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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

August 27, 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 July 23, 2019 Council Meeting and August 13, 2019 Work Session.

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) PRESENTATIONS AND REPORTS

1. **Proclamation** Sanjay Parekh
2. **Proclamation** Bob Ballagh

I) CONSENT AGENDA

1. **APH 2019-02-84** Consideration of approval of Alcoholic Beverage License Application for Topsy Nail & Salon Bar, 5230 Town Center Blvd, Ste 120 Peachtree Corners, GA 30092. Applicant Loi Huu Nguyen is applying for a Retail Package – Wine License.

J) PUBLIC HEARING

1. **O2019-07-147** Second Read and Consideration of RZ2019-001 & V2019-003, The Revive Land Group, request to rezone 19.534 acres from M-1 and R-75 to R-TH with associated variances to allow for a new townhouse development in the Mechanicsville area of the city, generally bounded by Jones Mill Road, Third Street, Florida Avenue, and Mechanicsville Road, Dist. 6, Land Lot 251, Peachtree Corners, GA. **(WITHDRAWN BY APPLICANT)**

2. **O2019-07-148** Second Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia to amend the City of Peachtree Corners Code of Ordinances Chapter 42, Nuisances, by adding Article VI, Urban Camping, in order to prohibit certain activities within parks and greenspaces; repealing all conflicting ordinances; and setting an effective date.
3. **O2019-07-149** Second Read and Consideration of an Ordinance to amend chapter 50-82, Applicability, and 50-83, Landscape Strip Planting Requirements, of the City of Peachtree Corners Code of Ordinances in order to specify landscape requirements within Technology Park; repealing all conflicting ordinances; and setting an effective date.
4. **O2019-08-150** First Read and Consideration of an Ordinance to amend The City of Peachtree Corners Code of Ordinances Chapter 42, Nuisances, by revising specific sections of Articles I – IV; repealing all conflicting ordinances; and setting an effective date. (Second Read and Public Hearing September 24, 2019)
5. **PH2019-005** MRPA Certificate – 4723 River Court
6. **PH2018-017** Consideration of a request to change the previously-approved elevations for Town Center Building 900 located in the Peachtree Corners Town Center at 5222 Peachtree Pkwy., Dist. 6, Land Lot 301, Peachtree Corners, GA.

K) ITEMS FOR CONSIDERATION

1. **Action Item** Approval authorizing the funding match for the Olli challenge and authorizing the city manager to execute all contracts.

L) CITY MANAGER UPDATES

M) EXECUTIVE SESSION

N) ADJOURNMENT

Minutes



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
July 23, 2019 @ 7:03PM

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
Deputy City Clerk	Rocio Monterrosa
Asst. City Manager	Brandon Branham
City Attorney	Bill Riley
Community Dev. Dir.	Diana Wheeler
Planning & Dev. Mgr.	Seth Yurman

MAYOR’S OPENING REMARKS: Mayor Mason thanked everyone that attended the State of the City Address.

CONSIDERATION OF MINUTES:

MOTION TO APPROVE THE MINUTES AS AMENDED FROM THE JUNE 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 JULY 9, 2019 WORK SESSION MINUTES.

By: Council Member Sadd

Seconded by: Council Member Christopher

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

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

PUBLIC COMMENT: There was no public comment.

PUBLIC HEARING: There was a public comment from Cherlon Mathias-Day. Ms. Mathias-Day informed the Mayor and Council of a civic event that occurred back in June of 2019 “A walk in my neighbors’ shoes” to bring awareness about walkability in parts of Peachtree Corners where there is a concentration of apartment complexes with residents that walk to public transportation. Ms. Mathias-Day presented documentation regarding the event to the City Manager.

CONSENT AGENDA

APH2019-02-83

Consideration of approval of Alcoholic Beverage License Application for Lazy Dog Restaurant & Bar, 5224 Peachtree Parkway, Peachtree Corners, GA 30092

MOTION TO APPROVE APH2019-02-83.

By: Council Member Christ

Seconded by: Council Member Aulbach

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

PUBLIC HEARING

PH2019-003 MRPA Certificate - 4411 East Jones Bridge Road development.

Brian Johnson, City Manager, presented the application for the Metropolitan River Project Act Certificate for 4411 East Jones Bridge Road.

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

MOTION TO APPROVE PH2019-003.

By: Council Member Christopher

Second by: Council Member Sadd

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

O2019-07-147

First Read and Consideration of RZ2019-001 & V2019-003, The Revive Land Group, request to rezone 19.534 acres from M-1 and R-75 to R-TH with associated variances to allow for a new townhouse development in the Mechanicsville area of the city, generally bounded by Jones Mill Road, Third Street, Florida Avenue, and Mechanicsville Road, Dist. 6, Land Lot 251, Peachtree Corners, GA. (2nd Read and Public Hearing August 27, 2019)

O2019-07-148

First Read and Consideration of an Ordinance of the City of Peachtree Corners, Georgia to amend the City of Peachtree Corners Code of Ordinances Chapter 42, Nuisances, by adding Article VI, Urban Camping, in order to prohibit certain activities within parks and greenspaces; repealing all conflicting ordinances; and setting an effective date. (2nd Read and Public Hearing August 27, 2019)

O2019-07-149

First Read and Consideration of an Ordinance to amend chapter 50-82, applicability, and 50-83, landscape strip planting requirements, of the City of Peachtree Corners Code of Ordinances in order to specify landscape requirements within Technology Park; repealing all conflicting ordinances; and setting an effective date. (2nd Read and Public Hearing August 27, 2019)

ITEMS FOR CONSIDERATION:

R2019-07-126

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

MOTION TO APPROVE THE R2019-07-126

By: Council Member Sadd

Seconded by: Council Member Christopher

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

R2019-07-127

Consideration of a Resolution requesting sales tax information from the Georgia Department of Revenue pursuant to O.C.G.A. § 48-2-15(d.1) and naming a designated officer for all related purposes

MOTION TO APPROVE R2019-07-127

By: Council Member Gratwick

Seconded by: Council Member Sadd

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

ACTION ITEM

Consideration of a construction contract for FY2020 Street Resurfacing.

MOTION TO APPROVE CONSTRUCTION CONTRACT FOR FY2020 STREET RESURFACING.

By: Council Member Christ

Seconded: Council Member Wright

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

CITY MANAGER UPDATES: There were no updates.

EXECUTIVE SESSION: There was no Executive Session.

ADJOURNMENT:

MOTION TO ADJOURN AT 7:26 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

Rocio Monterrosa, Deputy City
Clerk
(Seal)

DRAFT



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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

August 13, 2019

WORK SESSION MINUTES

7:00 PM

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

1. Roll Call

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

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

City Manager
City Clerk
City Attorney
Attorney
Community Dev. Dir.
Public Works Dir.
Communications Dir.
Economic Dev. Spec.

Brian Johnson
Kym Chereck
Bill Riley
David Rhodes
Diana Wheeler
Greg Ramsey
Judy Putnam
Jennifer Howard

- 2. FY20 Resurfacing – lane reconfiguration discussion** – *Council member Eric Christ discussed adding Bike Lanes to the roadways within Technology Parkway that are to be resurfaced. After discussion it was determined that a Peachtree Corners Bike Lane Map would be produced. Discussion will recommence at a future Work Session when the Bike Lane Map is completed.*
- 3. LMIG application discussion** – *Greg Ramsey, Public Works Director, presented the Mayor and Council with three options for the 2020 LMIG application. This item will recommence at a later date.*
- 4. MRPA Certificate PH2019-005 – 4723 River Court** – *Greg Ramsey, Public Works Director informed the Mayor and Council that this item has received approval from the Atlanta Regional Commission and will be before them at the next Council Meeting.*

5. **Traffic Control Device Policy** – *Brian Johnson, City Manager, informed the Mayor and Council that a process for adjusting traffic control devices in Peachtree Corners needs to be created. A draft ordinance creating this process will be presented at a future work session.*
6. **Location identification of right of way cameras** - *Brian Johnson, City Manager, presented the Mayor and Council with a map depicting the placement of 15 right of way cameras throughout the city. After discussion it was determined that the City Manager investigate adding additional cameras to ensure that the city is adequately covered.*
7. **Nuisance Ordinance Amendment** – *Dave Rhodes, Attorney at Law, presented changes to the Nuisance Ordinance. This item will be before Council at the next Council meeting.*
8. **City Manager Updates** – *Brian Johnson, City Manager, gave a brief timeline for the Curiosity Lab Grand Opening on September 11, 2019. Mr. Johnson informed the Mayor and Council of a possible Grant Match approval for the temporary use of an Autonomous Vehicle. This item may come before Council at the next Council Meeting.*
9. **Executive Session** –

MOTION TO GO INTO EXECUTIVE SESSION FOR THE PURPOSE OF ONE PERSONNEL ITEM.

By: Council Member Christ

Seconded: Council Member Christopher

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

MOTION TO COME OUT OF EXECUTIVE SESSION FOR THE PURPOSE OF ONE PERSONNEL ITEM.

By: Council Member Sadd

Seconded: Council Member Christopher

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

10. **Adjournment** – *11:17 PM*

APH 2019-02-84



Mayor
Mike Mason

Phil Sadd | Post 1
Eric Christ | Post 2

Alex Wright | Post 3
Jeanne Aulbach | Post 4

Lorri Christopher | Post 5
Weare Gratwick | Post 6

To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Brandon Branham, Assistant City Manager

Date: August 27, 2019, City Council Meeting

Agenda Item: APH 2019-02-84 Approval of Alcoholic Beverage License Application for **Tipsy Nail & Salon Bar**, 5230 Town Center Blvd, Ste 120 Peachtree Corners, GA 30092

Applicant **Loi Huu Nguyen** is applying for a Retail Package – Wine License.

Staff Recommendation:

Approve the application for Retail Package – Wine. **Tipsy Nail & Salon Bar**, 5230 Town Center Blvd, Ste 120 Peachtree Corners, GA 30092

Background:

Applicant submitted a completed application on July 12th, 2019. Required advertising for the application was published in the Gwinnett Daily Post on August 21st, 2019. Applicant has passed the background investigation and meets all requirements.

Discussion:

New

Staff has reviewed this application and recommends approval.

Alternatives:

None

02019-07-148

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES CHAPTER 42, NUISANCES, BY ADDING ARTICLE VI, URBAN CAMPING, IN ORDER TO PROHIBIT CERTAIN ACTIVITIES WITHIN PARKS AND GREENSPACES; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

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

WHEREAS, the appropriate use of parks and greenspace is a matter of interest and benefit to the general public; and

WHEREAS, the Mayor and Council desire to amend the current Code of Ordinances in order to prohibit certain activities within parks and greenspace areas; and

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;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that the City of Peachtree Corners Code of Ordinances is amended by adding the following underlined section:

Chapter 42- Nuisances

ARTICLE VI – Urban Camping

(a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

1. *Camp* means residing in or using a location for private living accommodations, such as erecting tents or other temporary structures or objects providing shelter; sleeping in a single place for more than one hour at a time; cooking or preparing meals; or other similar activities.

2. *Storing personal property* means leaving one's personal effects, such as, but not limited to, clothing, bedrolls, cookware, sleeping bags, luggage, knapsacks, or backpacks, unattended for more than one hour.

- (b) Public parks and greenspaces. It shall be unlawful to camp or to store personal property in any public park or greenspace.
- (c) Streets and sidewalks. It shall be unlawful to camp, sleep, store personal property, or to sit or lie down on any street or sidewalk or any public or railroad right-of-way.
- (d) Other property; blocking ingress and egress. It shall be unlawful to camp, sleep, store personal property, or to sit or lie down on any public property or private property so as to interfere with the ingress or egress from buildings.
- (e) Warning. No person may be arrested for violating this section by simply sleeping, sitting or lying down in a prohibited location or for a prohibited period of time without having first received an oral or written warning to cease such unlawful conduct.
- (f) Exceptions. Notwithstanding anything in this section to the contrary, this section shall not apply to nor be construed to prohibit the following behavior:
- (1) Persons sitting or lying down as a result of a medical emergency;
 - (2) Persons sitting in wheelchairs while using sidewalks;
 - (3) Persons sitting down while attending parades;
 - (4) Persons sitting down while patronizing outdoor cafes;
 - (5) Persons sitting down while attending performances, festivals, concerts, fireworks or other special events taking place in any park or on any street or sidewalk closed by permit for such purpose;
 - (6) Persons sitting on chairs or benches supplied by a public agency or abutting private property owner;
 - (7) Persons sitting on seats in bus zones occupied by people waiting for the bus;
 - (8) Persons sitting or lying down while waiting in an orderly line outside a box office to purchase tickets to any sporting event, concert, performance, or other special event;
 - (9) Persons sitting or lying down in an orderly line awaiting entry to any building, including shelters, or awaiting social services, such as provisions of meals; or
 - (10) Children under the age of six years sleeping anywhere while being accompanied by a supervising adult or while sitting or lying in a stroller or baby carriage.

Section 2.

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

STATE OF GEORGIA
COUNTY OF GWINNETT
CITY OF PEACHTREE CORNERS

ORDINANCE 2019-07-148

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 20__.

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

VOTE: YNA Sadd / YNA Christ / YNA Wright / YNA Mason / YNA Aulbach / YNA Christopher / YNA Gratwick

02019-07-149

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND CHAPTER 50-82, APPLICABILITY, AND 50-83, LANDSCAPE STRIP PLANTING REQUIREMENTS, OF THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES IN ORDER TO SPECIFY LANDSCAPE REQUIREMENTS WITHIN TECHNOLOGY PARK; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning and land development; and

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, the Mayor and Council desire to amend the current Code of Ordinances;

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

Section 1. (words ~~struck through~~ are deleted and words underlined are added)

Sec. 50-82 – Applicability.

(a) Nonresidential and multifamily uses. Nonresidential and multifamily uses shall provide for and maintain landscape plantings on-site as follows:

(1) In a landscape strip at least ten feet in width adjacent to any street right-of-way abutting the property and running the length of the entire property frontage, except in Technology Park;

Sec. 50-83 – Landscape strip planting requirements.

(a) Ten-foot wide landscape strips....

(b) Five-foot wide landscape strips....

(c) Landscape strips wider than ten feet...

(d) Technology Park. In lieu of planting new vegetation adjacent to streets, properties located within Technology Park (along Engineering Drive, Technology Parkway, Technology Parkway South, Research Court, Research Drive, Scientific Dr., Westech

Drive, Sun Court) shall maintain their existing roadway landscaping and shall preserve the existing mature tree canopy visible from the street.

In addition:

1. supplemental landscaping may be added where existing landscaping is sparse.
2. Unhealthy or dead trees may be removed and replaced, with city approval.
3. Exceptions may be made by the Community Development Director for utility encroachments, driveway crossings, roadway improvements, or hardship situations specific to property access.

Section 2.

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 20__.

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

02019-08-150

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES CHAPTER 42, NUISANCES, BY REVISING SPECIFIC SECTIONS OF ARTICLES I – IV; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

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

WHEREAS, revising and updating regulations are necessary from time to time in order to ensure consistency with state laws and appropriateness for the community ; and

WHEREAS, the Mayor and Council desire to amend the current Code of Ordinances in order to update specific sections of the City’s Nuisance regulations; and

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;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that the City of Peachtree Corners Code of Ordinances is amended by adding and/ or replacing certain sections, as follows:

Chapter 42 - NUISANCES^[1]

ARTICLE I. - IN GENERAL

Sec. 42-1. – Offenses and penalties.

(a) It is declared to be an offense for any owner, agent, or tenant to maintain a nuisance. Each day a nuisance is continued shall constitute a separate offense. Following five days after receipt of certified written notice to the property owner, agent, or tenant, a citation may be issued by the city.

