



ATLANTA REGIONAL COMMISSION

# REGIONAL REVIEW NOTIFICATION

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

DATE: March 27, 2019

ARC REVIEW CODE: V1903271

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

Digital signature  
Original on file

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

**Name of Proposal:** RC-19-02PC 4496 Ridgeway Drive

**Review Type:** Metro River

**MRPA Code:** RC-19-02PC

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

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

**Submitting Local Government:** City of Peachtree Corners

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

**Date Opened:** March 27, 2019

**Deadline for Comments:** April 6, 2019

**Earliest the Regional Review can be Completed:** April 8, 2019

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
GWINNETT COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
FULTON COUNTY

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

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

Attached is information concerning this review.

**Response:**



# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Peachtree Corners
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): David Bacon  
Mailing Address: 4496 Ridgeway Drive  
City: Peachtree Corners State: GA Zip: 30097  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (214) 991-0076 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Matt Ferreira - Boundary Zone, Inc.  
Mailing Address: 454 Satellite Boulevard NW, Suite 200  
City: Suwanee State: GA Zip: 30024  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (770) 271-5772 Fax: \_\_\_\_\_  
Other Numbers: (404) 640-1707
4. Proposed Land or Water Use:  
Name of Development: Bacon Residence - Riverview Estates Subdivision  
Description of Proposed Use: Single family detached residence
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: Land Lot 329, 6th District, Gwinnett County  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Riverview Estates, Lot 8, Block G, Unit 3, 4496 Ridgeway Drive NW, at intersection of Ridgeway Dr. and Ridgeway Circle  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 0.854  
Outside Corridor: \_\_\_\_\_  
Total: 0.854  
Lots: Inside Corridor: 1  
Outside Corridor: 0  
Total: 1  
Units: Inside Corridor: 1  
Outside Corridor: 0  
Total: 1  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_

6. Related Chattahoochee Corridor Development:

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

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

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

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

*yes -> 1976 Riverview esty letter*

7. How Will Sewage from this Development be Treated?

A. Septic tank Infiltrator system

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

B. Public sewer system

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

| Vulnerability Category | Total Acreage (or Sq. Footage) | Total Acreage (or Sq. Footage) Land Disturbance | Total Acreage (or Sq. Footage) Imperv. Surface | Percent Land Disturb. (Maximums Shown In Parentheses) | Percent Imperv. Surf. (Maximums Shown In Parentheses) |
|------------------------|--------------------------------|---|--|---|---|
| A                      |                                |   |  | (90)  | (75)  |
| B                      |                                |   |  | (80)  | (60)  |
| C                      | 37,182 SF                      | 21,389 SF                                       | 11,914 SF                                      | (70) 70%  | (45) 45%  |
| D                      |                                |   |  | (50)  | (30)  |
| E                      |                                |   |  | (30)  | (15)  |
| F                      |                                |   |  | (10)  | (2)   |
| Total:                 | 37,182 SF                      | 21,389 SF                                       | 11,914 SF                                      | N/A   | N/A   |

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

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

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

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No  
If "yes", indicate the 500-year flood plain elevation: N/A

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

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

**FOR ALL APPLICATIONS:**

- ☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- ☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- ☒ Written consent of all owners to this application. (Space provided on this form)
- ☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- ☒ Description of proposed use(s). (Space provided on this form)
- ☒ Existing vegetation plan.
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ☒ Approved erosion control plan.
- ☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

X 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.

X Documentation on adjustments, if any.

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

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

X Site plan.

X Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

     Concept plan.

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

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

David Bacon

David Bacon

Signature(s) of Owner(s) of Record

02/25/19

Date

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

Matt Ferreira - Boundary Zone, Inc.

