETAILS
 PREPARED FOR: DAVID & CAROLYN BACON,
 LOT 8, BLOCK G, UNIT 3, RIVERVIEW ESTATES S/D,
 LAND LOT 326, 6th DISTRICT,
 4496 RICHMOND AVENUE, PEACHTREE CITY, GEORGIA 30097
 DATE: 03/20/18

"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

BOUNDARY ZONE, INC.
 LAND SURVEYING SERVICES & LAND PLANNING SERVICES
 4785 WOODBRIDGE BL, SUITE 200
 ATLANTA, GEORGIA 30328
 (404) 455-8800
 WWW.BOUNDARYZONE.COM (770) 271-9772

PROJECT
 1909304
SHEET
 3 OF 4

Tr TREE PROTECTION "SNOW" FENCE



1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG GRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF CENTER-REAR IS NOT TO BE USED FOR STAKES.
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT YEAR CONVEYANCE RECORDS AND THEREFORE THE BOUNDARIES MAY EXIST WITHOUT BEING RECORDED IN THIS COUNTY.
 THIS PLAN IS PREPARED FOR THE EXCLUSIVE USE OF THE PROPERTY DESCRIBED HEREIN AND DOES NOT EXTEND TO ANY OTHER PROPERTY.
 THE TOTAL AREA IS 2.66 ACRES ± 97.80 SQUARE FEET.
 BOUNDARY REFERENCED TO FACILITY PG 28, PG 29, PG 30, PG 31, PG 32, PG 33, PG 34, PG 35, PG 36, PG 37, PG 38, PG 39, PG 40, PG 41, PG 42, PG 43, PG 44, PG 45, PG 46, PG 47, PG 48, PG 49, PG 50, PG 51, PG 52, PG 53, PG 54, PG 55, PG 56, PG 57, PG 58, PG 59, PG 60, PG 61, PG 62, PG 63, PG 64, PG 65, PG 66, PG 67, PG 68, PG 69, PG 70, PG 71, PG 72, PG 73, PG 74, PG 75, PG 76, PG 77, PG 78, PG 79, PG 80, PG 81, PG 82, PG 83, PG 84, PG 85, PG 86, PG 87, PG 88, PG 89, PG 90, PG 91, PG 92, PG 93, PG 94, PG 95, PG 96, PG 97, PG 98, PG 99, PG 100, PG 101, PG 102, PG 103, PG 104, PG 105, PG 106, PG 107, PG 108, PG 109, PG 110, PG 111, PG 112, PG 113, PG 114, PG 115, PG 116, PG 117, PG 118, PG 119, PG 120, PG 121, PG 122, PG 123, PG 124, PG 125, PG 126, PG 127, PG 128, PG 129, PG 130, PG 131, PG 132, PG 133, PG 134, PG 135, PG 136, PG 137, PG 138, PG 139, PG 140, PG 141, PG 142, PG 143, PG 144, PG 145, PG 146, PG 147, PG 148, PG 149, PG 150, PG 151, PG 152, PG 153, PG 154, PG 155, PG 156, PG 157, 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4496 Ridgeway Drive Reanalysis
City of Peachtree Corners

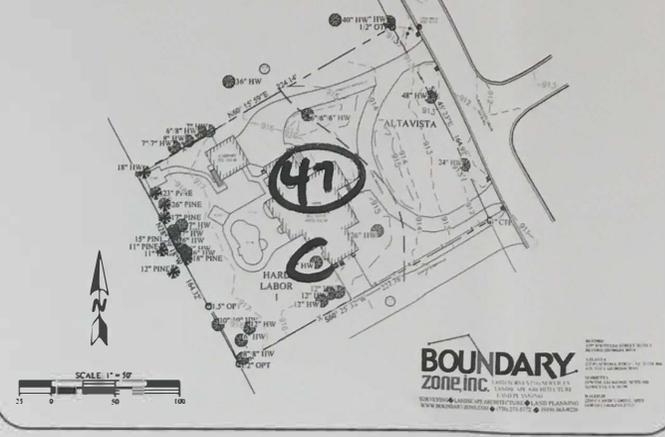
March 27, 2018

Vulnerability Factor	Factor Subgroup	Score
Geology	Biotite-Gneiss	5
Hydrology	Interbasin	20
Aspect	East	0
Slope	0-10%	3
Vegetation	Hardwood	2
Soils	Low to Moderate Fertility	1
TOTAL:		47
CATEGORY:		C

