


DATE: JUNE 30, 2022

TO: MAYOR MIKE MASON, City of Peachtree Corners  
ATTN TO: KATHERINE FRANCESCONI, STORMWATER ENGINEER, City of Peachtree Corners  
FROM: Anna Roach, Executive Director, Atlanta Regional Commission 

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship 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:** 4219 Riverview Drive RC-22-01PC

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

**Date Opened:** June 15, 2022

**Date Closed:** June 30, 2022

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

**Additional Comments:** Comments received from the National Park Service are attached and include the following recommendations: (1) Invasive species – wash and clean all equipment that may transport unwanted pests before being brought on-site and use only native grass seed or native vegetation for stabilizing the project area; (2) Impervious surface – seriously consider constructing the pool deck area of pervious materials; (3) Erosion and sedimentation – the River is listed as impaired at the project location so Best Management Practices (BMP's) for controlling erosion and sedimentation should be installed and unfailingly maintained during and after construction.

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
CITY OF PEACHTREE CORNERS  
GWINNETT COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
CITY OF JOHNS CREEK

CHATTAHOOCHEE RIVERKEEPER  
HISTORIC RIVERLINE AREA  
FULTON COUNTY

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

# 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): Mathew Pombo

Mailing Address: 4219 Riverview Drive

City: Duluth

State: GA

Zip: 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-778-1831

Fax: NA

Other Numbers: NA

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

Name(s): Greg Dean

Mailing Address: 454 Satellite Blvd, Suite 200

City: Suwanee

State: GA

Zip: 30024

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-271-5772

Fax: NA

Other Numbers: NA

4. Proposed Land or Water Use:

Name of Development: Residential Land Development

Description of Proposed Use: Construction of a single family house with a swimming pool

Additions to existing s.f. house and swimming pool  
pool outside corridors

*JMS*  
*01/14/22*

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land Lot 318, 6th District, Gwinnett county

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

River Estates subdivision, Lot 13, Block 1, 4219 Riverview Drive, 1,508 FT to Nearest Intersection

Size of Development (Use as Applicable):

Acres: Inside Corridor: 0.633 AC

Outside Corridor: 0.408 AC

Total: 1.041 AC

Lots: Inside Corridor: 1

Outside Corridor: 0

Total: 1

Units: Inside Corridor: NA

Outside Corridor: NA

Total: NA

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: NA

Outside Corridor: NA

Total: NA

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 — No change in bedrooms new approval not needed GMS  
Note: For proposals with septic tanks, the application must include the appropriate 6/19/22 local government health department approval for the selected site.

B. Public sewer system NO

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	27,566 SF	19,296 SF	12,405 SF	(70) 70%	(45) 45%
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	27,566 SF	19,296 SF	12,405 SF	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River?

~~YES~~ NO

If "yes", indicate the 100-year floodplain elevation: ~~800.00~~

Ante JMS 5/24/01

**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: \_\_\_\_\_

**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)

Beth Pombo / Beth Pombo  
Mathew Pombo / Mathew Pombo 3/29/22  
Signature(s) of Owner(s) of Record Date

