



www.peachtreecornersga.gov

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

January 28, 2020

COUNCIL AGENDA

7:00 PM

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

A) CALL TO ORDER

B) SWEARING IN CEREMONY

C) ROLL CALL

D) PLEDGE OF ALLEGIANCE

E) MAYOR'S OPENING REMARKS

F) CONSIDERATION OF MINUTES – December 17, 2019 Council Meeting

G) CONSIDERATION OF MEETING AGENDA

H) PUBLIC COMMENTS

I) PRESENTATIONS AND REPORTS

J) PUBLIC HEARINGS

- 1. PH2019-011** MRPA Certificate 4248 Ridgeway Drive
- 2. PH-2019-012** MRPA Certificate 4260 Gatewood Lane
- 3. O2019-11-155** Second Read and Consideration of an Ordinance to approve a special use permit to accommodate a pawn shop in an existing shopping center at 7040 Jimmy Carter Blvd., Dist. 6. Land Lot 275, Peachtree Corners, GA. (This item was tabled at the December Council Meeting.)
- 4. O2020-01-159** Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Code of Ordinances Chapter 14, Businesses, by adding Article XXVII, shared Micromobility device operators, to authorize a pilot shared Micromobility device permit program and prohibit deployment of such devices without a

permit; establishing a sunset date for the pilot program, repealing all conflicting ordinances, and setting an effective date.

5. **O2020-01-160** First Read and Consideration of an Ordinance to amend Chapter 6, Alcoholic Beverages, of the code of the City of Peachtree Corners, Georgia, to amend and authorize ancillary alcohol sales of wine and/or malt beverages by retail establishments licensed to sell alcoholic beverages for consumption on the premises.
6. **O2020-01-161** First Read and Consideration of an Ordinance to amend the code of the City of Peachtree Corners, Georgia, by adding Chapter 63 (Service Districts) in order to create Special Districts for the provision of local government services within such Special District, to assess fees, taxes and special assessments to pay for such services, and to construct and maintain facilities for such services; to repeal all Ordinances in conflict herewith; to provide and effective date; and for other purposes.

K) ITEMS FOR CONSIDERATION

1. **R2020-01-130** Consideration of a Resolution of The City of Peachtree Corners, Georgia to vacate and sell a certain portion of surplus city-owned right-of-way located in Land Lot 251, 6th District, Gwinnett County, Georgia for the purpose of facilitating expansion of an existing religious use on adjoining property.
2. **Action Item** Consultant Agreement, Surveying & Engineering, LMIG Sidewalk Project.

L) CITY MANAGER UPDATES

M) EXECUTIVE SESSION

N) ADJOURNMENT

Minutes



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
DECEMBER 17, 2019 @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4 - Absent
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Brian Johnson
Ass. City Manager	Brandon Branham
City Clerk	Kym Chereck
City Attorney	Bill Riley
Comm. Dev. Dir	Diana Wheeler
Public Works Dir.	Greg Ramsey
Plann. & Dev. Manager	Seth Yurman

MAYORS OPENING REMARKS: Mayor Mason informed everyone that Councilwoman Jeanne Aulbach is in the hospital and to please keep her in your thoughts and prayers. Mayor Mason stated that the tree lighting event on December 6, 2019 at the Town Center was a big success.

Mayor Mason requested that City Manager Brian Johnson give an update on his travels to Canada. Mr. Johnson informed everyone that a team of representatives, including himself, traveled to the Providence of Ontario, Canada to explore opportunities with Canadian Companies coming to Curiosity Lab. Mr. Johnson stated that the trip was a success.

Councilmember Alex Wright was one of the people who accompanied Mr. Johnson. Mr. Wright stated that the success of the visit is evident in the fact that not only is there interest in the Curiosity Lab, but there is interest and current introductions being made, between the ATL (Atlanta-Region Transit Link Authority) and the people they met in Ontario.

Councilmember Eric Christ commended Mayor Mason on his election to the Board of the ARC (Atlanta Regional Commission).

CONSIDERATION OF MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 9, 2019 COUNCIL RETREAT.

By: Council Member Christopher

Seconded by: Council Member Gratwick

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

MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 19, 2019 COUNCIL MEETING.

By: Council Member Sadd

Seconded by: Council Member Christopher

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

CONSIDERATION OF MEETING AGENDA:

There were no changes to the agenda.

PUBLIC COMMENT: There was no public comment.

PRESENTATIONS AND REPORTS:

Mr. Christopher McKeller of Maudin & Jenkins gave a brief report on the city's audit report. It was determined that the city is in good standing and had an audit free of material misstatement.

CONSENT AGENDA:

APH 2019-02-90

Consideration of approval of for the application for Consumption on premises – Wine and Malt Beverage for Royal Bistro located at 6365 Spalding Drive, Suite A, Peachtree Corners GA 30092.

MOTION TO APPROVE APH 2019-02-90.

By: Council Member Christ

Seconded by: Council Member Christopher

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

PUBLIC HEARING:

O2019-12-157

Second Read and Consideration of an Ordinance to amend Chapter 34 concerning irrigation systems.

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

MOTION TO APPROVE O2019-12-157

By: Council Member Christ

Seconded: Council Member Gratwick

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

O2019-12-158

Second Read and Consideration of an Ordinance to amend Chapter 18 to meet requirements of the Metro North Georgia Water Planning District related to litter control.

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

MOTION TO APPROVE O2019-12-158.

By: Council Member Sadd

Seconded: Council Member Christopher

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

O2019-12-154

Second Read and Consideration of an Ordinance to amend Zoning Code Sec. 1310, M-1 Light Industry District, to add mobile restaurants as a permitted use within Technology Park within the Central Business District. (Second Read and Public Hearing Dec. 17, 2019)

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

MOTION TO APPROVE O2019-12-154.

By: Council Member Sadd

Seconded: Council Member Gratwick

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

O2019-12-155

Second Read and Consideration of an Ordinance to approve a special use permit to accommodate a pawn shop in an existing shopping center at 7040 Jimmy Carter Blvd., Dist. 6, Land Lot 275, Peachtree Corners, GA.

Mayor Mason stated that Councilwoman Aulbach requested that this item be tabled until she is able to attend.

MOTION TO TABLE O2019-12-155 UNTIL THE NEXT COUNCIL MEETING.

By: Council Member Sadd

Seconded: Council Member Christopher

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

O2019-12-156

Second Read and Consideration of an Ordinance to modify a required buffer with associated variance for a new bank proposed at 4057 Holcomb Bridge Rd., Dist. 6, Land Lot 313, Peachtree Corners, GA.

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

MOTION TO APPROVE O2019-10-156 WITH THE ADDITIONAL CONDITION THAT THE OWNER SHALL INSTALL A FULL A.D.A.-COMPLIANT SIDEWALK ALONG THE HOLCOMB BRIDGE ROAD AND SPALDING DRIVE FRONTAGES OF THE PROPERTY.

By: Council Member Christ

Seconded: Council Member Gratwick

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

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION FOR ONE PERSONNEL MATTER.

By: Council Member Christopher

Seconded: Council Member Gratwick

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

MOTION TO COME OUT OF EXECUTIVE SESSION.

By: Council Member Christopher

Seconded: Council Member Sadd

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

ITEMS FOR CONSIDERATION:

ACTION ITEM

Consideration of authorizing the Mayor to execute a Deferred Compensation Agreement with the City Manager.

MOTION AUTHORIZING THE MAYOR TO EXECUTE A DEFERRED COMPENSATION AGREEMENT WITH THE CITY MANAGER.

By: Council Member Sadd

Seconded: Council Member Christopher

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

CITY MANAGER UPDATES: City Manager, Brian Johnson, stated that the pedestrian bridge should be completed by September 2020, depending on the weather. Mr. Johnson informed the Mayor and Council that there will be a census update at the next work session, which will be on Tuesday, January 14, 2020.

ADJOURNMENT:

MOTION TO ADJOURN AT 8:20 PM.

By: Council Member Sadd

Seconded by: Council Member Christopher

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

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk
(Seal)

DRAFT

PH2019-011

CITY OF PEACHTREE CORNERS
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

CASE NUMBER: PH2019-011

LOCATION: 4248 Ridgeway Drive

PROPOSED DEVELOPMENT: Modification to existing Single Family Residence located within the Chattahoochee River Corridor.

CONTACT: Lewis Reeves PHONE: 404-219-2151

OWNER: Charissa King
4248 Ridgeway Drive Peachtree
Corners, GA

REQUEST SUMMARY:

The property is in the Riverview Estates subdivision and consists of one single family home on a 0.74-acre lot. The owners wish to build a pool, deck, garage, and extend the master bedroom and bath. This property is within 2,000 feet of the Chattahoochee River and was one of the 39 lots that received a certificate in the 1976 Riverview Estates Review Letter. A reanalysis of the property's Atlanta Regional Commission (ARC) clearing and development restrictions was recently conducted by Boundary Zone Survey. The applicant requests re-certification of this property in accordance with the Metropolitan River Corridor Protection Act (MRPA).

HISTORY:

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

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

The existing owner wishes to expand their pool deck, add two garage bays, and a pool cabana using the new ARC clearing and development restrictions Boundary Zone determined in their re-analysis of the property.

The MRPA Application and Construction documents for 4248 Ridgeway Drive was sent to the Atlanta Regional Commission (ARC) on December 16, 2019. On January 13, 2020 the Atlanta Regional Commission (ARC) completed its review of the application of the MRPA certificate for 4248 Ridgeway Drive and found the proposed project consistent with the Chattahoochee River Corridor Plan.

METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

4248 Ridgeway Drive
RIVERVIEW ESTATES
LOT 11, BLOCK "F", UNIT 3

The applicant is requesting formal city approval, after receiving approval by the ARC, for reanalysis of this property's MRPA certificate. If approved by the City, it is recommended that the Metropolitan River Protection Act Certificate for 4248 Ridgeway Drive, be approved with the following conditions:

- 1. City plan review staff must approve the proposed plan
- 2. Applicant shall stake limits of land disturbing activity for city approval prior to issuance of the building permit.
- 3. Applicant shall provide as-built prior to issuance of certificate of occupancy.

DATE OF CITY COUNCIL HEARING: January 28, 2020

ACTION TAKEN: APPROVED WITH CONDITIONS

DATE OF CERTIFICATE: January 28, 2020

APPROVED:

Mike Mason, Mayor

ATTEST:

(SEAL)
Kym Chereck, City Clerk

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** Peachtree Corners

2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Charissa King
Mailing Address: 4248 Ridgeway Drive
City: Peachtree Corners **State:** GA **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 470-445-3658 **Fax:** _____
Other Numbers: Email: charissa.king@icloud.com

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Lewis Reeves Properties LLC.
Mailing Address: 5400 Banner Gate Drive
City: Johns Creek **State:** GA **Zip:** 30027
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-219-2151 **Fax:** _____
Other Numbers: Email: indiancrle@aol.com

4. **Proposed Land or Water Use:**
Name of Development: Riverview Estates
Description of Proposed Use: Modification to Existing Single Family Residence Located within the Chattahoochee River Corridor.

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot 329, 6th District, Gwinnett County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Riverview Estates, Lot 11 F, 4248 Ridgeway Drive, 385 Feet to Gatewood Lane
Size of Development (Use as Applicable):

Acres:	Inside Corridor: <u>0.739</u>
	Outside Corridor: <u>0.00</u>
	Total: <u>0.739</u>
Lots:	Inside Corridor: <u>0.739</u>
	Outside Corridor: <u>0.00</u>
	Total: <u>0.739</u>
Units:	Inside Corridor: <u>0.739</u>
	Outside Corridor: <u>0.00</u>
	Total: <u>0.739</u>

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

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

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

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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): Single Family Residential Community, RC-76-02GC, 1976

7. How Will Sewage from this Development be Treated?

A. Septic tank Yes

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

B. Public sewer system _____

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	_____	_____	_____	(70)	(45)
D	<u>32,177 sf</u>	<u>16,089 sf</u>	<u>9,653 sf</u>	(50)	50 (30)
E	_____	_____	_____	(30)	(15)
F	_____	_____	_____	(10)	(2)
Total:	<u>32,177 sf</u>	<u>16,089 sf</u>	<u>9,653 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? Yes

If "yes", indicate the 500-year flood plain elevation: 895

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:

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

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

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

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

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

x Existing vegetation plan.

x Proposed grading plan.

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

x Approved erosion control plan.

x 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)

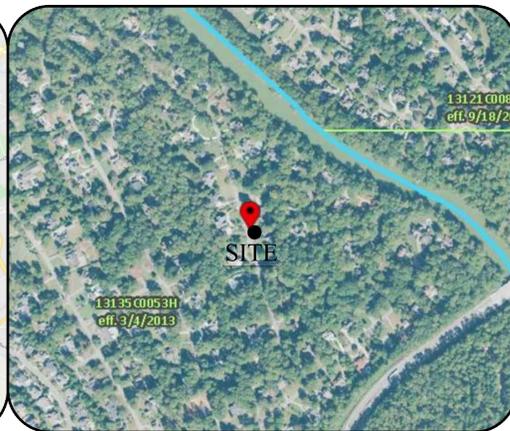
✓  _____
Signature(s) of Owner(s) of Record Date 12/14/19

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 12/15/19.

