

## REGIONAL REVIEW FINDING

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

**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-24-02PC 4651 River Court

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 recieved from Gwinnett County are attached.

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

ATLANTA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF NATURAL RESOURCE GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER RIVERLINE HISTORIC DISTRICT

NATIONAL PARK SERVICE CITY OF ROSWELL

CITY OF JOHNS CREEK

**GWINNETT COUNTY** 

For questions, please contact Donald Shockey at (470) 378-1531 or <a href="mailto:dshockey@atlantaregional.org">dshockey@atlantaregional.org</a>. This finding will be published to the ARC website at https://atlantaregional.org/plan-reviews.

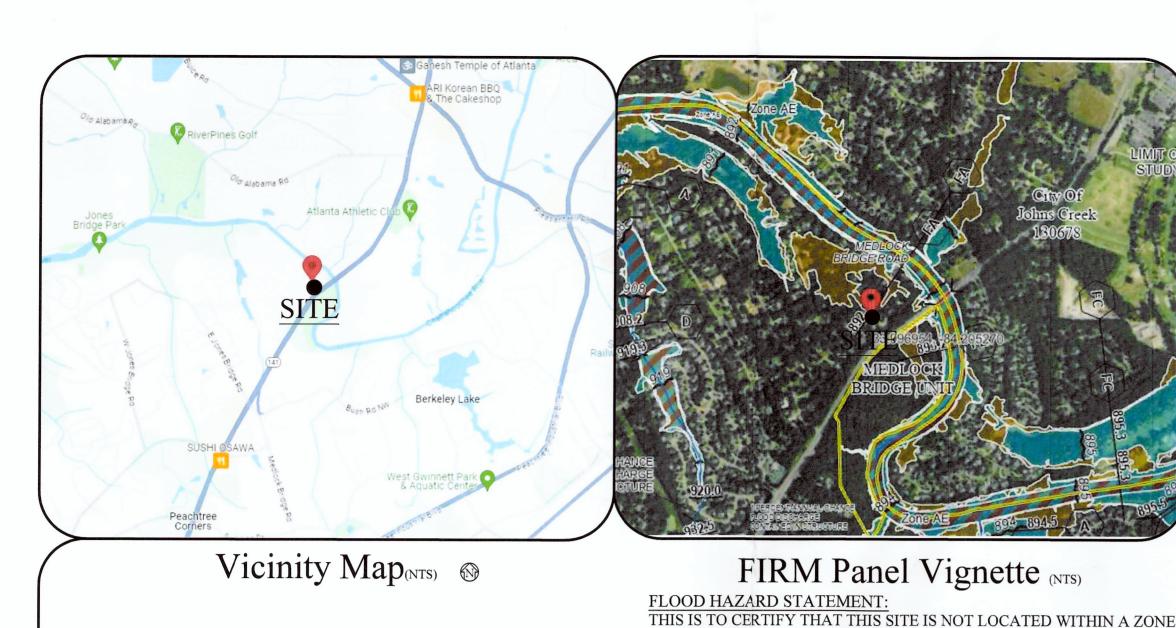
# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

