

DATE: JUNE 18, 2024

TO: MAYOR MIKE MASON, City of Peachtree Corners  
ATTN TO: CAMERON WOLFE, STORMWATER MANAGER, 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:** RC-24-01PC 4328 Riverview Drive

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

**Date Opened:** June 3, 2024

**Date Closed:** June 18, 2024

**FINDING:** ARC staff have completed a review of an 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 Gwinnett County are attached.

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER

For questions, 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):** CARROLL KEVIN G  
**Mailing Address:** 4328 RIVERVIEW DRIVE  
**City:** PEACHTREE CORNERS **State:** GEORGIA **Zip:** 30097  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 404-630-7360 **Fax:** \_\_\_\_\_  
**Other Numbers:** KEVIN.CARROLL@CBRE.COM
  
3. **Applicant(s) or Applicant's Agent(s):**  
**Name(s):** GREG DEAN  
**Mailing Address:** 800 SATELLITE BLVD  
**City:** SUWANEE **State:** GEORGIA **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:** DEMOLISH EXISTING HOUSE AND DRIVE, DECK  
CONSTRUCTION OF NEW HOUSE AND DRIVE AND DECK AND PORCHES AND POOL AND POOL DECK AND PATIO
  
5. **Property Description (Attach Legal Description and Vicinity Map):**  
**Land Lot(s), District, Section, County:** LAND LOT 329 & 330, 6TH DISTRICT, GWINNETT COUNTY  
**Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** RIVERVIEW ESTATES S/D, LOT 1, BLOCK "A", 4328 RIVERVIEW DRIVE 2,700 FT TO NEAREST INTERSECTION  
**Size of Development (Use as Applicable):**  

<b>Acres:</b>	<b>Inside Corridor:</b>	<u>1.233 AC</u>
	<b>Outside Corridor:</b>	<u>0 AC</u>
	<b>Total:</b>	<u>1.233 AC</u>
<b>Lots:</b>	<b>Inside Corridor:</b>	<u>1.233 AC</u>
	<b>Outside Corridor:</b>	<u>0 AC</u>
	<b>Total:</b>	<u>1.233 AC</u>
<b>Units:</b>	<b>Inside Corridor:</b>	<u>1.233 AC</u>
	<b>Outside Corridor:</b>	<u>0 AC</u>
	<b>Total:</b>	<u>1.233 AC</u>

  
**Other Size Descriptor (i.e., Length and Width of Easement):**  
**Inside Corridor:** 0 AC  
**Outside Corridor:** 0 AC  
**Total:** 0 AC

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 NA

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	53,723 SF	37,606 SF	24,175 SF	(70) <sup>70</sup>	(45) <sup>45</sup>
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:	53,723 SF	37,606 SF	24,175 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: 893.00

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

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

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

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

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

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

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

**FOR ALL APPLICATIONS:**

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

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

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

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

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

\_\_\_\_ Existing vegetation plan.

\_\_\_\_ Proposed grading plan.

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

\_\_\_\_ Approved erosion control plan.

\_\_\_\_ Detailed table of land-disturbing activities. (Both on this form and on the plans)

\_\_\_\_ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

\_\_\_\_ Documentation on adjustments, if any.

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

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

\_\_\_\_ Site plan.

\_\_\_\_ Land-disturbance plan.

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

\_\_\_\_ Concept plan.

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

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

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature(s) of Owner(s) of Record

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
GREGORY LEWIS DEAN

\_\_\_\_\_  


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

\_\_\_\_\_  
4/16/24

\_\_\_\_\_  
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.