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

Signature of Chief Elected Official or Official's Designee Date



GENERAL NOTES:

- TOTAL AREA: 0.739 ACRES / 32,177 SQUARE FEET
- BOUNDARY REFERENCE: DB 56051, PG 532; PB 4, PG 210
- FIELDWORK PERFORMED ON 11/6/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98,566 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 0.03 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:
4248 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
CONSTRUCTION OF POOL & ADDITIONS
SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

Lot Number	Area	Allowable 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
11	32,177			16,089					9,653		
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
11	32,177			8,870					5,726		
Remaining Total		7,219					3,927				
		SF*					SF*				
Lot Number	Area	Additional Disturbed Area					Proposed Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
11	32,177										



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 LOT AREA: 15,000 SF

R-100 SETBACKS AS PER PLAT

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

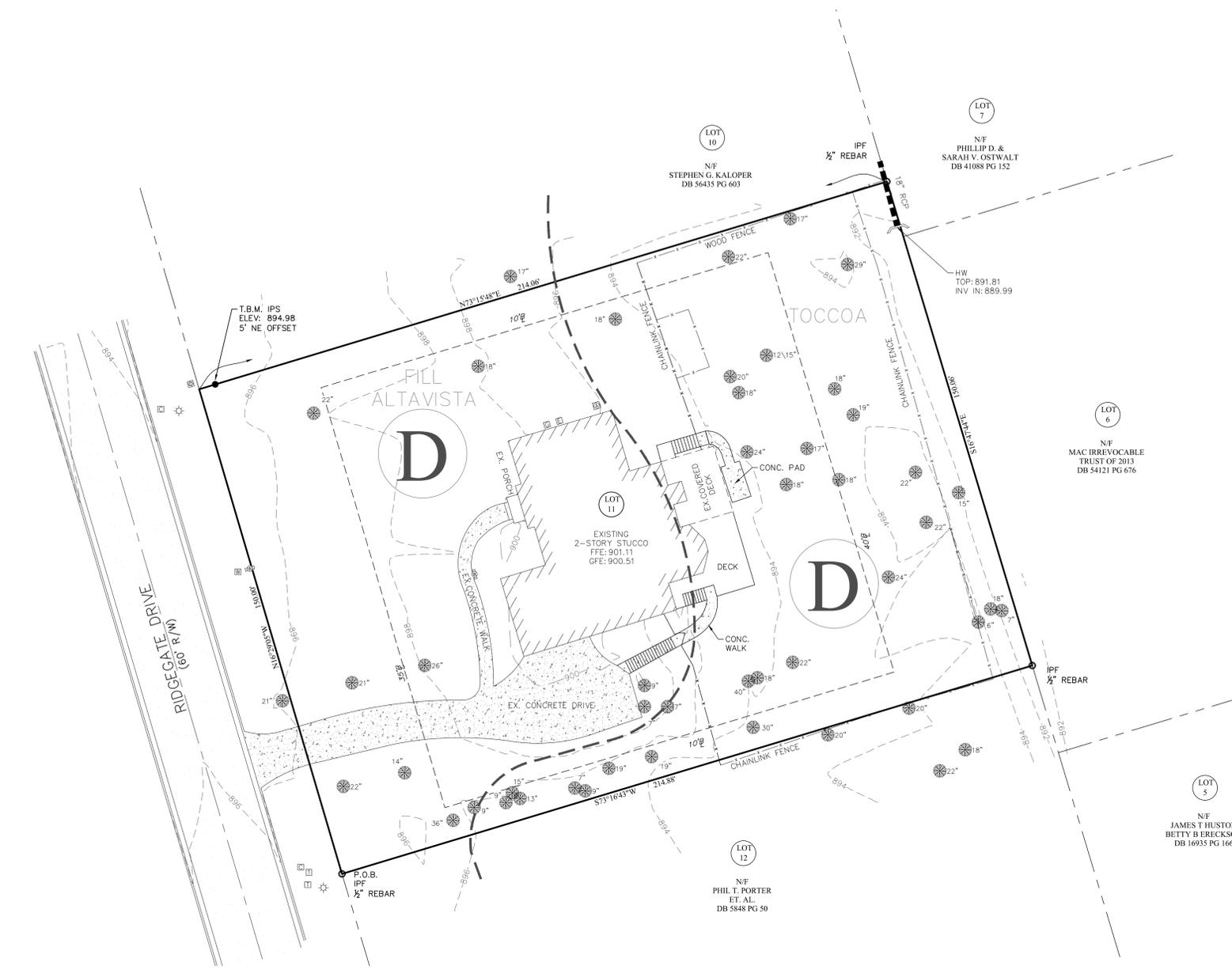
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER

CHARISSA KING
4248 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

4248 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
LEWIS REEVES 404-219-2151
CHARISSA KING 470-445-3658



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

EXISTING CONDITIONS SURVEY
PREPARED FOR: CHARISSA KING,
UNIT 3, RIVERVIEW ESTATES SUBDIVISION
LAND LOT 329, 6TH DISTRICT
4248 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
DATE 11/12/2019

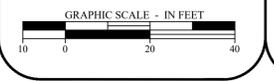


THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

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

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
© COPYRIGHT 2019 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.739 ACRES / 32,177 SQUARE FEET
BOUNDARY REFERENCE: DB 56051, PG 532; PB 4, PG 210
FIELDWORK PERFORMED ON 11/6/2019
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98,566 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 0.03 FEET



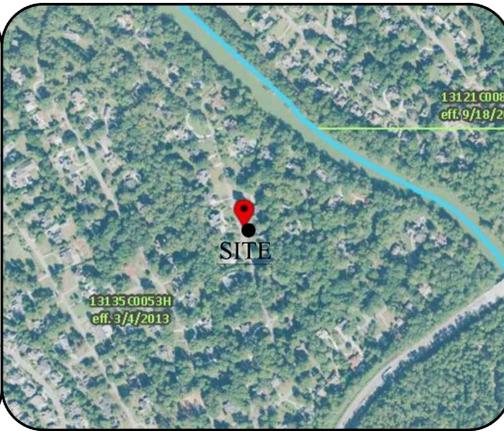
- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP SET LSF# 839
 - R/W MONUMENT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - POWER POLE
 - YARD DRAINS
 - SIGN
 - POWER METER
 - POWER BOX
 - A/C UNIT
 - LIGHT POLE
 - GUY WIRE
 - MANHOLE
 - CLEAN OUT
 - GAS METER
 - GAS VALVE
 - CABLE BOX
 - TELEPHONE BOX
 - WATER LINE
 - OVERHEAD UTILITY LINE
 - SEWER LINE
 - GAS LINE
 - CABLE LINE
 - TELEPHONE LINE
 - FENCE LINE
 - SILT FENCE
 - TREE PROTECTION
 - HAY BALES
 - FLOW WELL LINE
 - NOW OR FORMERLY
 - RIGHT-OF-WAY
 - BUILDING SETBACK LINE
 - CANTILEVER
 - CRITICAL ROOF 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
 - TOP OF FOOTER ELEVATION
 - SILT FENCE
 - DRAINAGE ARROW
 - HARDWOOD TREE
 - PINE TREE
 - TO BE REMOVED

- TREE LEGEND**
- HARDWOOD TREE
 - PINE TREE
 - TO BE REMOVED



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
21386.02
SHEET
1 OF 3



GENERAL NOTES:

- TOTAL AREA: 0.739 ACRES / 32,177 SQUARE FEET
- BOUNDARY REFERENCE: DB 56051, PG 532; PB 4, PG 210
- FIELDWORK PERFORMED ON 11/6/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98.566 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 0.03 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:
4248 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
CONSTRUCTION OF POOL & ADDITIONS
SEE ARCHITECTURAL PLANS FOR MORE DETAIL
9. SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM
10. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
11. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
12. NO NEW STORM DRAIN PIPES ARE PROPOSED
13. THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
14. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

DENSITY FACTOR OF TREES TO REMAIN									
EXIST TREES	DBH INCHES	TOTAL INCHES	QTY REMOVED	TOTAL REMAIN	TOTAL INCHES	U/In	TOTAL UNITS		
1	6	6	0	1	6	0.90	0.90		
4	7	28	3	1	7	1.00	1.00		
4	9	36	2	2	18	1.20	2.40		
1	12	12	1	0	0	1.60	0.00		
1	13	13	0	1	13	1.80	1.80		
1	14	14	0	1	14	2.20	2.20		
2	15	30	1	1	15	2.40	2.40		
2	17	34	1	1	17	3.20	3.20		
8	18	144	6	2	36	3.60	7.20		
3	19	57	2	1	19	4.00	4.00		
1	20	20	1	0	0	4.40	0.00		
1	21	21	0	1	21	4.80	4.80		
6	22	132	1	5	110	5.20	26.00		
1	24	24	1	0	0	6.20	0.00		
1	26	26	0	1	26	7.40	7.40		
1	29	29	0	1	29	9.20	9.20		
1	30	30	1	0	0	9.80	0.00		
1	36	36	0	1	36	14.20	14.20		
1	40	40	1	0	0	17.40	0.00		
TOTAL	41	732	21	20	367	-	86.70		

M.R.P.A. CALCULATION											
Lot Number	Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
11	32,177			16,089					9,653		
Existing Disturbed Area											
11	32,177			8,870					5,726		
Remaining Total				7,219					3,927		
Additional Disturbed Area											
11	32,177			3,390					2,751		
Remaining Total				3,829					1,176		

PRE-CONSTRUCTION IMPERVIOUS AREA				POST-CONSTRUCTION IMPERVIOUS AREA			
AREA	Sq. Ft.	AREA	Sq. Ft.				
EXISTING HOUSE	32,177	EXISTING HOUSE	32,177				
EXISTING DRIVE	2,816	EXISTING DRIVE	2,816				
EXISTING DECK & STEPS & WALK	1,946	EXISTING DECK & STEPS & WALK	1,884				
EXISTING PORCH	936	EXISTING DECK & STEPS & WALK	266				
	28	EXISTING PORCH	28				
		PROPOSED POOL & POOL DECK	952				
		PROPOSED GARAGE	808				
		PROPOSED BEDROOM & BATH & GAME ROOM	1,373				
		PROPOSED DRIVE	330				
TOTAL COVERAGE	5,726	TOTAL COVERAGE	8,477				
	18%		26%				

NO TREE TO BE REMOVED DURING CONSTRUCTION

CITY OF PEACHTREE CORNERS DENSITY REQUIREMENTS	
0.739 AC x 24 UNIT / AC = 17.7 UNITS	
SITE TREE REPLACEMENT DATA	
UNITS REQUIRED	17.70
TOTAL EXISTING UNITS	86.70
REPLACEMENT DENSITY FACTOR	0.00
TOTAL SDF PROVIDED	86.70
DENSITY SURPLUS	69.00

EROSION & SEDIMENT CONTROL PRACTICES

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

CONSTRUCTION LEGEND	
C0	CONSTRUCTION EXIT
CW	CONCRETE WASHDOWN
C1	CONSTRUCTION OF ADDITIONS
C2	CONSTRUCTION OF POOL & POOL DECK
C3	CONSTRUCTION OF GARAGE & DRIVEWAY
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION
FPA	FPA PATH. NO MACHINERY ALLOWED IN THIS AREA. 4" OF MULCH AND 3/4" PLYWOOD. NO CONSTRUCTION ACTIVITY WITHIN THE S.R.P. (STRUCTURAL ROOT PLATE)

Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

ZONING: R-100

MINIMUM LOT AREA: 15,000 SF

R-100 SETBACKS AS PER PLAT

- FRONT: 35 FT
- INTERIOR 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

CHARISSA KING
4248 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

4248 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
LEWIS REEVES 404-219-2151
CHARISSA KING 470-445-3658

SITE NOTES:

- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF PEACHTREE CORNERS.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT.
- 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.

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 MARK ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 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 DELICIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELICIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 4' 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 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 ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS SHALL 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.
- 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:

- PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR. CALL (678) 512-3284
- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF SANDY SPRINGS AND FULTON COUNTY.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
- NO GRADED SLOPES SHALL EXCEED 2H:1V.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION 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.
- DEMOLITION TAKING PLACE INSIDE THE TREE CRITICAL ROOT ZONES TO BE DONE BY HAND.
- 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 SANDY SPRINGS 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.

UTILITIES

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

DISTURBED AREA: 12,260 SQ. FT / 0.28 ACRES

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

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

USE EXISTING WATER, SEWER AND GAS CONNECTIONS.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMED SAID PERSON.
© COPYRIGHT 2019 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.739 ACRES / 32,177 SQUARE FEET
BOUNDARY REFERENCE: DB 56051, PG 532; PB 4, PG 210
FIELDWORK PERFORMED ON 11/6/2019
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98.566 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 0.03 FEET

LEGEND:
PROPERTY CORNER FOUND (AS NOTED)
1/2" REBAR WITH CAP SET LSF# 839
R/W MONUMENT
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
GAS VALVE
CABLE BOX
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
HB HAY BALES
FW FLOW WELL LINE
NW NOW OR FORMERLY
R/W RIGHT-OF-WAY
BSL BUILDING SETBACK LINE
CNTL CANTILEVER
CR.Z. CRITICAL ROOT ZONE
S.R.P. STRUCTURAL ROOT PLATE (TYP.)
LL LAND LOT

TOP OF FOOTER ELEVATION
SILT FENCE
DRAINAGE ARROW
HARDWOOD TREE
PINE TREE
TO BE REMOVED

CONC. CONCRETE
EOP EDGE OF PAVEMENT
AC UNIT
F.F.E. FINISH FLOOR ELEVATION
B.F.E. BASEMENT FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
1106.6 GROUND ELEVATION
1103.6 SURFACE ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION



BOUNDARY zone, inc.
LAND SURVEYING SERVICES & LAND PLANNING SERVICES
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) 390-4933
975 CORB PLACE BLVD., SUITE 101
KENNESAW, GEORGIA 30144



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

SITE PLAN
PREPARED FOR: CHARISSA KING,
LOT 11, BLOCK "F", UNIT 3, RIVERVIEW ESTATES SUBDIVISION
LAND LOT 329, 6TH DISTRICT
4248 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
DATE 11/12/2019



FOR THE FIRM BOUNDARY ZONE, INC.

PROJECT 21386.02
SHEET 2 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: JANUARY 13, 2020

ARC REVIEW CODE: V2001031

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 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-20-01PC 4248 Ridgeway Drive
Submitting Local Government: City of Peachtree Corners

Review Type: Metro River	Date Opened: January 3, 2020	Date Closed: January 13, 2020
---------------------------------	-------------------------------------	--------------------------------------

FINDING: ARC staff has completed its 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 River Corridor Plan.

Additional Comments: Note that the cover letter from the local government requests review for two separate properties, but this review is specifically for the property at 4248 Ridgeway Drive.

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPERS
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF JOHNS CREEK

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE--CRNRA
GWINNETT COUNTY

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or ggiuffrida@atlantaregional.org. This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.

PH2019-012

**CITY OF PEACHTREE CORNERS
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

CASE NUMBER: PH2019-012

LOCATION: 4260 Gatewood Lane

PROPOSED DEVELOPMENT: Modification to existing Single Family Residence located within the Chattahoochee River Corridor

CONTACT: Lewis Reeves PHONE: 404-219-2151

OWNER: Matt and Megan Cadogan
4260 Gatewood Lane
Peachtree Corners, GA

REQUEST SUMMARY:

The property is in the Riverview Estates subdivision and consists of a one single family home on a 1.11-acre lot. The owners wish to add a pool, pool deck, covered veranda, and additional garage bay. This property is within 2,000 feet of the Chattahoochee River and does not have an existing MRPA certificate. Boundary Zone Survey conducted a survey and proposes clearing and development restrictions for each soil vulnerability category. The applicant requests the Atlanta Regional Commission's (ARC) analysis and certification of this property in accordance with the Metropolitan River Corridor Protection Act (MRPA).

HISTORY:

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

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

The existing owner wishes to expand their pool deck, add two garage bays, and a pool cabana using the new ARC clearing and development restrictions Boundary Zone determined in their re-analysis of the property.

The MRPA Application and Construction documents for 4260 Gatewood Lane was sent to the Atlanta Regional Commission (ARC) on December 16, 2019 and is pending their approval.

METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

4260 Gatewood Lane
RIVERVIEW ESTATES
LOT 27, BLOCK "E", UNIT 3, LAND LOT 326

The applicant is requesting formal city approval, concurrently with the ARC’s review, certification of this property in accordance with MRPA. If approved by the City, it is recommended that the Metropolitan River Protection Act Certificate for 4260 Gatewood Lane, be approved with the following conditions:

1. ARC must find that the property is in conformance with the plan.
2. City plan review staff must approve the proposed plan
3. Applicant shall stake limits of land disturbing activity for city approval prior to issuance of the building permit.
4. Applicant shall provide as-built prior to issuance of certificate of occupancy.