(b) Penalties for the first violation of this section shall be a minimum fine of \$100.00. The penalty for second violations of the same provisions of this section by the same owner or tenant shall be a minimum fine of \$500.00. Third or repeat violations of the same provisions of this section by the same owner or tenant shall be a fine of \$1,000.00.

(c) Unless otherwise specified, no penalty issued for a violation of this article shall be inconsistent with the provisions set forth in section 4-13 (c).

Sec. 42-2. - Conditions harmful to health.

- (a) The following conditions being maintained or located on an owner's property may be declared to be nuisances when any one of them endangers the health, welfare, or good of other persons or the good order of the community:
- (1) Stagnant water on the premises: conditions conducive to the breeding or attraction of rodents, flies, ticks, mosquitoes or any other disease-carrying insects;
 - (2) Any dead or decaying matter, weeds, vegetation, or any fruit, vegetable, animal, or rodent, upon the premises which is odorous or capable of causing disease or annoyance to the inhabitants of the city;
 - (3) The generation of smoke or fumes in sufficient amounts to cause odor or annoyance to the inhabitants of the city;
 - (4) The pollution of public water or the injection of matter into the sewerage system that would be damaging thereto;
 - (5) Maintaining a dangerous or diseased animal or fowl;
 - (6) Obstruction of a public street, highway, or sidewalk without a permit;
 - (7) Any trees, shrubbery, or other plants or parts thereof which obstruct clear, safe vision on roadways and sidewalks;
 - (8) Any other condition constituting a nuisance under state law or this Code; and
 - (9) Any condition found by the judge of the municipal court, after an evidentiary hearing, to be detrimental to or endanger the health, welfare or good order of the city and declared by the judge therefore to be a nuisance.
- (b) This section shall not be construed to be the exclusive definition of nuisance within this Code or state law.

Sec. 42-3. -. Complaints.

- (a) Any official of the city or private citizen specially injured may direct a complaint of nuisance to the city manager or authorized designee.
- (b) The municipal court, after five days' notice to the party involved, shall hold a hearing thereon and upon finding that a nuisance does exist shall issue an order to the owner, agent in control or tenant in possession, stating that a nuisance has been found to exist and that the nuisance must be abated as the judge shall deem reasonable, having consideration for the nature of the nuisance and its effect on the public.
- (c) City building, code enforcement and license inspectors may also receive complaints, investigate the same and issue citations.

State Law reference— Filing of complaint to abate public nuisance, O.C.G.A. § 41-2-2; authority of municipal court to order abatement of nuisance, O.C.G.A. § 41-2-5.
Sec. 42-4. - Abatement by city.

- (a) In any case where the owner, agent, or tenant fails to abate the nuisance in the time specified, or where the owner, agent, or tenant cannot be served with notice, or where the nature of the nuisance is such, in the opinion of the municipal court judge, that it must be immediately abated, the judge may issue an order to the city manager directing the nuisance to be abated.
- (b) The city manager or designee, in such cases, shall keep a record of the expenses and cost of abating same and the costs shall be billed against the owner, agent, or tenant for collection as for city revenues generally and shall become a lien on the property of such persons.

(c) Other city departments shall assist the city manager as is necessary in abating nuisances hereunder.

Sec. 42-5. - Summary abatement; nuisance per se and emergency conditions.

Nothing contained in this chapter shall prevent the municipal court judge from summarily and without notice ordering the abatement of or abating any nuisance that is a nuisance per se in the law or where the case is an urgent one and the health and safety of the public or a portion thereof is in imminent danger.

State Law reference— Similar provisions, O.C.G.A. § 41-2-5.

Sec. 42-6. -. Graffiti.

(a) *Property owner responsibility.* It shall be unlawful for any person who is the owner or who has primary responsibility for control of property or for repair or maintenance of in the city to permit property that is defaced with graffiti to remain defaced for a period in excess of ten days. The city may provide notice of defacement to such owner or responsible person by first class mail or personal service; provided that failure to receive notice shall not alleviate the person's responsibility for removal of the graffiti. Notice shall contain the following information:

(1) The street address and/or description of the property sufficient for identification of the property;

(2) A description of the graffiti with notice to remove same, and notice that the property owner shall, if the graffiti is not removed within ten days after receipt of the notice, be cited for violation of this section.

(b) *Exceptions to property owner responsibility.* The removal requirements of subsection (a) of this section shall not apply if the property owner or responsible party can demonstrate that:

(1) The property owner or responsible party lacks the financial ability to remove the defacing graffiti; or

(2) The property owner or responsible party has an active program for the removal of graffiti and has scheduled the removal of the graffiti as part of that program, in which case it shall be unlawful to permit such property to remain defaced with graffiti for a period of 30 days after defacement.

(c) *Citation of owner, right of city to remove graffiti.* Whenever the owner or person responsible for control or maintenance of private property fails or refuses to remove the graffiti after notice by the city to do so, such owner or responsible person shall be cited for violation of this section. The city may, upon the owner's or responsible person's failure to act, take any necessary action to remove, repaint, or repair the graffiti-damaged property and may use public funds for such action, the cost of which shall be a lien on the property served. Nothing in this section shall be construed to require the city to undertake such repair, repainting or removal.

(d) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Graffiti shall have that meaning ascribed to it in O.C.G.A. § 17-15A-2.

Graffiti implement or *paraphernalia* means any substance or material such as, but not limited to, aerosol paint containers, permanent ink markers, paint sticks, and etchers;

also including, but not limited to, tips or nozzles which can be applied to aerosol paint containers.

(e) *Unlawful possession on public or private property.* It shall be unlawful for any person to possess any graffiti implement or paraphernalia while in, on, at or about any private property without the owner or occupant's permission or any public property including, but not limited to, public parks, playgrounds, swimming pools, recreation facilities, schools, school district facilities, libraries, courthouses, utility stations, storm drains or any other publicly owned, operated and/or maintained facility. This subsection shall not apply to persons located on public sidewalks or streets during each daily period from sunrise to sunset. This subsection shall not apply to any officer, employee or agent of the public entity that owns the public property acting within the scope of their employment.

Sec. 42-7. - Discharge of weapons.

Sec. 42-8. - Duty of owner to clean and maintain property.

It is the duty of every property owner to comply with the City of Peachtree Corners Code of Ordinances Article VIII, Property Maintenance and, in addition, the following:

(a) Whenever trash and/or rubbish shall accumulate on any tract of land within the city, or such lot or tract of land shall be covered with an excessive growth of noxious weeds, grass and/or vegetation in excess of twelve inches in height a warning notice will be issued.

(b) The unpaved areas of front yards shall be maintained with grass, ground cover or other type of landscaping to such an extent that the soil is not subject to erosion.

(c) (1) No clotheslines, drying racks, poles, or other similar devices for hanging clothes, towels, rugs, other fabrics or similar items shall be erected or maintained outdoors in a front or side yard in any residential area of the city. This is to include the hanging of said items on any natural objects such as shrubs, trees and similar objects.

(2) All clotheslines, drying racks, poles and similar devices for hanging clothes, towels, rugs, other fabrics or similar items shall be erected in the rear yard only and shall be no closer than five feet from any abutting property line.

(3) If any resident claims they will suffer unnecessary hardship or is otherwise unable to hang or dry clothes, towels, rugs, other fabrics or similar items elsewhere on the premises they occupy, then said resident may apply for a waiver to do so in the front or side yard of premises. Waivers will be reviewed and approved or denied by the community development director.

(d) If the owner of such premises shall fail to clean the premises within the time frame given with the warning notice, such owner shall be subject to punishment as provided by this Code.

Sec. 42-9. - Inoperable equipment—Accumulation of junk prohibited.

(a) It shall be unlawful in any residential or business area for the owner or resident of any property in the city to permit to accumulate on the property any junk, which is defined by this section as any inoperable, discarded, dismantled, wrecked, scrapped, ruined or abandoned equipment or parts thereof.

Exemption:

(1) Property where accumulation of such equipment or parts is authorized by zoning ordinance.

(b) Enforcement of this section shall be by the city manager or designee.

Sec. 42-10. – Temporary exterior lighting; exceptions.

For the purposes of this section, temporary exterior lighting is defined as exterior lighting intended for uses which by their nature are of limited duration. Examples include, but are not limited to, exterior lighting used for seasonal holiday decorations, at civic events, and construction projects. It shall be unlawful in any residential or business area for the owner or resident of any property in the city to maintain temporary exterior lighting for more than 60 consecutive days or more than 90 days during any one-year period. The exception to this rule would apply to the lighting in a city designated area or by special permit. Enforcement of this section shall be by the city manager or designee.

Secs. 42-11-42-22. - Reserved.

ARTICLE II. UNSAFE BUILDINGS

Footnotes:

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State Law reference— Unsafe building ordinances, O.C.G.A. § 41-2-7 et seq.

Sec. -42-23. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicable codes means:

(1) Any optional housing or abatement standard provided in O.C.G.A. title 8, ch. 2 (O.C.G.A. § 8-2-1 et seq.), as adopted by ordinance or operation of law, or general nuisance law, relative to the safe use of real property;

(2) Any fire or life safety code as provided for in O.C.G.A. title 25, ch. 2 (O.C.G.A. § 25-2-1 et seq.); and

(3) Any building codes adopted by local ordinance prior to October 1, 1991, or the minimum standard codes provided in O.C.G.A. title 8, ch. 2 (O.C.G.A. § 8-2-1 et seq.), after October 1 provided that such building or minimum standard codes for real property improvements shall be deemed to mean those building or minimum standard codes in existence at the time such real property improvements were constructed unless otherwise provided by law.

Closing means causing a dwelling, building, or structure to be vacated and secured against unauthorized entry.

Drug crime means an act which is a violation of the Controlled Substances Act (O.C.G.A. § 16-13-20 et seq.).

Dwellings, buildings, or structures means any building or structure or part thereof used and occupied for human habitation or commercial, industrial, or business uses, or intended to be so used, and includes any outhouses, improvements, and appurtenances belonging thereto or usually enjoyed therewith and also includes any building or structure of any design. The term "dwellings, buildings, or structures" shall not mean

or include any farm, any building or structure located on a farm, or any agricultural facility or other building or structure used for the production, growing, raising, harvesting, storage, or processing of crops, livestock, poultry, or other farm products.

Interested parties means:

- (1) Owner;
- (2) Those parties having an interest in the property as revealed by a certification of title to the property conducted in accordance with the title standards of the State Bar of Georgia;
- (3) Those parties having filed a notice in accordance with O.C.G.A. § 48-3-9;
- (4) Any other party having an interest in the property whose identity and address are reasonably ascertainable from the records of the petitioner or records maintained in the county courthouse or by the clerk of the court. The term "interested parties" shall not include the holder of the benefit or burden of any easement or right-of-way whose interest is properly recorded which interest shall remain unaffected; and
- (5) Persons in possession of said property and premises.

Owner means the holder of the title in fee simple and every mortgagee of record.

Public authority means any member of the council, or any officer who is in charge of any department or branch of the government of the city relating to health, fire, or building regulations or to other activities concerning dwellings, buildings, or structures in the city.

Public officer means the officer or officers who are authorized by O.C.G.A. §§ 41-2-7, 41-2-8, and 41-2-9 through 41-2-17 and by this article to exercise the powers prescribed by this article or any agent of such officer or officers.

Repair means altering or improving a dwelling, building, or structure so as to bring the structure into compliance with the applicable codes in the jurisdiction where the property is located and the cleaning or removal of debris, trash, and other materials present and accumulated which create a health or safety hazard in or about any dwelling, building, or structure.

Resident means any person residing in the jurisdiction where the property is located on or after the date on which the alleged nuisance arose.

State Law reference— Similar provisions, O.C.G.A. § 41-2-8.

Sec. 42-24. - Findings.

(a) The governing authority of the city finds and declares that, within the city limits, there is the existence or occupancy of dwellings or other buildings or structures which are unfit for human habitation or for commercial, industrial, or business occupancy or use and not in compliance with applicable state minimum standard codes as adopted by ordinance or operation of law or any optional building, fire, life safety, or other codes relative to the safe use of real property and real property improvements adopted by ordinance in the city; or general nuisance law in which constitutes a hazard to the health, safety, and welfare of the people of the city and the state; and that public necessity exists for the repair, closing, or demolition of such dwellings, buildings, or structures.

(b) It is further found and declared that in the city, where there is in existence a condition or use of real estate which renders adjacent real estate unsafe or inimical to safe human habitation, such use is dangerous and injurious to the health, safety, and

welfare of the people of the city and a public necessity exists for the repair of such condition or the cessation of such use which renders the adjacent real estate unsafe or inimical to safe human habitation. The governing authority of the city finds that there exist in the city dwellings, buildings, or structures which are unfit for human habitation or for commercial, industrial, or business uses due to dilapidation and which are not in compliance with applicable codes; which have defects increasing the hazards of fire, accidents, or other calamities; which lack adequate ventilation, light, or sanitary facilities; or other conditions exist rendering such dwellings, buildings or structure unsafe or unsanitary, or dangerous or detrimental to the health, safety, or welfare, or otherwise inimical to the welfare of the residents of the city, or vacant, dilapidated dwellings, buildings, or structures in which drug crimes are being committed, and private property exists constituting and endangerment to the public health or safety as a result of unsanitary or unsafe conditions to those persons residing or working in the vicinity of the property.

(c) It is the intention of the governing authority that this article shall comply with and does comply with O.C.G.A § 41-2-9(b) as a finding that conditions as set out in O.C.G.A. § 41-2-7 exist within the city.

Sec. 42-25. - Continued use of other laws and ordinances.

It is the intent of the council that nothing in this article shall be construed to abrogate or impair the powers of the courts or of any department of the city to enforce any provisions of any local enabling act, charter, or ordinance or regulation, nor to prevent or punish violations thereof, and the powers conferred by this article shall be in addition to and supplemental to the powers conferred by any other law or ordinance, legislation, or regulation.

Sec. 42-26. - Duties of owners; appointment of public officer; procedures for determining premises to be unsafe or unhealthy.

(a) The owner of every dwelling, building, structure, or property within the jurisdiction has the duty to construct and maintain such dwelling, building, structure, or property in conformance with applicable codes in force within the city, or such ordinances which regulate and prohibit activities on property and which declare it to be a public nuisance to construct or maintain any dwelling, building, structure or property in violation of such codes or ordinances.

(b) The city manager shall appoint or designate the city code enforcement officer, building inspector, and their designees as public officers to exercise the powers prescribed by this article.

(c) Whenever a request is filed with the public officer by a public authority or by at least five residents of the city charging that any dwelling, building, or structure is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the public officer shall make an investigation or inspection of the specific dwelling, building, structure, or property. If the officer's investigation or inspection identifies that any dwelling, building, structure, or property is unfit for human habitation or for commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection

with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the public officer may issue a complaint in rem against the lot, tract, or parcel of real property on which such dwelling, building, or structure is situated or where such public health hazard or general nuisance exists and shall cause summons and a copy of the complaint to be served on the owner and interested parties in such dwelling, building, or structure. The complaint shall identify the subject real property by appropriate street address and official tax map reference; identify the owner and the interested parties; state with particularity the factual basis for the action; and contain a statement of the action sought by the public officer to abate the alleged nuisance. The summons shall notify the owner and interested parties that a hearing will be held before the municipal court at a date and time certain and at a place within the city where the property is located. Such hearing shall be held not less than 15 days or more than 45 days after the filing of said complaint in court. The owner and interested parties shall have the right to file an answer to the complaint and to appear in person or by attorney and offer testimony at the time and place fixed for hearing.

