

# 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](http://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  
NATIONAL PARK SERVICE  
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
CITY OF JOHNS CREEK

CHATTAHOOCHEE RIVERKEEPER  
RIVERLINE HISTORIC DISTRICT  
GWINNETT COUNTY

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):** DAVID MCTIER  
**Mailing Address:** 4651 RIVER COURT  
**City:** PEACHTREE CORNERS **State:** GEORGIA **Zip:** 30097  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 770-318-8844 **Fax:** \_\_\_\_\_  
**Other Numbers:** \_\_\_\_\_
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:** \_\_\_\_\_  
**Other Numbers:** NA
4. **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 DRIVEWAY
5. **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 AC  
**Total:** 0.935 AC  
**Lots:** **Inside Corridor:** 0.935 AC  
**Outside Corridor:** 0 AC  
**Total:** 0.935 AC  
**Units:** **Inside Corridor:** 0.935 AC  
**Outside Corridor:** 0 AC  
**Total:** 0.935 AC  
**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:**

<b>Vulnerability Category</b>	<b>Total Acreage (or Sq. Footage)</b>	<b>Total Acreage (or Sq. Footage) Land Disturbance</b>	<b>Total Acreage (or Sq. Footage) Imperv. Surface</b>	<b>Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)</b>	<b>Percent Imperv. <u>Surf.</u></b>
<b>A</b>	_____	_____	_____	<b>(90)</b> _____	<b>(75)</b> _____
<b>B</b>	_____	_____	_____	<b>(80)</b> _____	<b>(60)</b> _____
<b>C</b>	29,263 SF	20,484 SF	13,168 SF	<b>(70)</b> <sup>70</sup>	<b>(45)</b> <sup>45</sup>
<b>D</b>	11,459 SF	5,730 SF	3,438 SF	<b>(50)</b> <sup>50</sup>	<b>(30)</b> <sup>30</sup>
<b>E</b>	_____	_____	_____	<b>(30)</b> _____	<b>(15)</b> _____
<b>F</b>	_____	_____	_____	<b>(10)</b> _____	<b>(2)</b> _____
<b>Total:</b>	40,722 SF	26,214 SF	16,606 SF	<b>N/A</b>	<b>N/A</b>

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:

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

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

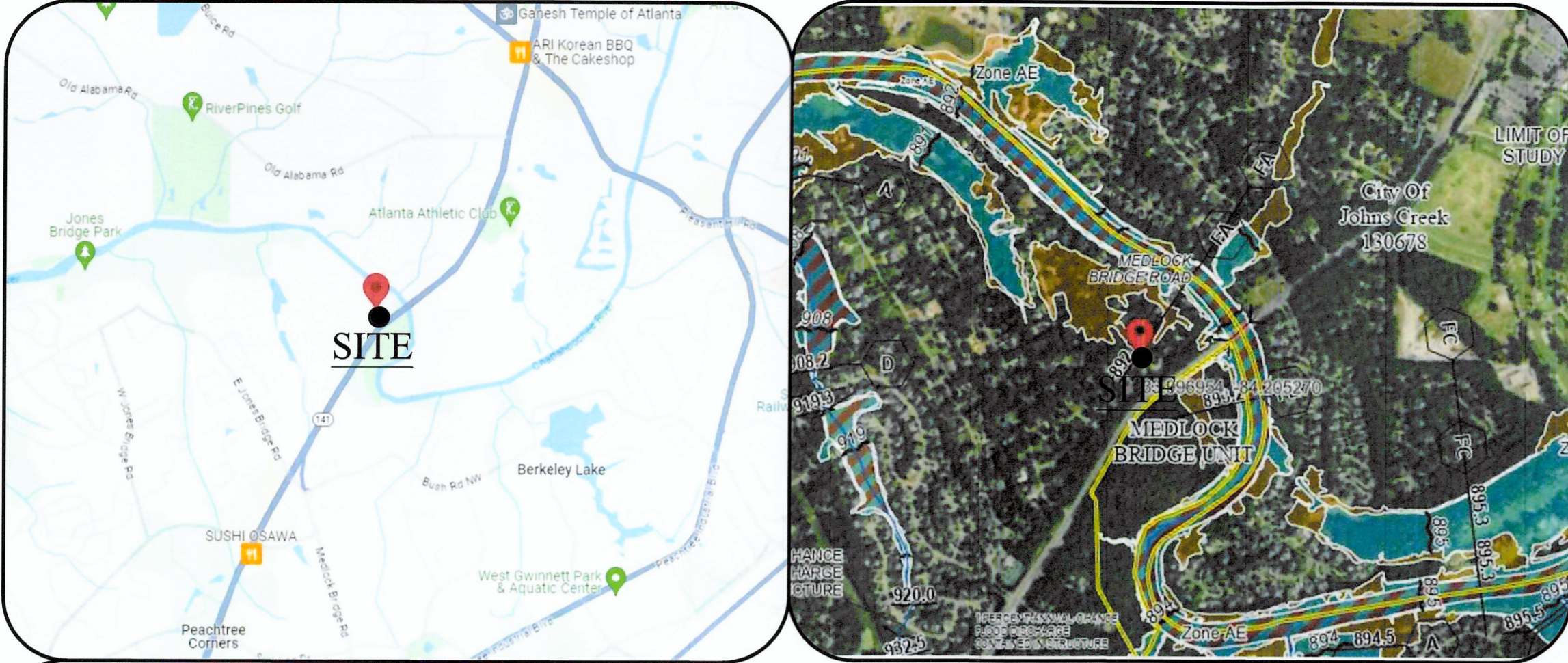
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:  
THIS IS TO CERTIFY THAT THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER(S) 13135C0053H FOR UNINCORPORATED FULTON COUNTY, GEORGIA. ( USE 03, 04, 2013 MAP).