DATE OF CITY COUNCIL HEARING: January 28, 2020

ACTION TAKEN: APPROVED WITH CONDITIONS

DATE OF CERTIFICATE: January 28, 2020

APPROVED:

Mike Mason, Mayor

ATTEST:

(SEAL)
Kym Chereck, City Clerk

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. **Name of Local Government:** Peachtree Corners
2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Matt Cadogan / Megan Cadogan
Mailing Address: 4260 Gatewood Lane
City: Peachtree Corners **State:** GA **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-335-5388 **Fax:** _____
Other Numbers: Email: mcdogan@sovsystems.com
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Lewis Reeves Properties LLC
Mailing Address: 5400 Bannergate Drive
City: Johns Creek **State:** GA **Zip:** 30027
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-219-2151 **Fax:** _____
Other Numbers: Email: indiancrle@aol.com
4. **Proposed Land or Water Use:**
Name of Development: Riverview Estates
Description of Proposed Use: Modification to existing Single Family Residence Loacted within the Chattahoochee River Corridor.
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot 326, 6th District, Gwinnett County **Subdivision,**
Lot, Block, Street and Address, Distance to Nearest Intersection:
Riverview Estates, Lot 27, Block E, 4260 Gatewood Lane, 365 lf to Ridgagate Drive
ate Drive
- Size of Development (Use as Applicable):**
- | | |
|---------------|--|
| Acres: | Inside Corridor: <u>1.072 acres</u> |
| | Outside Corridor: <u>0.00 acres</u> |
| | Total: <u>1.072 acres</u> |
| Lots: | Inside Corridor: <u>1.072 acres</u> |
| | Outside Corridor: <u>0.00 acres</u> |
| | Total: <u>1.072 acres</u> |
| Units: | Inside Corridor: <u>1.072 acres</u> |
| | Outside Corridor: <u>0.00 acres</u> |
| | Total: <u>1.072 acres</u> |
- Other Size Descriptor (i.e., Length and Width of Easement):**
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

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

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

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

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

7. How Will Sewage from this Development be Treated?

A. Septic tank Yes

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

B. Public sewer system _____

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	29,881 sf	20,917 sf	13,447 sf	(70) 70	(45) 45
D	12,265 sf	6,133 sf	3,680 sf	(50) 50	(30) 30
E	4,532 sf	1,360 sf	680 sf	(30) 30	(15) 15
F	_____	_____	_____	(10)_____	(2)_____
Total:	46,678 sf	28,410 sf	17,807 sf	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes _____
If "yes", indicate the 100-year floodplain elevation: 892.50

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? Yes _____
If "yes", indicate the 500-year flood plain elevation: 895

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)

Megan Cadogan 12-15-2019

Megan Cadogan 12.15.2019
Signature(s) of Owner(s) of Record Date

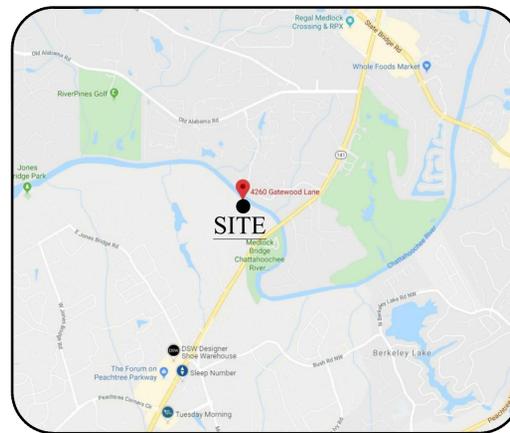
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Lewis River Properties Inc.
CEO Pres. 12/15/19

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

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

Signature of Chief Elected Official or Official's Designee Date



Vicinity Map (NTS)



FIRM Panel Vignette (NTS)

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

GENERAL NOTES:

- TOTAL AREA: 1.072 ACRES / 46,678 SQUARE FEET
- BOUNDARY REFERENCE: DB 55991, PG 597; PB 4, PG 210
- FIELDWORK PERFORMED ON 10/17/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,692 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: 4260 GATEWOOD LANE PEACHTREE CORNERS, GEORGIA 30097
 - CONSTRUCTION OF ADDITIONS SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- NO NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS ON OR WITHIN 200 FEET OF WATERS OF THE STATE

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
27	46,678	20,917	6,133	1,360			13,447	3,680	680		
Existing Disturbed Area		Existing Impervious Area					Proposed Impervious Area				
Lot Number	Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
27	46,678	17,930	1,950	200			10,619	769	34		
Remaining Total		2,987	4,183	1,160		SF*	2,828	2,911	646		SF*



ZONING: R-100

MINIMUM FRONTAGE: 100 FT
 MINIMUM LOT AREA: 15,000 SF

R-100 SETBACKS AS PER PLAT

FRONT: 75 FT
 INTERIOR SIDE: 20 FT
 BUILDING HEIGHT: 35 FT

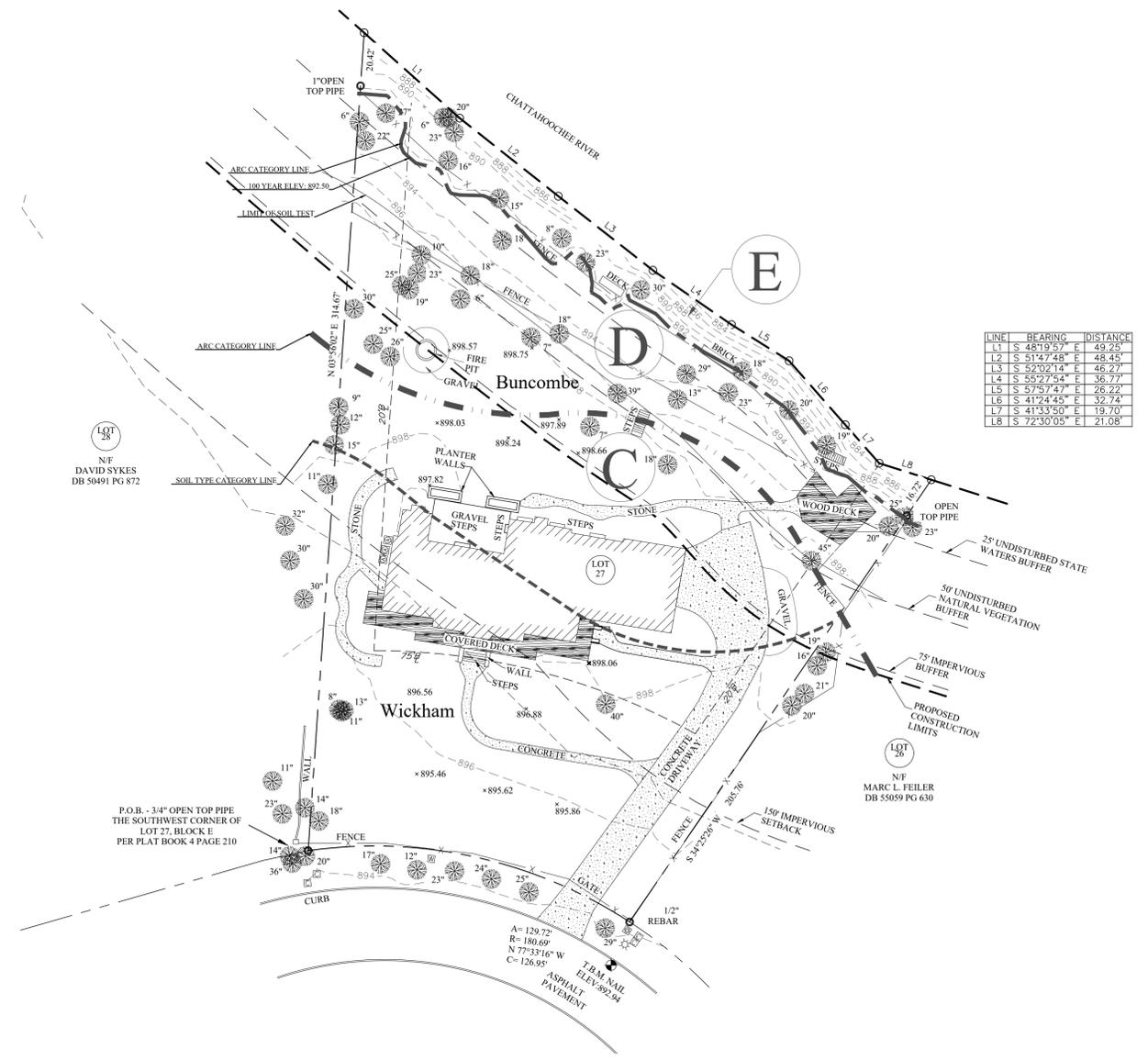
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER

MATT & MEGAN CADOGAN
 4260 GATEWOOD LANE
 PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT

LEWIS REEVES PROPERTIES
 LEWIS REEVES
 PO BOX 2369
 CUMMING, GEORGIA 30040
 404-219-2151



LINE	BEARING	DISTANCE
L1	S 48°19'57\"	E 49.25'
L2	S 51°42'48\"	E 48.45'
L3	S 52°02'14\"	E 46.27'
L4	S 55°27'54\"	E 36.77'
L5	S 57°57'47\"	E 26.22'
L6	S 41°24'45\"	E 32.74'
L7	S 41°33'50\"	E 19.70'
L8	S 72°30'05\"	E 21.08'

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

EXISTING CONDITIONS SURVEY
 PREPARED FOR: MATT & MEGAN CADOGAN,
 LOT 27, BLOCK E, UNIT NO.3, RIVERVIEW ESTATES
 LAND LOT 329, 6TH DISTRICT
 4260 GATEWOOD LANE
 PEACHTREE CORNERS, GEORGIA 30097
 DATE 12/5/2019

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.

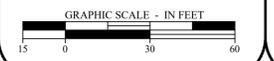
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM COUNTY OR CITY PLANNING AND ZONING DEPARTMENTS.



FOR THE FIRM
 BOUNDARY ZONE, INC.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
 © COPYRIGHT 2019 - BOUNDARY ZONE, INC.
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 1.072 ACRES / 46,678 SQUARE FEET
 BOUNDARY REFERENCE: DB 55991, PG 597; PB 4, PG 210
 FIELDWORK PERFORMED ON 10/17/2019
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,692 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)
 - 1/2" REBAR WITH CAP SET LSF# 839
 - R/W MONUMENT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - POWER POLE
 - YARD DRAINS
 - SIGN
 - POWER METER
 - 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
 - HB HAY BALES
 - FW FLOW WELL LINE
 - NF NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - BSL BUILDING SETBACK LINE
 - CNTL CANTILEVER
 - CR.Z. CRITICAL ROOT ZONE
 - S.R.P. STRUCTURAL ROOT PLATE (TYP.)
 - LL LAND LOT
 - CONC. CONCRETE
 - EOP EDGE OF PAVEMENT
 - 00 — CONTOUR LINE
 - F.F.E. FINISH FLOOR ELEVATION
 - B.F.E. BASEMENT FLOOR ELEVATION
 - G.F.E. GARAGE FLOOR ELEVATION
 - 100.0' GROUND ELEVATION
 - 100.0' SURFACE ELEVATION
 - TW:100.0' TOP OF WALL ELEVATION
 - BW:100.0' BOTTOM OF WALL ELEVATION
 - TOP OF FOOTER ELEVATION
 - SILT FENCE
 - DRAINAGE ARROW
 - HARDWOOD TREE
 - PINE TREE
 - TO BE REMOVED

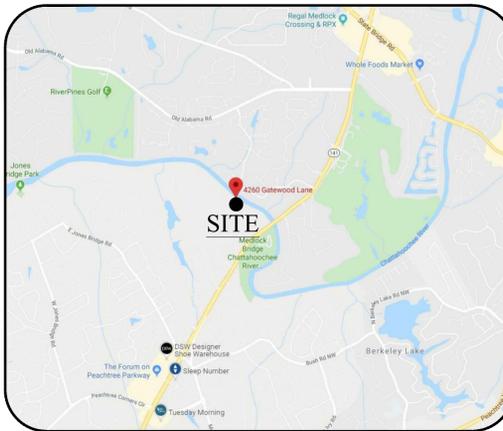
- TREE LEGEND**
- HARDWOOD TREE
 - PINE TREE
 - TO BE REMOVED



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 SABELLE BLVD, SUITE 200
 SUWANEE, GEORGIA 30024
 ATLANTA (404) 446-8180
 1100 PEACHTREE ST, SUITE 200
 ATLANTA, GEORGIA 30309
 KENNESAW (678) 730-4393
 975 CORB PLACE BLVD, SUITE 101
 KENNESAW, GEORGIA 30144

PROJECT
 21310.02
SHEET
 1 OF 3



GENERAL NOTES:

- TOTAL AREA: 1,072 ACRES / 46,678 SQUARE FEET
- BOUNDARY REFERENCE: DB 55991, PG 597, PG 4, PG 210
- FIELDWORK PERFORMED ON 10/17/2019
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,692 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: 4260 GATEWOOD LANE PEACHTREE CORNERS, GEORGIA 30097
 - CONSTRUCTION OF ADDITIONS SEE ARCHITECTURAL PLANS FOR MORE DETAIL
 - SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM
 - DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
 - CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
 - NO NEW STORM DRAIN PIPES ARE PROPOSED
 - THIS PROPERTY DOES LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
 - THIS PROPERTY IS ON OR WITHIN 200 FEET OF WATERS OF THE STATE

EROSION & SEDIMENT CONTROL PRACTICES

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

M.R.P.A. CALCULATION											
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
27	46,678	20,917	6,133	1,360			13,447	3,680	680		
Existing Disturbed Area							Existing Impervious Area				
Lot Number	Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
27	46,678	17,930	1,950	200			10,619	769	34		
Remaining Total		2,887					2,828				
Additional Disturbed Area							Proposed Impervious Area				
Lot Number	Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
27	46,678	398	0	0			1,934	0	0		
Remaining Total		2,589					894				

PRE-CONSTRUCTION IMPERVIOUS AREA			POST-CONSTRUCTION IMPERVIOUS AREA		
LOT AREA	AREA	Sq. Ft.	LOT AREA	AREA	Sq. Ft.
EXISTING HOUSE		4,678	EXISTING HOUSE		4,678
EXISTING DRIVE/STEPS/CONC.		4,434	EXISTING DRIVE/STEPS/CONC.		4,234
EXISTING PORCH/DECK		1,200	EXISTING PORCH/DECK		700
EXISTING WALLS		116	EXISTING WALLS		116
EXISTING PATIO		1,044	EXISTING PATIO		1,044
EXISTING FIRE PIT & GRAVEL		559	EXISTING FIRE PIT & GRAVEL		559
TOTAL COVERAGE		11,422	PROPOSED COVERED VERANDA		550
			PROPOSED POOL & POOL DECK		1,472
			PROPOSED GARAGE & WALK		612
			TOTAL COVERAGE		13,356
					29%

Vicinity Map (NTS)

ZONING: R-100
 MINIMUM FRONTAGE: 100 FT
 MINIMUM LOT AREA: 15,000 SF

R-100 SETBACKS AS PER PLAT
 FRONT: 75 FT
 INTERIOR SIDE: 20 FT
 BUILDING HEIGHT: 35 FT

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
 MATT & MEGAN CADOGAN
 4260 GATEWOOD LANE
 PEACHTREE CORNERS, GEORGIA 30097

BUILDER / EMERGENCY CONTACT
 LEWIS REEVES PROPERTIES
 LEWIS REEVES
 PO BOX 2369
 CUMMING, GEORGIA 30040
 404-219-2151

FIRM Panel Vignette (NTS)

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

CONSTRUCTION LEGEND

Co	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
C1	CONSTRUCTION OF COVERED VERANDA & GARAGE & WALK
C2	CONSTRUCTION OF POOL & POOL DECK
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION
TPA	TPA PATH. NO MACHINERY ALLOWED IN THIS AREA. 8-10" OF MULCH AND 3/4" PLYWOOD. NO CONSTRUCTION ACTIVITY WITHIN THE S.R.P. (STRUCTURAL ROOT PLATE)

EROSION 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 OF TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL LOTS WITH 2" OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
- SILT FENCE SHALL MEET REQUIREMENTS 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 SHALL 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 DECLARATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL, 1 VERTICAL.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE 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.