(d) If, after such notice and hearing, the court determines that the dwelling, building, or structure in question is unfit for human habitation or is unfit for its current commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the court shall state in writing findings of fact in support of such determination and shall issue and cause to be served upon the owner and any interested parties that have answered the complaint or appeared at the hearing, an order:

(1) If the repair, alteration, or improvement of said dwelling, building, or structure can be made at a reasonable cost in relation to the present value of the dwelling, building, or structure, requiring the owner, within the time specified in the order, to repair, alter, or improve such dwelling, building, or structure so as to bring it into full compliance with the applicable codes relevant to the cited violation and, if applicable, to secure the structure so that it cannot be used in connection with the commission of drug crimes;

(2) If the repair, alteration, or improvement of said dwelling, building, or structure in order to bring it into full compliance with applicable codes relevant to the cited violations cannot be made at a reasonable cost in relation to the present value of the dwelling, building, or structure, requiring the owner, within the time specified in the order, to demolish and remove such dwelling, building, or structure and all debris from the property;

(3) For purposes of this article, the court shall make its determination of reasonable cost in relation to the present value of the dwelling, building or structure without consideration of the value of the land on which the structure is situated; provided, however, that costs of the preparation necessary to repair, alter, or improve a structure may be considered. Income and financial status of the owner shall not be a factor in the court's determination. The present value of the structure and the costs of repair, alteration, or improvement may be established by affidavits of real estate appraisers with a state appraiser classification as provided in O.C.G.A. title 43, ch. 39A (O.C.G.A.

§ 43-39A-1 et seq.), qualified building contractors, or qualified building inspectors without actual testimony presented; or

(4) Costs of repair, alteration, or improvement of the structure shall be the cost necessary to bring the structure into compliance with the applicable codes relevant to the cited violations in force in the jurisdiction.

(e) If the owner fails to comply with an order to repair or demolish the dwelling, building, or structure, the public officer may cause such dwelling, building, or structure to be repaired, altered, improved, to be vacated and closed, or demolished. Such abatement action shall commence within 270 days after the expiration of time specified in the order for abatement by the owner. Any time during which such action is prohibited by a court order issued pursuant to O.C.G.A. § 41-2-13 or any other equitable relief granted by a court of competent jurisdiction shall not be counted towards the 270 days in which such abatement action shall commence. The public officer shall cause to be posted on the main entrance of the building, dwelling, or structure a placard with the following words:

"This building is unfit for human habitation or commercial, industrial, or business use and does not comply with the applicable codes or has been ordered secured to prevent its use in connection with drug crimes or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions. The use or occupation of this building is prohibited and unlawful."

(f) If the public officer has the structure demolished, reasonable effort shall be made to salvage reusable materials for credit against the cost of demolition. The proceeds of any moneys received from the sale of salvaged materials shall be used or applied against the cost of the demolition and removal of the structure, and proper records shall be kept showing application of sales proceeds. Any such sale of salvaged materials may be made without the necessity of public advertisement and bid. The public officer and the city are relieved of any and all liability resulting from or occasioned by the sale of any such salvaged materials, including, without limitation, defects in such salvaged materials.

(g) The amount of the cost of demolition, including all court costs, appraisal fees, administrative costs incurred by the tax commissioner, and all other costs necessarily associated with the abatement action, including restoration to grade of the real property after demolition, shall be a lien against the real property upon which such cost was incurred.

(h) The lien provided for in subsection (g) of this section shall attach to the real property upon the filing of a certified copy of the order requiring repair, closure or demolition in the office of the clerk of superior court in the county and shall relate back to the date of this filing of the lis pendens notice required under O.C.G.A. § 41-2-12(c). The clerk of superior court shall record and index such certified copy of the order in the deed records of the county and enter the lien on the general execution docket. The lien shall be superior to all other liens on the property, except liens for taxes to which the lien shall be inferior, and shall continue in force until paid. After filing a certified copy of the order with the clerk of superior court, the public officer shall forward a copy of the order and a final statement of costs to the county tax commissioner. It shall be the duty of the county tax commissioner to collect the

amount of the lien in conjunction with the collection of ad valorem taxes on the property and to collect the amount of the lien as if it were a real property ad valorem tax, using all methods available for collecting real property ad valorem taxes, including specifically O.C.G.A. title 48, ch. 4 (O.C.G.A. § 48-4-1 et seq.); provided, however, that the limitation of O.C.G.A. § 48-4-78 which requires 12 months of delinquency before commencing a tax foreclosure shall not apply. The county tax commissioner shall collect and enforce municipal liens imposed pursuant to this chapter in accordance with O.C.G.A. § 48-5-359.1. The tax commissioner shall remit the amount collected to the governing authority of the city.

(i) The tax commissioner shall collect and retain an amount equal to the cost of administering a lien authorized by O.C.G.A. § 41-2-7 et seq. unless such costs are waived by resolution of the county. Any such amount collected and retained for administration shall be deposited in the general fund of the county to pay the cost of administering the lien.

(j) The city may waive and release any such lien imposed on property upon the owner of such property entering into a contract with the city agreeing to a timetable for rehabilitation of the real property of the dwelling, building, or structure on the property and demonstrating the financial means to accomplish such rehabilitation.

(k) Where the abatement action does not commence in the superior court, review of a court order requiring the repair, alteration, improvement, or demolition of a dwelling, building, or structure shall be by direct appeal to the superior court under O.C.G.A. § 5-3-29.

(l) The public officers designated herein may issue citations for violations of state minimum standard codes, optional building, fire, life safety, and other codes adopted by ordinance and conditions creating a public health hazard or general nuisance, and may seek to enforce such citation in a court of competent jurisdiction prior to issuing a complaint in rem as provided in this article.

(m) Nothing in this article shall be construed to impair or limit in any way the power of the city to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.

State Law reference— Similar provisions, O.C.G.A. § 41-2-9.

Sec. 42-27. - Determination under existing ordinances.

(a) The public officer may determine, under existing ordinances, that a dwelling, building, or structure is unfit for human habitation or is unfit for its current commercial, industrial, or business use if he or she finds that conditions exist in such building, dwelling, or structure which are dangerous or injurious to the health, safety, or morals of the occupants of such dwelling, building, or structure, or the occupants of a neighborhood dwelling, building, or structure, or of other residents of the city. Such conditions include, without limiting the generality of the foregoing, the following:

- (1) Defects therein increasing the hazards of fire, accidents or other calamities;
- (2) Lack of adequate ventilation, light, or sanitary facilities;
- (3) Dilapidation;
- (4) Disrepair;
- (5) Structural defects;
- (6) Uncleanliness; and

(7) Other additional standards, which may from time to time be adopted and referenced herein by ordinance amendment.

(b) The public officer may determine, under existing ordinances, that a dwelling, building or structure is vacant, dilapidated, and being used in connection with the commission of drug crimes based upon personal observation or report of a law enforcement agency and evidence of drug crimes being committed.

State Law reference— Similar provisions, O.C.G.A. § 41-2-10.

Sec. 42-28. - Powers of public officers.

The public officers designated in this article shall have the following powers:

(1) To investigate the dwelling conditions in the city in order to determine which dwellings, buildings, or structures therein are unfit for human habitation or are unfit for current commercial, industrial, or business use or are vacant, dilapidated, and being used in connection with the commission of drug crimes;

(2) To administer oaths and affirmations, to examine witnesses, and to receive evidence;

(3) To enter upon premises for the purpose of making examinations; provided, however, that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession;

(4) To appoint and fix the duties of such officer, agents, and employees as he or she deems necessary to carry out the purposes of this article; and

(5) To delegate any of his functions and powers under this article to such officers and agents as he or she may designate.

State Law reference— Similar provisions, O.C.G.A. § 41-2-9.

Sec. 42-29. - Service of complaints and other filings.

(a) Complaints issued by a public officer pursuant to this article shall be served in the following manner:

(1) At least 14 days prior to the date of the hearing, the public officer shall mail copies of the complaint by certified mail or statutory overnight delivery, return receipt requested, to all interested parties whose identities and addresses are reasonably ascertainable.

(2) Copies of the complaint shall also be mailed by first-class mail to the property address to the attention of the occupants of the property, if any, and shall be posted on the property within three business days of filing the complaint and at least 14 days prior to the date of the hearing.

(3) For interested parties whose mailing address is unknown, a notice stating the date, time, and place of the hearing shall be published in the newspaper in which the sheriff's advertisements appear in the county once a week for two consecutive weeks prior to the hearing.

(b) Notice of lis pendens shall be filed in the office of the clerk of superior court of the county at the time of filing the complaint in the appropriate court. Such notice shall have the same force and effect as other lis pendens notices provided by law.

(c) Orders and other filings made subsequent to service of the initial complaint shall be served in the manner provided in this section on any interested party who answers the complaint or appears at the hearing. Any interested party who fails to answer or

appear at the hearing shall be deemed to have waived all further notice in the proceedings.

State Law reference— Similar provisions, O.C.G.A. § 41-2-12.

ARTICLE III. PLACES USED FOR UNLAWFUL SEXUAL AND DRUG ACTIVITIES

Footnotes:

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State Law reference— Places used for unlawful sexual and drug activities declared a nuisance, O.C.G.A. § 41-3-1, et seq.

Sec. 42-30. - Establishment, maintenance, or use of building, structure, or place for unlawful sexual purposes.

(a) As used in this section, the term “sexually related charges” means a violation of O.C.G.A. § 16-5-46, 16-6-2, 16-6-8, 16-6-9, 16-6-10, 16-6-11, 16-6-12, 16-6-15, 16-6-16 when (1) returned in an indictment by a grand jury, or (2) filed as an accusation by a prosecuting attorney that results in a conviction, a plea of guilty under any first offender statute, a plea of nolo contendere, adjudication in an accountability court, or a dismissal as a result of successful completion of a pretrial diversion program.

(b) Whosoever shall knowingly erect, establish, continue, maintain, use, own, or lease any building, structure, or place used for the purpose of lewdness, prostitution, sodomy, the solicitation of sodomy, or masturbation for hire shall be guilty of maintaining a nuisance; and the building, structure, or place, and the ground itself in or upon which such sexually related charges occurred or were conducted, permitted, carried on, continued, or shall exist, and the furniture, fixtures, and other contents of such building or structure are also declared to be a nuisance and may be enjoined or otherwise abated as provided in this article.

(c) Prima-facie evidence of the nuisance shall be (1) the conviction, a plea of guilty under any first offender statute of the owner or operator of any building, structure, or place for any of the offenses stated in subsection (a) of this section, based on conduct or an act or occurrence in or on the premises of such building, structure, or place, or (2) when the prosecuting attorney in which the property is located notifies the owner in writing of two or more unrelated incidents of sexually related charges occurring within a 24 month preceding such notice and, after receipt of such notice and within 24 months of the first of the incidents resulting in a sexually related charge which is the subject of such notice, an additional unrelated incident occurs which results in a sexually related charge. However, sexually related charges that result directly from cooperation between the property owner or his or her agent shall not be considered as evidence of a nuisance under this section.

(d) When the nuisance exists within the corporate limits, the municipal court of the city shall have jurisdiction to hear and determine the question of the existence of the nuisance defined by O.C.G.A. § 41-3-1 and, if found to exist, to order its abatement pursuant to O.C.G.A. § 41-3-13.

State Law reference— Similar provisions, O.C.G.A. § 41-3.1.

Sec. 42-31. - Substantial drug related activity upon real property.

(a) As used in this section, the term:

Drug related charges means a violation of O.C.G.A. § 16-13-30 when (1) returned by a grand jury, or (2) filed as an accusation by a prosecuting attorney that results in a conviction, a plea of guilty under any first offender statute or conditional discharge pursuant to O.C.G.A. § 16-13-2, a plea of nolo contendere, adjudication in an accountability court, or a dismissal as a result of successful completion of a pretrial diversion program.

Substantial drug related activity means activity resulting in six or more unrelated incidents resulting in drug related charges occurring within a 24-month period on the same parcel of real property.

(b) Any owner of real property who has actual knowledge that substantial drug related activity is being conducted on such property shall be guilty of maintaining a nuisance, and such real property shall be deemed a nuisance and may be enjoined or otherwise abated as provided in this article.

(c) Prima-facie evidence of the nuisance is established when the district attorney of the county in which the property is located notifies the owner in writing of three or more unrelated incidents occurring within a 24-month period which result in drug related charges and, after the receipt of such notice and within 24 months of the first of the incidents resulting in a drug related indictment which are the subject of such notice, three or more additional unrelated incidents occur which result in drug related charges. However, drug related charges that result directly from cooperation between the property owner or his or her agent shall not be considered as evidence of a nuisance under this section

(d) The provisions of this section are cumulative of any other remedies and shall not be construed to repeal any other existing remedies for drug related nuisances.

State Law reference— Similar provisions, O.C.G.A. § 41-3-1.1.

Sec. 42-32. – Action to enjoin nuisance; how and by whom brought; temporary injunction, and notice.

Whenever a nuisance is kept, maintained, or exists, as defined in this article, the city attorney may maintain an action in the name of the state to enjoin said nuisance perpetually, the person or persons conducting or maintaining the same, and the owner or agent of the building, structure, or place, and the ground itself in or upon which such nuisance exists. In an action to enjoin a nuisance, the court upon application therefor alleging the nuisance complained of exists, shall order a temporary restraining order or an interlocutory injunction as provided in O.C.G.A. § 9-11-65. Notice shall be given to the defendant of the hearing for the application of a temporary restraining order or an interlocutory injunction as provided in O.C.G.A. § 9-11-65.

State Law reference— Similar provisions, O.C.G.A. §§ 41-3-2, 41-3-2.

Sec. 42-33. – Trial, admissibility of evidence of general reputation.

An action to enjoin a nuisance shall be triable as all other civil cases. In such action, evidence of the general reputation of the building, structure, or place shall be admissible for the purpose of proving the existence of such nuisance.

State Law reference— Similar provisions, O.C.G.A. § 41-3-5.

Sec. 42-34. - Order of abatement generally.

(a) If the existence of a nuisance shall be established in an action as provided in this article, an order of abatement shall be entered as a part of the judgment in the case, which order shall direct the removal from the building, structure, or place of all fixtures, furniture, and chattels used in conducting the nuisance and shall direct the sale thereof in the manner provided for the sale of chattels under execution; provided, however, that if it shall appear to the judge that the furniture and chattels are owned by others than the occupants of the building, structure, or place, he may order the effectual closing of the building, structure, or place against its use for any purpose for a period of one year, unless sooner released.

(b) If any person shall break and enter or use a building, structure, or place directed to be closed, as provided in subsection (a) of this section, he shall be punished as for contempt.

(c) For removing and selling the movable property, the sheriff or other duly qualified levying officer of the court shall be entitled to charge and receive the same fees as he would for levying upon and selling like property on execution; and, for closing the premises and keeping them closed, a reasonable sum shall be allowed by the court.

State Law reference— Similar provisions, O.C.G.A. § 41-3-7.

Sec. 42-35. - Disposition of proceeds of personal property.

The proceeds of the sale of the personal property, as provided in section 42-33 shall be applied in payment of the cost of the action and abatement, and the balance, if any, shall be paid to the defendant.

State Law reference— Similar provisions, O.C.G.A. § 41-3-8.

Sec. 42-36. - Suspension of abatement order and release of property.

(a) If the owner of the building, structure, or place ordered abated shall appear and pay all costs of the proceedings and file a bond with sureties to be approved by the clerk in the full value of the property, to be ascertained by the court, conditioned that he will immediately abate the nuisance and prevent the same from being established or kept within a period of one year thereafter, the court may, if satisfied of the good faith of the owner, order the building, structure, or place closed under the order of abatement to be delivered to said owner and the order of abatement suspended so far as it may relate to said property.

(b) The release of the property under subsection (a) of this section shall not release it from any judgment lien, penalty, or liability to which it may be subject by law.

State Law reference— Similar provisions, O.C.G.A. § 41-3-9.

Sec. 42-37. - Issuance of permanent injunction.