Name(s): _GREG DEAN Mailing Address:800 SATELLITE BLVD City:SUWANEE	Owner(s) of Record of Property to be Reviewed:							
Mailing Address: _4651 RIVER COURT  City:PEACHTREE CORNERS	` ' —							
Contact Phone Numbers (w/Area Code):     Daytime Phone:	Mailing Ad	dress: 4651 RIVE						
Daytime Phone: 770-318-8844 Fax: Other Numbers:  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: Other Numbers: NA  Proposed Land or Water Use: Name of Development: RESIDENTIAL LAND DEVELOPMENT Description of Proposed Use: CONSTRUCTION OF HOUSE ADDITIONS, GARAGE, PATIO, POOL, POOL DECK AND DRIV  Property Description (Attach Legal Description and Vicinity Map): Land Lot(s), District, Section, County: LAND LOT 319, 6TH DISTRICT, GWINNETT COUNTY  Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: RIVERVIEW ESTATES SUBDIVISION, LOT 20, BLOCK "E", 4651 RIVER COURT, 0 FT TO NEAREST INTERSECTION Size of Development (Use as Applicable): Acres: Inside Corridor: 0.935 AC Outside Corridor: 0.935 AC  Outside Corridor: 0.935 AC  Outside Corridor: 0.935 AC  Units: Inside Corridor: 0.935 AC Outside Corridor: 0.935 AC				State:	GEORGIA	Zip:	30097	
Other Numbers:  Applicant(s) or Applicant's Agent(s):  Name(s): _GREG DEAN  Mailing Address: _800 SATELLITE BLVD  City:	Contact Pho	one Numbers (v	w/Area Code):					
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A. Doe is n	es the total development of this applications, describe the ad	ent include additions	NO		
bor Cor If ":	any part of the prop dering this land, pre- ridor review approv yes", please identify he review(s):	viously received a ce al? the use(s), the review	rtificate or any oth No identification nui	ner Chattaho  mber(s), and	ochee the date(s)
A. Sep No lo B. Pub	Il Sewage from this I tic tank YES ote: For proposals wi cal government healt lic sewer system NA ry of Vulnerability Ar  y Total Acreage (or Sq. Footage)	ith septic tanks, the a	application must inval for the selected  Land or Water Use  Total Acreage (or Sq. Footage)	d site.	Percent Imperv. <u>Surf.</u> s Shown In
<b>A</b>				(90)	(75)
В	· · · · · · · · · · · · · · · · · · ·			(80)	(60)
C _	29,263 SF	20,484 SF	13,168 SF	<u>(70)</u> 70	(45)_45
D _	11,459 SF	5,730 SF	3,438 SF	( <b>50</b> ) <u>50</u>	(30)_30
<b>E</b>				(30)	(15)
<b>F</b> _		and the land		(10)	(2)
Total:	40,722 SF	26,214 SF	16,606 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.
	year moodplain 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).
4.4	
11.	The following is a checklist of information required to be attached as part of the
	application. Individual items may be combined.
FO	R 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 avenage to this application (Space provided on this forms)
	_ 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.
	_ 1 toposed Studing plant
	_ 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 eas and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.	sements
 Documentation on adjustments, if any.	
 Cashier's check or money order (for application fee).	
SINGLE-STEP APPLICATIONS (NON-SUBDIVISION): Site plan.	
 Land-disturbance plan.	
TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY: Concept plan.	
 Lot-by-lot and non-lot allocation tables.	
I (we), the undersigned, authorize and request review of this application for a certifunder the provisions of the Metropolitan River Protection Act: (use additional shenecessary)	
Signature(s) of Owner(s) of Record Date	
I (we), the undersigned, authorize and request review of this application for a certifunder the provisions of the Metropolitan River Protection Act:	ficate
Gercoet Lewis Dead	
Signature(s) of Applicant(s) or Agent(s)  Date	
The governing authority of the City of Pegentise Colours review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.	requests
Signature of Chief Elected Official or Official's Designee Date	



# ZONING: R-100

R-100 SETBACKS FRONT: 50 FT MAJOR/ 35 FT MONIR SIDE: 10 FT

REAR: 40 FT **BUILDING HEIGHT: 35 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

DAVID MCTIER **4651 RIVER COURT** PEACHTREE CORNERS, GEORGIA, 30097

### BUILDER / 24 HR. EMERGENCY CONTACT

DAVID MCTIER **4651 RIVER COURT** PEACHTREE CORNERS, GEORGIA, 30097 770-318-8844

# SITE NOTES:

- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH
- 2. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
- 3. ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION. 4. 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
- 8. EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING
- SANITARY SEWER DURING CONSTRUCTION. 9. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED
- PRIOR TO ANY DEMOLITION WORK TAKING PLACE. 10. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE
- LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY. 11. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY
- NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

# LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE
- STAKED HAYBALES OR SANDBAGS) . ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF
- TREES WILL BE DONE BY HAND. 4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF
- EARTH WITHIN THE CRZ OF AN EXISTING TREE. 5. ALL TREE PROTECTION DEVISES TO BE INSTALLED PRIOR TO LAND
- DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING. 6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR
- REPLACED AS NEEDED. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED
- PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE
- INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION. 8. NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

## EROSION & SEDIMENT CONTROL PRACTICES

- DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A
- DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.

- DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH DS3 PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN  $\pm5\%$ AND PLANTED WITHIN 36 HOURS OF DIGGING SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

### PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA

EROSION CONTROL INSPECTOR

AND GAS CONNECTIONS ARBORIST'S OFFICE MUST BE NOTIFIED IF ANY NEW UTILITY LINES ARE TO BE INSTALLED

USE EXISTING WATER, SEWER

[A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL

GEORGIA. (USE 03, 04, 2013 MAP).

IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.

AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH,

EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF

4. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE

6. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS

11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR

A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. NO GRADED SLOPES SHALL EXCEED 3H:1V AND SHALL SLOPE AWAY FROM THE BUILDING. 10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF

EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH

TEMPORARY SEEDING; DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH

12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER

13. SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF

15. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOI ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN

TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE

ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO

16. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES

17. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER

20. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE

22. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT

23. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL

CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.

24. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION

25. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE

26. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED

27. DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM,

28. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY

MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN

VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS

TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP

DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED,

OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE

TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.

18. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE

19. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.

EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.

NECESSARY AFTER ON-SITE INSFECTION BY THE ISSUING AUTHORITY."

OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.

SUBJECT TO CITY/COUNTY ARBORIST APPROVAL.

ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL. 21. MAXIMUM CUT OR FILL SLOPES ARE 3 HORIZONTAL: 1 VERTICAL.

SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE,

THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.

FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO

PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS

5. ALL LOTS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A

FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION

AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE

PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS

**EROSION CONTROL NOTES:** 

1. ALL SILT FENCE SHALL BE TYPE S.

LAND-DISTURBING ACTIVITIES.