Matt Ferreira

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

02/25/19

Date

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

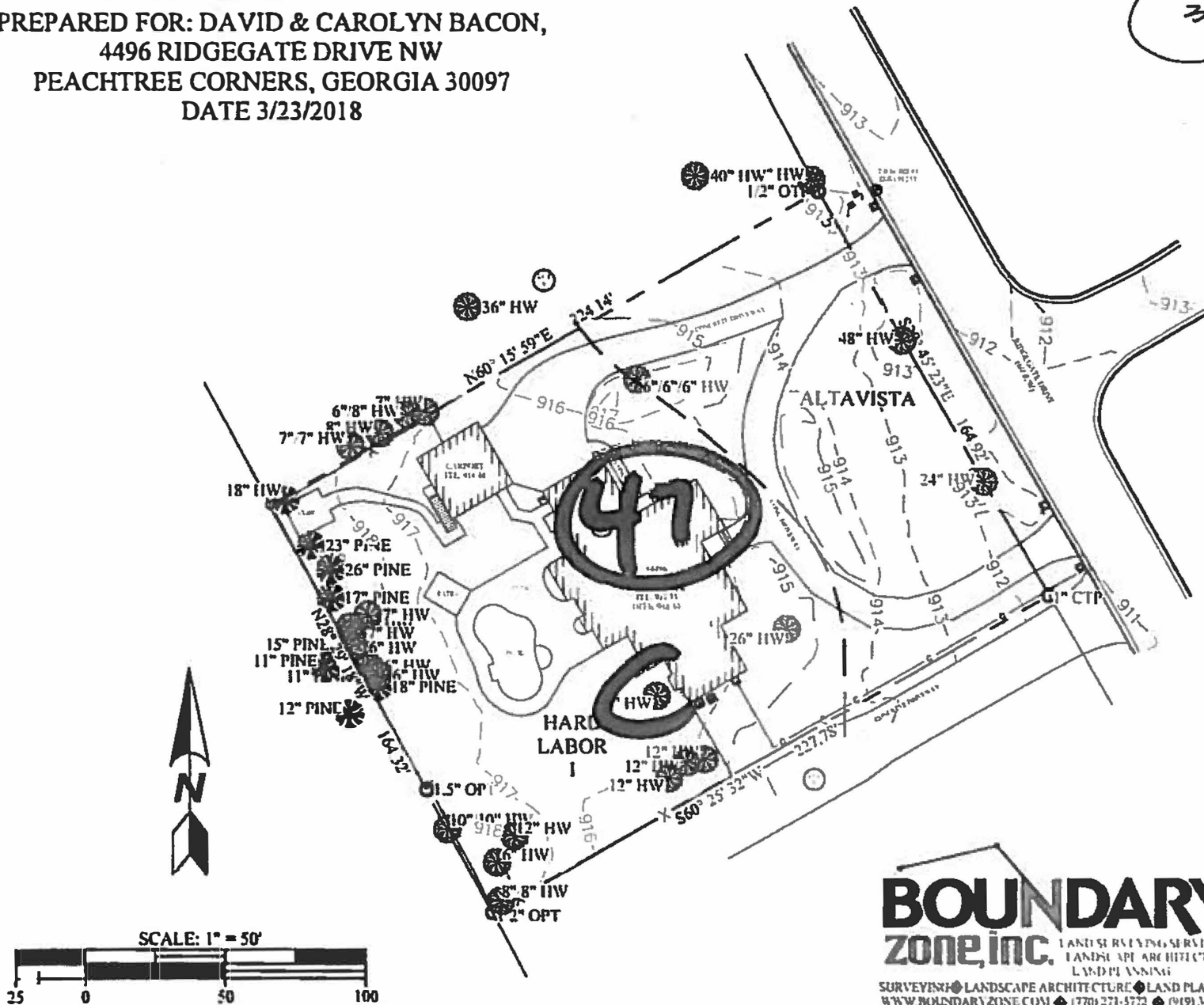
Kushner  
Signature of Chief Elected Official or Official's Designee

3/15/19  
Date

# ARC REANALYSIS

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

JMS  
3/27/18



**BOUNDARY**  
**zone, inc.** LANDSCAPE SERVICES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING

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

BL 200821  
4104 SPECTHURST STREET S. 567.50 ±  
BL 911012 CO. FIDELITY 309140  
  
ASSANTA  
232 PLANTATION STREET SE 127.44 ±  
ATLANTA, GA 30316  
  
MADRETTA  
1600 SHILOH MANOR 16775.00 ±  
SUDBURY, CT 06186  
  
BURNHAM  
2204 CARRINGTON DRIVE, SUITE  
MONTICELLO, ARIZONA 85901



**4496 Ridgeway Drive Reanalysis**  
**City of Peachtree Corners**

**March 27, 2018**

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

The C category includes scores from 38 to 49





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SHEET  
2 OF 4

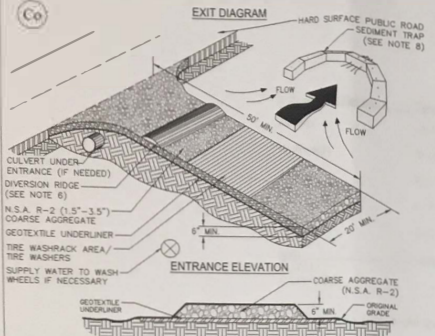
PROJECT  
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SHEET  
2 OF 4