\_\_\_\_\_  

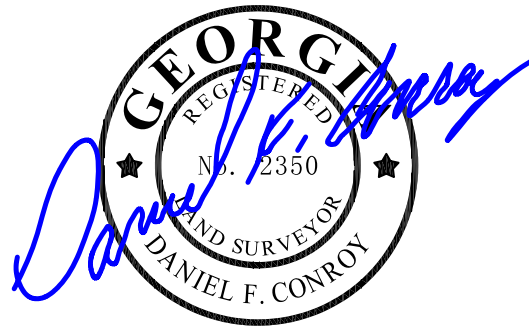

\_\_\_\_\_  
Signature of Chief Elected Official or Official's Designee

\_\_\_\_\_  
4/30/24

\_\_\_\_\_  
Date



THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 OCGA 15-6-6



FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

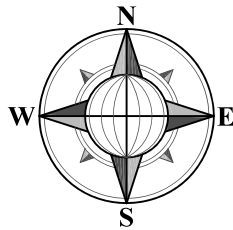
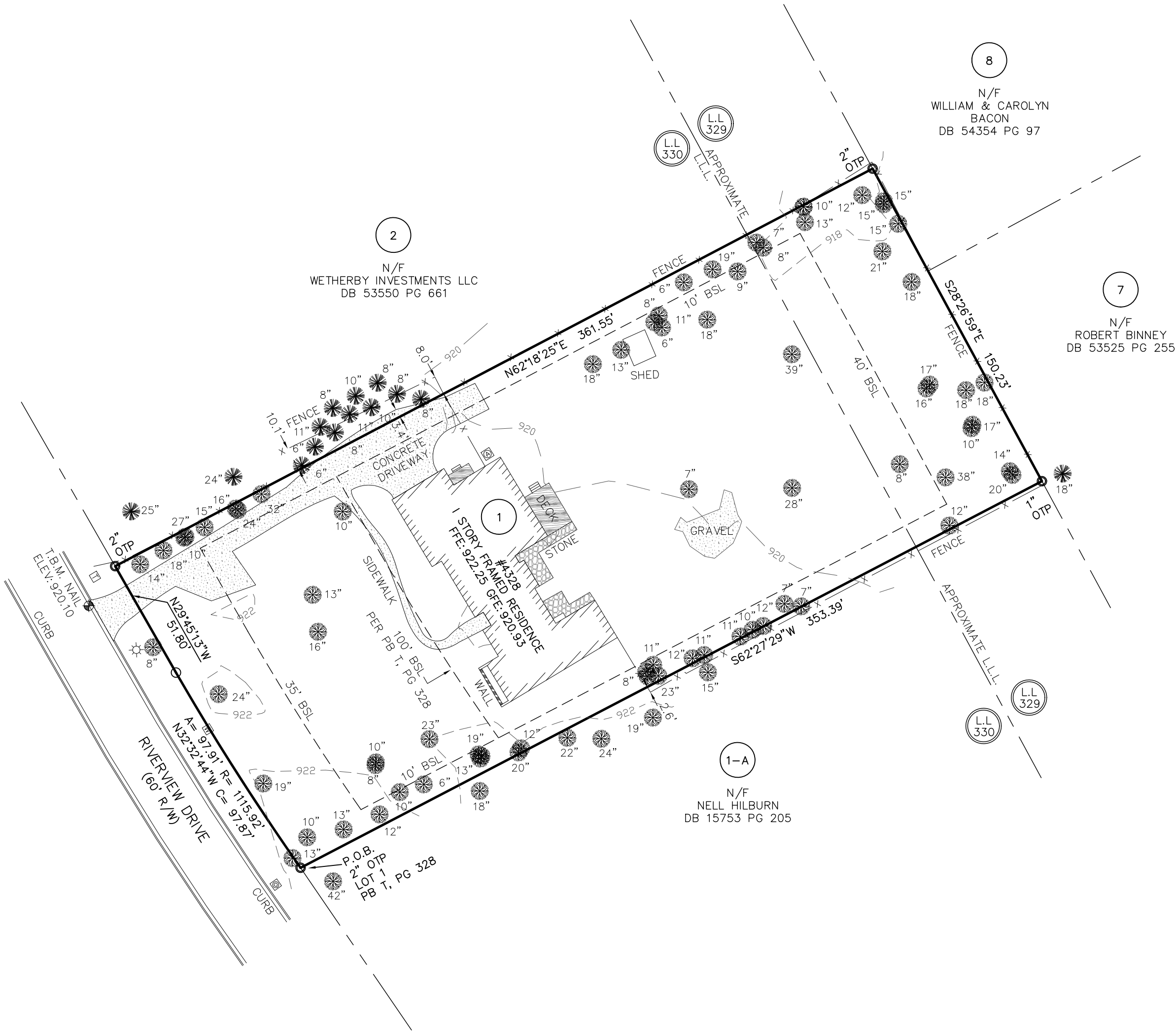
*Daniel F. Conroy*  
DANIEL F. CONROY PLS #2350 10/22/2019  
DATE

ZONING SUMMARY: R-100  
SINGLE FAMILY RESIDENTIAL

FRONT SETBACK 35'  
SIDE SETBACK 10'  
REAR SETBACK 40'

INFORMATION OBTAINED FROM  
CITY OF PEACHTREE CORNERS  
ZONING ORDINANCE

THE SURVEYOR IN NO WAY INTENDS TO  
INTERPRET OR MAKE CONCLUSION REGARDING  
THE ZONING AND SETBACK DESIGNATION SHOWN  
HEREON.

