

DATE: JUNE 3, 2024

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: Cameron Wolfe, Stormwater Manager, City of Peachtree Corners
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: RC-24-01PC 4328 Riverview Drive
MRPA Code: RC-24-01PC

Description: A regional MRPA review of a proposal to construct a new single-family home with driveway, garage, porches, walkways, and swimming pool on the 1.2 acre site of a previous home wholly inside the Chattahoochee River Corridor at 4328 Riverview Drive in the City of Peachtree Corners in Gwinnett. The total disturbed area of 37,606 SF and impervious area of 24,175 SF are within allowed limits.

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

Submitting Local Government: City of Peachtree Corners
Land Lot: **District:** 0 **Section:**
Deadline for Comments: June 13, 2024

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF JOHNS CREEK

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF ROSWELL

CHATTAHOOCHEE RIVERKEEPER
GWINNETT COUNTY

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by Thursday, June 13, 2024, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.

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):

Acres:	Inside Corridor:	<u>1.233 AC</u>
	Outside Corridor:	<u>0 AC</u>
	Total:	<u>1.233 AC</u>
Lots:	Inside Corridor:	<u>1.233 AC</u>
	Outside Corridor:	<u>0 AC</u>
	Total:	<u>1.233 AC</u>
Units:	Inside Corridor:	<u>1.233 AC</u>
	Outside Corridor:	<u>0 AC</u>
	Total:	<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) ⁷⁰	(45) ⁴⁵
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.

