

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-24-02PC 4651 River Court
MRPA Code: RC-24-02PC

Description: A regional MRPA review of a proposal to construct a home addition and add a driveway, pool, pool deck, and garage to an existing home on a .935 acre site wholly inside the Chattahoochee River Corridor at 4651 River Court in the City of Peachtree Corners in Gwinnett County. The total disturbed area of 26,214 SF and impervious area of 16,606 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
Date Opened: June 3, 2024
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 ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF JOHNS CREEK

CHATTAHOOCHEE RIVERKEEPER
RIVERLINE HISTORIC DISTRICT
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 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): 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:	<u>0.935 AC</u>
	Outside Corridor:	<u>0 AC</u>
	Total:	<u>0.935 AC</u>
Lots:	Inside Corridor:	<u>0.935 AC</u>
	Outside Corridor:	<u>0 AC</u>
	Total:	<u>0.935 AC</u>
Units:	Inside Corridor:	<u>0.935 AC</u>
	Outside Corridor:	<u>0 AC</u>
	Total:	<u>0.935 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	29,263 SF	20,484 SF	13,168 SF	(70) ⁷⁰	(45) ⁴⁵
D	11,459 SF	5,730 SF	3,438 SF	(50) ⁵⁰	(30) ³⁰
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(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.

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:

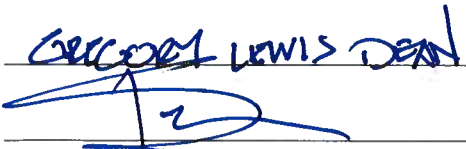
____ Concept plan.

____ 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)

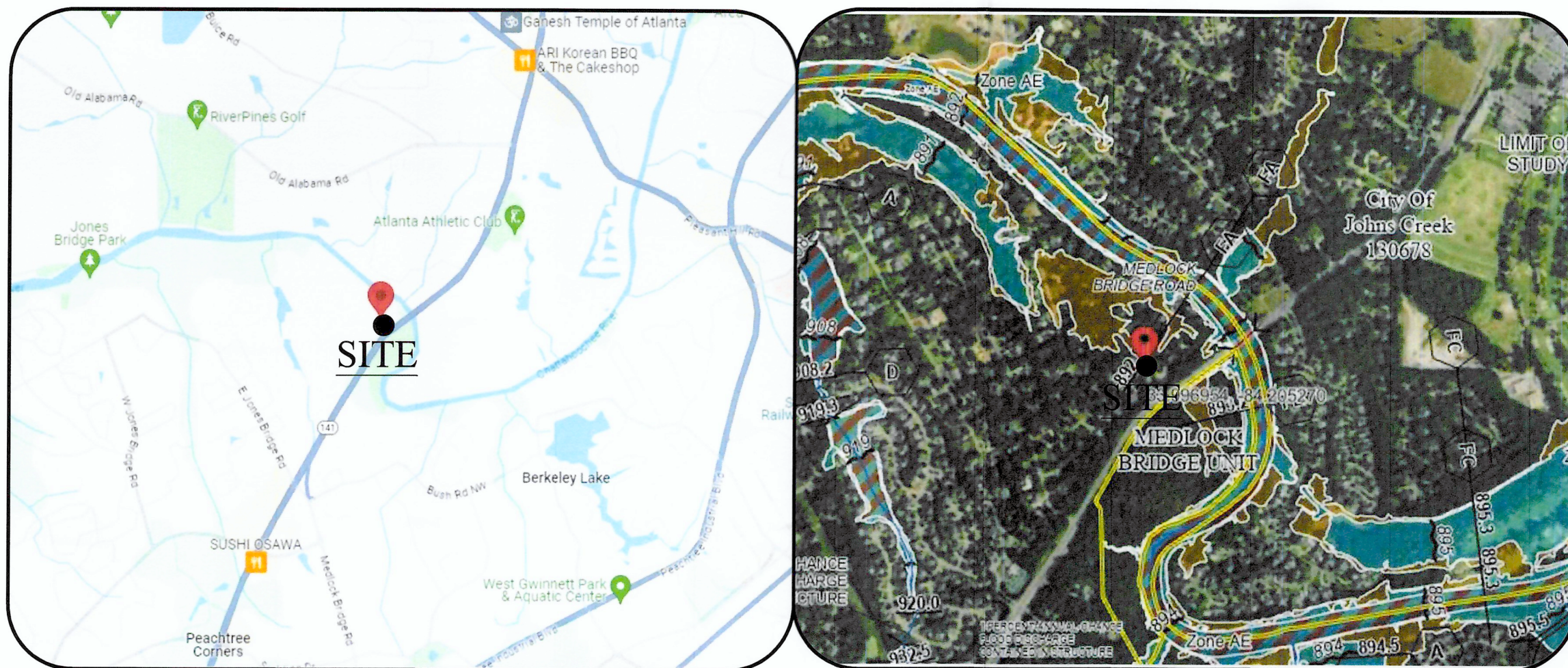
Signature(s) of Owner(s) of Record Date

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

 4/16/24
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.

