



ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW NOTIFICATION

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

DATE: March 1, 2019

ARC REVIEW CODE: V1903011

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

Digital signature
Original on file

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

Name of Proposal: RC-19-01PC 4288 Riverview Drive

Review Type: Metro River

MRPA Code: RC-19-01PC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the demolition of an existing and construction of a new single-family home, pool, and an On-Site Sewage Management System.

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

Submitting Local Government: City of Peachtree Corners

Land Lot: 329, 330 **District:** 6 **Section:**

Date Opened: March 1, 2019

Deadline for Comments: March 11, 2019

Earliest the Regional Review can be Completed: March 11, 2019

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
GWINNETT COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
FULTON COUNTY

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

If you have any questions regarding this review, please contact Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before March 11, 2019, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

[illegible]



CITY OF
Peachtree
CORNERS
Innovative & Remarkable

August 22nd, 2018

Jim Santo
Principal Environmental Planner
Natural Resources Division
Atlanta Regional Commission
40 Courtland Street NE
Atlanta, Georgia 30303-2538

Re: 4288 Riverview Drive

Dear Jim:

The City of Peachtree Corners respectfully requests an ARC Chattahoochee River Corridor Classification review for the referenced lot. A reanalysis for 4288 Riverview Drive was recently conducted by Boundary Zone and the attached plans reflect their reanalysis. The owner of the home would like to demo the existing home and build the proposed home.

Attached please find the completed application, \$250 certified check and the required exhibits: ARC application form, as/ built survey, site plan including vulnerability categories and the proposed site plan including clearing and impervious allocations.

Please let me know if you need further information.

Sincerely,

Greg Ramsey

Public Works Director

CITY OF PEACHTREE CORNERS
DEPARTMENT OF PLANNING & DEVELOPMENT
310 Technology Parkway, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.cityofpeachtreecornersga.com

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

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

2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Russ Reynolds
Mailing Address: 4288 Riverview Drive
City: Peachtree Corners State: GA Zip: 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: (678) 372-2646 Fax: _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Boundary Zone, Inc - Matt Ferreira
Mailing Address: 454 Satellite Boulevard NW, Suite 200
City: Suwanee State: GA Zip: 30024
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 271-5772 Fax: 770-271-5753
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: Riverview Estates
Description of Proposed Use: Single Family Residence

5. **Property Description (Attach Legal Description and Vicinity Map):** Attached
Land Lot(s), District, Section, County: LL 329, 330, 6th, Gwinnett County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Riverview Estates, 1, Block C, 4288 Riverview Drive, 365 lf
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.19 Acres
Outside Corridor: 0
Total: 1.19 Acres
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1
Outside Corridor: _____
Total: 1
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

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

If "yes", describe the additional land and any development plans: N/A

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

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

7. How Will Sewage from this Development be Treated?

A. Septic tank Infiltrator System

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

B. Public sewer system _____

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C	51,965 sf	36,376 sf	23,384 sf	(70)	70% (45) 45%
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:	51,965 sf	36,376 sf	23,384 sf	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

If "yes", indicate the 100-year floodplain elevation: _____

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

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

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO

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

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

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

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

FOR ALL APPLICATIONS:

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)

Russ Reynolds

Russ Reynolds
Signature(s) of Owner(s) of Record

02-28-19
Date

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

Boundary Zone, Inc. - Matt Ferreira

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

02/28/19
Date

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

Signature of Chief Elected Official or Official's Designee

Date

See cover letter (Cons 2/20/19)



Gwinnett Environmental Health Services
455 Grayson Highway - Suite 600
Lawrenceville, GA 30046
Phone: 770.963.5132
Fax: 770.339.4282
www.gnrhealth.com

February 25, 2019

Gwinnett County Planning and Development
1 Justice Square
Lawrenceville, Georgia 30046

RE: 4288 Riverview Drive, Duluth, GA 30097

To Whom It May Concern:

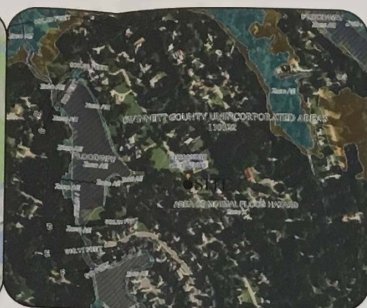
A request has been approved for a demolition permit for the above mentioned address. The structure may be demolished and the debris cleaned from the site with the following conditions:

1. No grading may be done. The topography cannot be altered during the demolition or clean up. Altering this lot by any grading may prohibit the development of this lot utilizing on-site sewage management systems.
2. All debris must be disposed of off-site. No pit may be dug on the property to dispose of the debris.
3. No guarantees are granted for development approval of a project in the future. An On-Site Sewage Management System (OSSMS – septic system) application must be completed and reviewed for code compliance at time of project development.

If you have any questions, please feel free to contact me at morgan.harris@gnrhealth.com or 770-963-5132.

Sincerely,

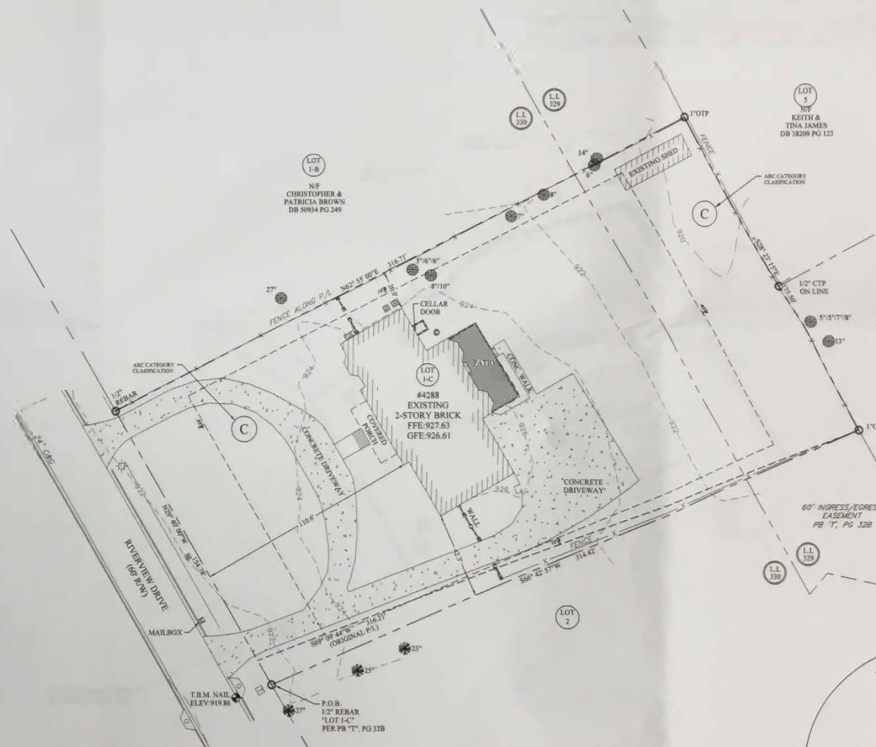
Morgan Harris
Environmental Health Specialist 2



FIRM Panel Vignette (NTS)

RUSS REYNOLDS
1518 BROOKHAVEN TRACE NE.
ATLANTA, GEORGIA 30319
678-372-2646

M.R.P.A. ALLOCATION SUMMARY									
CATEGORY	TOTAL SF	CLEARING AREA			IMPERVIOUS AREA				
		ALLOWED	EXISTING	REMAINING	ALLOWED	EXISTING	REMAINING		
C	51,965	70%	36,376	21,770	14,606	45%	23,384	13,854	9,530



2/28/19
short
rec'd ARC
2/28/19
THESE ARE REVIEW
COPIES
SMS-2/1/19

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS AUTHORITY OF THE PROFESSIONAL BOARD 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 A CONCLUSION REGARDING THE ZONING AND SETBACK REQUIREMENTS OF THE JURISDICTION. THIS INFORMATION IS REPORTED FROM THE INFORMATION OBTAINED FROM COUNTY OR CITY PLANNING AND ZONING DEPARTMENTS.