(a) Whenever a permanent injunction is issued against any person for maintaining a nuisance as described in this article or against any owner of the building, structure, or place knowingly kept or used for the purposes prohibited by this article, the judge granting the injunction shall, at the same time, enter judgment against the person, firm, or corporation owning said building, structure, or place in the sum of \$300.00; and said judgment shall be a special lien upon the premises complained of and the furniture and fixtures therein and shall as against the property rank from date with all other judgments or liens as provided by law.

(b) The judgment provided for in subsection (a) of this section shall issue in the name of the state and be enforced as other judgments in this state pursuant to O.C.G.A. § 41-3-10. The lien of the judgment upon the property used for the purpose of maintaining the nuisance shall not relieve the person maintaining the nuisance or the owner of the building, structure, or place from any of the other penalties provided by law.

(c) All sums arising from the enforcement of the judgment provided for in subsection (a) of this section shall be paid into the treasury of the city in which said judgment is entered and become part of the general funds of said city.

State Law reference— Similar provisions, O.C.G.A. § 41-3-10.

Sec. 42-38. - Contempt proceedings.

(a) In the event of the violation of any injunction granted under this article, the court may summarily try and punish the offender. The proceedings shall be commenced by filing with the clerk of the court an information, under oath, setting out the alleged facts constituting such violation, upon which the court or judge shall cause a warrant to be issued for the arrest of the offender. The trial may be had upon affidavits, or either party may demand the production and oral examination of witnesses.

(b) A party found guilty of violating the provisions of an injunction shall be punished as for contempt in the discretion of the judge.

State Law reference— Similar provisions, O.C.G.A. § 41-3-12.

ARTICLE IV. NOISE^[2]

Footnotes:

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State Law reference— Limits on sound volume produced by radio, tape player or other mechanical sound-making device or instrument from within the motor vehicle, O.C.G.A. § 40-6-14.

Sec. 42-39. - Noise

It shall be unlawful for any person to make any loud noises that would disturb a reasonable person of ordinary sensibilities, engage in noisy disputes or conversation that would disturb a reasonable person of ordinary sensibilities engage in any loud acts of behavior that would disturb a reasonable person of ordinary sensibilities, or in any other manner disturb the public peace, quiet, and order. However, within a designated entertainment district, sound levels shall abide by, and be measured in accordance with the provisions of section 6-411.

Sec. 42-40. - Same—Enumeration.

The following acts, among others, are declared to be loud noises in violation of this section, but this enumeration shall not be deemed to be exclusive:

(4) *Yelling, shouting, and the like.* Yelling, shouting, hooting, whistling or singing on the public streets, particularly between the hours of 11:00 p.m. and 7:00 a.m., or at any time or place so as to disturb a reasonable person of ordinary sensibilities in any office, dwelling, hotel or other type of residence or of any persons in the vicinity, is prohibited.

(6) *Construction or repair of buildings.* The erection, excavating, demolition, alteration or repair of any building other than between the hours of 7:00 a.m. and 10:00 p.m. on weekdays is hereby prohibited, except that the building inspector may determine when the loss or inconvenience that would result to any party in interest is of such a nature as to warrant special consideration, then the building official may grant a permit for a period not to exceed ten days or less for this work to be done between the hours of 10:00 p.m. and 7:00 a.m. on weekdays. Saturday construction between the hours of 8:00 a.m. and 8:00 p.m. may be conducted with the approval of the city manager or his designee. This approval may be rescinded if complaints are received.

(10) *Sound trucks.* The use of mechanical loudspeakers or amplifiers on trucks or other moving or standing vehicles at such an unreasonable volume as to disturb a reasonable person of ordinary sensibilities, is prohibited.

(18) *Operation of motor vehicles.* The operation of motor vehicles, including cars, trucks, motorcycles, upon any parking facility, public or private, vehicle access or pedestrian walkway, or street, public or private, so as to disturb a reasonable person of ordinary sensibilities. This prohibition includes the operation of trash trucks and garbage vehicles prior to 7:00 a.m. or after 10:00 p.m. weekdays and prior to 8:00 a.m. or after 9:00 p.m. on weekends.

Sec. 42-41. - Same—Exceptions.

Secs. 42-42—42-53. - Reserved.

Section 2.

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 20__.

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

PH2019-005

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT
CERTIFICATE**

CASE NUMBER: PH2019-005

LOCATION: 4723 River Court

PROPOSED DEVELOPMENT: Add pool, pool deck, garage, and extend drive way

CONTACT: Matt Ferreira PHONE: 770-271-5772

OWNER: Dave Watson
4273 River Court
Peachtree Corners, GA

REQUEST SUMMARY:

This property is located in the Riverview Estates subdivision and consists of a one single family home on a 0.96-acre lot. This 0.96-acre lot is fully within 2,000 feet of the Chattahoochee River and does not have an existing MRPA Certificate from the Atlanta Regional Commission (ARC). The applicant requests certification of this property in accordance with the Metropolitan River Corridor Protection Act (MRPA) so the owner can be allowed to build a pool, pool deck, garage, and extend his driveway.

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 current owner wishes to increase his impervious area on his property by building a pool, pool deck, garage and extending his driveway. This proposed re-development would increase the existing impervious area on the property from 6,122 square feet to 12,152 square feet.

The MRPA Application and Construction documents for 4723 River Court were submitted to the ARC to conduct a Regional Review Finding on July 8, 2019. The ARC began their regional review on July 24, 2019 and on August 5, 2019, the ARC found that the proposed project is consistent with the Chattahoochee Corridor Plan.

METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

4273 River Court
RIVERVIEW ESTATES
LOT 33, BLOCK "D", LAND LOT 319

The applicant is requesting formal City approval for their proposed site plan, after receiving ARC approval on August 5, 2019. If approved by the Mayor & City Council, staff recommends that the Metropolitan River Protection Act Certificate for 4273 River Court be approved with the following conditions:

1. Applicant shall provide as-built prior to issuance of certificate of occupancy.

DATE OF CITY COUNCIL HEARING: August 27, 2019

ACTION TAKEN: APPROVED WITH CONDITIONS

DATE OF CERTIFICATE: August 27, 2019

APPROVED:

Mike Mason, Mayor

ATTEST:

(SEAL)
Kym Chereck, City Clerk

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): Dave Watson
Mailing Address: 4723 River Court
City: Peachtree Corners State: GA Zip: 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-915-1956 Fax: _____
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Boundary Zone, Inc Greg Dean
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: 770-271-5753
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):** Attached
Land Lot(s), District, Section, County: Land Lot 319, 6th District, Gwinnett County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Riverview Estates, Lot 33, Block D, 4723 River Court, at intersection of River Ct. & Ridgegate Dr.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.957 Acres
Outside Corridor: 0
Total: 0.957 Acres
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
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 existing septic 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	<u>28,596 SF</u>	<u>20,017 SF</u>	<u>12,868 SF</u>	(70) <u>75</u>	(45) <u>45</u>
D	<u>4,493 SF</u>	<u>2,247 SF</u>	<u>1,348 SF</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>8,598 SF</u>	<u>2,579 SF</u>	<u>1,290 SF</u>	(30) <u>30</u>	(15) <u>15</u>
F	_____	_____	_____	(10) _____	(2) _____
Total:	<u>41,967 SF</u>	<u>24,843 SF</u>	<u>15,506 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: _____

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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.

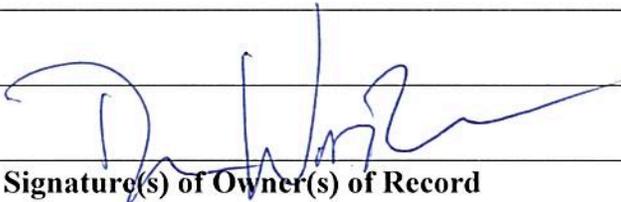
Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

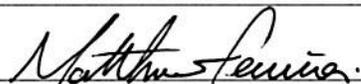
Concept plan.

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)

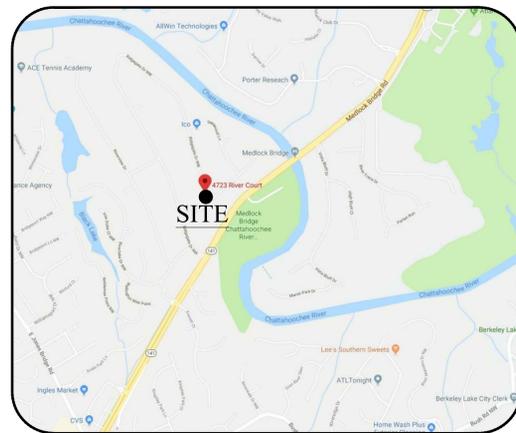
 _____
Signature(s) of Owner(s) of Record Date 7-3-19

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 07/03/19

14. The governing authority of The City 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



GENERAL NOTES:

- TOTAL AREA: 0.957 ACRES / 41,697 SQUARE FEET
- BOUNDARY REFERENCE: DB 53850, PG 411; PB X, PG 111
- FIELDWORK PERFORMED ON 03/20/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,786 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 0.02 FEET
- FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY AS SHOWN ON PANEL # 13135C0053H, EFFECTIVE ON 03/04/2013
- PROJECT NARRATIVE:
SITE LOCATION:
4723 RIVER COURT
PEACHTREE CORNERS, GEORGIA 30097
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE



NO.	REVISION	DATE
1	REVISION PER CITY COMMENTS	7/10/19
2		
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Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

ZONING: R-100

MINIMUM FRONTAGE: 25,500 FT

R-100 SETBACKS AS PER PLAT

FRONT: 50 FT
SIDE: 10 FT
REAR: 40 FT
BUILDING HEIGHT: 35 FT
MINIMUM F.A.R.: 1,400 SF

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

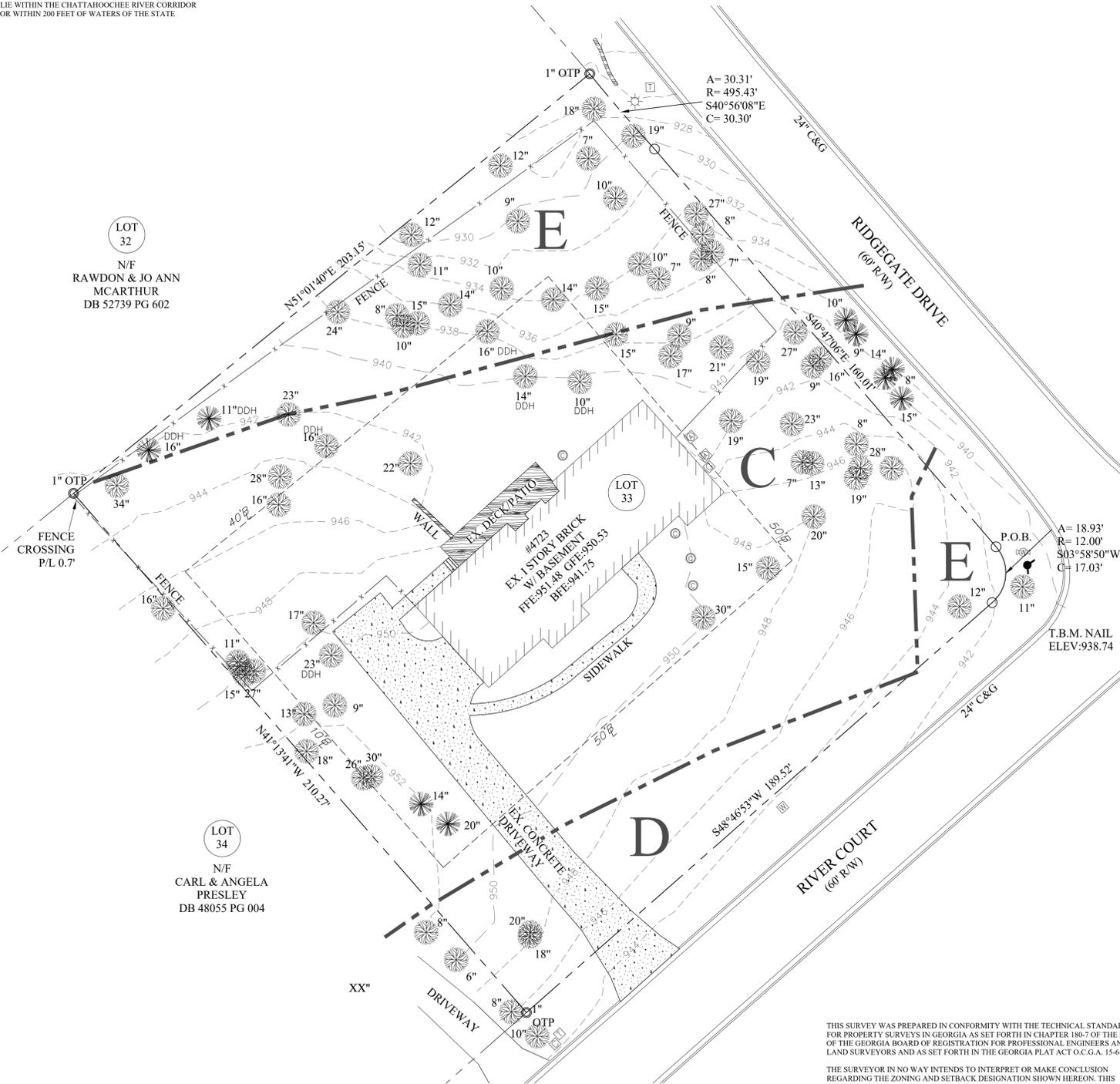
OWNER

DAVE WATSON
4723 RIVER COURT
PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

DAVE WATSON
4723 RIVER COURT
PEACHTREE CORNERS, GEORGIA 30097
404-915-1956
770-552-2403

FLOOD HAZARD STATEMENT:
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EXISTING CONDITIONS SURVEY
PREPARED FOR: DAVE WATSON,
LOT 33, BLOCK 'D', UNIT 3, RIVERVIEW ESTATES S/D
LAND LOT 319, 6TH DISTRICT
4723 RIVER CT.
PEACHTREE CORNERS, GEORGIA 30097
DATE: 6/26/2019



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

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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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TOTAL AREA: 0.957 ACRES / 41,697 SQUARE FEET
BOUNDARY REFERENCE: DB 53850, PG 411; PB X, PG 111
FIELDWORK PERFORMED ON 03/20/2019
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,786 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 0.02 FEET



LEGEND:

● PROPERTY CORNER FOUND (AS NOTED)	⊠ POWER METER	☐ TELEPHONE BOX	—HB HAY BALES	CONC. CONCRETE	TP=1069.0 TOP OF FOOTER ELEVATION
○ 1/2" REBAR WITH CAP SET LSF# 839	⊠ AC UNIT	—U— OVERHEAD UTILITY LINE	—FW FLOW WELL LINE	—EOP EDGE OF PAVEMENT	—SF SILT FENCE
☐ R/W MONUMENT	⊠ LIGHT POLE	—S— SEWER LINE	N/F NOW OR FORMERLY	—C— CONTOUR LINE	→ DRAINAGE ARROW
▲ FIRE HYDRANT	⊠ GUY WIRE	—G— GAS LINE	R/W RIGHT-OF-WAY	F.F.E. FINISH FLOOR ELEVATION	
⊠ WATER METER	⊠ MANHOLE	—C— CABLE LINE	BSL BUILDING SETBACK LINE	B.F.E. BASEMENT FLOOR ELEVATION	
⊠ WATER VALVE	⊠ CLEAN OUT	—T— TELEPHONE LINE	CNTL. CANTILEVER	G.F.E. GARAGE FLOOR ELEVATION	
⊠ POWER POLE	⊠ GAS METER	—X— FENCE LINE	C.R.Z. CRITICAL ROOT ZONE	100± GROUND ELEVATION	
⊠ YARD DRAINS	⊠ GAS VALVE	—SF— SILT FENCE	S.R.P. STRUCTURAL ROOT PLATE (TYP.)	103± SURFACE ELEVATION	
⊠ SIGN	⊠ CABLE BOX	—O— TREE PROTECTION	L.L. LAND LOT	TW=1069.0 TOP OF WALL ELEVATION	
				BW=1069.0 BOTTOM OF WALL ELEVATION	