DENSITY FACTOR OF TREES TO REMAIN

EXIST TREES	DBH INCHES	TOTAL INCHES	QTY REMOVED	TOTAL REMAIN	TOTAL INCHES REMAIN	U/In	TOTAL UNITS
3	6	18	0	3	18	0.90	2.70
2	7	14	0	2	14	1.00	2.00
2	8	16	0	2	16	1.10	2.20
1	9	9	0	1	9	1.20	1.20
1	10	10	0	1	10	1.30	1.30
1	11	11	0	1	11	1.40	1.40
1	12	12	0	1	12	1.60	1.60
2	13	26	0	2	26	1.80	3.60
1	15	15	0	1	15	2.40	2.40
1	16	16	0	1	16	2.80	2.80
6	18	108	0	6	108	3.60	21.60
2	19	38	0	2	38	4.00	8.00
3	20	60	0	3	60	4.40	13.20
1	22	22	0	1	22	5.20	5.20
4	23	92	0	4	92	5.80	23.20
3	25	75	0	3	75	6.80	20.40
1	26	26	0	1	26	7.40	7.40
1	27	27	0	1	27	8.00	8.00
1	29	29	0	1	29	9.20	9.20
2	30	60	0	2	60	9.80	19.60
1	39	39	0	1	39	16.60	16.60
1	40	40	0	1	40	11.80	11.80
1	45	45	0	1	45	22.00	22.00
TOTAL	32	730	0	32	730		196.60

NO TREE TO BE REMOVED DURING CONSTRUCTION

CITY OF PEACHTREE CORNERS DENSITY REQUIREMENTS

1,072 AC x 24 UNIT / AC = 25.73 UNITS
SITE TREE REPLACEMENT DATA
UNITS REQUIRED 25.73
TOTAL EXISTING UNITS 196.60
REPLACEMENT DENSITY FACTOR 0.00
TOTAL SDF PROVIDED 196.60
DENSITY SURPLUS 170.87

DISTURBED AREA: 19,878 SQ. FT. / 0.46 ACRES

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

USE EXISTING WATER, SEWER AND GAS CONNECTIONS

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

SITE NOTES:

- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF PEACHTREE CORNERS.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT.
- 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.

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 RECITIFICATION BY THE SURVEYOR OR NAMING SAID PERSON.

© COPYRIGHT 2019 - BOUNDARY ZONE, INC.
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 1,072 ACRES / 46,678 SQUARE FEET

BOUNDARY REFERENCE: DB 55991, PG 597, PG 4, PG 210
 FIELDWORK PERFORMED ON 10/17/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,692 FEET

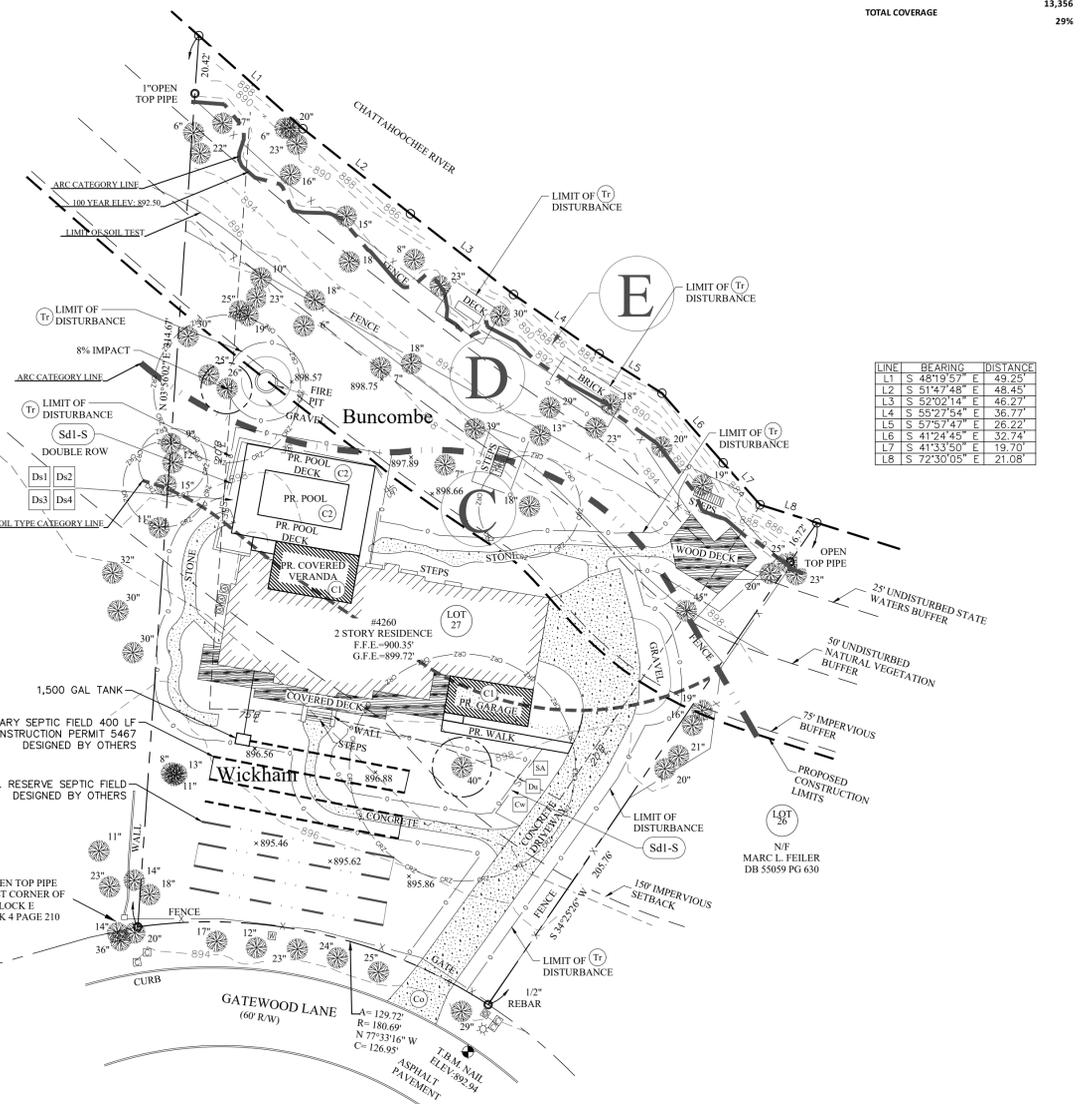
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

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)
- 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
- HB HAY BALES
- FW FLOW WELL LINE
- NF NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CNTL CANTILEVER
- CR.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE (TYP.)
- LL LAND LOT
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- AC UNIT
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 100.00' GROUND ELEVATION
- 103.60' SURFACE ELEVATION
- TW=106.00' TOP OF WALL ELEVATION
- HW=106.00' BOTTOM OF WALL ELEVATION
- TOP OF FOOTER ELEVATION
- SILT FENCE
- DRAINAGE ARROW
- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED



REVISION

NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

SITE PLAN

PREPARED FOR: MATT & MEGAN CADOGAN,
 LOT 27, BLOCK E, UNIT NO.3, RIVERVIEW ESTATES
 LAND LOT 329, 6TH DISTRICT
 4260 GATEWOOD LANE
 PEACHTREE CORNERS, GEORGIA 30097
 DATE 12/15/2019

NOT VALID WITHOUT ORIGINAL SIGNATURE

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 No. 31162
 WILSON E. WILLIAMS
 12/13/19

FOR THE FIRM
 BOUNDARY ZONE, INC.
 LEVEL II DESIGN # 7796

PROJECT 21310.02

SHEET 2 OF 3

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

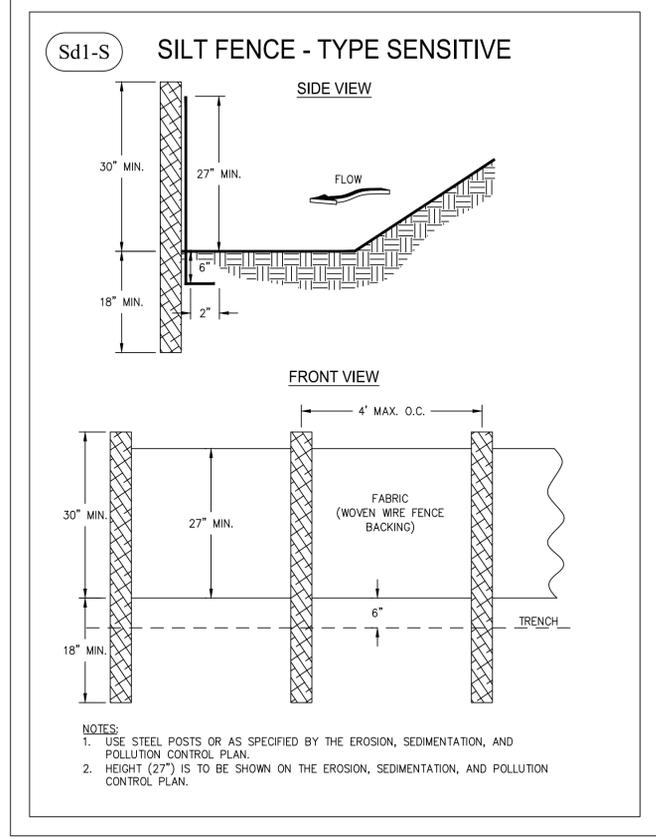
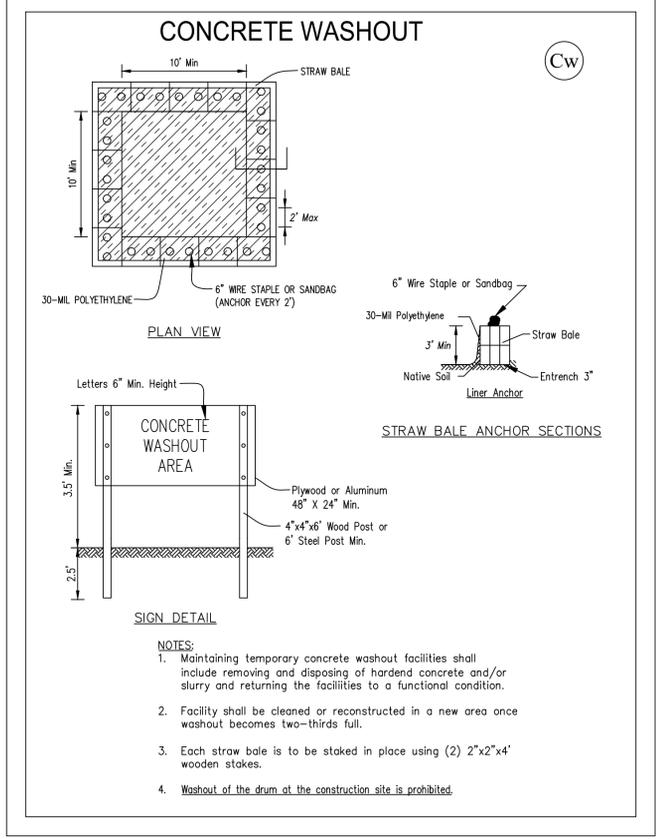
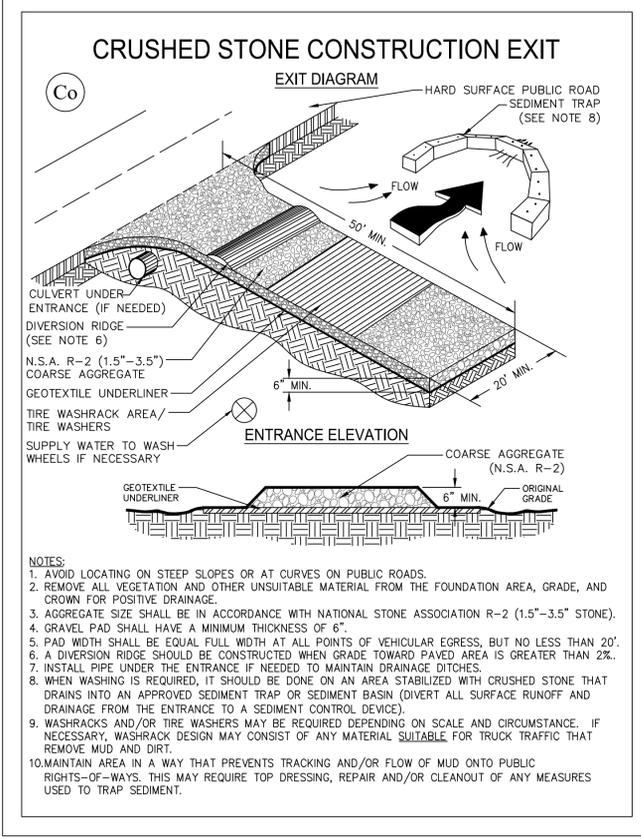
ATLANTA (404) 446-8180
 1100 PEACHTREE ST, SUITE 200
 ATLANTA, GEORGIA 30309

KENNESAW (678) 730-4993
 975 CORB PLACE BLVD, SUITE 101
 KENNESAW, GEORGIA 30144

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

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

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



GRASSING SCHEDULE

(HYDROSEEDING RATES)

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

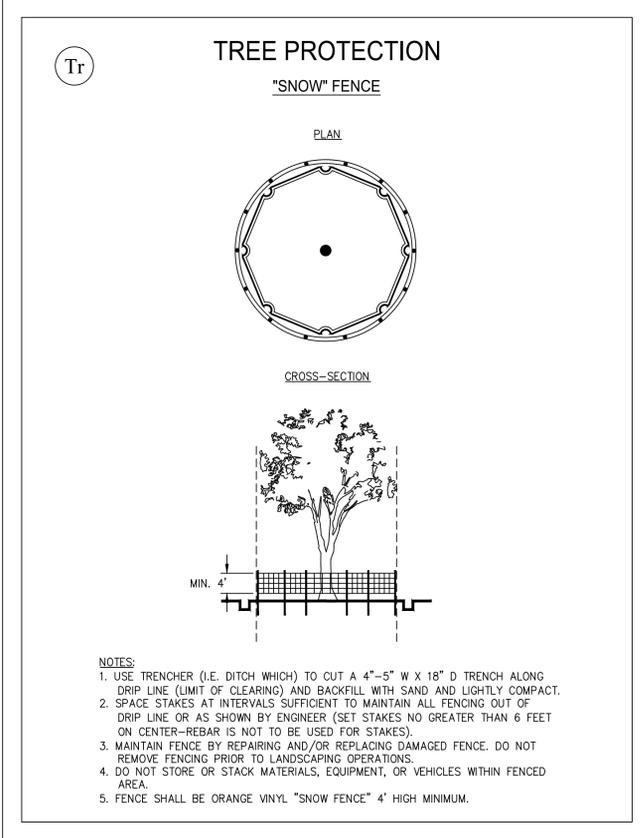
*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.

*HYDROSEED ON ALL 2:1 SLOPES.

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1/2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE).