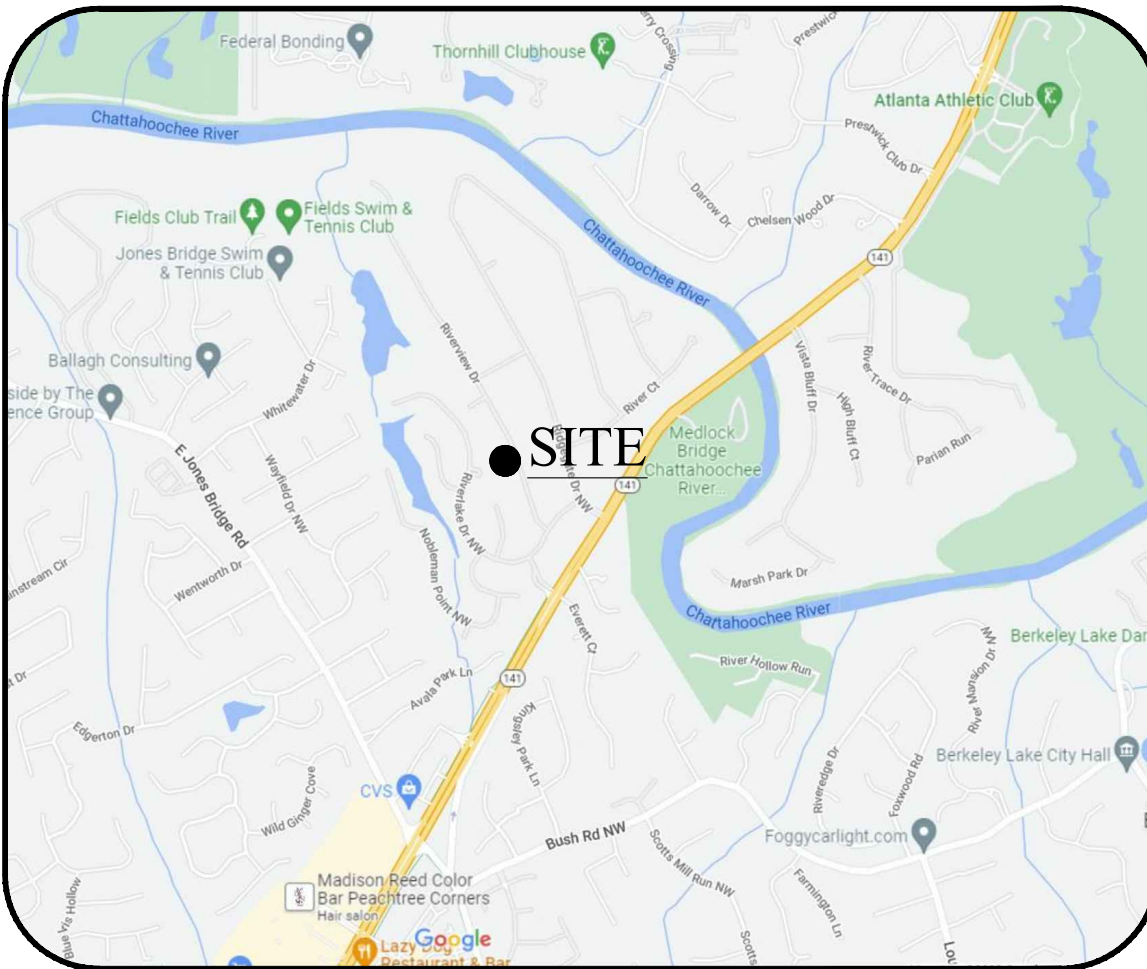
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Beth Pombo / Beth Pombo  
Mathew Pombo / Mathew Pombo 3/29/22  
Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of 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] 5/24/22  
Signature of Chief Elected Official or Official's Designee Date





Vicinity Map(NTS)

ZONING: R-100

MINIMUM LOT AREA: 25,500 SF (SEPTIC)

R-100 SETBACKS

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

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

OWNER

MATHEW POMBO  
4219 RIVERVIEW DRIVE  
PEACHTREE CORNERS, GA 30097

BUILDER /  
24 HR.EMERGENCY CONTACT

MATHEW POMBO  
4219 RIVERVIEW DRIVE  
PEACHTREE CORNERS, GA 30097  
404-778-1831

SITE NOTES:

- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY. NEED QUALIFIED CONTRACTOR PERMIT.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

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.



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:

- PROJECT NARRATIVE:  
SITE LOCATION:  
4219 RIVERVIEW DRIVE  
PEACHTREE CORNERS, GA 30097  
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE  
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

Allowable Disturbed Area										
Lot Number	Lot Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone
13	45,348		19,296					12,405		

Existing Disturbed Area						Existing Impervious Area				
Lot Number	Lot Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone
13	45,348		11,303					6,957		

Additional Disturbed Area						Proposed Impervious Area				
Lot Number	Lot Area	B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone
13	45,348		6,500					5,230		