TREE LEGEND

⊠ HARDWOOD TREE
⊠ PINE TREE
X TO BE REMOVED



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

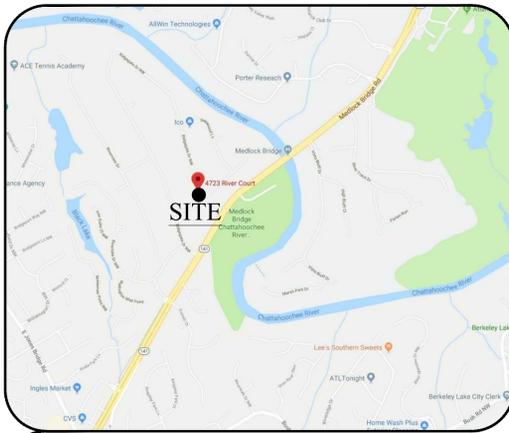
SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024

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

KENNESAW (678) 390-4393
975 CORB PLACE BLVD, SUITE 101
KENNESAW, GEORGIA 30144

PROJECT
20352.02

SHEET
1 OF 4



GENERAL NOTES:

- TOTAL AREA: 0.957 ACRES / 41,697 SQUARE FEET
- BOUNDARY REFERENCE: DB 5380, PG 411; PB X, PG 111
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- PROJECT NARRATIVE:
 - SITE LOCATION: 4723 RIVER COURT PEACHTREE CORNERS, GEORGIA 30097
 - CONSTRUCTION OF A SINGLE FAMILY RESIDENCE SEE ARCHITECTURAL PLANS FOR MORE DETAIL
 - SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
 - DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
 - CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
 - NO NEW STORM DRAIN PIPES ARE PROPOSED
 - THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
 - THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

CONSTRUCTION LEGEND	
(Co)	CONSTRUCTION EXIT
(Cw)	CONCRETE WASHDOWN
(C1)	CONSTRUCTION OF GARAGE
(C2)	CONSTRUCTION OF POOL & POOL DECK & STEPS & WALK & PORCH & RETAINING WALL
(C3)	CONSTRUCTION OF DRIVEWAY
(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)

PRE-CONSTRUCTION IMPERVIOUS AREA		POST-CONSTRUCTION IMPERVIOUS AREA	
AREA	Sq. Ft.	AREA	Sq. Ft.
LOT AREA	41,697	LOT AREA	41,697
EXISTING HOUSE	3,204	EXISTING HOUSE	3,204
EXISTING DRIVE & WALK	2,539	EXISTING DECK / PATIO	362
EXISTING DECK / PATIO	362	EXISTING DRIVE	2,219
EXISTING WALLS	17	PROPOSED DRIVE	810
		PROPOSED GARAGE	1,321
		PROPOSED POOL & POOL DECK & STEPS	3,737
		PROPOSED PORCH & WALK	499
TOTAL COVERAGE	6,122	TOTAL COVERAGE	12,152
	15%		29%



NO.	DATE	REVISION	PER CITY COMMENTS
1	7/17/19		
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Vicinity Map (NTS)

ZONING: R-100
 MINIMUM FRONTAGE: 25,500 FT

R-100 SETBACKS AS PER PLAT

FRONT: 50 FT
 SIDE: 10 FT
 REAR: 40 FT
 BUILDING HEIGHT: 35 FT
 MINIMUM F.A.R.: 1,400 SF

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OWNER
 DAVE WATSON
 4723 RIVER COURT
 PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT
 DAVE WATSON
 4723 RIVER COURT
 PEACHTREE CORNERS, GEORGIA 30097
 404-915-1956
 770-552-2403

FIRM Panel Vignette (NTS)

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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 LINES, 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, 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 3.11.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 ON 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 INSPECTION.
- 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.
- 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.

SITE NOTES:

- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF PEACHTREE CORNER.
- 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.
- AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF PEACHTREE CORNER REQUIREMENTS AND THE SIDEWALK REPLACED.
- 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 CORNER 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 PEACHTREE CORNER 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 SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

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

Lot Number	Area	Allowable Disturbed Area					Allowable Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
33	41,967		20,017	2,247	2,579		12,868	1,348	1,290		
Lot Number	Area	Existing Disturbed Area					Existing Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
33	41,967		8,079	1,008	0		5,307	585	0		
Remaining Total			11,938	1,239	2,579	SF*	7,561				
Lot Number	Area	Additional Disturbed Area					Proposed Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
33	41,967		8,551	0	2,135		10,866	585	701		
Remaining Total			3,387	1,239	444	SF*	2,002	763	589	SF*	

USE EXISTING WATER, SEWER AND GAS CONNECTIONS

DISTURBED AREA: 19,773 SQ. FT. (0.45 ACRES)

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

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: 0.957 ACRES / 41,697 SQUARE FEET

BOUNDARY REFERENCE: DB 5380, PG 411; PB X, PG 111

FIELDWORK PERFORMED ON 03/20/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,786 FEET

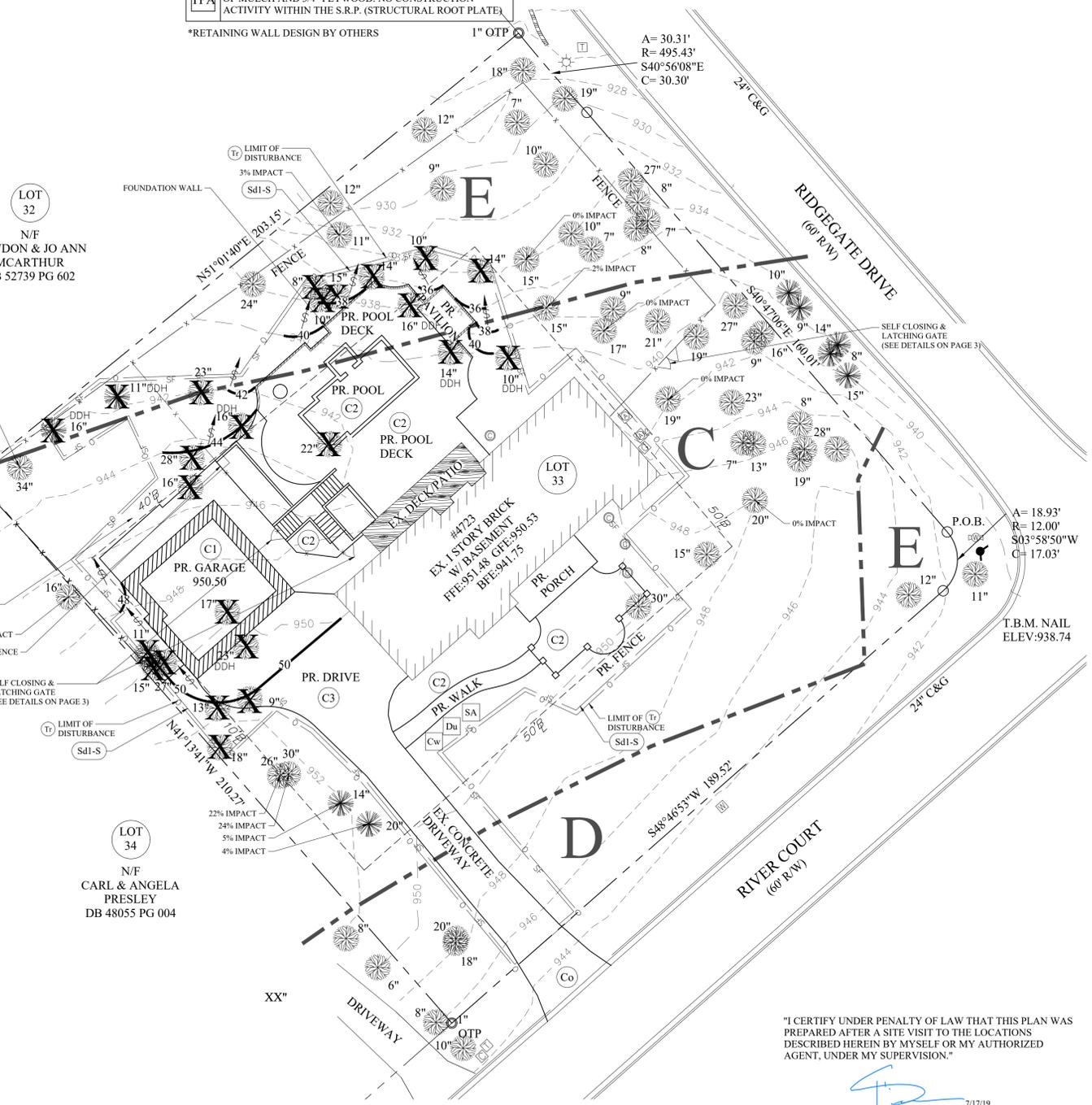
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 0.02 FEET

GRAPHIC SCALE - IN FEET

LEGEND:

● PROPERTY CORNER FOUND (AS NOTED)	□ POWER METER	—W— WATER LINE	—H— HAY BALES
● 1/2" REBAR WITH CAP SET LSF# 839	□ POWER BOX	—FW— FLOW WELL LINE	—F— FLOW WELL LINE
□ R/W MONUMENT	—AC UNCT	—NF— NOW OR FORMERLY	—R/W— RIGHT-OF-WAY
□ FIRE HYDRANT	—S— SEWER LINE	—BSL— BUILDING SETBACK LINE	—C— CABLE LINE
□ WATER METER	—G— GAS LINE	—CNTL— CANTILEVER	—T— TELEPHONE LINE
□ WATER VALVE	□ MANHOLE	—CRZ— CRITICAL ROOT ZONE	—S.R.P.— STRUCTURAL ROOT PLATE
□ GAS METER	□ CLEAN OUT	—(TYP.)—	
□ GAS VALVE	□ GAS METER	—SF— SILT FENCE	
□ YARD DRAINS	□ YARD DRAINS	—O— TREE PROTECTION	
□ SIGN	□ SIGN		



TREE LEGEND

□ TOP OF FOOTER ELEVATION	□ HARDWOOD TREE
—S— SILT FENCE	□ PINE TREE
—D— DRAINAGE ARROW	□ TO BE REMOVED

CONC. CONCRETE

—EOP— EDGE OF PAVEMENT	—G.F.E.— GARAGE FLOOR ELEVATION
—CONTRID— CONTIGUOUS LINE	—G.B.E.— BASEMENT FLOOR ELEVATION
—F.F.E.— FINISH FLOOR ELEVATION	—G.F.E.— GARAGE FLOOR ELEVATION
—B.F.E.— BASEMENT FLOOR ELEVATION	—G.B.E.— BASEMENT FLOOR ELEVATION
—G.F.E.— GARAGE FLOOR ELEVATION	—G.B.E.— BASEMENT FLOOR ELEVATION
—G.B.E.— BASEMENT FLOOR ELEVATION	—G.F.E.— GARAGE FLOOR ELEVATION
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—G.B.E.— BASEMENT FLOOR ELEVATION	—G.F.E.— GARAGE FLOOR ELEVATION
—G.F.E.— GARAGE FLOOR ELEVATION	—G.B.E.— BASEMENT FLOOR ELEVATION
—G.B.E.— BASEMENT FLOOR ELEVATION	—G.F.E.— GARAGE FLOOR ELEVATION



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 ATLANTA, GEORGIA 30309

KENNESAW (678) 390-4993
 975 CORB PLACE BLVD, SUITE 101
 KENNESAW, GEORGIA 30144

SITE PLAN

PREPARED FOR: DAVE WATSON,
 LOT 33, BLOCK "D", UNIT 3, RIVERVIEW ESTATES S/D
 LAND LOT 319, 6TH DISTRICT
 4723 RIVER CT.
 PEACHTREE CORNERS, GEORGIA 30097
 DATE: 6/26/2019

NOT VALID WITHOUT ORIGINAL SIGNATURE

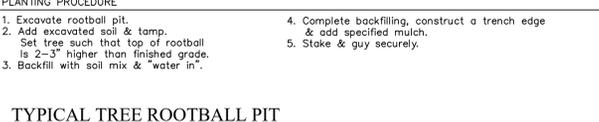
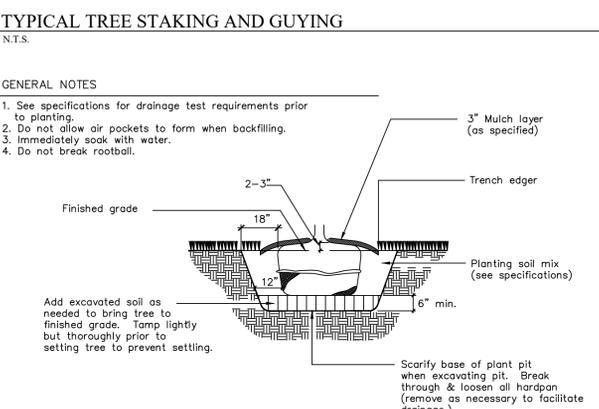
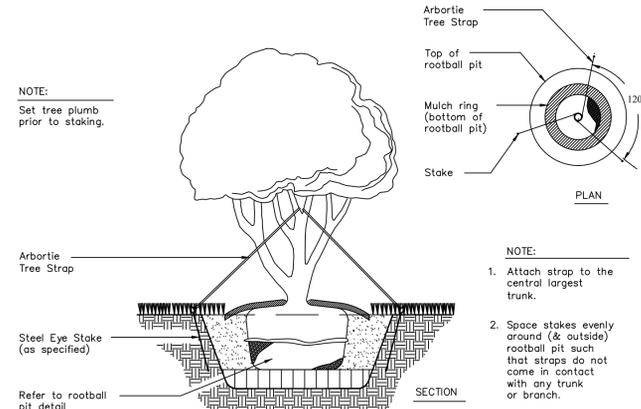
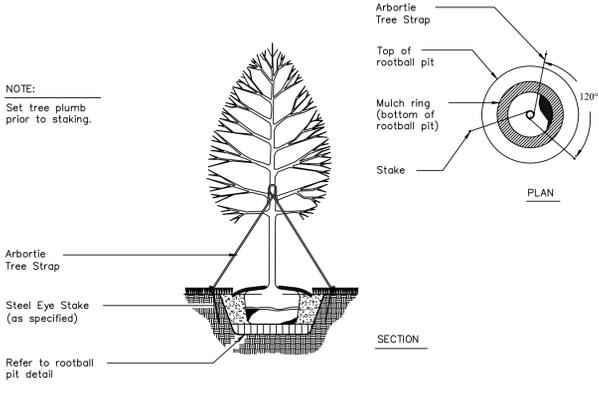
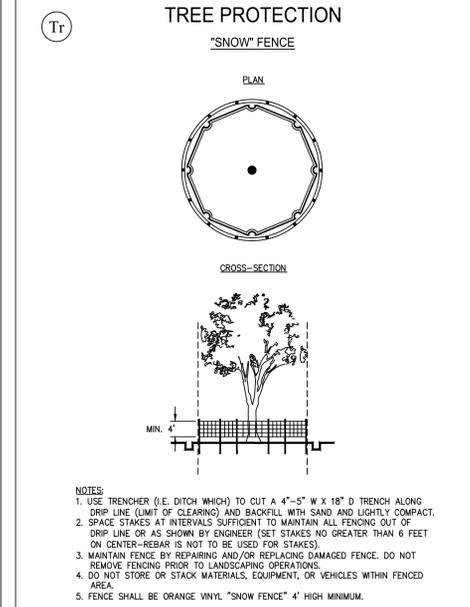
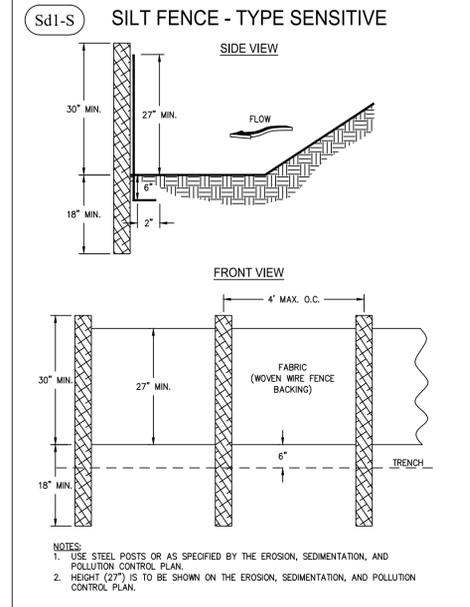
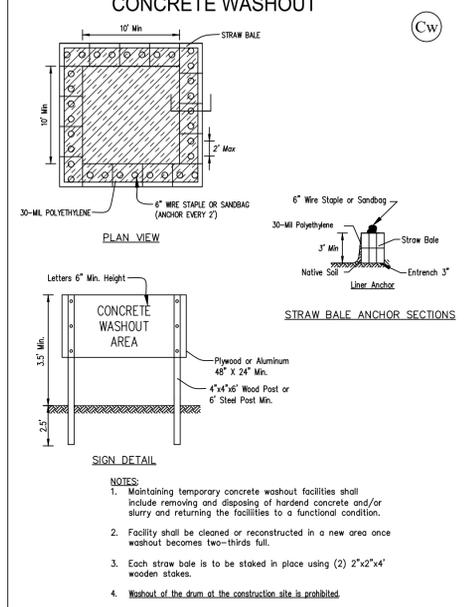
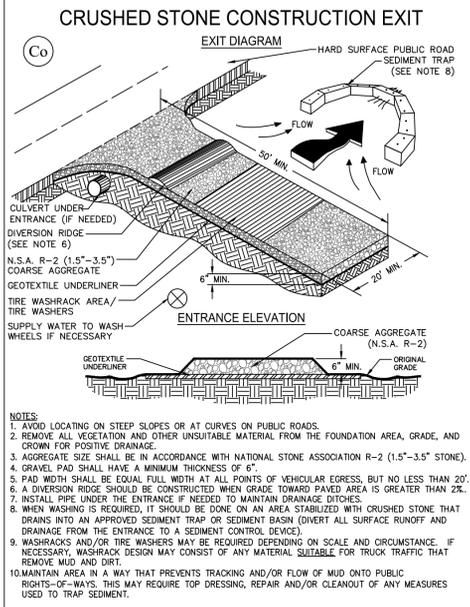
FOR THE FIRM BOUNDARY ZONE, INC.