ACTIVITY SCHEDULE

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



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

DETAILS

PREPARED FOR: MATT & MEGAN CADOGAN,
LOT 27, BLOCK E, UNIT NO.3, RIVERVIEW ESTATES
LAND LOT 329, 6TH DISTRICT
4260 GATEWOOD LANE
PEACHTREE CORNERS, GEORGIA 30097
DATE 12/5/2019

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

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

© COPYRIGHT 2019 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 1.072 ACRES / 46,678 SQUARE FEET

BOUNDARY REFERENCE: DB 55991, PG 597; PB 4, PG 210
FIELDWORK PERFORMED ON 10/17/2019

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 97,692 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)	⊠ POWER METER	⊠ TELEPHONE BOX	-HB HAY BALES
● 1/2" REBAR WITH CAP SET LSF# 839	⊠ POWER BOX	-FW FLOW WELL LINE	-FW FLOW WELL LINE
⊠ R/W MONUMENT	⊠ AC UNIT	-U- OVERHEAD UTILITY LINE	NF NOW OR FORMERLY
▲ FIRE HYDRANT	⊠ LIGHT POLE	-S- SEWER LINE	R/W RIGHT-OF-WAY
⊠ WATER METER	-G- GUY WIRE	-G- GAS LINE	BSL BUILDING SETBACK LINE
⊠ WATER VALVE	⊠ MANHOLE	-C- CABLE LINE	CNTL CANTILEVER
⊠ GAS METER	⊠ CLEAN OUT	-T- TELEPHONE LINE	CR.Z. CRITICAL ROOF ZONE
⊠ GAS VALVE	⊠ GAS METER	-X- FENCE LINE	S.R.P. STRUCTURAL ROOT PLATE (TYP.)
⊠ YARD DRAINS	⊠ POWER POLE	-SF- SILT FENCE	TW:1000.0 TOP OF WALL ELEVATION
⊠ SIGN	⊠ YARD DRAINS	-O- TREE PROTECTION	BW:1000.0 BOTTOM OF WALL ELEVATION
	⊠ CABLE BOX		L.L. LAND LOT

TREE LEGEND

TP:1000.0 TOP OF FOOTER ELEVATION	⊠ HARDWOOD TREE
-SF- SILT FENCE	⊠ PINE TREE
-DRAINAGE ARROW	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) 730-4393
975 COBB PLACE BLVD, SUITE 101
KENNESAW, GEORGIA 30144

PROJECT
21310.02

SHEET
3 OF 3

02019-11-155

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2019-002, PAWN SHOP, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A PAWN SHOP IN AN EXISTING SHOPPING CENTER AT 7040 JIMMY CARTER BLVD., DIST. 6, LAND LOT 275, PEACHTREE CORNERS, GA.

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

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on November 19, 2019, December 17, 2019, and January 28, 2020;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on January 28, 2020 that Zoning Case SUP2019-002, Pawn Shop, is hereby approved for the above referenced property with the following enumerated conditions:

1. Pawn shop, as a special use, shall be added to the shopping center and limited to the designated location, 7040 Jimmy Carter Boulevard, Suite 4, shown on the site plan provided with this application.
2. No outdoor sales, display, or storage shall be permitted.
3. Except for a 'grand opening' type banner issued in accordance with sign ordinance requirements, no other temporary advertising such as balloons, tents, or flags shall be permitted.
4. Signage shall be limited to the following: one wall sign no greater than 36 sq. ft. in area on the front of the building; one "open" sign no greater than 3 sq. ft. located in the storefront area; and one sign slot in the monument sign for the shopping center.
5. Except for the 'open' sign, no signage shall be placed in the windows and no signage shall be placed on the roof.
6. Hours of operation for the pawn shop shall be limited to between 8:00am and 7:00pm.
7. No bars shall be permitted on the windows.
8. Pawn shop owner shall repair or repaint any graffiti or vandalism that occurs on the outside of the store within 72 hours.
9. The Special Use Permit shall expire three years from the date of approval. The owner may request to extend the Special Use Permit by filing a new application no sooner than six months prior to the expiration date.
10. The Special Use Permit shall be nontransferable to any party other than the wife and/or daughter of the owner, Mr. Thomas Goode.

Effective this _____ day of January, 2020.

So Signed and Witnessed

Approved:

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

ORDINANCE 2019-11-155

this _____ day of _____, 2019

Attest:

Kymberly Chereck, City Clerk

Mike Mason, Mayor

VOTE: Y N A Sadd / Y N A Christ / Y N A Wright / Y N A Mason / Y N A Aulbach / Y N A Christopher / Y N A Gratwick

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: NOVEMBER 13, 2019

CITY COUNCIL DATE: JANUARY 28, 2020

CASE NAME: **PEACHTREE CORNERS PAWN**

CASE NUMBER: **SUP2019-002**

CURRENT ZONING: C-2 GENERAL BUSINESS DISTRICT

LOCATION: 7040 JIMMY CARTER BOULEVARD, SUITE 4

MAP NUMBERS: 6th DISTRICT, LAND LOT 275

ACREAGE: 10.58 ACRES, ENTIRE SHOPPING CENTER

PROPOSED DEVELOPMENT: SPECIAL USE PERMIT TO ALLOW FOR A PAWN SHOP
IN A C-2 DISTRICT

FUTURE DEVELOPMENT MAP: HOLCOMB BRIDGE CORRIDOR CHARACTER AREA

APPLICANT: THOMAS GOODE
4631 NORTH SPRINGS CT
DUNWOODY GA 30338

CONTACT: JOHN UNDERWOOD, ATTORNEY
770-925-0111

OWNER: PEACHTREE CORNERS CENTER LLC
1805 BLANTON MILL ROAD
GRIFFIN GA 30324

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT UPDATE:

At the Planning Commission meeting, there were no speakers in support or opposition to this request.

After consideration, the Commission voted 5-0 to recommend approval of the request with staff conditions.

PROJECT DATA:

The applicant requests a Special Use Permit on a portion of a 10.58-acre parcel, zoned C-2 (General Business District), to allow a pawn shop. The pawn shop owner has an existing pawn shop business in Peachtree Corners which is currently located about a mile away at 6889 Peachtree Industrial Boulevard. The business owner would like to relocate his existing business, currently located in a retail strip center, because the center's owner wants to remodel the building and is not renewing leases.

The subject property for the proposed relocation is currently vacant space in the large shopping center on Jimmy Carter Boulevard just northwest of Peachtree Industrial Boulevard. The specific location is the one-story building (known as 7040 Jimmy Carter Boulevard) to the south of the larger two-story building (known as 7050 Jimmy Carter Boulevard). The pawn shop is proposed in Suite 4 of 7040 Jimmy Carter Boulevard which is a 1500 square foot space.

The surrounding area is characterized by commercial establishments zoned C-2 to the north, south and east. To the west, a condominium townhome complex named Hidden Cove is zoned RM (Residential Multifamily District).

ZONING STANDARDS:

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Applicant's Response: Yes. The pawn shop is unlikely to have a negative impact on the use and development of nearby and adjacent property in view of other similar uses nearby. The applicant seeks a Special Use Permit for Suite 4 of the building located at 7040 Jimmy Carter Boulevard. Suite 4 is 1500 SF of the 5474 SF building located in a shopping center owned by Peachtree Corners Center, LLC, 7050 Jimmy Carter Boulevard. The shopping center formerly housed a pawn shop and a check cashing establishment located in of the 7050 building. There is an existing TitleMax Pawn shop at 6405 Peachtree Industrial Boulevard which is within 900 feet of 7040 Jimmy Carter Boulevard. The applicant has operated a nearby pawn shop 6889 Peachtree Industrial Boulevard in Peachtree Corners for over 6 years. Applicant's current

location is approximately 1.1 miles from Suite 4, 7040 Jimmy Carter Boulevard. The applicant is forced to relocate because his landlord seeks to renovate the property.

Staff's Comment: The pawn shop is unlikely to have a detrimental impact on the use and development of adjacent and nearby property in the proposed location than in its current nearby location. Its impact on traffic and other infrastructure would remain roughly the same, while Peachtree Corners would be able to take steps to minimize the impact of signage on the area's aesthetics and traffic safety.

B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?

Applicant's Response: No. As stated above the shopping center has had similar businesses operating there in the past and there are other similar businesses nearby. It will not have any adverse effects on the existing use or usability of adjacent and nearby properties.

Staff's Comment: The proposed Special Use Permit would allow Peachtree Corners to regulate how the business operates while not increasing any adverse effects on the existing use or usability of adjacent or nearby properties.

C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

Applicant's Response: Yes, the property has a reasonable economic use it is currently zoned.

Staff's Comment: The property has a reasonable economic use as currently zoned.

D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant's Response: No. Since the proposed pawnshop will be located in an existing building within the shopping center, its impact on transportation and other infrastructure should remain unchanged.

Staff's Comment: As the proposed location is a small storefront within an existing large-scale shopping center, impacts on infrastructure should remain unchanged.

E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?

Applicant's Response: Yes, the proposed pawn shop is only allowed as a special use in the C2 zoning classification. All 10.58 acres of the Peachtree Corners Center, LLC property is zoned C2. Pawn shops are not permitted anywhere in the City of Peachtree Corners other than as a special use within the C2 zoning classification. The applicant seeks the SUP only for the 1500 SF of Suite 4.

The 2040 Peachtree Corners Character Area Map indicates that the property is located in the Holcomb Bridge Corridor Character Area. It is an appropriate use within the area.

Staff's Comment: (see Comprehensive Plan heading, next page.)

F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

Applicant's Response: Yes. The pawn shop will occupy only 1500 SF of the building at 7040 Jimmy Carter Boulevard. The applicant will not have any outdoor sales, display or storage, and will accept reasonable conditions on signage and the exterior appearance of the building.

Staff's Comment: The fact that the exiting location has operated without issue since it was approved in 2011 suggests that the proposed use should not have a detrimental impact on the new location.

COMPREHENSIVE PLAN:

The 2040 City of Peachtree Corners Character Area Map indicates that the property is located within the Holcomb Bridge Corridor Character Area. This Character Area encourages higher-intensity nodes at major intersections, with a mix of destination retail and smaller, neighborhood-serving commercial uses. The proposed Special Use Permit would not be inconsistent with these encouraged uses.

DEPARTMENT ANALYSIS:

The business in question is currently in place at a nearby location in Peachtree Corners. The business has one wall sign stating "Peachtree Corners Pawn" and is visible from both Peachtree Industrial Boulevard and its frontage road. The applicant's goal is to relocate within the area, since his lease is not being renewed.

The existing pawn shop had Special Use Permit approval by Gwinnett County in 2011 (SUP2011-0041). That approval included 10 conditions related to the operation of the business. Since the approval, the business has not been the subject of any zoning violations and staff is not aware of any complaints.

The Gwinnett County conditions were as follows:

1. Retail, service commercial, office and accessory uses which may include a pawn shop as a special use.
2. The pawn shop shall be restricted to Suite L (1,600 +/- square feet of space).
3. Hours of operation for the pawn shop shall be limited to between 8:00 a.m. and 7:00 p.m.
4. Outdoor sales, storage or display of merchandise (including vehicles) shall be prohibited.
5. Wall signage for the pawn shop shall not exceed the requirements of the Gwinnett County Sign Ordinance.
6. Window signage (signs displayed on the interior or exterior of the pawn shop storefront windows), other than "open/closed" signs, hours of operation, stenciling within the top 14 inches of the window(s), or those signs required by local, state or federal law shall be prohibited. Allowable window signage shall not exceed 4 square feet.
7. Neon, LED or blinking window signs or wall signs shall be prohibited.
8. No banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
9. Peddlers and/or parking lot sales shall be prohibited.
10. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

Therefore, after review of the applicant's proposal and other relevant information, it is recommended that SUP2019-002 be approved with the following conditions:

1. Pawn shop, as a special use, shall be added to the shopping center and limited to the 1500 sq. ft. designated location, 7040 Jimmy Carter Boulevard, Suite 4, shown on the site plan provided with this application.
2. No outdoor sales, display, or storage shall be permitted.
3. Except for a 'grand opening' type banner issued in accordance with sign ordinance requirements, no other temporary advertising such as balloons, tents, or flags shall be permitted.

4. Signage shall be limited to the following: one wall sign no greater than 36 sq. ft. in area on the front of the building; one "open" sign no greater than 3 sq. ft. located in the storefront area; and one sign slot in the monument sign for the shopping center.
5. Except for the 'open' sign, no signage, neon, or tube lighting shall be placed in the windows and none of these items shall be placed on the roof.
6. Hours of operation for the pawn shop shall be limited to between 8:00am and 7:00pm.
7. No bars shall be permitted on the windows.
8. Pawn shop owner shall repair or repaint any graffiti or vandalism that occurs on the outside of the store within 72 hours.
9. The Special Use Permit shall expire three years from the date of approval. The owner may request to extend the Special Use Permit by filing a new application no sooner than six months prior to the expiration date.
10. The Special Use Permit shall be nontransferable to any party other than the wife and/or daughter of the owner, Mr. Thomas Goode.



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

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

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction <i>SAME</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Letter of Intent	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Thomas Goode</u>	NAME: <u>Peachtree Corners Center, LLC c/o Frank B. Flanders</u>
ADDRESS: <u>4631 N. Springs Court</u>	ADDRESS: <u>1805 Blanton Mill Road</u>
CITY: <u>Dunwoody</u>	CITY: <u>Griffin</u>
STATE: <u>GA</u> ZIP: <u>30338</u>	STATE: <u>GA</u> ZIP: <u>30324</u>
PHONE: <u>770-652-4240</u>	PHONE: <u>770-584-2001</u>
E-MAIL: <u>goode.thomas@yahoo.com</u>	E-MAIL: <u>frank@flandersga.com</u>
APPLICANT CONTACT, IF DIFFERENT THAN ABOVE	
CONTACT PERSON: <u>John E. Underwood</u> PHONE: <u>(770) 925-0111</u>	
CONTACT'S E-MAIL: <u>junderwood@tokn.com</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C-2 REQUESTED ZONING DISTRICT: SUP for Pawn Shop

LAND DISTRICT(S): R6 LAND LOT(S): 275 ACREAGE: 10.58

ADDRESS OF PROPERTY: 7040 Jimmy Carter Blvd. Peachtree Corners, GA 30092

PROPOSED DEVELOPMENT: Pawn Shop

Staff Use Only This Section

Case Number: _____ Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: ^{1805 Blanton Mill Road} _____

Total Bldg. Sq. Ft.: ^{±1500 Sq. Ft (Suite 4)*} _____

Gross Density: N/A

***Bldg @ 7040 Jimmy Carter Boulevard**

FEE SCHEDULE Total squarw footage 5474

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-I00, R-75, RL, MHS.