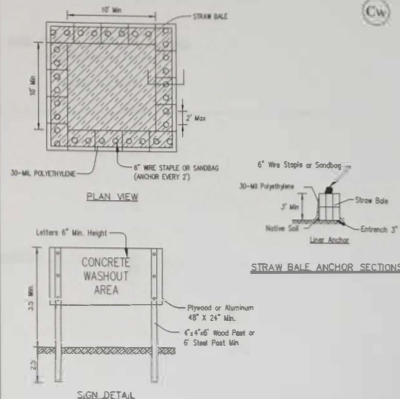


## CRUSHED STONE CONSTRUCTION EXIT



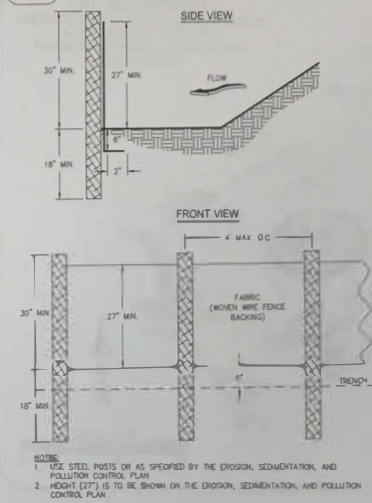
- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  4.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

## CONCRETE WASHOUT



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

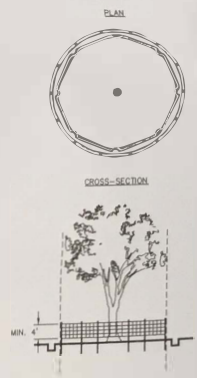
## Sd1-S SILT FENCE - TYPE SENSITIVE



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

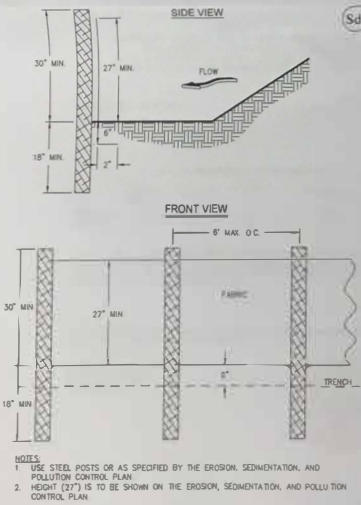
## TREE PROTECTION

### "SNOW" FENCE



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

## SILT FENCE - TYPE NON-SENSITIVE



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

| GRASSING SCHEDULES |               | FERTILIZER (LBS./ACRE) |            | FERTILIZER (LBS./ACRE) |            |
|--------------------|---------------|------------------------|------------|------------------------|------------|
| DATE               | RATE/TURF     | DATE                   | LINE       | DATE                   | LINE       |
| 11/11              | 1-12 - 2 LBS. | 9/11/11                | 1 TON/ACRE | 9/11/11                | 1 TON/ACRE |
| 11/11              | 1-12 - 2 LBS. | 9/11/11                | 1 TON/ACRE | 9/11/11                | 1 TON/ACRE |
| 11/11              | 1-12 - 2 LBS. | 9/11/11                | 1 TON/ACRE | 9/11/11                | 1 TON/ACRE |
| 11/11              | 1-12 - 2 LBS. | 9/11/11                | 1 TON/ACRE | 9/11/11                | 1 TON/ACRE |

| ACTIVITY SCHEDULES |               | DATE    |            | DATE    |            |
|--------------------|---------------|---------|------------|---------|------------|
| DATE               | ACTIVITY      | DATE    | ACTIVITY   | DATE    | ACTIVITY   |
| 11/11              | 1-12 - 2 LBS. | 9/11/11 | 1 TON/ACRE | 9/11/11 | 1 TON/ACRE |
| 11/11              | 1-12 - 2 LBS. | 9/11/11 | 1 TON/ACRE | 9/11/11 | 1 TON/ACRE |
| 11/11              | 1-12 - 2 LBS. | 9/11/11 | 1 TON/ACRE | 9/11/11 | 1 TON/ACRE |

## DETAILS

PREPARED FOR: DAVID & CAROLYN BACON,  
LOT 8, BLOCK G, UNIT 3, RIVERVIEW ESTATES S/D  
LAND LOT 325, 6TH DISTRICT,  
4496 RICHMOND DRIVE, SUITE 100  
PEACHTREE CITY, GEORGIA 30097  
DATE: 11/20/11



FOR THE FIRM: BOUNDARY ZONE, INC.