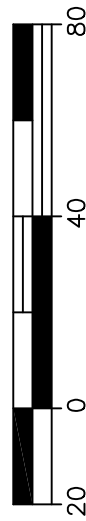


GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88

SCALE: 1" = 40'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

GRAPHIC SCALE - IN FEET



**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**  
PREPARED FOR: KEVIN CARROLL  
LOT 1, BLOCK "A", RIVERVIEW ESTATES S/D  
LAND LOT 329 & 330, 6TH DISTRICT,  
GWINNETT COUNTY, GEORGIA - 10/22/2019

○ PROPERTY CORNER FOUND (AS NOTED)	⊙ MANHOLE	⌘ A/C UNIT	⌘ GAS VALVE	L.L. LAND LOT	C.B. CATCH BASIN	—S—SEWER LINE	BSL BUILDING SETBACK LINE	DB DEED BOOK	F.K.A. FORMERLY KNOWN AS
● 1/2" REBAR WITH CAP SET LSF# 839	⊕ CLEAN OUT	⌘ GUY WIRE	⌘ CABLE BOX	N/F NOW OR FORMERLY	CNT CANTILEVER	—G—GAS LINE	CONC.CONCRETE	PB PLAT BOOK	NAD NORTH AMERICAN DATUM
⊠ R/W MONUMENT	⌘ WATER METER	⌘ JUNCTION BOX	⌘ POWER METER	R/W RIGHT-OF-WAY	⌘ TELEPHONE BOX	—C—CABLE LINE	EOP EDGE OF PAVEMENT	PG PAGE	NAVD NORTH AMERICAN VERTICAL DATUM
⌘ FIRE HYDRANT	⌘ WATER VALVE	⌘ OUTFLOW STRUCTURE	⌘ POWER BOX	P/L PROPERTY LINE	⌘ SIGN	—T—TELEPHONE LINE	BFE BASEMENT FLOOR ELEVATION	POB POINT OF BEGINNING	
	⌘ POWER POLE	⌘ DRAINAGE INLET	⌘ REGULAR PARKING	OH OVERHANG	—W—WATER LINE	—X—FENCE LINE	GFE GARAGE FLOOR ELEVATION	POC POINT OF COMMENCEMENT	🌳 HARDWOOD TREE
	⌘ LIGHT POLE	⌘ POWER/LIGHT POLE	♿ HANDICAP	GAS METER	—U—OVERHEAD UTILITY LINE	—920—CONTOUR LINE	FFE FINISHED FLOOR ELEVATION	A.K.A. ALSO KNOWN AS	🌲 PINE TREE

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

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

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TOTAL AREA: 1.233 ACRES / 53,723 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 15602, PAGE 142, PLAT BOOK "T", PAGE 328  
FIELDWORK PERFORMED ON 09/23/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 264,717 FEET.

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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



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**BOUNDARY**  
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& LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING  
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SUWANEE (770) 271-5772  
454 SATELLITE BLVD, SUITE 200  
SAWANEE, GA 30024