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

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-I0, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

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

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

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

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

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

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

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

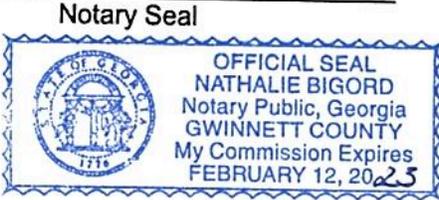
APPLICANT'S CERTIFICATION

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

Thomas J. Goode 9/26/2019
Signature of Applicant Date

THOMAS J. GOODE
Type or Print Name and Title

Nathalie Bigord 09/26/2019
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

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

(ATTACHED)

Signature of Property Owner Date

Type or Print Name and Title

Signature of Notary Public Date Notary Seal

the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

Signature of Applicant

Date

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

PROPERTY OWNER'S CERTIFICATION

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

Peachtree Commons Center, LLC

Frank B. Flanders III

Sept. 24, 2019

Signature of Property Owner

Date

Frank B. Flanders III, MEMBER MANAGER

Type or Print Name and Title

Tracy L. Hutto

9/24/19

Signature of Notary Public

Date

Notary Seal



DISCLOSURE REPORT FORM
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS

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

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

Thomas J. Goode
 Print Name

1. CAMPAIGN CONTRIBUTIONS

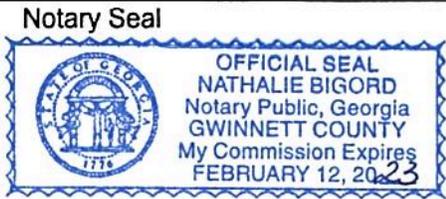
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

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

Thomas J. Goode 9/26/2019 Thomas J. Goode
 Signature of Applicant Date Type or Print Name and Title

John E. Underwood 9/26/2019 John E. Underwood ATTORNEY
 Signature of Applicant's Attorney or Representative Date Type or Print Name and Title
 FOR APPLICANT
 GA BARR # 722050

Nathalie Bigord 09/26/2019
 Signature of Notary Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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

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

PARCEL I.D. NUMBER: RL - 275 - 053
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant 9/27/2019 Date

Thomas J Goode
Type or Print Name and Title
Pawn Shop
OWNER + Applicant

Tax Commissioners Use Only

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

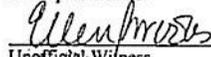
[Signature] NAME TSA II TITLE
9-27-19 DATE

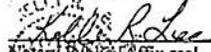
BK 15986 PG0214

IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

 (SEAL)
FRANK B. FLANDERS, JR.


Unofficial Witness


Notary Public [Affix seal and state date of expiration of Commission]
Notary Public, Fayette County, Georgia
My Commission Expires Feb. 17, 2002

{MS6961.DOC}

BK 15986 PG0215

EXHIBIT "A"

ALL THAT TRACT of land situate, lying and being in Land Lot 275 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point on the westerly right-of-way line of Jimmy Carter Boulevard (a one hundred (100') foot right-of-way); said point being located 95.89 feet southerly along said right-of-way line from the point of intersection of said right-of-way line with the Land Lot Line common to Land Lots 274 and 275, aforesaid District and County; run thence along said right-of-way line along the arc of a curve to the right an arc distance of 58.41 feet (said arc being subtended by a chord bearing south $03^{\circ}51'31''$ east a chord distance of 58.40 feet and having a radius of 1345.62 feet) to a point; thence continue along said right-of-way line along the arc of a curve to the right an arc distance of 19.55 feet (said arc being subtended by a chord bearing south $02^{\circ}05'15''$ east a chord distance of 19.55 feet and having a radius of 1345.62 feet) to a point; thence continue along said right-of-way line along the arc of a curve to the right an arc distance of 263.68 feet (said arc being subtended by a chord bearing south $01^{\circ}14'14''$ west a chord distance of 263.60 feet and having a radius of 3303.22 feet) to a point; thence continue along said right-of-way line along the arc of a curve to the right an arc distance of 448.32 feet (said arc being subtended by a chord bearing south $09^{\circ}35'30''$ west a chord distance of 447.70 feet and having a radius of 2440.29 feet) to a point; thence continue along said right-of-way line along the arc of a curve to the right an arc distance of 61.57 feet (said arc being subtended by a chord bearing south $15^{\circ}34'34''$ west a chord distance of 61.56 feet and having a radius of 2440.29 feet) to a point; thence continue along said right-of-way line south $16^{\circ}17'57''$ west a distance of 34.40 feet to a point; thence depart said right-of-way line and run south $85^{\circ}56'01''$ west a distance of 351.01 feet to a point; run thence along the arc of a curve to the right an arc distance of 426.75 feet (said arc being subtended by a chord bearing north $12^{\circ}52'34''$ west a chord distance of 425.28 feet and having a radius of 1482.39 feet) to an iron pin found; run thence north $04^{\circ}37'44''$ west a distance of 251.50 feet to a point; run thence north $04^{\circ}37'36''$ west a distance of 162.15 feet to a point herein designated as Point "A".

From Point "A" as thus designated, run north $04^{\circ}37'36''$ west a distance of 25.78 feet, more or less, to a point in the centerline of Crooked Creek; run thence in a more or less northeasterly direction along said centerline of Crooked Creek, following the meanderings thereof, a distance of 348.2 feet, more or less, to a point; thence depart said centerline of Crooked Creek and run south $17^{\circ}30'11''$ east a distance of 12.61 feet to a point herein designated as Point "B", the traverse line from Point "A" to Point "B" being a line running north $65^{\circ}19'12''$ east a distance of 340.91 feet.

From Point "B" as thus designated, run south $17^{\circ}30'11''$ east a distance of 103.59 feet to a point; run thence north $82^{\circ}57'24''$ east a distance of 91.00 feet to a point; run thence north $82^{\circ}57'24''$ east a distance of 150.00 feet to a point on the westerly right-of-way line of Jimmy Carter Boulevard and the POINT OF BEGINNING.

BK 15986 P60216

EXHIBIT "A"

TOGETHER WITH drainage easement rights as set forth in Declaration of Easement by Akin & Flanders, a Georgia general partnership, dated January 10, 1993, filed for record September 21, 1993 at 8:00 a.m., recorded in Deed Book 9336, Page 132, Records of Gwinnett County, Georgia, and as set forth in Declaration of Easements by L. Judson Akin and Frank B. Flanders, dated April 22, 1994, filed for record May 24, 1994 at 8:00 a.m., recorded in Deed Book 10339, Page 203, aforesaid Records.

BK 15986 P60217

EXHIBIT "B"

1. All taxes for the year 1998 and subsequent years.
2. Easements in favor of the Georgia Power Company as follows:
 - (a) From J. W. Coker and R. D. Hale, dated August 5, 1949, filed for record November 22, 1949 at 4:00 p.m., recorded in Deed Book 94, Page 214, Records of Gwinnett County, Georgia;
 - (b) From T. J. Woth, dated December 15, 1953, filed for record January 25, 1954 at 9:00 a.m., recorded in Deed Book 115, Page 160, aforesaid Records;
 - (c) From J. J. Westbrooks, dated November 27, 1953, filed for record January 25, 1954 at 9:00 a.m., recorded in Deed Book 115, Page 161, aforesaid Records; and
 - (d) from Akin, Flanders and Rowe dated April _____, 1984, filed for record January 10, 1985 at 9:00 a.m., recorded in Deed Book 2953, Page 291, aforesaid Records.
3. Non-exclusive easement contained in that certain Third Amendatory Agreement by and among Overlook Associates, Ltd., a Georgia limited partnership, Duke Enterprises, Inc., a Georgia corporation, and Metropolitan Life Insurance Company, a New York corporation, dated August 28, 1975, filed for record September 3, 1975 at 10:12 a.m., recorded in Deed Book 1006, Page 237, aforesaid Records. (As shown on the survey referenced below.
4. Right of Way Deeds in favor of Gwinnett County, Georgia as follows:
 - (a) From Banca Commerciale Italiana dated October 26, 1978, filed for record November 28, 1978 at 12:47 p.m., recorded in Deed Book 1596, Page 56, aforesaid Records;
 - (b) From Roy D. Hale dated December 1, 1978, filed for record April 12, 1979 at 10:14 a.m., recorded in Deed Book 1681, Page 141, aforesaid Records; and
 - (c) From Jess W. Coker dated December 1, 1978, filed for record April 12, 1979 at 10:14 a.m., recorded in Deed Book 1681, Page 142, aforesaid Records.
5. Covenants, Conditions and Restrictions by and between B.C.I. Development, Inc. and Peachtree Corners, Inc. dated March 31, 1983, filed for record April 4, 1983 at 11:44 a.m., recorded in Deed Book 2530, Page 398, aforesaid Records.
6. Easement from L. J. Akin, Frank B. Flanders, Jr. and David C. Rowe, Jr. to Gwinnett County, dated July 2, 1984, filed for record August 9, 1984 at 3:07 p.m., recorded in Deed Book 2850, Page 174, aforesaid Records. (As shown on the survey.)
7. Conveyance of Access Rights from L. Judson Akin, Frank B. Flanders and David C. Rowe to the Department of Transportation, State of Georgia, dated April 17, 1984, filed for record October 1, 1984 at 3:00 p.m., recorded in Deed Book 2884, Page 114, aforesaid Records.

BK 15986 PG0218

EXHIBIT "B"

8. Declaration of Restrictive Covenants by L. Judson Akin, Frank B. Flanders, Jr. and David C. Rowe, Jr. dated December 17, 1984, filed for record January 9, 1985 at 10:59 a.m., recorded in Deed Book 2952, Page 493, aforesaid Records.
9. Declaration of Restrictive Covenants by L. Judson Akin, Frank B. Flanders, Jr. and David C. Rowe, Jr. dated July 23, 1984, filed for record January 9, 1985 at 11:00 a.m., recorded in Deed Book 2952, Page 496, aforesaid Records.
10. Easement from L. Judson Akin, Frank B. Flanders, Jr. and David C. Rowe, Jr. to McDonald's Corporation dated January 3, 1985, filed for record January 9, 1985 at 11:03 a.m., recorded in Deed Book 2952, Page 506, aforesaid Records. (As shown on the survey.)
11. Twenty Year Net, Net, Net Ground Lease Agreement With Easement by and between L. Judson Akin, Frank B. Flanders, Jr. and David C. Rowe, Jr. and Arby's Inc., an Ohio corporation, dated March 22, 1985, filed for record February 4, 1986 at 1:54 p.m., recorded in Deed Book 3361, Page 87; as amended by that certain First Amendment to Twenty Year Net, Net, Net Ground Lease Agreement with Easement by and between L. Judson Akin, Frank B. Flanders, Jr., and David C. Rowe, Jr. and Arby's Inc., dated January 30, 1986, filed for record February 4, 1986 at 1:54 p.m., recorded in Deed Book 3361, Page 127; as transferred by that certain Transfer and Assignment/Lessor's Consent by and between Arby's Inc., an Ohio corporation, William Stephen Elrod and Rufus J. Elrod, Jr. and L. Judson Akin, Frank B. Flanders, Jr. and David C. Rowe, Jr., dated January 30, 1986, filed for record February 4, 1986 at 1:55 p.m., recorded in Deed Book 3361, Page 133, aforesaid Records.
12. Lease as evidenced by Memorandum of Lease from Akin, Flanders & Rowe, a Georgia general partnership, to Upton's Inc., a Delaware corporation, dated February 28, 1990, filed for record April 9, 1990 at 2:21 p.m., recorded in Deed Book 5970, Page 328, aforesaid Records.
13. Declaration of Easement by Akin & Flanders, a Georgia general partnership, dated January 10, 1993, filed for record September 21, 1993 at 8:00 a.m., recorded in Deed Book 9336, Page 132, aforesaid Records.
14. Declaration of Easements by L. Judson Akin and Frank B. Flanders, dated April 22, 1994, filed for record May 24, 1994 at 8:00 a.m., recorded in Deed Book 10339, Page 203, aforesaid Records.
15. Rights of tenants under unrecorded commercial space leases.

BK 15986 P60219

EXHIBIT "B"

16. Those matters shown and disclosed by that certain ALTA/ACSM As-Built Survey of Peachtree Corners Shopping Center for Flanders and Company, Wingate Realty Finance Corporation and Stewart Title Guaranty Company, prepared by Patterson & Smith, Inc., bearing the seal and certification of Clifford A. Smith, Georgia Registered Land Surveyor No. 1500, dated May 1, 1998, last revised May __, 1998, as follows:
- (a) Fifty (50') foot front building setback line along the one hundred (100') foot right-of-way of Jimmy Carter Boulevard;
 - (b) Forty (40') foot rear building setback line;
 - (c) Ten (10') foot side building setback line;
 - (d) Meandering centerline of Crooked Creek forms the northerly boundary line of the subject property: northern portion of the subject property lies within twenty-five (25') foot buffer zone and one hundred (100) year flood plain of said creek;
 - (e) Storm drainage lines with drop inlets drain to detention pond lying to the north of the subject property;
 - (f) Power and telephone lines mounted on guyed poles traverse the easterly portion of the subject property; and
 - (g) Gas, electrical and water meters, light poles, water valves and fire hydrants located throughout the subject property disclose easements for underground utilities.



John E. Underwood
junderwood@tokn.com

September 30, 2019

VIA HAND DELIVERY

City of Peachtree Corners
Community Development
310 Technology Parkway
Peachtree Corners, Georgia 30092

Re: Letter of Intent
Application for Special Use Permit
Pawn Shop
Thomas J. Goode, Applicant
Our file no. 3805.00003

Dear Sir or Madam:

This firm represents Thomas J. Goode, the applicant herein. This transmittal letter shall also serve as the letter of intent required with the application.

Mr. Goode is the owner and operator of Peachtree Corners Pawn, located at 6889 Peachtree Industrial Boulevard, Suite L, Peachtree Corners, Georgia 30092. He has operated his pawn business at this location for over six (6) years. The new owner of the shopping center wishes to renovate and has given Mr. Goode notice that his lease will not be renewed.

Mr. Goode is desirous of relocating his pawn shop business to Suite 4, 7040 Jimmy Carter Boulevard, Peachtree Corners, Georgia. Suite 4 is the westernmost space in the 7040 building and is approximately 1500 square feet. The 7040 building is approximately 1.1 miles from the present location of Peachtree Corners Pawn.

The 7040 building is the smaller of two buildings within the shopping center more generally known by the common address of 7050 Jimmy Carter Boulevard (R6275 053), owned by Peachtree Corners Center, LLC. R6275 053 is currently zoned C-2. The shopping center development total area is 10.58 acres.

Pawn shops are not permitted by right in any zoning classification in the city of Peachtree Corners. A pawn shop is only permitted by Special Use Permit within the C-2 zoning classification. Therefore, attached hereto is the application for a special use permit for a pawn shop to be located at Suite 4, 7040 Jimmy Carter Boulevard, Peachtree Corners, Georgia (the "Subject Property"), as follows:

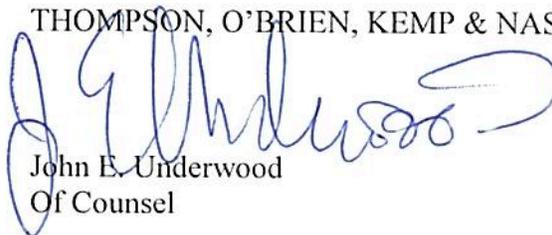
- Completed application form;
- Boundary Survey Plat of 7050 Jimmy Carter Boulevard;
- Copy of the warranty deed showing that Peachtree Corners, LLC is the owner of the property and containing Metes and Bounds legal description of the entire 10.58 acres;
- Applicant Certification with Notarized Signature (on two pages);
- Standards Governing the Exercise of Zoning Power (Steinberg Criteria), with Applicant's responses;
- Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions) signed by representatives of Applicant and Property Owner;
- One Original Verification of Paid Property Taxes for the most current year;
- Constitutional Objections;
- Mr. Goode's Check in the amount of \$850.00 made payable to the City of Peachtree Corners; and
- One Electronic Copy of all of the above documents, and this transmittal letter, with attachments.

Mr. Goode has been a good business citizen of the City of Peachtree Corners since its inception. He wishes to continue his business within the City. On behalf of Mr. Goode, we respectfully request that the City of Peachtree Corners approve this application for a special use permit for a pawn shop to be located at Suite 4, 7040 Jimmy Carter Boulevard, Peachtree Corners, Georgia.

Should you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

THOMPSON, O'BRIEN, KEMP & NASUTI, P.C.