The C category includes scores from 38 to 49

888-463-3188 FAX 888-463-3187 WWW.ATLANTAERSIGNAL.COM

ARC REANALYSIS
PREPARED FOR: DAVID & CAROLYN BACON,
4496 RIDGEGATE DRIVE NW
PEACHTREE CORNERS, GEORGIA 30097
DATE 3/23/2018



BOUNDARY ZONE, INC.
1100 WOODBRIDGE DRIVE, SUITE 100
ATLANTA, GEORGIA 30328
TEL: 888-463-3188 FAX: 888-463-3187
WWW.BOUNDARYZONE.COM

LEVEL 3
GWINNETT COUNTY SOIL INVESTIGATION REPORT
4496 RIDGEGATE DRIVE DULUTH, 30097
LOT 8, G RIVERVIEW, STATES SQ LAND LOT 309 OF DISTRICT
OWNER DAVID BACON 184 BOUNDARY ZONE INC 770-271-3772

HARD LABOR 1, 2-4% SLOPES
ALTAVISTA, 2-4% SLOPES

DETERMINED SOIL PROPERTIES BY FIELD MEASUREMENTS

SOIL NAME	DEPTH (ft)	MOISTURE (%)	PLASTICITY (%)	LIQUIDITY (%)	SHRINKAGE (%)	PERCENT SAND (%)	PERCENT SILT (%)	PERCENT CLAY (%)
HARD LABOR I	1"	12	12	12	12	12	12	12
ALTAVISTA	1"	12	12	12	12	12	12	12

SUITABILITY CODE C-These soils are generally not suitable for a conventional absorption field due to seasonal saturation. These soils are suitable for an alternative system with proper design, operation and maintenance. Be sure gutter drains are piped out pan and away from tank and drain field areas and surface water is diverted away from these areas as well.

NOTE: This report is valid and valid dates or is filed after time of field study. Measurements and depths given are based on the existing soil surface or true of field work.

3-13-18
This is a Level 3 Soil Survey
Soil Scientist Peter Avera Jr
770-972-1079



Level 3
Soil Survey for
4496 Ridgeway Dr
Duluth, Georgia
Lot 8-G Riverview Est.
Land Lot 309, 6th Dist
Gwinnett Co
1/2 50'



0 - Soil Holes
1/4 - Slope 2
Scale: 1" = 50'



3-13-18

DATE	REVISION
3/23/18	REVISION PER NEW GATE PLAN

DETAILS
PREPARED FOR: DAVID & CAROLYN BACON,
LOT 8, BLOCK 10, RIVERVIEW ESTATES, DISTRICT
309, 6TH DISTRICT,
4496 RIDGEGATE DRIVE NW
PEACHTREE CORNERS, GEORGIA, 30097
DATE: 7/30/2018

THIS SURVEY WAS MADE WITH THE BENEFIT OF A SUPPORT TITLE COMMITMENT...
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PRINCIPAL PERSON OR SUTELY NAMED HEREON AND DOES NOT PERTAIN TO ANY UNNAMED PERSON...
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THIS DRAWING AND ITS REPRESENTATIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PHOTOCOPIED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.84 ACRES (37,182 SQUARE FEET)
BOUNDARY REFERENCE: ON 84211, PG 58, PG 59, PG 106A FIELDWORK PERFORMED ON 1/20/18
THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A 1/4" AS A RELATIVE POSITIONAL ACCURACY OF 40 FEET

LEGEND:
PROPERTY CORNER
EASIMENT
WATER METER
WATER VALVE
POWER POLE
LIGHT POLE
POWER METER
POWER BOX
CATCH BASIN
AC LIGHT