PROJECT  
1909304  
SHEET  
3 OF 4



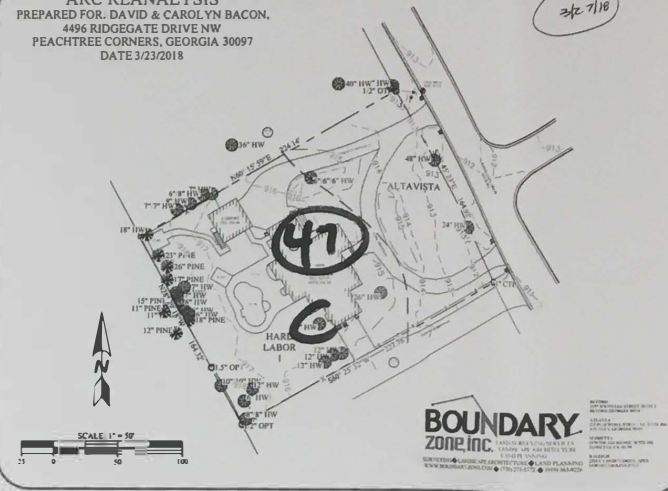
**BOUNDARY ZONE, INC.**  
LAND SURVEYING SERVICES  
& LAND PLANNING SERVICES  
ATLANTA (404) 480-8111  
1100 PLEASANTVIEW BL., SUITE 200  
ATLANTA, GEORGIA 30328  
KENNESAW (478) 744-0400  
475 CUMBER PL. AC. 10, SUITE 100  
KENNESAW, GEORGIA 30144  
WWW.BOUNDARYZONE.COM (770) 271-2772

March 27, 2018

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

804-463-3199 FAX 804-463-3195 WWW.ATLANTAREGIONAL.COM

JMS  
3/27/18



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

| Table 1. Mean values of the variables measured in the 1000 and 2000 m races in the 1996 and 2000 Olympic Games |               |  |  |  |  |  |
|--|---------------|--|--|--|--|--|
| Year (n)   | Mean time (s) | Mean heart rate (b·min <sup>-1</sup> ) | Mean heart rate (b·min <sup>-1</sup> ) | Mean heart rate (b·min <sup>-1</sup> ) | Mean heart rate (b·min <sup>-1</sup> ) | Mean heart rate (b·min <sup>-1</sup> ) |
| 1000 m   | 1:57.5        | 180.0                                  | 180.0                                  | 180.0                                  | 180.0                                  | 180.0                                  |
| 2000 m   | 4:00.0        | 180.0                                  | 180.0                                  | 180.0                                  | 180.0                                  | 180.0                                  |

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

NOTE: This report is null and void if area is cut or filled after time of field study. Measurements and depth given are from the existing soil surface at time of field work.

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



## DETAILS

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

DATE 7/12/08

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

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**TOTAL AREA = 0.464 ACRES / 37,182 SQUARE FEET**

BOUNDARY REFERENCE DB 54211, PO 28, PB X, PO 190-A  
FIELDWORK PERFORMED ON 1/29/2018  
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC  
TOTAL STATION

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

LEGEND:

-  PROPERTY CORNER  
 R/W MONUMENT  
 FIRE HYDRANT  
 WATER METER  
 WATER VALVE  
 POWER POLE  
 LIGHT POLE  
 SIGN  
 POWER METER  
 POWER BOX  
 GUY WIRE  
 A/C UNIT

- |   |                        |   |                         |
|---|------------------------|---|-------------------------|
|  | SANITARY SEWER         |  | DOUBLE WING CATCH BASIN |
|  | MANHOLE                |  | GRATE INLET             |
|  | CLEAN OUT              |  | HEADWALL                |
|  | GAS METER              |  | BUILDING SETBACK LINE   |
|  | GAS VALVE              |  | DRAINAGE FLOW ARROW     |
|  | CABLE BOX              |  | EXISTING DECIDUOUS TREE |
|  | TELEPHONE BOX          |  | EXISTING EVERGREEN TREE |
|  | JUNCTION BOX           |  | CONTOUR ELEVATION       |
|  | RIGHT WING CATCH BASIN |   |                         |
|  | LEFT WING CATCH BASIN  |   |                         |

- W- WATER LINE
- U- POWER LINE
- S- SANITARY SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- O- LIMITS OF DISTURBANCE
- SP- SILT FENCE
- TP- TREE PROTECTION FENCE
- WF- FLOW WELL LINE
- N/F- NOW OR FORMERLY

- |     |                    |
|-----|--------------------|
| R/W | RIGHT-OF-WAY       |
| BOC | BACK OF CURB       |
| FOC | FACE OF CURB       |
| EOP | EDGE OF PAVEMENT   |
| CRZ | CRITICAL ROOT ZONE |
| SRP | STRUCTURAL ROOT P  |
| L/L | LAND LOT           |
| FFE | FINISHED FLOOR ELE |
| GFE | GARAGE FLOOR ELE   |
| BFE | BASEMENT FLOOR EL  |
| TW  | TOP OF WALL        |
| BW  | BOTTOM OF WALL     |

- E
- 
- PLATE
- 
- VATION
- 
- VATION
- 
- LEVATION

- 1

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

- BO
- 
- ZON

- FOUND**  
**me, inc.** LANDS  
& LAND

- # ARY.
- SURVEYING SERVICES  
PLANNING SERVICES

- PLANTF 271-1772  
SATELLITE BEAD ST 672 200  
PLANTF 271-1772  
PLANTF 404 446-1120  
PLANTF 404 446-1120  
PLANTF 404 446-1120

- PROJECT  
1909304  
SHEET

- 9