7/17/19

GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

PROJECT 20352.02

SHEET 2 OF 4



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TOTAL AREA: 0.957 ACRES / 41,697 SQUARE FEET
BOUNDARY REFERENCE: DB 53850, PG 411; PB X, PG 111
FIELDWORK PERFORMED ON 03/20/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,796 FEET TOTAL STATION

THIS PLAN 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 0.02 FEET

LEGEND:

- PROPERTY CORNER
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- AC UNIT
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TREE PROTECTION
- HAY BALES
- FLOW WELL LINE
- NOW OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE (TYP.)
- LAND LOT
- CONC. 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
- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED

TF-1069.0 TOP OF FOOTER ELEVATION
SF - SILT FENCE
DRAINAGE ARROW

TREE LEGEND
HARDWOOD TREE
PINE TREE
X TO BE REMOVED

811
Know what's below.
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KENNESAW, GEORGIA 30144

FOR THE FIRM
BOUNDARY ZONE, INC.

7/17/19
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

GRASSING SCHEDULE

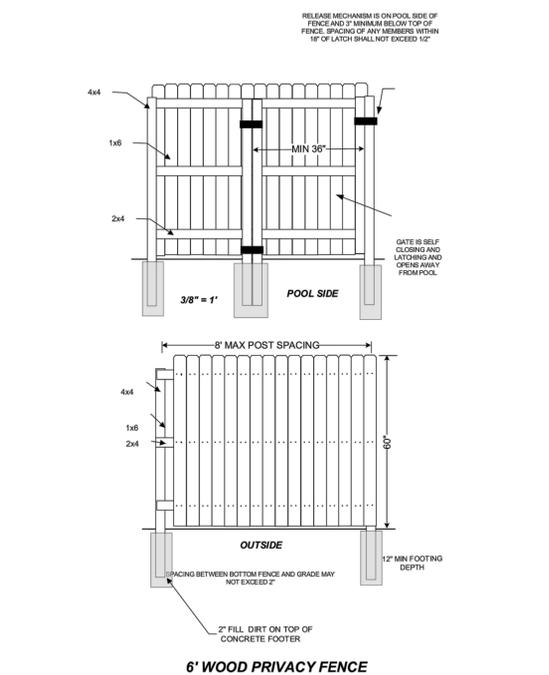
(HYDROSEEDING RATES)

SPECIES	RATE/1000S.F.	DATES	LIME	N	P205	K20
KY 31	1-1/2 - 2 LBS.	9/1-1/1	1 TON/ACRE	60-90	120-180	120-180
FESCUE	1-1/2 - 2 LBS.	9/1-1/1	1 TON/ACRE	60-90	120-180	120-180
WINTER RYE	3/1-4/1					
*WEEDING 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	REVISION BY	CITY COMMENTS	DATE
1				7-10-19
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

DETAILS
PREPARED FOR: DAVE WATSON,
LOT 33, BLOCK "D", UNIT 3, RIVERVIEW ESTATES S/D
LAND LOT 319, 6TH DISTRICT
4723 RIVER CT.
PEACHTREE CORNERS, GEORGIA 30097
DATE : 6/26/2019

NOT VALID WITHOUT ORIGINAL SIGNATURE

GEORGIA
REGISTERED
No. 879
LAND SURVEYOR
GREGORY L. DEAN

7/17/19

FOR THE FIRM
BOUNDARY ZONE, INC.

PROJECT
20352.02

SHEET
4 OF 4



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: JULY 24, 2019

ARC REVIEW CODE: V1907241

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: Katherine Francesconi, City of Peachtree Corners, Community Development
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-19-05PC 4723 River Court

Review Type: Metro River

MRPA Code: RC-19-05PC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a driveway extension, front porch, garage, swimming pool, pool deck, and pool pavilion, on an existing single-family residential property.

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: 319 **District:** 6 **Section:**
Date Opened: July 24, 2019
Deadline for Comments: August 3, 2019
Earliest the Regional Review can be Completed: August 5, 2019

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF JOHNS CREEK

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or (470) 378-1645. If ARC staff does not receive comments from you on or before **August 3, 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): Dave Watson

Mailing Address: 4723 River Court

City: Peachtree Corners State: GA Zip: 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-915-1956 Fax: _____

Other Numbers: _____

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

Name(s): Boundary Zone, Inc Greg Dean

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: 770-271-5753

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): Attached

Land Lot(s), District, Section, County: Land Lot 319, 6th District, Gwinnett County

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

Riverview Estates, Lot 33, Block D, 4723 River Court, at intersection of River Ct. & Ridgegate Dr.

Size of Development (Use as Applicable):

Acres: Inside Corridor: 0.957 Acres

Outside Corridor: 0

Total: 0.957 Acres

Lots: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Units: Inside Corridor: _____

Outside Corridor: _____

Total: _____

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 existing septic 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> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>28,596 SF</u>	<u>20,017 SF</u>	<u>12,868 SF</u>	(70) <u>75</u>	(45) <u>45</u>
D	<u>4,493 SF</u>	<u>2,247 SF</u>	<u>1,348 SF</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>8,598 SF</u>	<u>2,579 SF</u>	<u>1,290 SF</u>	(30) <u>30</u>	(15) <u>15</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>41,967 SF</u>	<u>24,843 SF</u>	<u>15,506 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: _____
NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
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: _____
NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
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.

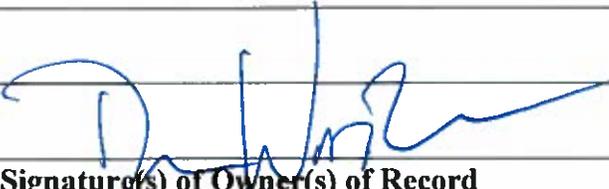
Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

Concept plan.

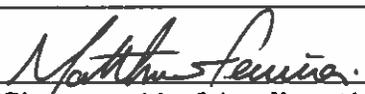
Lot-by-lot and non-lot allocation tables.

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 7-3-19
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:



Signature(s) of Applicant(s) or Agent(s) 07/03/19
Date

14. The governing authority of The City 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

LOT 32
 N/F
 RAWDON & JO ANN
 MCARTHUR
 DB 52739 PG 602

LOT 34
 N/F
 CARL & ANGELA
 PRESLEY
 DB 48055 PG 004

A= 30.31'
 R= 495.43'
 S40°56'08"E
 C= 30.30'

A= 18.93'
 R= 12.00'
 S03°58'50"W
 C= 17.03'

T.B.M. NAIL
 ELEV: 938.74

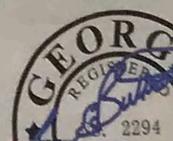
REVISION

NO.

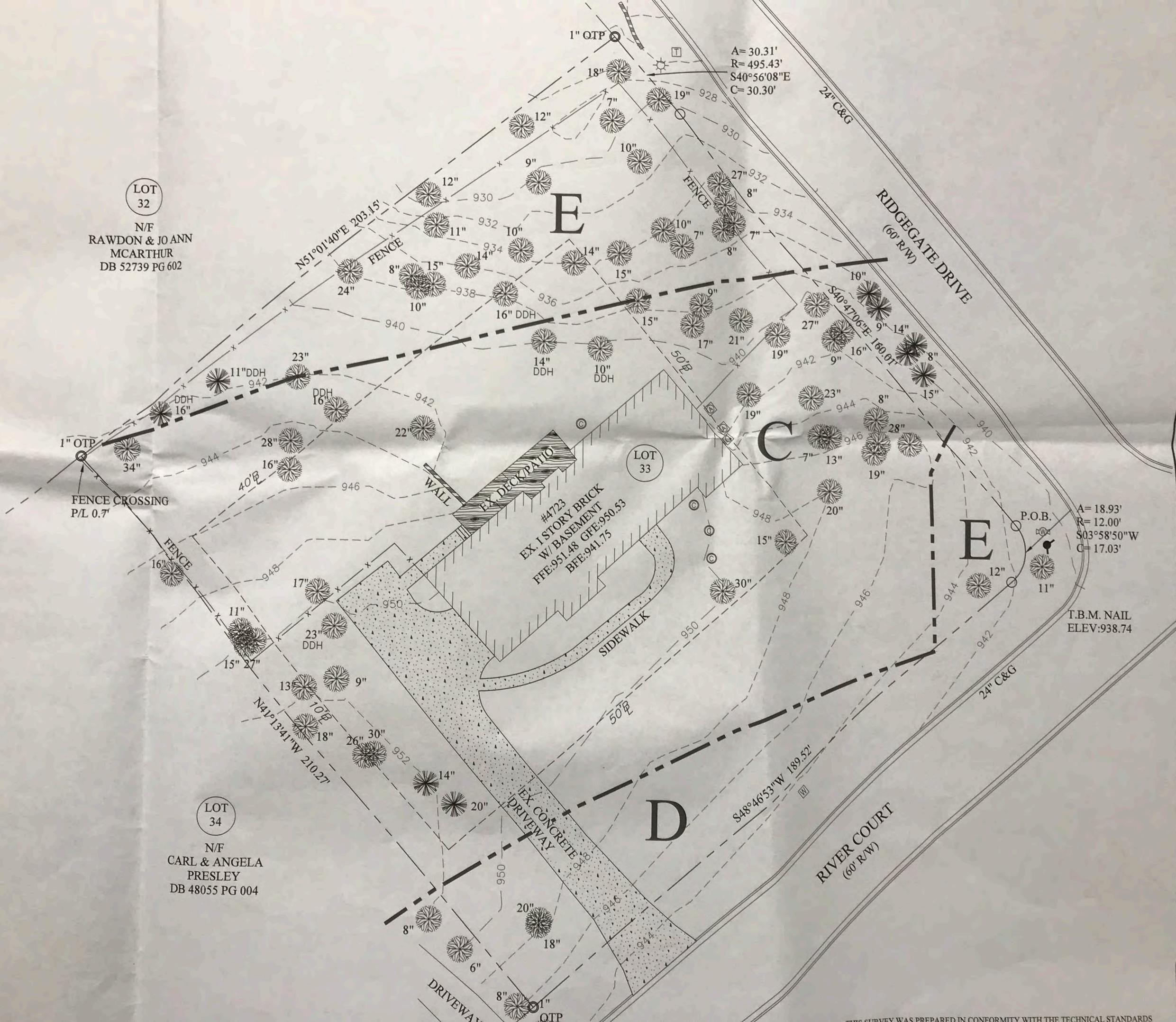
EXISTING CONDITIONS SURVEY

PREPARED FOR: DAVE WATSON,
 LOT 33, BLOCK "D", UNIT 3, RIVERVIEW ESTATES S/D
 LAND LOT 319, 6TH DISTRICT
 4723 RIVER CT.