SANITARY SEWER MANHOLE
CLEAN OUT
GAS METER
GAS VALVE
CABLE BOX
TELEPHONE BOX
LIGHT METER
CATCH BASIN
EYEBROW TREE
EVERGREEN TREE
CONTOUR ELEVATION

DOUBLE WIND
CATCH BASIN
HEADWALL
BI-RAILING TRACK LINE
DRAINAGE FLOW ARROW
FENCE LINE
LIMITS OF INTERFERENCE
EYEBROW TREE
EVERGREEN TREE
CONTOUR ELEVATION

WATER LINE
POWER LINE
SANITARY SEWER LINE
GAS LINE
CABLE LINE
TELEPHONE LINE
FENCE LINE
LIMITS OF INTERFERENCE
EYEBROW TREE
EVERGREEN TREE
CONTOUR ELEVATION

RIGHT-OF-WAY
BACK OF CURB
FACE OF CURB
EDGE OF PAVEMENT
CRITICAL FOOT CURB
STRUCTURAL FOOT PLATE
LAND LIGHT
FINISHED FLOOR ELEVATION
GARAGE FLOOR ELEVATION
BASEMENT FLOOR ELEVATION
TOP OF WALL
BOTTOM OF WALL

811
Know what's below.
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PROJECT 1909304
SHEET 4 OF 4



ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: APRIL 8, 2019

ARC REVIEW CODE: V1903271

TO: MAYOR MIKE MASON, City of Peachtree Corners
ATTN TO: GREG RAMSEY, DIRECTOR, Department of Public Works
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-19-02PC 4496 Ridgeway Drive
Submitting Local Government: City of Peachtree Corners

Review Type: Metro River

Date Opened: March 27, 2019

Date Closed: April 8, 2019

FINDING: ARC staff has completed the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Additional Comments: Gwinnett County Department of Planning and Development submitted comments on the proposed project on April 5, 2019. These comments are attached at the end of this finding.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
GWINNETT COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA
CITY OF JOHNS CREEK

If you have any questions regarding this review, please contact Robert Herrig at (470) 378-1636. This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.



April 5, 2019

Robert Herrig, Planner
Community Development Group
Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, GA, 30303

Re: Metropolitan River Protection Act (MRPA) - RC-19-02PC 4496 Ridgeway Drive

The Gwinnett County Department of Planning and Development has reviewed the Metropolitan River Protection Act (MRPA) application prepared by the Atlanta Regional Commission regarding the proposed addition of a garage and cabana, a pool deck, and a garage and drive to an existing single-family home at 4496 Ridgeway Drive; the property is located in the City of Peachtree Corners. The proposed structures are located on a residential lot that was previously developed with a single family home.

PROPOSED DEVELOPMENT

The subject property is located in the Riverview Estates Subdivision and consists of approximately 0.854 acres. It is zoned R-100 for a residential use, and contains a single family home, detached carport, and swimming pool. The applicant proposes to extend the driveway and replace the existing carport with a garage and attached cabana, a new pool deck, and a new attached garage to the front of the home. This review is required due to the project's proximity to the Chattahoochee River. The proposed structures appear to adhere to the setback requirements for the R-100 zoning district. The site plan shows the pool deck outside of the septic field.

Gwinnett County is committed to the conservation, protection, and enhancement of the water quality in our streams and lakes. Gwinnett County recommends that all work at a minimum be in accordance with the Georgia Stormwater Management Manual 2016 Edition. Additionally, the designated Stream Buffer Protection area and Best Stormwater Management Practices should diminish the impacts on stormwater management. All rules and regulations of the Metropolitan River Protection Act along the Chattahoochee River Corridor should be followed prior to the construction of any structure.

Gwinnett County appreciates the opportunity to comment on this proposed development, and sincerely hopes that these comments will be given full consideration as the review process moves forward. Please feel free to contact me if you have any questions regarding Gwinnett County's position on this issue.

Best regards,

A handwritten signature in blue ink that reads "Brian Johnson".

Brian Johnson, Deputy Director
Gwinnett County Department of Planning and Development

R2019-04-120

GEORGIA CITIES WEEK
April 21-27, 2019

A RESOLUTION OF THE CITY OF PEACHTREE CORNERS
RECOGNIZING GEORGIA CITIES WEEK, APRIL 21-27, 2019 AND
ENCOURAGING ALL CITIZENS TO SUPPORT THE CELEBRATION AND
CORRESPONDING ACTIVITIES.