ATLANTA (404) 446-8180  
1100 PEACHTREE STREET, SUITE 200  
ATLANTA, GA 30309

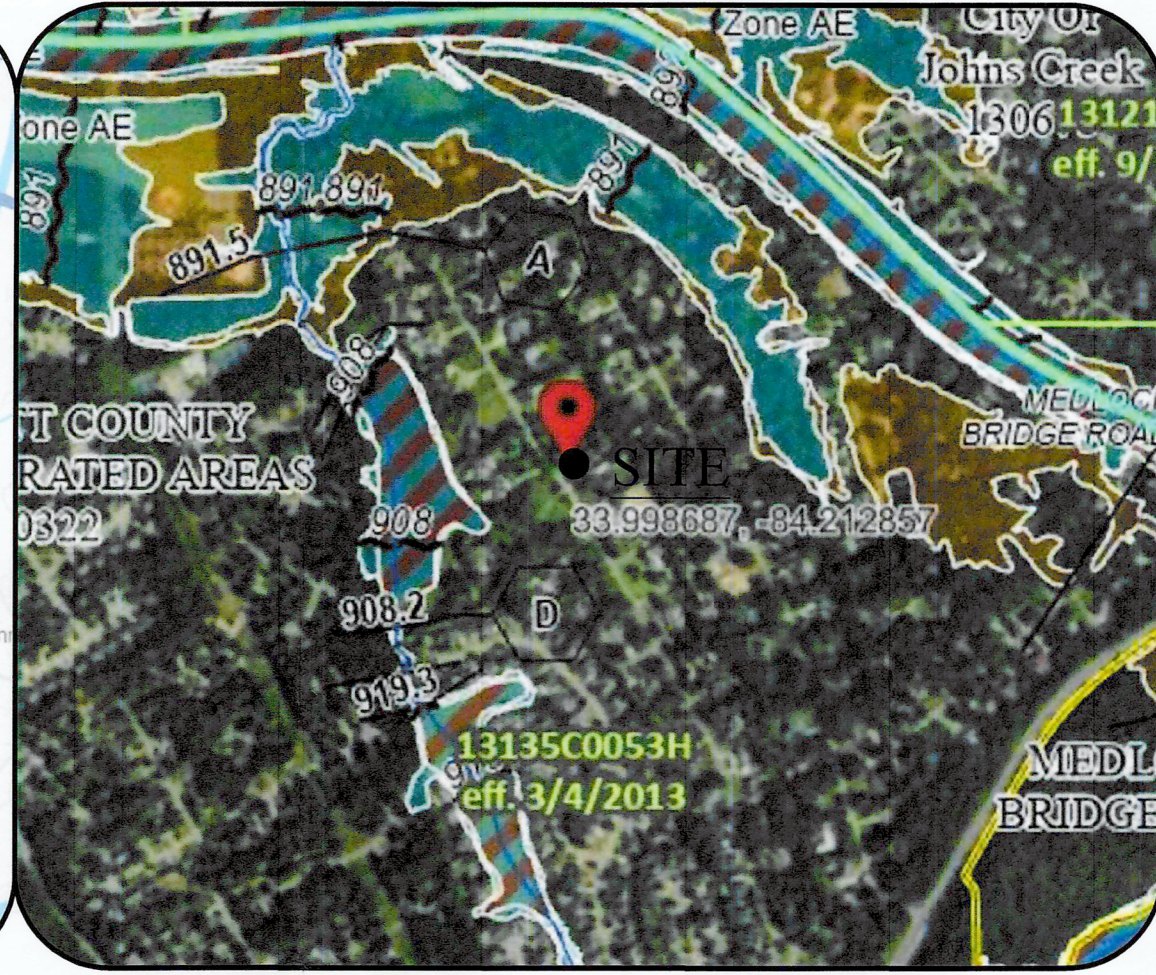
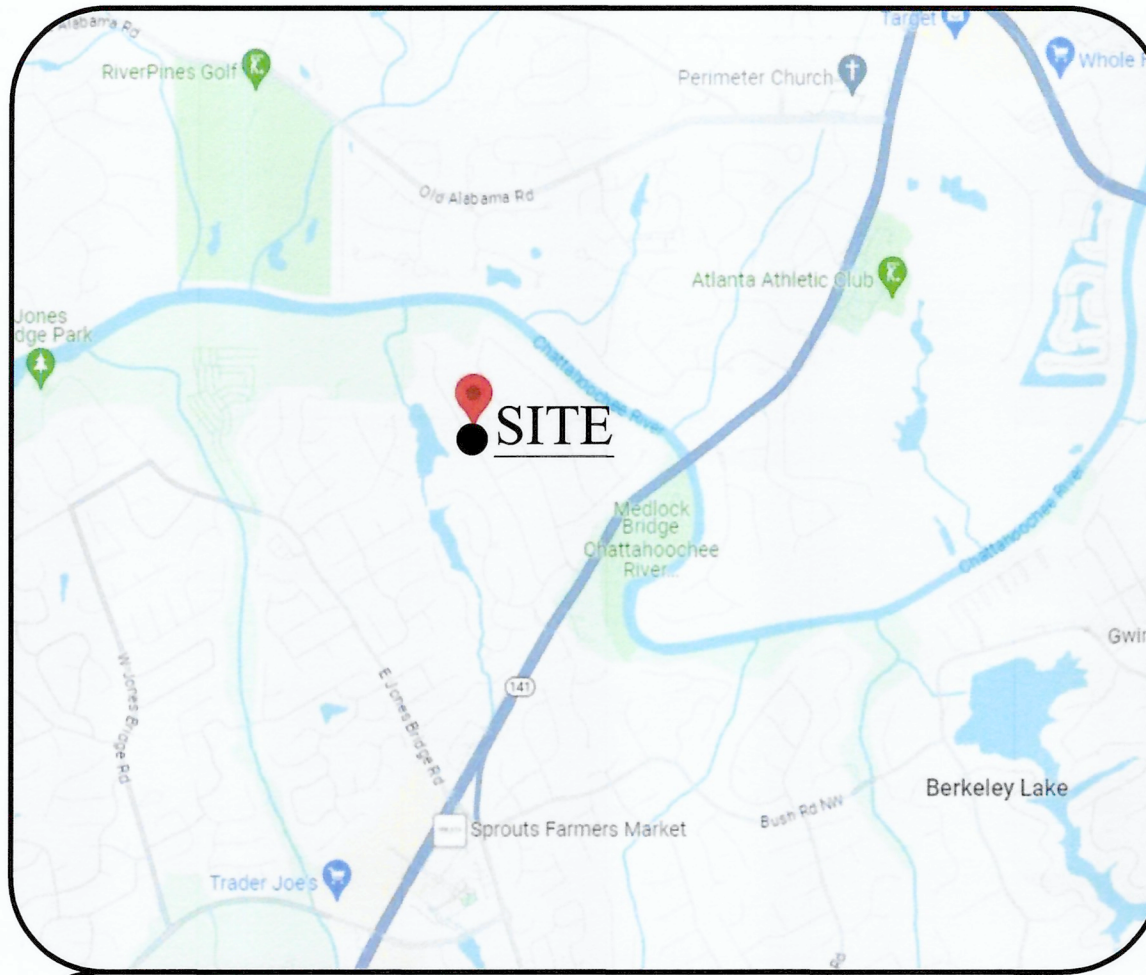
KENNESAW (678) 730-4393  
975 COBB PLACE BLVD., SUITE 101  
KENNESAW, GA 30144