ZONING: R-100

R-100 SETBACKS

FRONT: 50 FT MAJOR/ 35 FT MONIR  
SIDE: 10 FT  
REAR: 10 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 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.

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.
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- 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.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

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 4% 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.

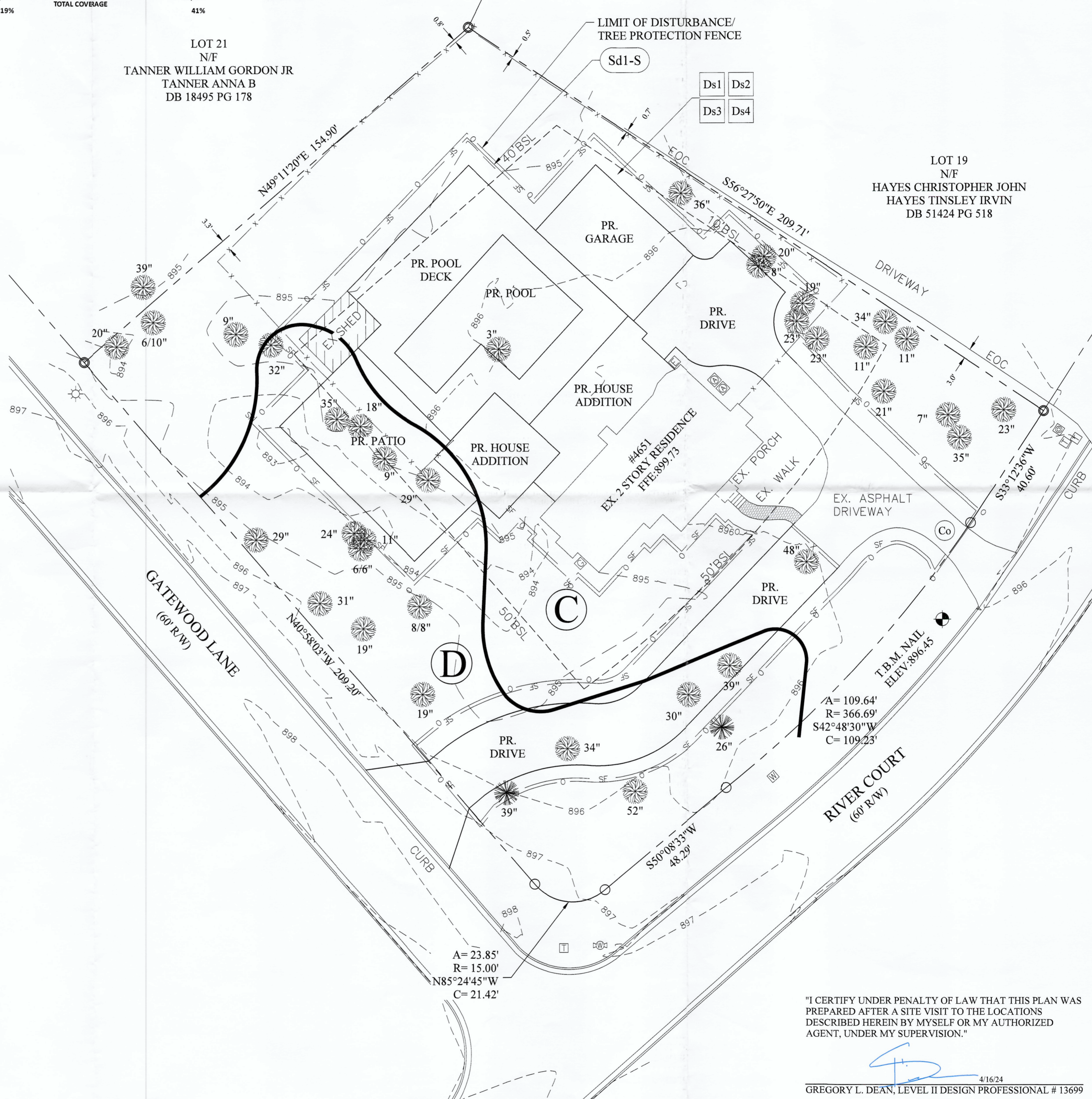
USE EXISTING WATER, SEWER AND GAS CONNECTIONS