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, Georgia Cities Week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY OF PEACHTREE CORNERS DECLARES APRIL 21-27, 2019 AS GEORGIA CITIES WEEK.

BE IT FURTHER RESOLVED THAT THE CITY OF PEACHTREE CORNERS ENCOURAGES ALL CITIZENS, CITY GOVERNMENT OFFICIALS AND EMPLOYEES TO DO EVERYTHING POSSIBLE TO ENSURE THAT THIS WEEK IS RECOGNIZED AND CELEBRATED ACCORDINGLY.

RESOLVED this the 23rd day of April, 2019.

Approved:

Mike Mason, Mayor

ATTEST:

Kym Chereck, City Clerk (SEAL)

R2019-04-121

**RESOLUTION
OF THE
CITY OF PEACHTREE CORNERS
CONSENTING TO EXPANSION OF
GATEWAY85 GWINNETT COMMUNITY IMPROVEMENT DISTRICT**

WHEREAS, by Act of the Legislature, 2001 H.B. 654, as amended, the Georgia Legislature enacted the Gwinnett County Community Improvement Districts Act; and

WHEREAS, pursuant to said Act, the Gateway85 Gwinnett Community Improvement District (hereinafter "CID") was created in 2006; and

WHEREAS, a majority of the owners of real property within a proposed expansion area, as attached hereto, which will be subject to taxes, fees, and assessments levied by the District Board, have consented in writing to their inclusion into the CID; and

WHEREAS, the owners of real property within the proposed expansion area of the CID which constitutes at least 75% by value of all real property within said expansion area which will be subject to taxes, fees and assessments levied by the District Board, according to the most recent approved Gwinnett County ad valorem tax digest, have consented in writing to their inclusion into the CID; and

WHEREAS, the City of Peachtree Corners has determined that the expansion of the CID would promote the provision of governmental services and facilities within said District; and

WHEREAS, the City of Peachtree Corners has determined that the expansion of the CID would be in the best interest of the citizens of Peachtree Corners.

NOW, THEREFORE, BE IT RESOLVED, that the City of Peachtree Corners consents to the expansion of the boundaries of the Gateway85 Gwinnett Community Improvement District as attached hereto.

PASSED AND ADOPTED by the City of Peachtree Corners, Gwinnett County, Georgia this ____ day of _____, 2019.

**CITY OF PEACHTREE CORNERS
COUNTY OF GWINNETT, STATE OF GEORGIA**

RESOLUTION 2019-04-121

Mayor

ATTEST:

City Clerk

EXHIBIT B

Gateway85 CID CID EXPANSION PARCEL LIST

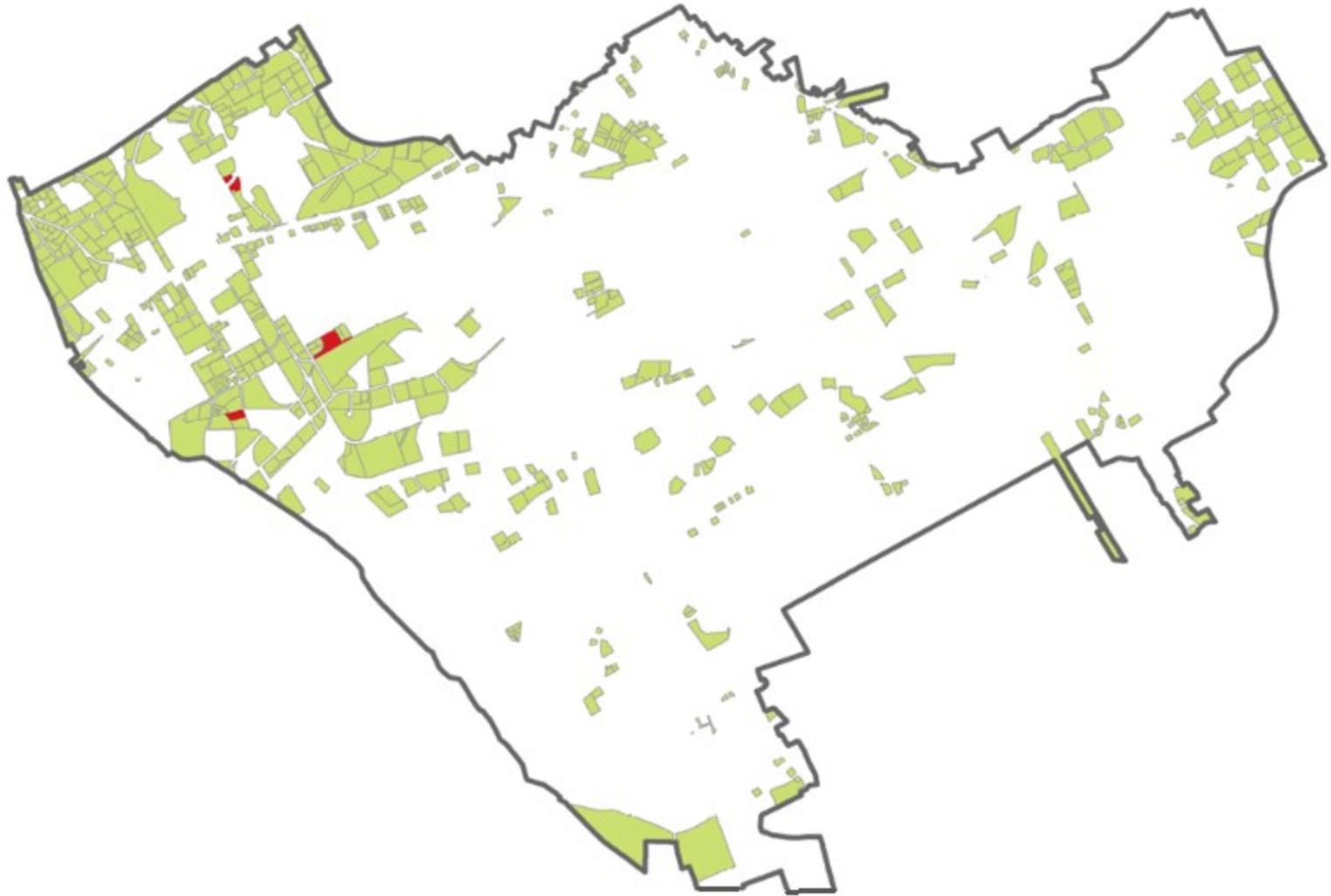
PIN	Owner of Record	Description
6220 007B	Charlotte M. Brown	Ross Rd.
6251 012	Mechanicsville Road Norcross LLC	Mechanicsville Rd
6251 001	Mechanicsville Road Norcross LLC	Mechanicsville Rd
6221 031	Argos Ready Mix LLC	Weaver Way

C#	N#	PIN	OWNER OF RECORD (OOR)	TOT VALUE	TYPE	"C" VALUE	"N" VALUE	Street Location
1		6251 001	MECHANICSVILLE ROAD NORCROSS LL	\$ 60,600.00	C	\$ 60,600.00		Mechanicsville Rd
		6251 012	MECHANICSVILLE ROAD NORCROSS LL	\$ 560,000.00	C	\$ 560,000.00		Mechanicsville Rd
2		6220 007B	Charlotte M. Brown	\$ 939,900.00	C	\$ 939,900.00		Ross Road
1		6221 031	Argos Ready Mix LLC	\$ 487,000.00	N		\$ 487,000.00	Beaver Ruin Rd
				\$ 2,047,500.00		\$ 1,560,500.00	\$ 487,000.00	

Consenting Total Owners	
Consenting Total Value	\$ 1,560,500.00
75% of Total Value	\$ 1,535,625.00
25% of Total Value	\$ 511,875.00
50% of Owners	
Total Property Owners	
New Taxable Income at 5 Mils	

Gateway 85 CID - Gwinnett

Parcels for Expansion



 Parcels for Expansion