PROJECT  
2119401

SHEET  
1 OF 1

DWN:BH





### GENERAL NOTES:

- PROJECT NARRATIVE: CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE
- SEE ARCHITECTURAL PLANS FOR MORE DETAIL
- SITE LOCATION: 4328 RIVERVIEW DRIVE, PEACHTREE CORNERS, GA 30097
- 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

### PRE & POST CLEARING AREA AND IMPERVIOUS AREA CALCULATION

EXISTING CLEARING AREA:  
12,420 SF - 338 SF +945 SF + 446 SF = 13,473 SF

EXISTING IMPERVIOUS AREA:  
3,465 SF + 17 SF + 3,966 SF + 407 SF + 197 SF + 124 SF +  
46 SF + 227 SF +123 SF = 8,572 SF

PROPOSED CLEARING AREA INCLUDES  
EXISTING CLEARING AREA + ADDITIONAL CLEARING AREA:  
32,817 SF + 446 SF = 33,263 SF

PROPOSED IMPERVIOUS AREA:  
4,996 SF + 220 SF + 7,187 SF + 628 SF + 4,500 SF + 6,624 SF = 24,155 SF

### M.R.P.A. ALLOCATION SUMMARY

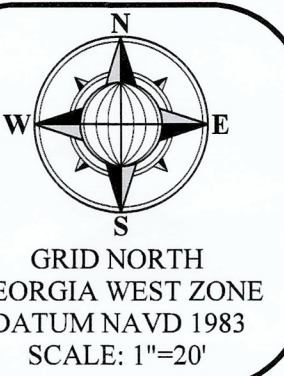
Lot Number	Area	Allowable Clearing Area					Allowable Impervious Area				
		B Zone 80%	C Zone 70%	D Zone 50%	E Zone 30%	F Zone 10%	B Zone 60%	C Zone 45%	D Zone 30%	E Zone 15%	F Zone 2%
1	53,723		37,606					24,175			

Lot Number	Area	Used Existing Clearing Area					Used Existing Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
1	53,723		13,473					8,572			

Existing Remaining		24,133		SF*		15,603		SF*	
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Lot Number	Area	Proposed Clearing Area Includes Existing Clearing Area + Additional Clearing Area					Proposed Impervious Area				
		B Zone	C Zone	D Zone	E Zone	F Zone	B Zone	C Zone	D Zone	E Zone	F Zone
1	53,723		37,606					24,175			

Proposed Remaining Total		0		SF*		0		SF*	
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DATE

REVISION

NO.