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

GENERAL NOTES:

- PROJECT NARRATIVE: CONSTRUCTION OF A SINGLE FAMILY RESDENCE
- 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 CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

PRE-CONSTRUCTION IMPERVIOUS AREA			POST-CONSTRUCTION IMPERVIOUS AREA		
LOT AREA	Sq. Ft.	AREA	LOT AREA	Sq. Ft.	AREA
40,722	40,722		40,722	40,722	
EXISTING HOUSE W/ GARAGE & SHED	3,020		EXISTING HOUSE W/ SHED	2,187	
EXISTING DRIVE	3,984		EXISTING DRIVE	1,465	
EXISTING PATIO & EDGING	679		EXISTING FRONT PORCH W/ WALK	135	
EXISTING STEPS	26		PROPOSED GARAGE	1,000	
EXISTING PORCH/ DECK	24		PROPOSED DRIVE	3,841	
			PROPOSED HOUSE ADDITIONS	1,780	
			PROPOSED POOL W/ POOL DECK	1,450	
			PROPOSED PATIO	4,648	
				16,606	
TOTAL COVERAGE	7,733	19%	TOTAL COVERAGE		41%



LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP
- SET 1/4" DIA
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- TELEPHONE BOX
- W- WATER LINE
- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- SF- SILT FENCE
- O- TREE PROTECTION
- HAY BALES
- FLOW WELL LINE
- NOW OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- C.R.Z. CRITICAL ROOT ZONE
- S.R.P. STRUCTURAL ROOT PLATE (TYP.)
- LAND LOT
- CONC. CONCRETE
- EOP- EDGE OF PAVEMENT
- 1/2" - CONTOUR LINE
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. BASEMENT FLOOR ELEVATION
- G.F.E. GARAGE FLOOR ELEVATION
- 102.6' GROUND ELEVATION
- 1038.60' SURFACE ELEVATION
- TW-1069.0' TOP OF WALL ELEVATION
- BW-1069.0' BOTTOM OF WALL ELEVATION
- TP-1069.0' TOP OF FOOTER ELEVATION
- SF- SILT FENCE
- DRAINAGE ARROW
- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED

TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- X TO BE REMOVED



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

PROJECT  
26409.02

SHEET  
1 OF 1



## 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.