John E. Underwood
Of Counsel

JEU:bms

Enclosures

cc: Thomas J. Goode (w/encl., via email attachment)

2177150_1

CONSTITUTIONAL OBJECTIONS

The Zoning Resolution of the City of Peachtree Corners, Georgia, lacks adequate standards for the Board of County Commissioners to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the Board of County Commissioners and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Board of County Commissioners, the Zoning Resolution violates the Fifth and Fourteen Amendments of the Constitution of the United States in matters of zoning. The Zoning Resolution also violates Article I, Section III, Paragraph 1; and Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia, 1983.

The Mayor and Council of the City of Peachtree Corners, Georgia are granted the power to zone pursuant to Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983. It is a power which must be fairly exercised. Based on this element of fairness, the Zoning Resolution of the City of Peachtree Corners, Georgia violates Article IX, Section II, Paragraph 4 of the Constitution of the State of Georgia, 1983.

The Zoning Resolution presently in effect, for this property, is contrary to the best interest of the health and welfare of the citizens of Peachtree Corners, Georgia, and constitutes an arbitrary and capricious act. As a result, the Zoning Resolution is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia, 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the Zoning Resolution violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the Zoning Resolution presently in effect, for this property, is unconstitutional in that it renders this property unusable and destroys its marketability. Therefore, the Zoning Resolution constitutes a taking of applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1, and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The failure to permit the special use permit for a pawn shop, as requested, or to grant the special use permit with conditions or to zone the property to any other classification including other intervening zoning classifications which would permit a pawn shop, would constitute the taking of property without due process and without the payment of adequate compensation in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia, 1983; and the Fifth and Fourteenth Amendments of the Constitution of the United States.

The failure to permit the special use permit for a pawn shop, as requested, or to grant the special use permit with conditions or to zone the property to any other classification including other intervening zoning classifications which would permit a pawn shop, would be contrary to the best interest of the health and welfare of the citizens of the City of Peachtree Corners, Georgia, and would further constitute an arbitrary and capricious act. As such, failure to grant the application would constitute a Violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia, 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia, 1983; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983, together with the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

Any limitation on the time for presentation of the issues before the Mayor and Council of the City of Peachtree Corners who have the power to zone and rezone is a violation of the guarantees of free speech under Article I, Section I, Paragraph 5 of the Constitution of the State of Georgia, 1983 and the First Amendment of the Constitution of the United States of America. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of Georgia, 1983 and the First Amendment of the Constitution of the United States of America as well as the due process clauses of the Constitution of Georgia, 1983 and the Constitution of the United States of America.

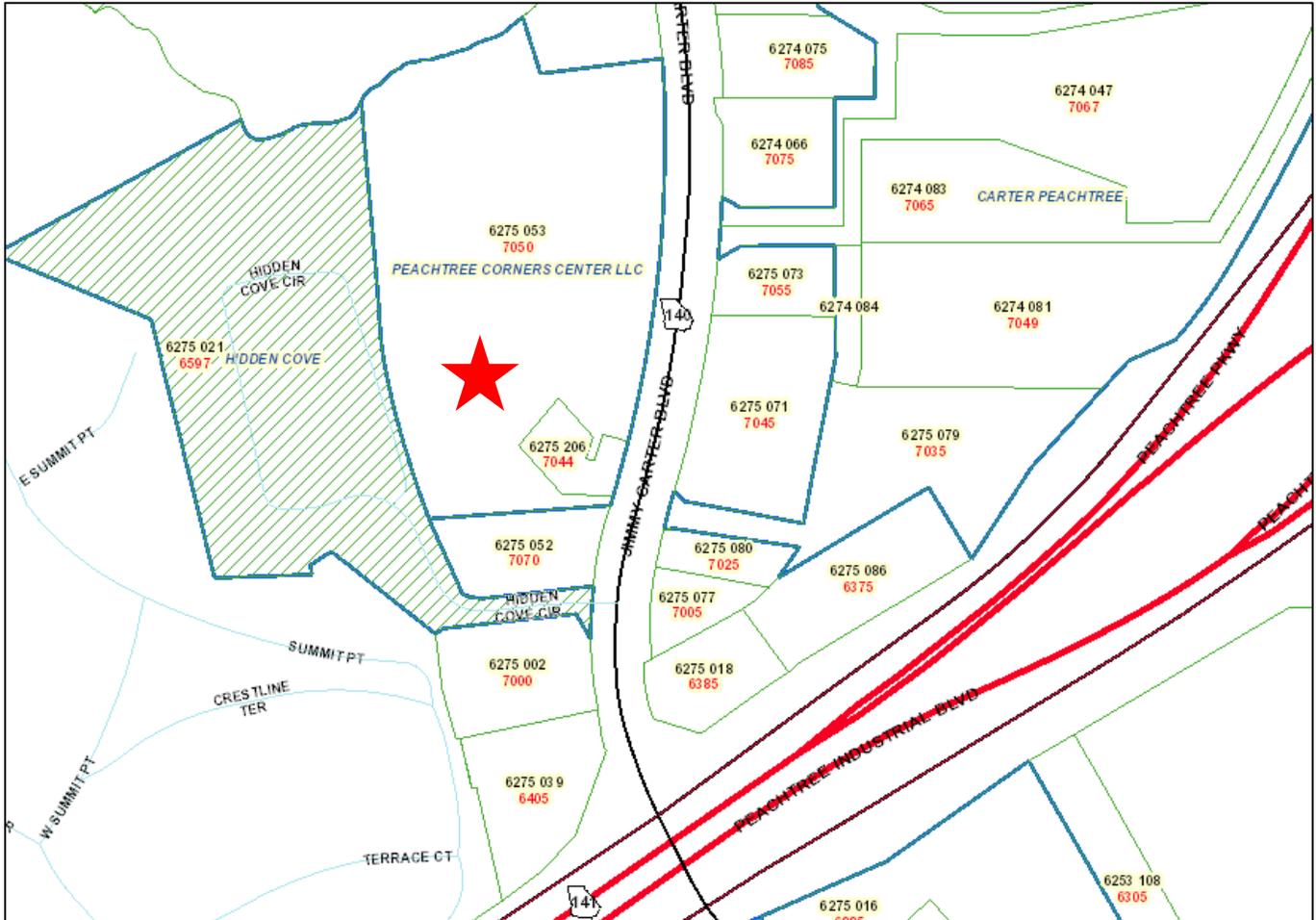


OPEN



PROPERTY LOCATION MAP

Peachtree Corners Pawn



CASE NUMBER:

SUP2019-002

HEARING DATES:

**PLANNING
COMMISSION**

NOV. 13, 2019

**CITY COUNCIL
1ST READING**

NOV. 19, 2019

**CITY COUNCIL
2ND READING**

DEC. 17, 2019

PROPERTY ADDRESS:

7040 Jimmy Carter Boulevard

02020-01-159

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND THE CITY OF PEACHTREE CORNERS CODE OF ORDINANCES CHAPTER 14, BUSINESSES, BY ADDING ARTICLE XVII, SHARED MICROMOBILITY DEVICE OPERATORS, TO AUTHORIZE A PILOT SHARED MICROMOBILITY DEVICE PERMIT PROGRAM AND PROHIBIT DEPLOYMENT OF SUCH DEVICES WITHOUT A PERMIT; ESTABLISHING A SUNSET DATE FOR THE PILOT PROGRAM, REPEALING ALL CONFLICTING ORDINANCES, AND SETTING AN EFFECTIVE DATE

WHEREAS, the City of Peachtree Corners seeks to implement a pilot shared micromobility device permit program and prohibit shared micromobility device operators from deploying such devices without a permit; and

WHEREAS, several shared micromobility device operators have expressed an interest in commencing operations in the City; and

WHEREAS, the absence of a pilot permitting program to regulate the operation of such devices is likely to result in cluttered and obstructed streets, sidewalks, and other such threats to public health and safety;

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 hereby amended as follows:

Article XVII. – SHARED MICROMOBILITY DEVICE OPERATORS

Section 14-519. - Description

This ordinance authorizes the City Manager, or designee, to adopt, and from time to time amend, regulations governing the permitting of shared micromobility device operators and the operation of such devices, for the duration of a permit-based pilot program. The pilot program authorized by this ordinance shall terminate no later than January 31, 2021.

Section 14-520. – Definitions

For purposes of this ordinance, the following terms, phrases, words, and their derivatives shall have the meaning set forth in this section.

Shared micromobility device means any dockless wheeled device, whether it be human-powered, electric, or otherwise motorized, that permits an individual to move or be moved freely, including but not limited to bicycles, scooters, and skateboards; is accessed by an on-demand portal, whether smartphone application or similar method, and intended for use as a shared transportation resource between multiple user, for point-to-point trips of a short duration.

Shared micromobility device operator means any person or entity that owns, manages, maintains, and makes available, micromobility devices for shared use by members of the public.

Dockless means the micromobility device does not require the individual user to return and lock the device to an authorized fixed station once the user has completed their use of the device.

Section 14-521. – Purpose and Intent

The purpose of this ordinance is to protect the public health, safety, and environment and general welfare by regulating the deployment of shared micromobility devices in the public right-of-way by means of a permit-based pilot program.

Section 14-522. –Requirements; Violations; Impoundment

- (a) Requirements. It is unlawful to deploy, provide or offer for use a shared micromobility device anywhere in the City of Peachtree Corners, without first obtaining a micromobility device permit and complying with all permit requirements.
- (b) Violations. Violations of this ordinance shall be punishable as provided for in section 4-13 of this Code.
- (c) Impoundment. Code enforcement officers and any party contracted by the City of Peachtree Corners to impound shared micromobility devices are authorized to impound any such device that has been placed in a public right-of-way or on public property in violation of this ordinance. The impoundment shall be subject to an initial impoundment fee of \$100.00 and a daily storage and administration fee, as applicable, of \$25.00.

Section 14-523 – Effective Date

This ordinance shall become effective immediately upon adoption. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

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

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

02020-01-160

AN ORDINANCE TO AMEND CHAPTER 6 (“ALCOHOLIC BEVERAGES”) OF THE CODE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND AND AUTHORIZE ANCILLARY ALCOHOL SALES OF WINE AND/OR MALT BEVERAGE BY RETAIL ESTABLISHMENTS LICENSED TO SELL ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES;

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, Chapter 6 of The Code of the City of Peachtree Corners, Georgia, currently prevents retail establishments licensed to sell alcoholic beverages to be consumed on the premises from selling wine and/or malt beverages as ancillary sales to their business; and

WHEREAS, the Mayor and Council further desire to allow such licensees the ability to sell wine and/or beer for consumption on premise on the licensees’ premises under the conditions set forth below; and

NOW THEREFORE, the Council of the City of Peachtree Corners hereby ordains, as follows:

Article III: Chapter 6 of The Code of the City of Peachtree Corners, Georgia, is hereby amended by adding an ancillary alcohol sales license under Section 6-110, “Ancillary Alcohol Sales License” to read as follows:

Sec. 6-110. – Ancillary alcohol sales license

- (a) The city manager or his/her designee may grant a license for ancillary alcohol sales where it is determined that the sale, service or consumption of alcohol is not the primary business of the licensed establishment.
- (b) An ancillary alcohol sales license permits the licensee to sell a patron either two (2) six (6) ounce glasses of wine or two (2) twelve (12) ounce serving of beer or other malt beverage per day.
- (c) In no event shall a licensee’s total annual gross alcohol revenue exceed ten (10) percent of the licensee’s gross annual revenues.
- (d) Ancillary alcohol sales licensees shall be required to obtain a state alcohol license for consumption on the premises an except as expressly provided for herein, shall be subject to all state and local laws, rules and requirements, including licensing requirements and other provisions of this chapter related to the sale of alcohol for consumption on the premises.
- (e) Notwithstanding other provisions in this chapter regarding penalties for violation of this chapter upon a determination that a holder of an ancillary sales license has violated any provision of this chapter the license shall be revoked and the holder shall be ineligible to obtain an ancillary sales license of a period of five (5) years following the effective date of the revocation.

SO ORDAINED AND EFFECTIVE, this the ___ day of _____, 2020.

APPROVED:

Mike Mason, Mayor

ATTEST:

Kym Chereck, City Clerk

(Seal)

R2020-01-130

A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO VACATE AND SELL CERTAIN PORTIONS OF SURPLUS CITY-OWNED RIGHTS-OF-WAY LOCATED IN LAND LOT 251, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA FOR THE PURPOSE OF FACILITATING EXPANSION OF AN EXISTING RELIGIOUS FACILITY IN THE MECHANICSVILLE NEIGHBORHOOD.

- WHEREAS,** the City owns the right-of-way for Virginia Avenue; and
WHEREAS, the adjacent property owner, Lighthouse Baptist Church, is interested in purchasing a portion of the right-of-way of Virginia Avenue for incorporation into their overall site as depicted on the survey and legal description; and
WHEREAS, the City has declared the property surplus because the affected portion of the right-of-way is unnecessary for the long-range transportation needs of the City; and
WHEREAS, pursuant to Peachtree Corners Code of Ordinances Article VI, Sec. 6.33, Sale and lease of property, the City Council is authorized to sell and convey any property owned by the City;

NOW THEREFORE, IT IS HEREBY RESOLVED by the governing authority of the City of Peachtree Corners, Georgia, as follows:

1. That a certain portion of the right-of-way of Virginia Avenue is hereby declared to be surplus property; and
2. That the City Manager is authorized to negotiate the terms and execute any required documents to facilitate the sale and transfer of the surplus property if acceptable terms are reached.

SO RESOLVED AND EFFECTIVE, this the 28th day of January, 2020.

Attest:

Approved:

Kym Chereck, City Clerk

Mike Mason, Mayor

Seal



APPLICATION FOR PURCHASE OF CITY PROPERTY

A properly completed application and fees are due at the time of submittal.

An incomplete application will not be accepted.

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff Use Only This Section

Application Number: PH2019-010 Received Date: 11/20/19

Related Cases: _____

Description: REQUEST TO PURCHASE CITY R.O.W. FOR UNIMPROVED VIRGINIA AVE STUB SOUTH OF FIFTH ST

APPLICANT'S BRIEF DESCRIPTION OF REQUEST

The abandoned Virginia Avenue Right Away has been abandoned for well over 75yrs. The abandoned Virginia Avenue Right Away has become a Gateway entrance to wooded area owned by our adjacent neighbors. Neighbor has received city citations due to ongoing trespasser activities. By acquiring the abandoned right-of-way abutting church property that we currently own at 3936 Fifth St, we will be able to address loitering, squatting, drug and other illicit activities currently happening on this abandoned right of way. Our efforts to acquire this abandoned right of way will make our neighborhood safer for our parents and children.