 4/30/24
Signature of Chief Elected Official or Official's Designee Date

Vicinity Map_(NTS)

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:

1. CONSTRUCTION EASE SHALL AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 4442 HIDE H.
2. THIS PLAN IS TO BE USED 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 IS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1988 DATUM.
6. ELEVATIONS SHOWN HEREON ARE SHOWN AS PER PAINK MARKINGS BY OTHERS.
7. NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY. NEED QUALIFIED CONTRACTOR PERMIT.
8. CONTRACTOR SHALL BE REQUIRED 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 OR CONSTRUCTION AT THIS PLACE.
10. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
11. RIGHT-OF-WAY LINE IS SET BACK 10 FEET FROM EXISTING CURB LINE. 10 FEET OR MORE WITHIN THE STRUCTURAL ROOF PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

1. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
2. DO NOT TRENCH IN THE SILT FENCE WITHIN THE LINE OF ANY TREES (USE
3. HYDRAULIC EXCAVATOR)
4. ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF
5. TREES WILL BE DONE BY HAND.
6. ALL TREES ARE TO BE PROTECTED DURING DEMOLITION. NO CUT OR FILL OF
7. EARTH WITHIN THE CRZ OF AN EXISTING TREE.
8. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND
9. DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
10. TREE PROTECT DEVICES TO BE INSPECTED DAILY AND REPAIRED OR
11. REPLACED AS NEEDED.
12. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED
13. PRIOR TO THE BEGINNING OF THE FINAL PLAT FOR THAT PHASE. PRIOR TO
14. THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO
15. CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE
16. SUPERVISOR FOR DEPT. OF PUBLIC WORKS FOR LANDSCAPE INSTALLATION.
17. 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 MULCH) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS
	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, OR OR LEGUMES ON DISTURBED AREAS
	DISTURBED AREA STABILIZATION (WITH CERTIFIED SOIL) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOIL CUT TO DESIRED SIZE WITHIN 45% OF DISTURBED AREA. PLANTED WITHIN 60 DAYS OF DIGGING SOIL TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

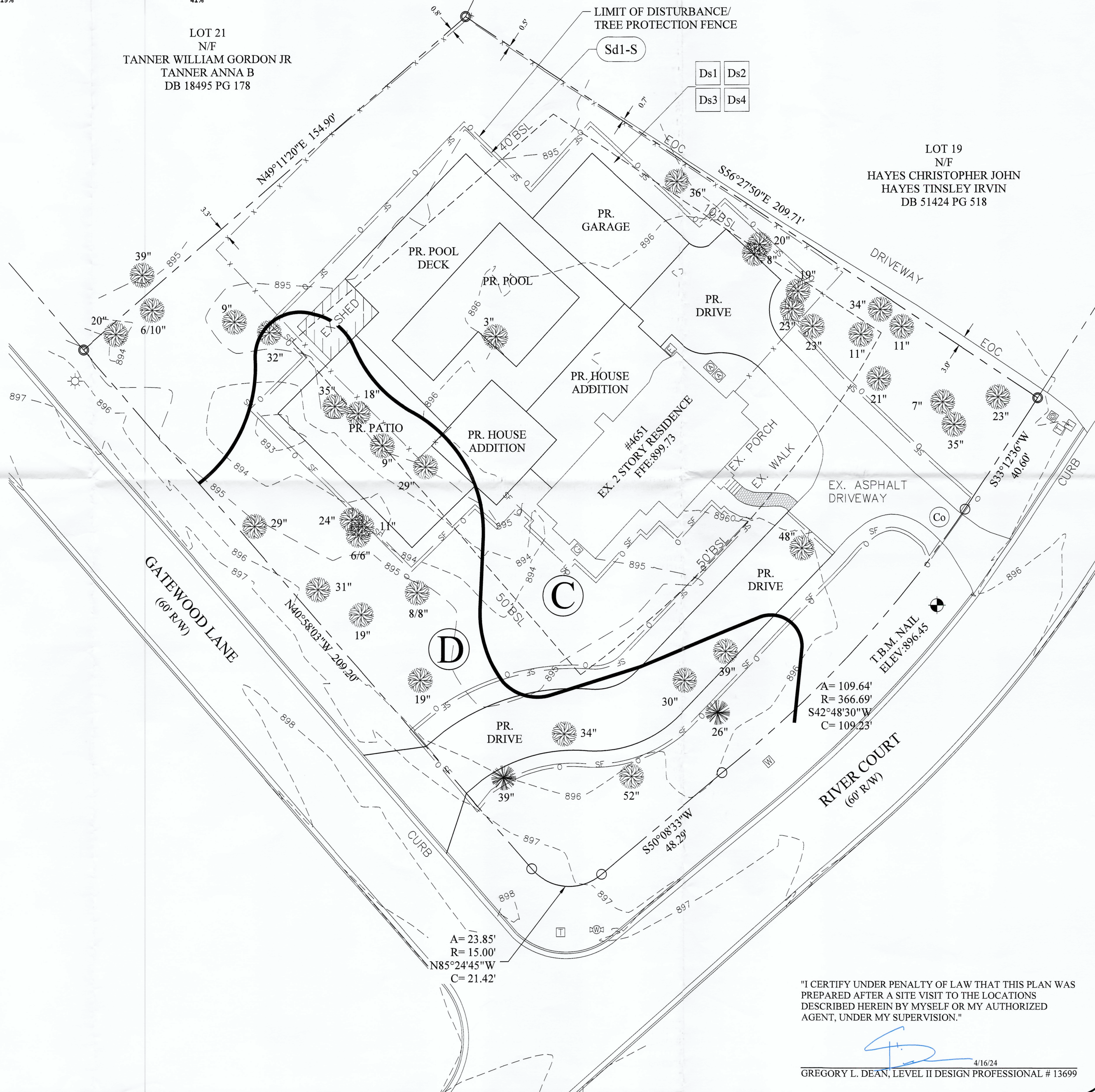
PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