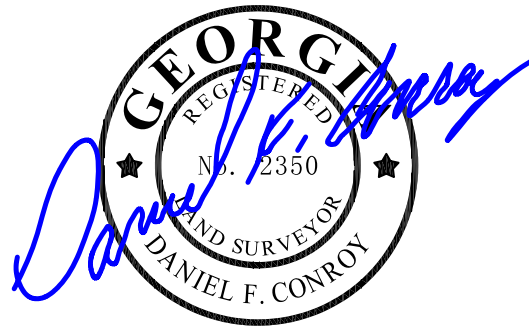


Signature of Chief Elected Official or Official's Designee

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

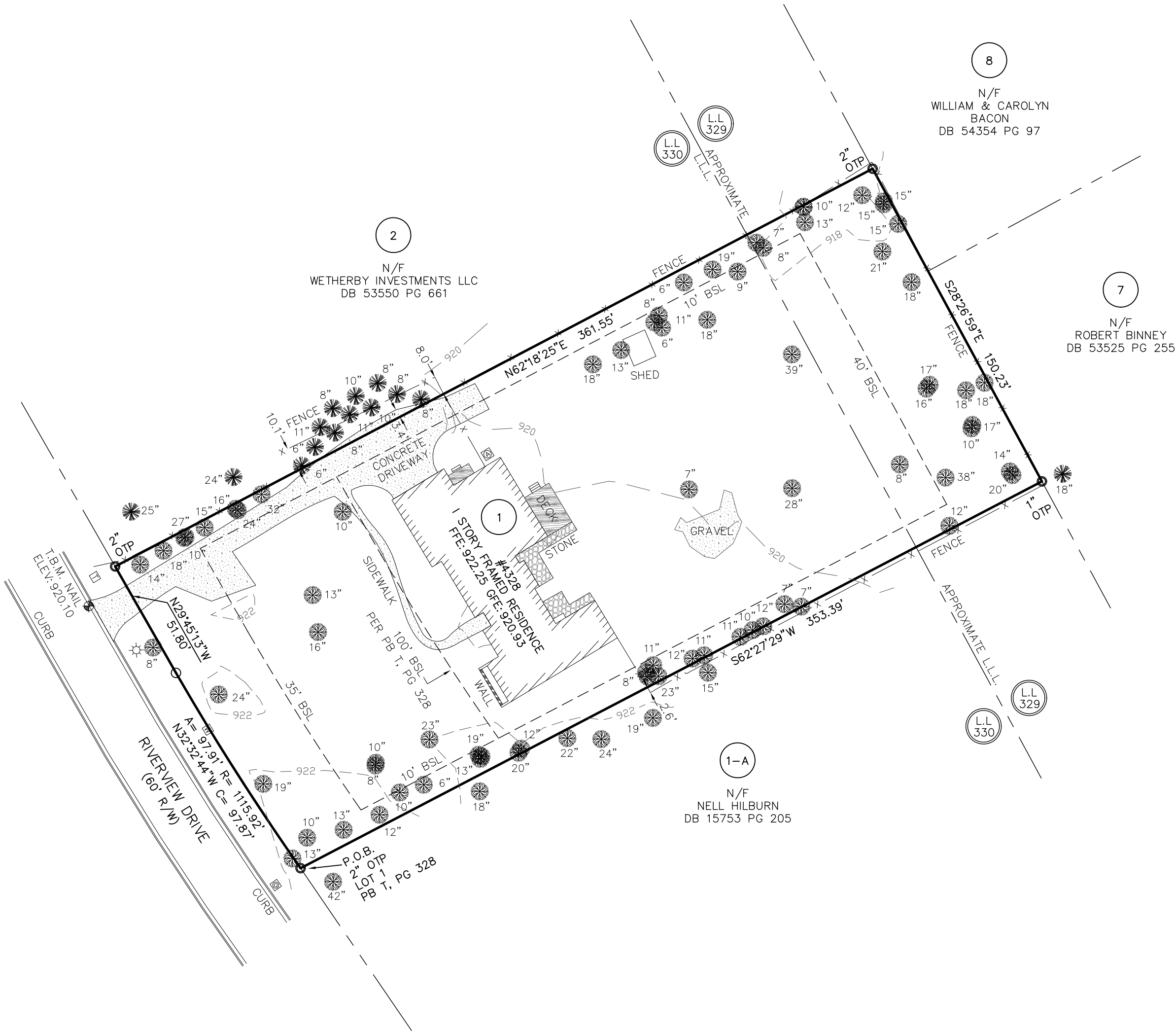
Daniel F. Conroy
DANIEL F. CONROY PLS #2350 10/22/2019
DATE

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.



○ PROPERTY CORNER FOUND (AS NOTED)	⊙ MANHOLE	⊠ A/C UNIT	⊠ GAS VALVE	L.L. LAND LOT	—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	—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	—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	—T— TELEPHONE LINE	BFE BASEMENT FLOOR ELEVATION	POB POINT OF BEGINNING	
	⊠ POWER POLE	⊠ DRAINAGE INLET	⊠ REGULAR PARKING	OH OVERHANG	—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	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.



Know what's below.
Call before you dig.



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

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

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

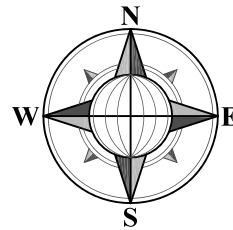
KENNESAW (678) 730-4393
975 COBB PLACE BLVD., SUITE 101
KENNESAW, GA 30144