NOT VALID WITHOUT ORIGINAL SIGNATURE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS





GENERAL NOTES:

- TOTAL AREA: 0.957 ACRES / 41,697 SQUARE FEET
- BOUNDARY REFERENCE: DB 53850, PG 411, PB X, PG 111
- FIELDWORK PERFORMED ON 03/20/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,786 FEET
- THIS PLAN 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 0.02 FEET
- FLOOD HAZARD STATEMENT: THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF GWINNETT COUNTY AS SHOWN ON PANEL # 13135C0053H, EFFECTIVE ON 03/04/2013
- PROJECT NARRATIVE: SITE LOCATION: 4723 RIVER COURT 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
- ALL CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

CONSTRUCTION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
C1	CONSTRUCTION OF GARAGE
C2	CONSTRUCTION OF POOL & POOL DECK & STEPS & WALK & PORCH
C3	CONSTRUCTION OF DRIVEWAY
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)

DENSITY FACTOR OF TREES TO REMAIN

EXIST TREES	DBH INCHES	TOTAL	QTY	TOTAL REMAIN	TOTAL IN REMAIN	U/In	TOTAL UNITS
4	7	28	1	4	28	2.40	9.60
4	8	32	1	3	24	2.40	7.20
4	9	36	1	3	27	2.40	7.20
4	10	40	2	2	30	3.20	6.40
2	11	22	1	1	36	3.20	3.20
3	12	36	3	3	36	3.20	9.60
2	13	26	1	1	13	4.00	4.00
3	14	42	1	3	42	4.00	12.00
5	15	75	2	3	45	4.00	12.00
2	16	32	1	1	16	4.80	4.80
2	17	34	1	1	17	4.80	4.80
3	18	54	1	2	36	4.80	9.60
4	19	76	3	4	76	5.40	21.60
3	20	60	3	60	5.40	16.20	
1	21	21	1	21	5.40	5.40	
1	22	22	1	0	0	6.00	0.00
2	23	46	1	1	23	6.00	6.00
1	24	24	1	24	6.00	6.00	
1	25	26	1	26	7.40	7.40	
3	27	81	1	2	54	8.00	16.00
2	28	56	1	1	28	8.60	8.60
2	30	60	1	2	60	9.80	19.60
1	34	34	1	34	12.60	12.60	
TOTAL		59	963	15	44	721	209.80

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 03/04/2013

ZONING: R-100

MINIMUM FRONTAGE: 25,500 FT

R-100 SETBACKS AS PER PLAT

FRONT: 50 FT
REAR: 40 FT
BUILDING HEIGHT: 35 FT
MINIMUM F.A.R.: 1,400 SF

THE SURVEYOR 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

DAVE WATSON
4723 RIVER COURT
PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

DAVE WATSON
4723 RIVER COURT
PEACHTREE CORNERS, GEORGIA 30097
404-915-1956
770-552-2403

SITE NOTES:

- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF PEACHTREE CORNER AND FULTON COUNTY.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 044 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 ON THIS PROPERTY.
- NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY. NEED QUALIFIED CONTRACTOR PERMIT.
- AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF PEACHTREE CORNER REQUIREMENTS AND THE SIDEWALK REPLACED.
- 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 CRZ.
- 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 CORNER 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 PEACHTREE CORNER 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 SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

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

Lot Number	Area	Allowable Disturbed Area					Allowable Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
33	41,967		20,017	2,247	2,579		12,868	1,348	1,290		
		Existing Disturbed Area					Existing Impervious Area				
33	41,967		8,079	1,008	0		5,307	585	0		
		Remaining Total	11,938			SF*	7,561			SF*	
		Additional Disturbed Area					Proposed Impervious Area				
33	41,967		7,237	0	1,244		10,887	564	701		
		Remaining Total	4,701	2,247	1,335	SF*	1,981	784	589	SF*	

17.2 RECOMPENSE UNITS / 0.7 UNITS PER REPLACEMENT TREE = (25) 4" REPLACEMENT TREES

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	ROOT	REMARKS
8	Quercus phellos	Willow Oak	12'	4"	B&B	Multi Trunk
8	Acer rubrum	Red Maple	12'	4"	B&B/Cont	Multi Trunk
9	Cornus florida	flowering dogwood	12'	4"	B&B/Cont	Multi Trunk

USE EXISTING WATER, SEWER AND GAS CONNECTIONS
ARBORIST'S OFFICE MUST BE NOTIFIED IF ANY NEW UTILITIES LINES ARE TO BE INSTALLED

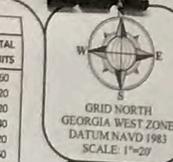
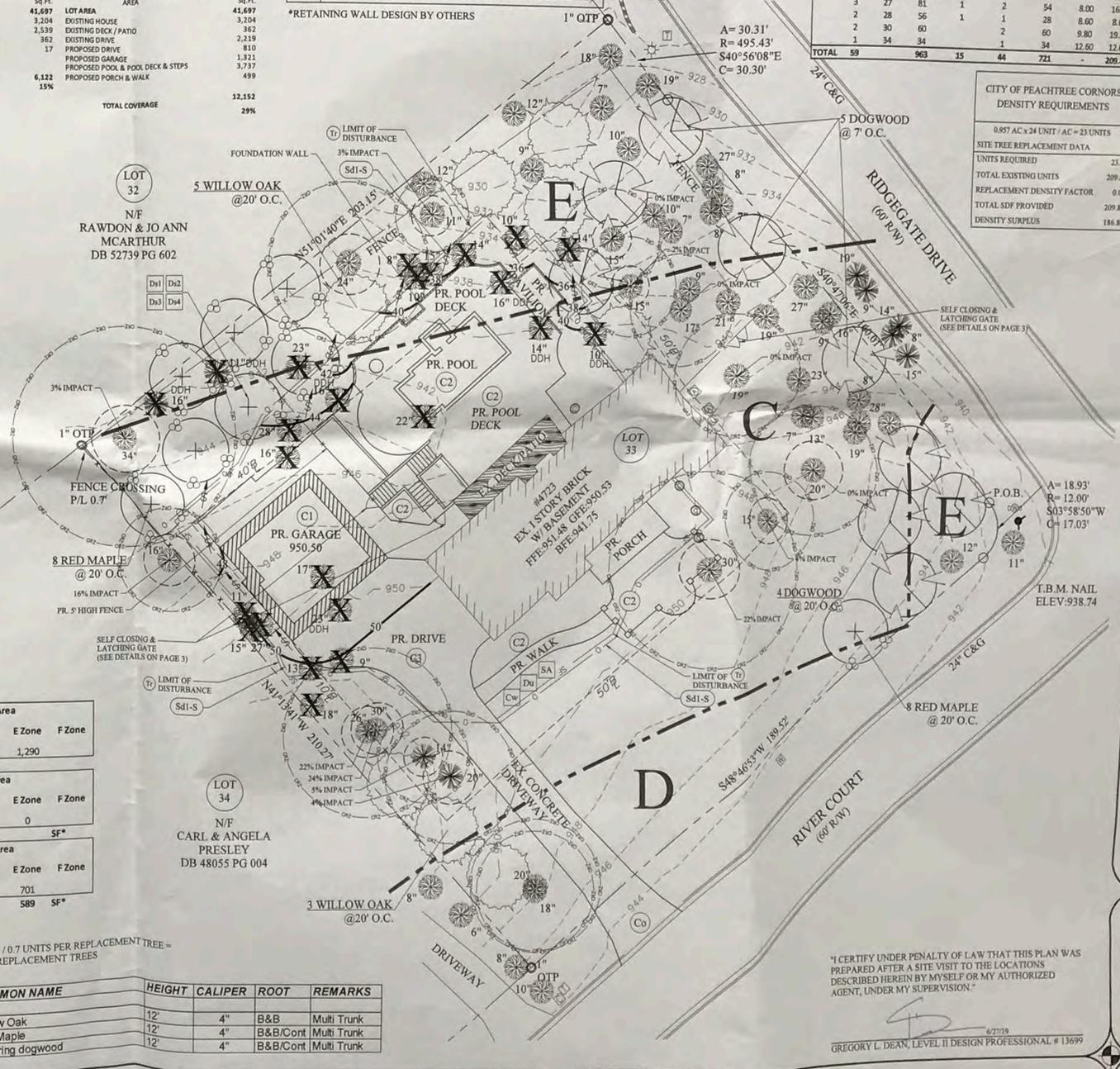


LEGEND

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP
- SET LEFT END
- 8" W/ MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAIN
- SIK
- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TREE PROTECTION
- HAY BALES
- FLOW WELL LINE
- NOW OR FORMERLY RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE
- LAND LOT
- TOP OF FOOTER ELEVATION
- SILT FENCE
- DRAINAGE ARROW
- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- F.F.F. FINISH FLOOR ELEVATION
- B.F.F. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- G.E. GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

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, FIRM OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A WRITTEN SPECIFICATION BY THE SURVEYOR NAMED 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 THE SURVEYOR.

TOTAL AREA: 0.957 ACRES / 41,697 SQUARE FEET
BOUNDARY REFERENCE: DB 53850, PG 411, PB X, PG 111
FIELDWORK PERFORMED ON 03/20/2019
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,786 FEET
THIS PLAN 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 0.02 FEET



CITY OF PEACHTREE CORNERS DENSITY REQUIREMENTS

0.87 AC X 24 UNIT / AC = 23 UNITS
SITE TREE REPLACEMENT DATA
UNITS REQUIRED: 23.00
TOTAL EXISTING UNITS: 209.80
REPLACEMENT DENSITY FACTOR: 0.00
TOTAL SDF PROVIDED: 209.80
DENSITY SURPLUS: 186.80

SITE PLAN
PREPARED FOR: DAVE WATSON,
LOT 33, BLOCK 'D', UNIT 3, RIVERVIEW ESTATES S/D
LAND LOT 319, 6TH DISTRICT
4723 RIVER CT.
PEACHTREE CORNERS, GEORGIA 30097
DATE: 6/26/2019

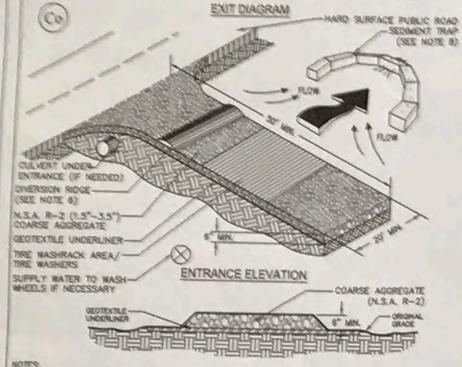


I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.
6/27/19
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL #13699



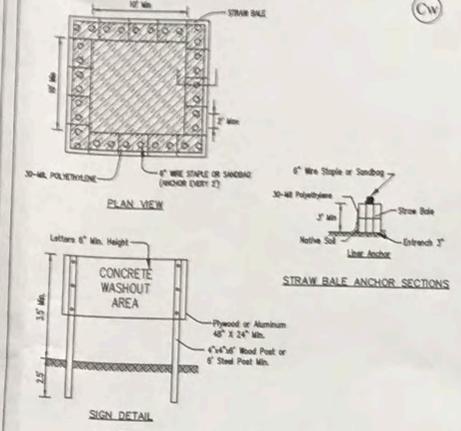
PROJECT 20352.02
SHEET 2 OF 3

CRUSHED STONE CONSTRUCTION EXIT



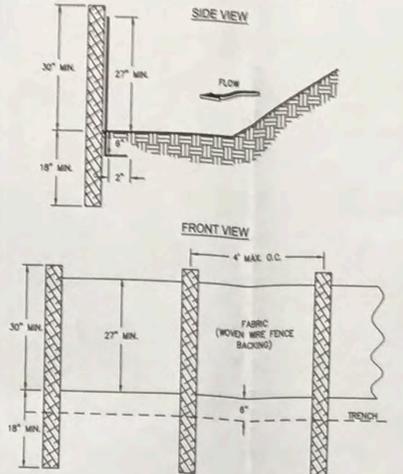
- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A 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 DITCHES.
 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 BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE 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



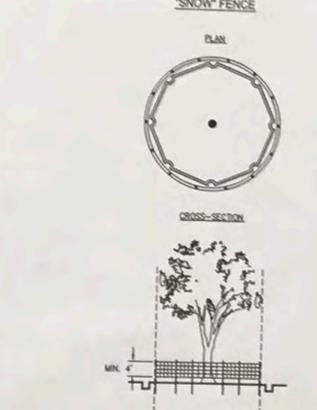
- NOTES:**
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
 2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
 3. Each straw bale is to be staked in place using (2) 2"x2"x4" wooden stakes.
 4. Washout of the drum of the construction site is prohibited.

Sd1-S SILT FENCE - TYPE SENSITIVE



- NOTES:**
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.

Tr TREE PROTECTION "SNOW FENCE"

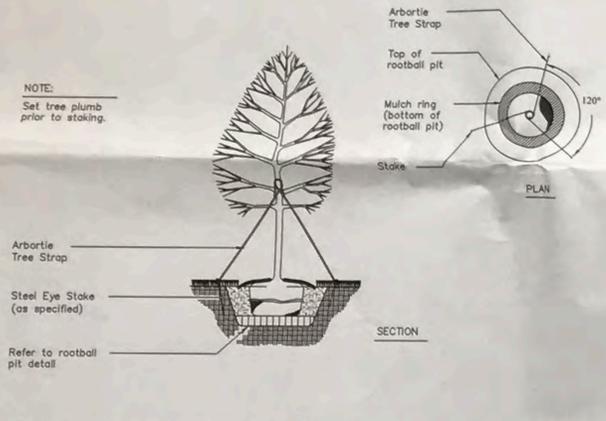
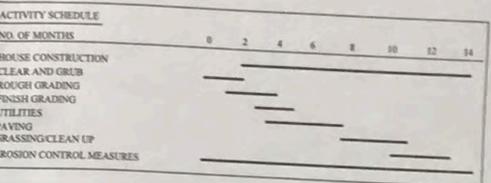


- NOTES:**
1. USE TRENCHER (E.G. DITCH WITCH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
 2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF OR CENTER-REBAR IS NOT TO BE USED FOR STAKES.
 3. MAINTAIN FENCE BY REPAIRING 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.

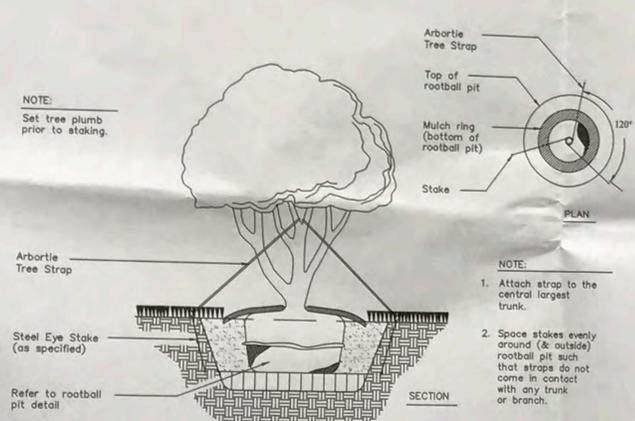
GRASSING SCHEDULE (HYDROSEEDING RATES)

SPECIES	RATE 1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)		
				N	P205	K2O
KY 31	1-12 - 2 LBS.	9-3-11-1	1 TON/ACRE	60-90	120-180	120-180
FESCUE	1-12 - 2 LBS.	9-3-11-1	1 TON/ACRE	60-90	120-180	120-180
WINTER RYE	3-1-4-1	3-1-4-1	1 TON/ACRE	60-90	120-180	120-180
*WEEDING LOVEGRASS	2-3 LBS.	3-1-4-5	1 TON/ACRE	60-90	120-180	120-180

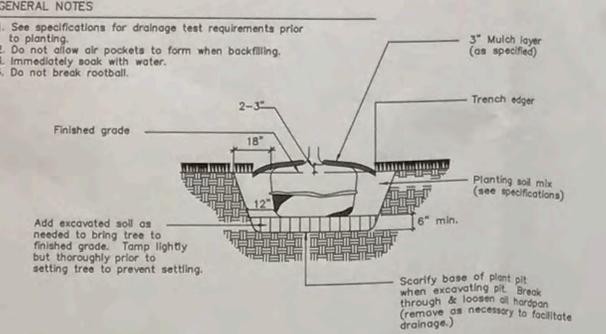
*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.
*HYDROSEED ON ALL 2:1 SLOPES.
NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-12 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE).



TYPICAL TREE STAKING AND GUYING
N.T.S.

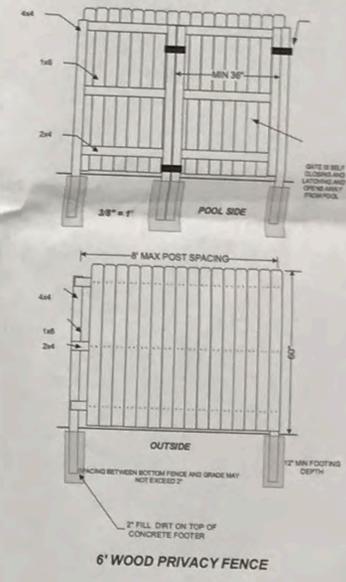


TYPICAL MULTI-TRUNK TREE STAKING AND GUYING
N.T.S.



- PLANTING PROCEDURE**
1. Excavate rootball pit.
 2. Add excavated soil & tamp. Set tree such that top of rootball is 2"-3" higher than finished grade.
 3. Backfill with soil mix & "water in".
 4. Complete backfilling, construct a trench edge & add specified mulch.
 5. Stake & guy securely.

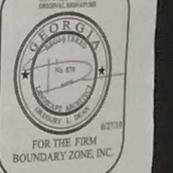
TYPICAL TREE ROOTBALL PIT
N.T.S.