USE EXISTING WATER, SEWER
AND GAS CONNECTIONS

GENERAL NOTES:

1. PROJECT NARRATIVE: CONSTRUCTION OF A SINGLE FAMILY RESIDENCE SEE ARCHITECTURAL PLANS FOR MORE DETAIL.
2. SITE LOCATION: 4651 RIVER COURT, PEACHTREE CORNERS, GEORGIA 30097
3. SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM
4. DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
5. CREEKS OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
6. NO NEW STORM DRAIN PIPES ARE PROPOSED
7. THIS PROPERTY LIES WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
8. THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

PRE-CONSTRUCTION IMPERVIOUS AREA			POST-CONSTRUCTION IMPERVIOUS AREA		
AREA	Sq. Ft.	S	AREA	Sq. Ft.	S
LOT AREA	40,722	2	LOT AREA	40,722	2
EXISTING HOUSE W/ GARAGE & SHED	3,020	1	EXISTING HOUSE W/ SHED	3,020	1
EXISTING DRIVE	3,984	1	EXISTING DRIVE	3,984	1
EXISTING PATIO & DECK	679	1	EXISTING FRONT PORCH W/ WALK	679	1
EXISTING STAIRS	25	1	PROPOSED GARAGE	25	1
EXISTING PORCH/ DECK	24	1	PROPOSED DRIVE	24	1
			PROPOSED HOUSE ADDITIONS	1,111	1
			PROPOSED POOL W/ POOL DECK	4,000	1
			PROPOSED PATIO	4	1
TOTAL COVERAGE	7,733	19%	TOTAL COVERAGE	16,144	39%



ARC SITE PLAN

PREPARED FOR: DAVID MCTIER
RIVER COURT, PEACHTREE CORNERS, GA 30097
#0, BLOCK "E", UNIT III, RIVERVIEW ESTATES S/D
LAND LOT 319, 6TH DISTRICT
GWINNETT COUNTY, GEORGIA - 02/07/2024



FOR THE FIRM
BOUNDARY ZONE, INC.

PROJECT
26409.02

SHEET
1 OF 1

<p>THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.</p>	<p>TOTAL AREA: 0.935 ACRES / 40,722 SQUARE FEET BOUNDARY REFERENCE: DS 58466, PG 254, PB 4, PG 210 FIELDWORK PERFORMED ON 01/05/2024</p>
<p>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.</p>	<p>THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT \pm 22.58 INCHES.</p>
<p>© COPYRIGHT 2024 - 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.</p>	<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.</p>

GRAPHIC SCALE - IN FEET


LEGEND:

- | | | | | |
|----------------------------------|--------------|---------------------------|-------|------------|
| PROPERTY CORNER FOUND (AS NOTED) | POWER METER | TELEPHONE BOX | -HB | HAY BALE |
| 1/2" REBAR WITH CAP SET L&B# 639 | POWER BOX | -W- WATER LINE | -WF | FLOW WELL |
| R/W MONUMENT | LIGHT | -O- OVERHEAD UTILITY LINE | NF | NOT FOR |
| FIRE HYDRANT | UTILITY POLE | -R/W- RIGHT-OF-WAY | BSL | BUILDING |
| WATER METER | GUY WIRE | -G- GAS LINE | BSL | BUILDING |
| WATER VALVE | MANHOLE | -C- CABLE | ONTL | CANTILEVER |
| POWER POLE | CLEAN OUT | -T- TELEPHONE LINE | CRP | CRITICAL |
| YARD DRAINS | GAS METER | -X- FENCE LINE | S.R.P | STRUCTURE |
| | GAS VALVE | -SF- SILT FENCE | (TYP) | |
| | CABLE BOX | -O- TREE PROTECTION | L.L | LAND LOT |

- 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
1038.69 SURFACE ELEVATION
W.1069.0 TOP OF WALL ELEVATION
BW.1069.0 BOTTOM OF WALL ELEVATION

TREE LEGEND

-  HARDWOOD TREE
 PINE TREE
 X TO BE REMOVED

TF: 1069.0 TOP OF FOOTER ELEVATION
 — SF — SILT FENCE
 —  — DRAINAGE ARROW



**Know what's below.
Call before you dig.**



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

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WWW.BOUNDARYZONE.COM (770) 271-5777