GRID NORTH
 GEORGIA WEST ZONE
 DATUM NAVD 1983
 SCALE 1"=30'

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

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EXISTING CONDITIONS SURVEY
PREPARED FOR: RUSS REYNOLDS,
LOT 1-C, BLOCK A, UNIT 1, RIVERVIEW ESTATES SUBDIVISION
LAND LOT 329 & 330, 6TH DISTRICT
4288 RIVERVIEW DRIVE
PEACHTREE CORNERS, GEORGIA 30097
SHEET 14 OF 15



PROJECT
19197.02

SHEET
1 OF 5

THIS SURVEY WAS MADE WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES, BUT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION HEREON.	TOTAL ACRES: 1.161 ACRES, 11.860 ACRES PER LOT
THIS PLAN MAY BE PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, AND DOES NOT EXTEND TO ANY UNPAID FURNISHED WORK AND IS NOT RECALIBRATED BY THE DESIGN PROFESSIONAL.	BORDEN & BORDEN, INC. 15111 30th PL SW 126 BORDENWAY PERFORMED ON 10/26/18
COPYRIGHT 2014 - BORDEN & BORDEN, INC. THIS SURVEY AND ITS REPRODUCTION OR THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.	THIS PLAN HAS BEEN PREPARED UNDER A FIDUCIARY DUTY TO THE TOTAL STATUTE
	THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.5 FEET

A graphic scale bar labeled "GRAPHIC SCALE - IN FEET". The bar is divided into segments with alternating black and white fill. Numerical markings are present at 15, 0, 30, and 60 feet.

 HARDWOOD TREE
 PINE TREE
 TO BE REMOVED



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



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

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

ATLANTA (604) 446-8180
1100 PEACHTREE ST, SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (678) 730-4190
5050 COMMERCE AVE. SUITE 100
KENNESAW, GEORGIA 30144



- SUWANEE** (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GEORGIA 30024
- ATLANTA** (404) 446-8180
1100 PEACHTREE ST, SUITE 300
ATLANTA, GEORGIA 30309
- KENNESAW** (578) 730-4393
975 COBB PLACE BLVD, SUITE
KENNESAW, GEORGIA 30144

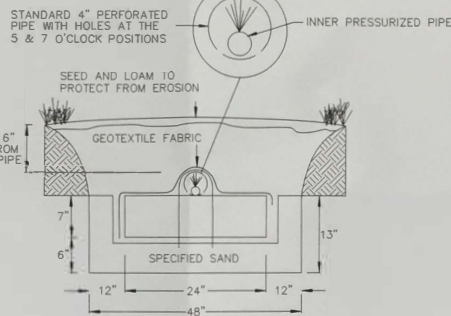
RED BAY 1, 2-6% SLOPES
-inclusions of Wickham soil

HARD LABOR 1, 2-6% SLOPES

WELL NUMBER	DEPTH TO BEDROCK	DEPTH TO SEASONAL WATER TABLE	PERCOLATION RATE	WATER	WATER TO 100 GPM	WATER TO 100 GPM
RED BAY	72'	88'	60	3-4	13.50	AP
HARD LABOR	72'	10-12'	75	3-4	14.50	C

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

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



TYPICAL A42 GSF CROSS SECTION



Roll the Eljen supplied cover fabric along the length of the module row, leaving a few inches of extra material before the first module and after the last module. Center the fabric over the GSF Modules.

Place small shovelfuls of Specified sand on top of the pipe and along the length of the trench. The sand will overflow naturally and place the GSF fabric correctly around the pipe. The fabric should be almost vertical on the sides of the pipe. Ensure you do not tuck the fabric underneath the pipe.

Fill in sides around GSF module This will hold the fabric in place and will be ready for inspection

TO ENSURE PROPER SYSTEM OPERATION, THE SYSTEM MUST BE INSTALLED USING ASTM C31 SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE. LISTED BELOW IS A CHART OUTLINING THE SIEVE REQUIREMENTS FOR THE SPECIFIED SAND. ASK YOUR MATERIAL SUPPLIER FOR A SIEVE ANALYSIS TO VERIFY THAT YOUR MATERIAL MEETS THE REQUIRED SPECIFICATIONS.

CORNERS, GEORGIA 30097



SHEET
5 OF 5