### ARC SITE PLAN

PREPARED FOR: KEVIN CARROLL  
4328 RIVERVIEW DRIVE, DULUTH, GA 30097  
LOT 1, BLOCK "A", RIVERVIEW ESTATES S/D  
LAND LOT 329 & 330, 6TH DISTRICT,  
GWINNETT COUNTY, GEORGIA - 02/20/2024



PROJECT  
21194.02

SHEET  
1 OF 1

### Vicinity Map (NTS)

ZONING: R-100

#### R-100 SETBACKS

FRONT: 35 FT  
SIDE: 10 FT  
REAR: 40 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

KEVIN CARROLL  
4328 RIVERVIEW DRIVE  
PEACHTREE CONERS, GA 30097

#### BUILDER / 24 HR. EMERGENCY CONTACT

KEVIN CARROLL  
3550 LENOX ROAD NE, SUITE 2300  
ATLANTA, GA 30326  
404-630-7360

LOT 2  
N/F  
WETHERBY INVESTMENTS LLC  
DB 53550 PG 661

LOT 8  
N/F  
WILLIAM & CAROLYN  
BACON  
DB 54354 PG 97

LOT 7  
N/F  
ROBERT BINNEY  
DB 53525 PG 255

LOT 2  
N/F  
WETHERBY INVESTMENTS LLC  
DB 53550 PG 661

LOT 8  
N/F  
WILLIAM & CAROLYN  
BACON  
DB 54354 PG 97

LOT 7  
N/F  
ROBERT BINNEY  
DB 53525 PG 255

### EXISTING CONDITIONS

### PROPOSED CONDITIONS

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

GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

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

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

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TOTAL AREA: 1.233 ACRES / 53,723 SQUARE FEET  
BOUNDARY REFERENCE: DEED BOOK 15602, PAGE 142, PLAT  
BOOK "T", PAGE 328  
FIELDWORK PERFORMED ON 09/23/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND  
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 264-717 FEET

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC  
TOTAL STATION.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A  
RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

GRAPHIC SCALE - IN FEET

#### LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET 15" x 8" x 9"
- 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
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- SF- SILT FENCE
- O- TREE PROTECTION
- HB HAY BALES
- FW FLOW WELL LINE
- NW NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- CTL CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE (TYP.)
- L.L. LAND LOT

- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- 90- CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 1036.9 GROUND ELEVATION
- 1038.69 SURFACE ELEVATION
- TW:1069.0 TOP OF WALL ELEVATION
- BR:1069.0 BOTTOM OF WALL ELEVATION
- TP:1060.0 TOP OF FOOTER ELEVATION
- SF- SILT FENCE
- DS- DRAINAGE ARROW

#### TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED



PROVIDING SERVICES FOR:  
METRO ATLANTA,  
RALEIGH-DURHAM &  
CENTRAL FLORIDA

800 SATELLITE BLVD., SUWANEE, GA 30024  
WWW.BOUNDARYZONE.COM (770) 271-5772





## MEMORANDUM

Date: June 12, 2024

To: Donald Shockey  
Plan Review Manager, Community Development  
Atlanta Regional Commission  
International Tower  
229 Peachtree St. NE, Suite 100  
Atlanta, GA 30303  
[dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org)

From: Patricia Huguenard  
Development Project Manager  
[patricia.huguenard@gwinnettcountry.com](mailto:patricia.huguenard@gwinnettcountry.com)

Sent: Via Email

Subject: 4651 River Court MRPA RC-24-02PC Review Notice and Comment Reply

As a representative of Gwinnett County in the Department of Planning and Development, I reviewed the document attached to your email sent Monday, June 3, 2024, for Lot 20, Block E of Riverview Estates Subdivision, Unit 3 with address 4651 River Court and described as District 6, Land Lot 319, and Parcel 031 located in the Chattahoochee River Corridor.

Gwinnett County issues no comment for this review.