6' WOOD PRIVACY FENCE

DETAILS
PREPARED FOR: DAVE WATSON,
LOT 33, BLOCK "D", UNIT 3, RIVERVIEW ESTATES S/D
LAND LOT 319, 6TH DISTRICT
PEACHTREE CORNERS, GEORGIA 30097
DATE: 6/26/2019

"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 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 RE-IDENTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
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TOTAL AREA: 0.937 ACRES / 41,697 SQUARE FEET
BOUNDARY REFERENCE: DB 53850, PG 411, PB X, PG 111
FIELDWORK PERFORMED ON 03/20/2019
THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,786 FEET
THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF 0.02 FEET

- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP SET L5#8 #19
 - R/W MONUMENT
 - ▲ FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - CLEAN OUT
 - GAS METER
 - GAS VALVE
 - YARD DRAINS
 - SIGN
 - POWER METER
 - AC UNIT
 - LIGHT POLE
 - GUY WIRE
 - MANHOLE
 - TELEPHONE BOX
 - W-WATER LINE
 - U-OVERHEAD UTILITY LINE
 - S-SEWER LINE
 - G-GAS LINE
 - C-CABLE LINE
 - T-TELEPHONE LINE
 - X-FENCE LINE
 - O-TREE PROTECTION
 - HAY BALES
 - F-W FLOW WELL LINE
 - N-FLOW FORMERLY
 - R-W RIGHT-OF-WAY
 - BSL BUILDING SETBACK LINE
 - CNTL CANTILEVER
 - CR.Z CRITICAL ROOT ZONE
 - S.R.P STRUCTURAL ROOT PLATE (TYP)
 - L.L LAND LOT
 - CONC CONCRETE
 - EOP EDGE OF PAVEMENT
 - -100- CONTOUR LINE
 - F.F.E FINISH FLOOR ELEVATION
 - B.F.E BASEMENT FLOOR ELEVATION
 - G.F.E GARAGE FLOOR ELEVATION
 - 1000.0 GROUND ELEVATION
 - 1000.0 SURFACE ELEVATION
 - 1000.0 TOP OF WALL ELEVATION
 - 1000.0 BOTTOM OF WALL ELEVATION

- TREE LEGEND**
- HARDWOOD TREE
 - PINE TREE
 - X TO BE REMOVED
- TT 1000.0 TOP OF FOOTER ELEVATION
SF - SILT FENCE
DRAINAGE ARROW



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

ATLANTA (404) 446-8181
1150 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (478) 720-5772
975 CORNHILL BLVD, SUITE 101
KENNESAW, GEORGIA 30144

PROJECT
20352.02
SHEET
3 OF 3



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: AUGUST 5, 2019

ARC REVIEW CODE: V1907241

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: Katherine Francesconi, Stormwater Engineer, City of Peachtree Corners
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed a 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-19-05PC 4723 River Court
Submitting Local Government: City of Peachtree Corners

Review Type: Metro River

Date Opened: July 24, 2019

Date Closed: August 3, 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: None.

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF JOHNS CREEK

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645. This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.

PH2018-017



Memo

TO: Mayor and Council
CC: Brian Johnson, City Manager
FROM: Diana Wheeler, Community Development Director
DATE: August 27, 2019
SUBJECT: Amendments to Elevations, Building 900, Town Center

The non-residential portion of Peachtree Corners Town Center is nearing completion. The final retail building (“Building 900”), to be located at the corner of Peachtree Parkway and Town Center Boulevard, has approved elevations but the applicant is now requesting a change.

Attached you will find both the previously-approved elevations and the new request.

The changes include the following:

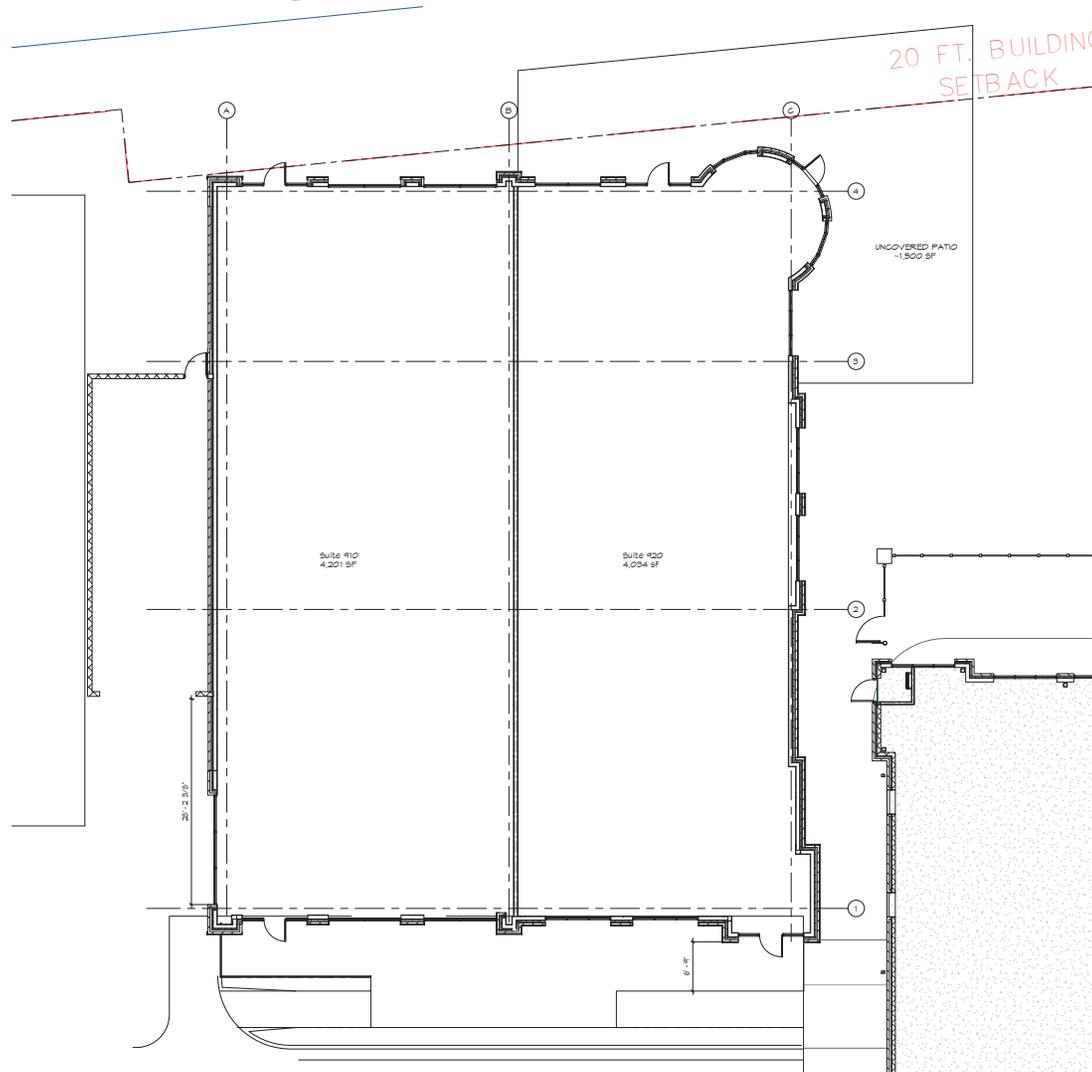
- The southern tenant space, intended for Xfinity, has been increased in size and that portion of the building is now proposed to extend closer to Peachtree Parkway.
- The northern tenant space, intended for Uncle Jack’s Meat House, now includes a canvas awning with drapes and roll down weather screens over a portion of the outdoor seating area.

At their meeting on August 20, 2019, the Planning Commission recommended approval of the applicant’s request.

PREVIOUSLY-APPROVED SITE PLAN

Peachtree Corners Town Center Building 900

Peachtree Corners, GA



1 FLOOR PLAN
1/2" = 1'-0"



2 KEY PLAN
1" = 80'-0"

 Lyman Davidson Dooley, Inc.

 Fuqua Development

Drawing for presentation purposes only. Finish materials and colors do not necessarily reflect final finish selections.

11.01.18
01
116018.00

PREVIOUSLY-APPROVED ELEVATIONS

Peachtree Corners Town Center Building 900

Peachtree Corners, GA



Parking Deck Elevation



Town Center Boulevard Elevation

NOTE:

- HATCHED REGIONS SHOW THE MAX SIGNAGE SIZE PER PEACHTREE CORNERS ORDINANCE.
- EACH TENANT IS ALLOWED MAX 60 SF PER SIGN AND A TOTAL 120SF OF SIGNAGE.
- ALL COLUMN LINES AND DIMENSIONS SUBJECT TO CHANGE
- ALL COLORS ARE FROM EXISTING TOWN CENTER SELECTION OF COLORS
- COLORS FOR LAZY DOG RESTAURANT ARE SAMPLES AND NOT REPRESENTATIVE OF FINAL COLOR SELECTION



Peachtree Parkway Elevation



Lyman
Davidson
Dooley, Inc.



Drawing for presentation purposes only. Finish materials and colors do not necessarily reflect final finish selections.

11.01.18

02
116018.00



UNCLE MEAT HOUSE JACKS

SIGN

EXTERIOR FINISH SCHEDULE		
MARK	MATERIAL	COMMENTS
AS-1	Asphalt Shingle - DRIFTWOOD	GAF Timberline Series
AS-3	Asphalt Shingle - SHAKENOOD	GAF Timberline Series
BR-1	BRICK - OLD MISSISSIPPI	Cherokee Brick and Tile
BR-2	BRICK - AUTUMN SMOKE	Cherokee Brick and Tile
BR-3	BRICK - BROOKHAVEN	Cherokee Brick and Tile
EFS-1	EIFS - POISED TAUPE	SANDBLAST FINISH
EFS-2	EIFS - DOVER SKY	TEXTURE FINISH
EFS-3	EIFS - BUCKSKIN (DRYVIT #449)	SANDBLAST FINISH
EFS-4	EIFS - CHINA WHITE (DRYVIT #310)	TEXTURE FINISH
SF-1	ALUMINUM STOREFRONT SYSTEM	
ST-2	STONE - STONE CREEK	Cherokee Brick and Tile
ST-3	STONE - BAMBOO	Cherokee Brick and Tile



① PARKING DECK ELEV.
1/8" = 1'-0"



③ PEACHTREE PKWY ELEV.
1/8" = 1'-0"



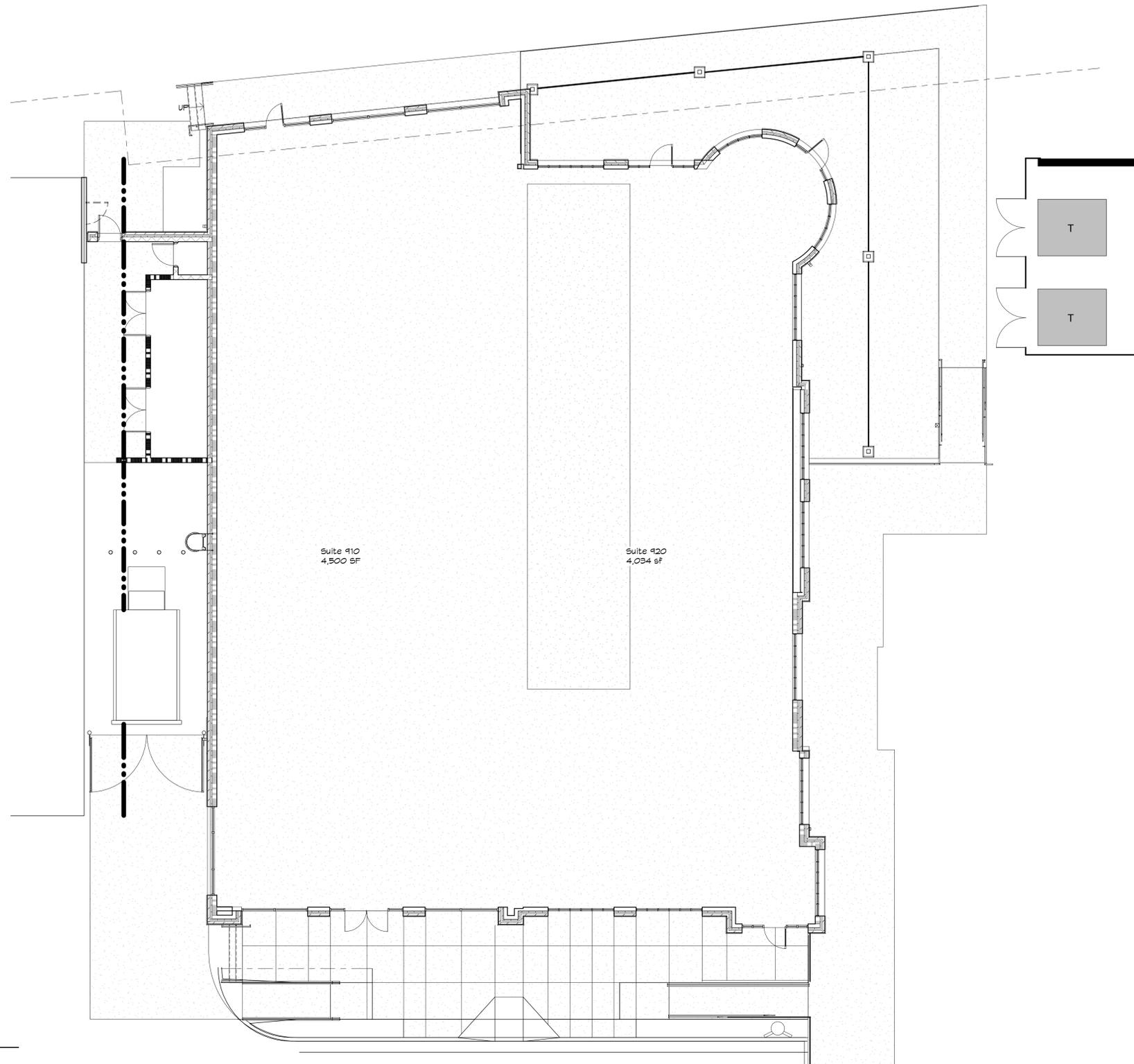
② TOWN CENTER BLVD. ELEV.
1/8" = 1'-0"



Lyman Davidson Dooley, Inc.



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① FLOOR PLAN SP-137
1/8" = 1'-0"



Lyman
Davidson
Dooley, Inc.



Fuqua Development

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AS-1 - DRIFTWOOD

AS-2 - WHITE

AS-3 - SHAKEWOOD

STONE WHITE

SIERRA TAN

MUSKET GRAY

DARK BRONZE

EFS-1
SW-6039
POISED TAUPE

EFS-2
DOVER SKY

EFS-3
BUCKSKIN

EFS-4
CHINA WHITE

BR-3 - BROOKHAVEN
with
COOSA ANTIQUE BUFF

BR-2 - AUTUMN SMOKE
with
COOSA IVORY BUFF

BR-1 - OLD MISSISSIPPI
with
COOSA IVORY BUFF

TR-1
SNOWBOUND

ST-2
STONE CREEK

ST-1
CREME BUFF

ST-3
BAMBOO

ACTION ITEM



MEMO

TO: Mayor & Council
CC: Brian L. Johnson, City Manager
FROM: Brandon Branham, Assistant City Manager
DATE: August 21, 2019
SUBJECT: Olli Fleet Challenge

Local Motors recently announced its global fleet challenge for the Metro Atlanta area, which would allow the winning organization access to two of their Olli shuttles for use over a 3-month period. The Olli shuttle by Local Motors is a 3D-Printed mobility solution that seats 8-10 people.

The City of Peachtree Corners, if awarded, would have a matching contribution of \$100,000 which would allow the city to run two shuttles along the newly created autonomous vehicle testing track on Technology Parkway. The shuttles would allow for passenger transportation at dedicated loading and unloading areas along Technology Parkway. This challenge would allow the city to gather the relevant data needed to expand operations of an autonomous shuttle for city wide operations.

Staff recommends authorizing the matching funds and allowing the City Manager to execute all contracts on behalf of the city.