PROJECT
2119401

SHEET
1 OF 1

DWN:BH

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

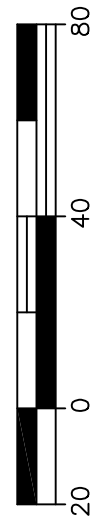


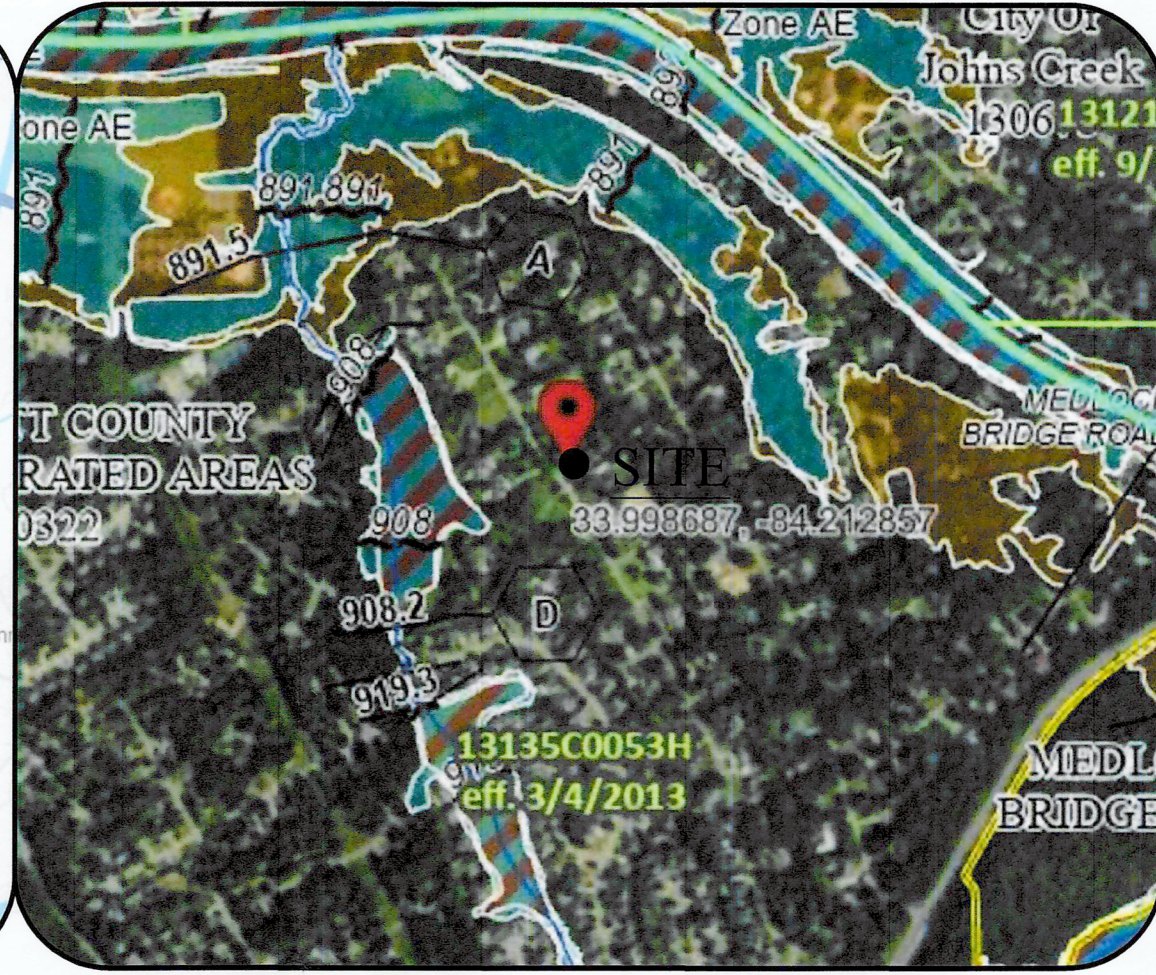
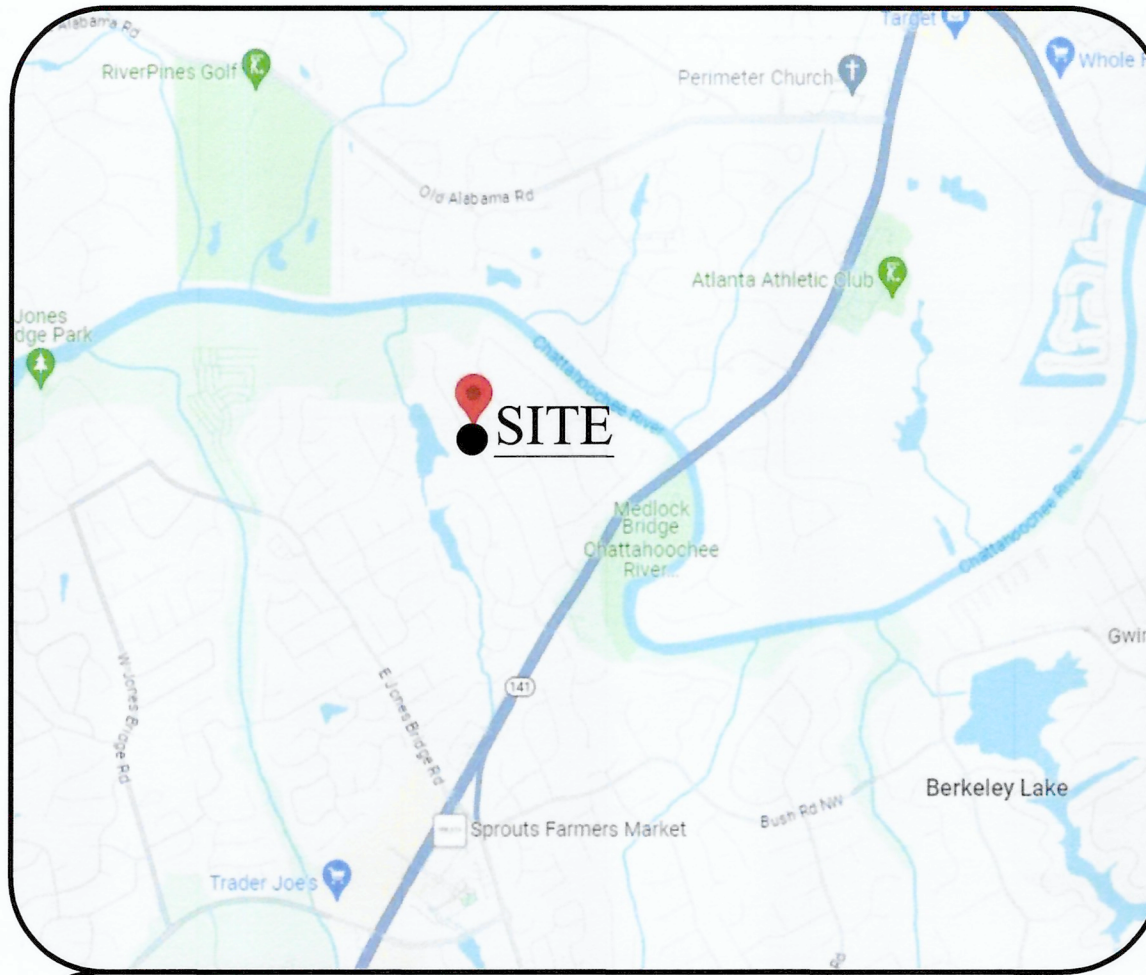
GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1" = 40'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

GRAPHIC SCALE - IN FEET





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

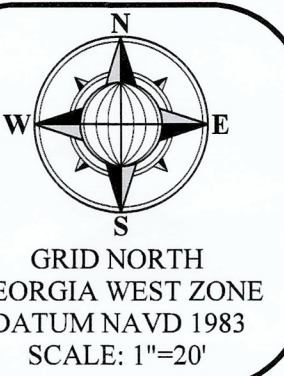
Lot Number	Area	Allowable Clearing Area					Allowable Impervious Area				
		B Zone 80%	C Zone 70%	D Zone 50%	E Zone 30%	F Zone 10%	B Zone 60%	C Zone 45%	D Zone 30%	E Zone 15%	F Zone 2%
1	53,723		37,606					24,175			

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 CORNERS, 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

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CURRENT TITLE COMMITMENT. EASEMENTS AND
ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN
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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
- H- HAY BALES
- FW- FLOW WELL LINE
- N- 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
- S- 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
- BN-1069.0- BOTTOM OF WALL ELEVATION
- TP-1060.0- TOP OF FOOTER ELEVATION
- SF- SILT FENCE
- DA- DRAINAGE ARROW

TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED



800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 291-5772

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