Remaining Total						Remaining Total				
1,493						218				

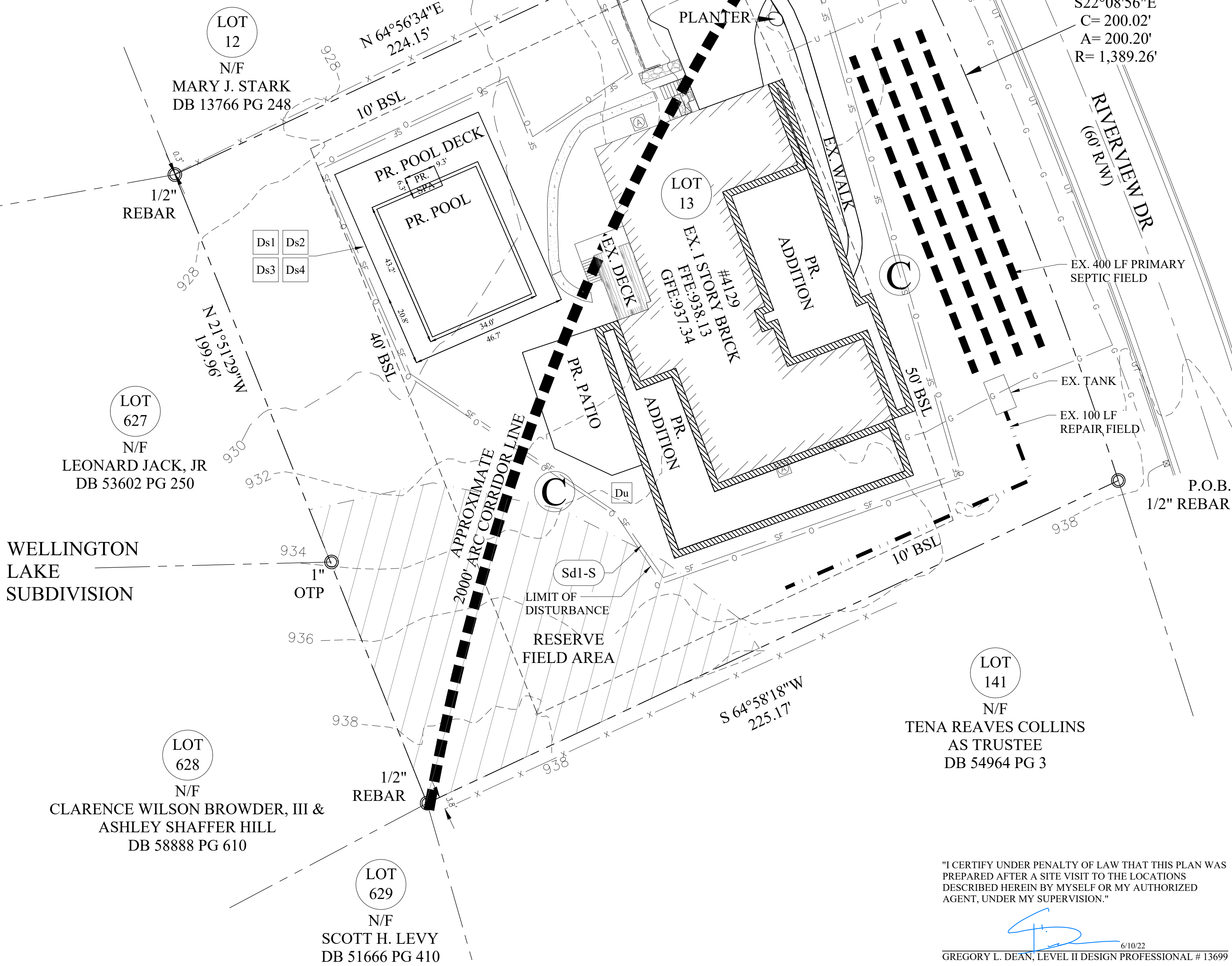
M.R.P.A. ALLOCATION SUMMARY								
CATEGORY	TOTAL SF	CLEARING			IMPERVIOUS			
		%	ALLOWED	USED	REMAINING	%	ALLOWED	USED
A		90%				75%		
B		80%				60%		
C	27,566	70%	19,296	11,303	7,993	45%	12,405	6,957
D		50%				30%		
E		30%				15%		
F		10%				2%		

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.



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

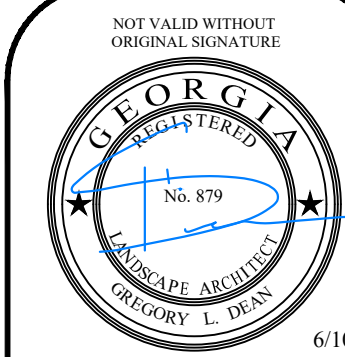


ARC SITE PLAN

PREPARED FOR: MATHEW POMBO  
LOT 13, BLOCK 1, UNIT No. 4, RIVER ESTATES S/D  
LAND LOT 318, 6TH DISTRICT  
4219 RIVERVIEW DRIVE  
PEACHTREE CORNERS, GEORGIA 30097  
DATE: 04/18/2022

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

6/10/22  
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699



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

© COPYRIGHT 2022 - 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: 1.041 ACRES / 45,348 SQUARE FEET.  
BOUNDARY REFERENCE: DEED BOOK 2000, PAGE 309, PLAT BOOK 8, PAGE 220A; FIELDWORK PERFORMED ON 10/13/2021.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 89,678 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 5,309 FEET, AND ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.



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 ROOT ZONE
- STRUCTURAL ROOT PLATE (TYP.)
- LAND LOT
- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF FOOTER ELEVATION
- SILT FENCE
- DRAINAGE ARROW
- 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) 730-4393  
125 TOWNPARK DR, SUITE 300  
KENNESAW, GEORGIA 30144

PROJECT  
24228.02

SHEET  
1 OF 1