FEE SCHEDULE

1. A fee of \$1000.00 for abandoning property abutting residential development
2. A fee of \$2500.00 for abandoning property abutting commercial or industrial development

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



NOW OR FORMERLY
KTR ATL. NE, LLC.
DB 52756 PG 637
TAX PARCEL: R6251 028

APPARENT ABANDONDED
VIRGINIA AVENUE
40' R/W

VIRGINIA AVENUE
40' R/W

FIFTH STREET (40' R/W)

NOW OR FORMERLY
SALVATION AND DELIVERANCE CHURCH
DB 56891 PG 694
TAX PARCEL: R6251A009
3936 FIFTH STREET
PEACHTREE CORNERS, GEORGIA 30630

N 55°28'20"E
149.59' TO A
2' OTP

AXLE FOUND
BASE OF TREE

S 34°42'18"E
304.00' TO A
1/2" SQ. ROD
AT THE R/W
FLORIDA AVE.
(TIE POINT)

S 29°58'44"E
79.38' TO AN
AXLE FOUND

NOW OR FORMERLY
YOUNG AMERICA
DB 52587 PG 335
TAX PARCEL: R6250 007

NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
3. BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE EGPS NETWORK.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,096 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA IX AUTO TRACKING ROBOTIC TOTAL STATION, A CHAMPION GPS I80 AND A CHAMPION HC-3 DATA COLLECTOR.
6. FIELD WORK COMPLETED ON OCTOBER 25, 2019.
7. RIGHT-OF-WAYS BASED ON RECORD DATA AND FOUND MONUMENTS.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

David L. Garrison

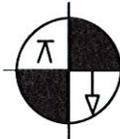
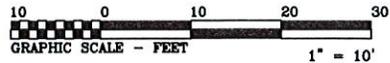


AREA = 0.07 ACRE
(3,407 SQ.FT.)

SURVEY FOR:
**SALVATION AND DELIVERANCE
CHURCH**
APPARENT ABANDONDED
RIGHT-OF-WAY
OF VIRGINIA AVENUE
DISTRICT 6, LAND LOT 251
GWINNETT COUNTY, GEORGIA

DATE : OCTOBER 29, 2019
JOB NO. : 3936 5TH ST
FILE NO : 3936 5TH ST

- LEGEND**
- CTF CRIMP TOP FOUND
 - OTP OPEN TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - IPS IRON PIN SET
 - RBF REBAR FOUND
 - ⊕ FIRE HYDRANT
 - ⊙ UTILITY POLE
 - ⊙ WATER METER
 - ⊙ UTILITY POLE
 - ⊙ GAS METER
 - RW — RIGHT OF WAY
 - ⊙ SW STORM WATER JUNCTION BOX
 - ⊙ SS SANITARY SEWER MANHOLE



DAVID L. GARRISON
LAND SURVEYING

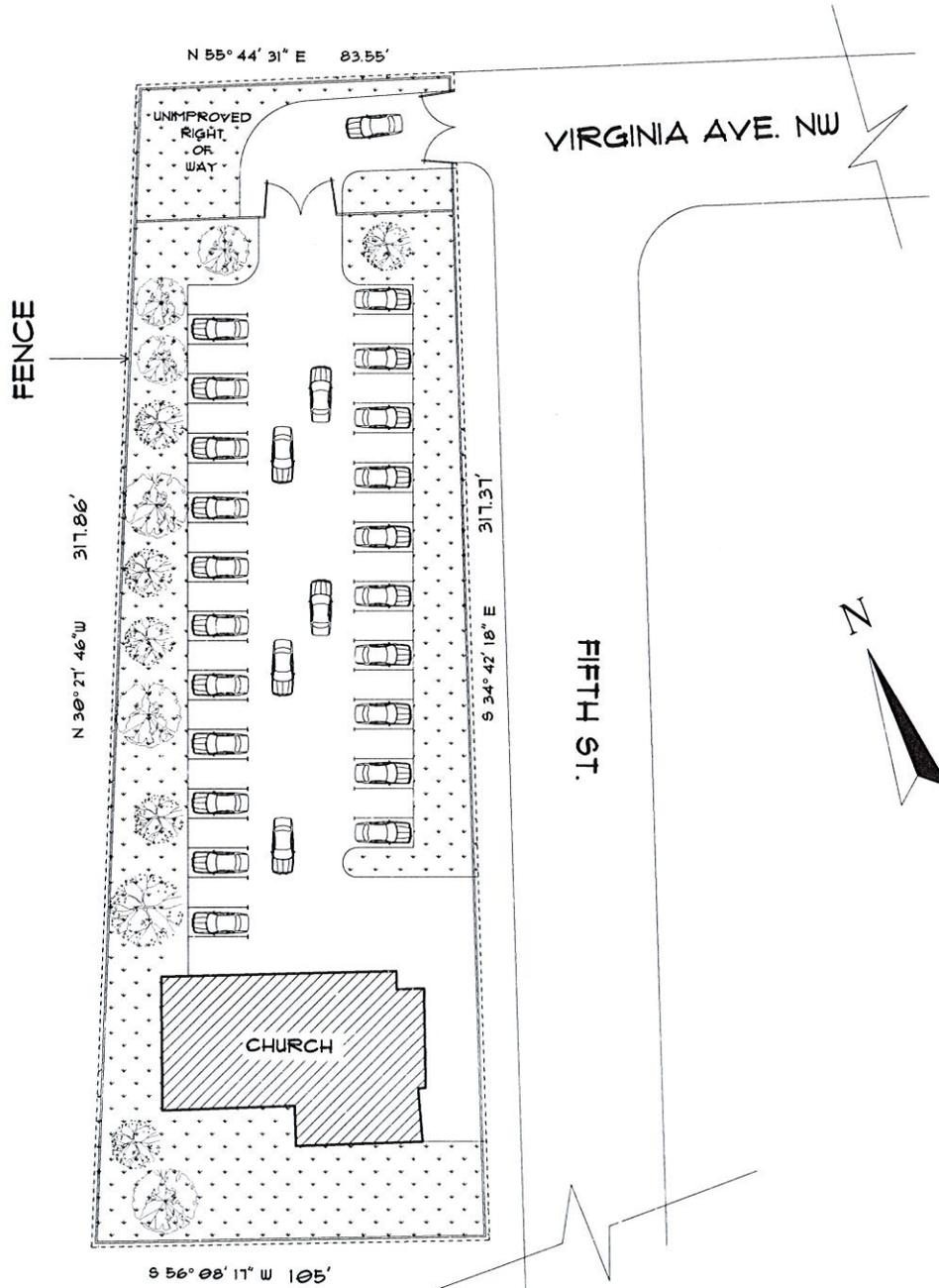
969 HALE ROAD
MAYSVILLE, GEORGIA 30558
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM

SITE PLAN

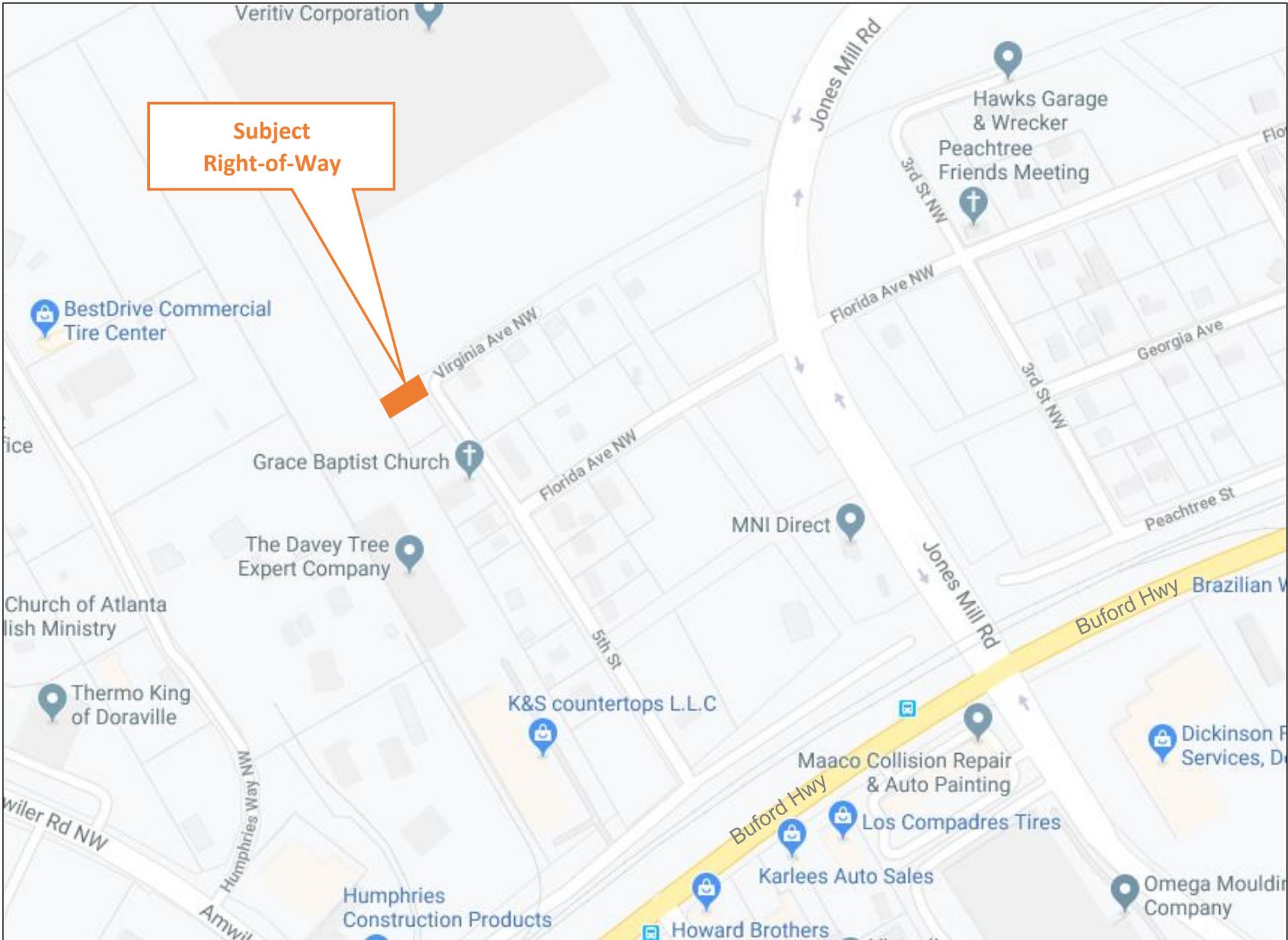
ADDRESS: 3940 FIFTH ST., PEACHTREE CORNERS, GA 30360

LOT R6251A009, LOT R6251A008 AND UNIMPROVED RIGHT OF WAY.

SCALE: 1/8" = 1'-0"



CLIENT: SALVATION AND DELIVERANCE CHURCH	DESIGNED BY: QUICK_DESIGNS
ADDRESS: 3940 FIFTH ST., PEACHTREE CORNERS, GA 30360	DATE: 11/11/2019
PARCEL #:	CAD FILE:



**Subject
Right-of-Way**

Veritiv Corporation

BestDrive Commercial
Tire Center

Grace Baptist Church

The Davey Tree
Expert Company

MNI Direct

K&S countertops L.L.C

Maaco Collision Repair
& Auto Painting

Los Compadres Tires

Karlees Auto Sales

Howard Brothers

Humphries
Construction Products

Dickinson F
Services, D

Omega Moulding
Company

Hawks Garage
& Wrecker
Peachtree
Friends Meeting

Church of Atlanta
lish Ministry

Thermo King
of Doraville

Wiler Rd NW

Humphries Way NW

Amwil

Virginia Ave NW

Florida Ave NW

5th St

Jones Mill Rd

Florida Ave NW

Jones Mill Rd

Buford Hwy

Buford Hwy Brazilian V

Georgia Ave

Peachtree St

3rd St NW

3rd St NW

Action Item



MEMO

TO: Mayor & Council
CC: Brian Johnson, City Manager
FROM: Greg Ramsey, P.E., Public Works Director
DATE: January 14, 2020
SUBJECT: PTC 19.11 Gunnin Road Sidewalks – consultant recommendation

The Public Works Department recommends authorization of a consulting agreement with Keck and Wood, Inc. for survey, design and engineering services for a sidewalk project on Gunnin Road. Keck and Wood, Inc. completed a concept study for this project in October 2019. Funding for this project, including survey, design, engineering and construction, will be covered by the FY20 Sidewalk Funds and Georgia Department of Transportation funding through a Local Maintenance Improvement Grant of approximately \$421,000 for 2020.

Staff recommends authorizing the City Manager to enter into a consultant services agreement that includes the scope of services shown in the attached proposal for this project with Keck and Wood, Inc. for \$94,000.

December 10, 2019

Gregory Ramsey, P.E.
City Engineer and Director of Public Works
City of Peachtree Corners
310 Technology Pkwy
Peachtree Corners, GA 30092
Sent via email: gramsey@peachtreecornersga.gov

Re: Scope Description and Fee Estimate
Gunnin Road Sidewalks

Dear Mr. Ramsey:

The City of Peachtree Corners intends to construct sidewalks along the west side of Gunnin Road, from Spalding Drive to Wilbanks Drive in the City of Peachtree Corners (The "City"), Georgia. Keck & Wood, Inc. (The "Engineer") intends to provide the County with professional engineering services for the implementation of this project. We propose the following scope of services:

Survey Phase: The Engineer will perform field survey as needed, including both sides of Gunnin Road within the project limits.

Engineering Design Phase: The Engineer will develop construction plans, coordinate with utility companies as necessary, prepare a construction cost estimate, and prepare a bid document package. Right-of-way plans will be prepared, if required. If needed, right-of-way acquisition services can be provided as a separate lump sum fee. It is understood that the City may engage adjacent property owners for feedback on the proposed improvements. Any involvement in public engagement meetings will be billed for hourly at Keck & Wood's standard hourly rates. Any plan revisions due to property owner comments after the construction plans are 60% complete will be billed for hourly at Keck & Wood's standard hourly rates.

Bidding Phase: The Engineer will:

1. provide the City with a bid advertisement for advertising the construction of this Project in the City's legal organ,
2. post the advertisement to the Engineer's website,
3. provide prospective bidders with purchased bid documents, respond to questions from bidders,
4. prepare addenda,
5. attend the bid opening and review bids for award, review qualifications of the low bidder, provide the city with a bid recommendation letter,
6. provide the City with a Notice of Award to be issued to the selected bidder.

Construction Oversight Phase: The Engineer will:

1. facilitate the execution of the contract documents between the City and Contractor,
2. schedule and conduct a pre-construction conference with the Contractor, City, and concerned parties,
3. provide the City with a Notice to Proceed to be issued to the Contractor,
4. perform periodic construction review at least twice per month and at other appropriate times to determine, in general, if the Contractor is conducting his work as described in the Contract Documents,
5. attend project review meetings at least once per month with the City and the Contractor,

6. advise the City on the amounts owed to the Contractor based on observations at the site and on evaluations of the Contractor's Applications for Payment,
7. assist the City in preparation of Change Orders should the contractor discover unforeseen issues during construction,
8. Once the Project reaches substantial completion, the Engineer will coordinate and conduct an inspection with City personnel, and private owners to identify items needing attention. Items to be corrected will be identified in a documented final "punch list".

Compensation for work performed shall be according to a lump sum fee of **\$94,000** plus monthly compensation for construction administration phase services. Once per month during the existence of this contract, the Engineer shall submit to the City an invoice for payment based on percent complete of the work performed for the Project through the invoice period. A breakdown of the fees for each phase is depicted in the fee schedule listed below:

Phase 1: Surveying Phase	\$20,500 (lump sum)
Phase 2: Engineering Design Phase	\$68,500 (lump sum)
Phase 3: Bidding Phase	\$5,000 (lump sum)
<hr/>	
Total fees: Phases 1 - 3	\$94,000 (lump sum)
 Phase 4: Construction Oversight Phase	 \$5,600 per month

If you have any questions or would like additional information, don't hesitate to contact me at 678-417-4023. We appreciate the opportunity to work with the City on this project.

Sincerely,
KECK & WOOD, INC.



Sam J. Serio, P.E.
Vice President