LAND DISTURBING ACTIVITIES.

EACH RAIN AND REPAIRED AS NECESSARY.

MONDAY - FRIDAY: 7:00AM - 7:00PM SATURDAY: 8:00AM - 5:00PM

PURSUANT TO UDC 3.1.1.F.2.D.

REMOVED IMMEDIATELY BY SWEEPING.)

14. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS

NUMBER(S) 13135C0053H FOR UNINCORPORATED FULTON COUNTY

FIRE HYDRANT

W WATER METER

WATER VALVE

O POWER POLE

YARD DRAINS

# **GENERAL NOTES:**

- PROJECT NARRATIVE: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
- SEE ARCHITECTURAL PLANS FOR MORE DETAIL SITE LOCATION: 4651 RIVER COURT, PEACHTREE CORNERS, GEORGIA 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 (ORRIDOR THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

#### PRE-CONSTRUCTION IMPERVIOUS AREA POST-CONSTRUCTION IMPERVIOUS AREA 40,722 LOT AREA EXISTING HOUSE W/ GARAGE & SHED EXISTING HOUSE W/SHED EXISTING DRIVE 3,984 EXISTING DRIVE EXISTING PATIO & EDGING 679 EXISTING FRONT PORCH W/ WALK EXISTING STEPS 26 PROPOSED GARAGE EXISTING PORCH/ DECK 24 PROPOSED DRIVE PROPOSED HOUSE ADDITIONS PROPOSED POOL W/ FOOL DECK

TOTAL COVERAGE

1,780

LOT 21 N/F

TANNER WILLIAM GORDON JR

TANNER ANNA B DB 18495 PG 178

1.450

**Used Existing Clearing Area Used Existing Impervious Area** E Zone F Zone **Existing Remaining** 5,430 3,313 **Proposed Clearing Area Includes** Proposed Impervious Area

M.R.P.A. ALLOCATION SUMMARY

Allowable Impervious Area

13,168

E Zone F Zone

GEORGIA WEST ZONE

DATUM NAVD 1983

SCALE: 1"=20'

15%

Allowable Clearing Area

E Zone F Zone **Proposed Remaining Total** - LIMIT OF DISTURBANCE/ TREE PROTECTION FENCE Sd1-S LOT 19 N/F HAYES CHRISTOPHER JOHN HAYES TINSLEY IRVIN

DB 51424 PG 518 **GARAGE** PR. POOL **DECK** PR, ROOL DRIVE PR. HOUSE **ADDITION** PR. HOUSE **ADDITION** EX. ASPHALT

> A = 109.64'R = 366.69'S42°48'30"W

> > "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

FOR THE FIRM BOUNDARY ZONE, INC.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT FOUND TO BE ACCURATE WITHIN ONE FOOT IN 222,586 FEET.

COPYRIGHT 2024 - BOUNDARY ZONE, INC THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN ERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.935 ACRES / 40,722 SQUARE FEET BOUNDARY REFERENCE: DB 58466, PG 254; PB 4, PG 210 FIELDWORK PERFORMED ON 02/05/2024

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS

A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATIO

FOUND (AS NOTED) E POWER METER POWER BOX 1/2" REBAR WITH CAP SET LSF# 839 A/C UNIT LIGHT POLE R/W MONUMENT GUY WIRE

G GAS METER

© GAS VALVE

C CABLE BOX

S MANHOLE C CLEAN OUT

TELEPHONE BOX -W- WATER 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 - U- OVERHEAD UTILITY LINE N/F NOW OR FORMERLY

L.L. LAND LOT

-FW FLOW WELL LINE R/W RIGHT-OF-WAY BSL BUILDING SETBACK LINE CNTL. CANTILEVER C.R.Z. CRITICAL ROOT ZONE

CONC. CONCRETE EOP EDGE OF PAVEMENT — 920 — CONTOUR LINE F.F.E. FINISH FLOOR ELEVATION B.F.E. BASEMENT FLOOR ELEVATION G.F.E. GARAGE FLOOR ELEVATION 1036.9 GROUND ELEVATION S.R.P. STRUCTURAL ROOT PLATE 1038.69 SURFACE ELEVATION

TW:1069.0 TOP OF WALL ELEVATION

BW:1069.0 BOTTOM OF WALL ELEVATION

TF:1069.0 TOP OF FOOTER ELEVATION - SF - SILT FENCE <del>−(/)</del> ► DRAINAGE ARROW

HARDWOOD TREE PINE TREE

TREE LEGEND

X TO BE REMOVED

R = 15.00N85°24'45"W

C = 21.42'





800 SATELLITE BLVD., SUWANEE, GA 30024

**PROJECT** 26409.02 RALEIGH-DURHAM &

SHEET 1 OF 1



# GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440 678.518.6000 GwinnettCounty.com

#### **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

From: Patricia Huguenard

**Development Project Manager** 

patricia.huguenard@gwinnettcounty.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.