

# 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: DECEMBER 9, 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-24-03PC 4428 Riverview Drive

Submitting Local Government: City of Peachtree Corners

Date Opened: November 26, 2024

Date Closed: December 9, 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: None received.

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
CITY OF PEACHTREE CORNERS  
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
CITY OF JOHNS CREEK

CHATTAHOOCHEE RIVERKEEPER  
GWINNETT COUNTY  
CITY OF SANDY SPRINGS

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>.



Mayor  
Mike Mason

Phil Sadd | Post 1  
Eric Christ | Post 2

Alex Wright | Post 3  
Joe Sawyer | Post 4

Ora B. Douglass | Post 5  
Weare Gratwick | Post 6

November 7, 2024

Jim Santo  
Atlanta Regional Commission  
229 Peachtree ST NE Suite 100  
Atlanta, Georgia 30303

Re: **4428 Riverview Drive**

Dear Mr. Santo:

The City of Peachtree Corners respectfully requests an ARC Chattahoochee River Corridor Classification review for 4428 Riverview Drive, Parcel ID R6330 005. This lot does not have an existing MRPA certificate.

Attached please find the MRPA Application and two copies of the site plan including vulnerability categories with clearing and impervious area allocations.

Please let me know if you need any additional information.

Sincerely,

**Cameron Wolfe**  
Stormwater Manager  
[cwolfe@peachtreecornersga.gov](mailto:cwolfe@peachtreecornersga.gov)  
470-395-7033 Direct

# 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): Josh Friedensohn

Mailing Address: 4428 Riverview Drive

City: Peachtree Corners

State: Georgia

Zip: 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-386-2577

Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_

3. Applicant(s) or Applicant's Agent(s):

Name(s): Robert King

Mailing Address: 10050 Medlock Bridge Road, Ste. 110

City: Johns Creek

State: Georgia

Zip: 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 678-778-1737

Fax: \_\_\_\_\_

Email: rob@crowlinehomesga.com

4. Proposed Land or Water Use:

Name of Development: n/a

Description of Proposed Use: Poolhouse addition at rear of existing detached garage, and new pool

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land Lots 329 & 330, 6th District, Gwinnett County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_

Riverview Estates, Lot 7 and part of Lot 6, Block A, 4428 Riverview Drive, Medlock Bridge Road

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.43

Outside Corridor: \_\_\_\_\_

Total: 1.43

Lots: Inside Corridor: 1

Outside Corridor: \_\_\_\_\_

Total: 1

Units: Inside Corridor: n/a

Outside Corridor: \_\_\_\_\_

Total: \_\_\_\_\_

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: n/a

Outside Corridor: \_\_\_\_\_

Total: n/a

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 Existing tanks with primary and Reserve Fields

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 \_\_\_\_\_

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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	64,818	31,061	13,493	(70)47.9	(45)20.8
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	64,818	31,061	13,493	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No  
If "yes", indicate the 100-year floodplain elevation: \_\_\_\_\_

**NOTE:** For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

**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:** 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)

Joshua Friedensohn

Signature(s) of Owner(s) of Record

Date

11/4/24

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

Robert King

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

Date

11/4/2024

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

11/7/2024

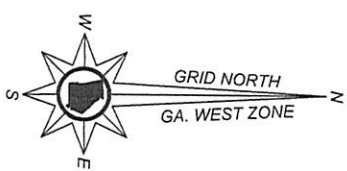
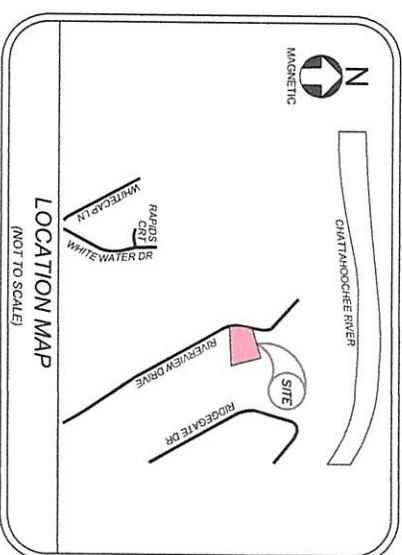


**4428 Riverview Drive Reanalysis**  
**City of Peachtree Corners**

March 9, 2017

<u>Vulnerability Factor</u>	<u>Factor Subgroup</u>	<u>Score</u>
<b>Geology</b>	Biotite-Gneiss	5
<b>Hydrology:</b>	Interbasin	20
<b>Aspect:</b>	North	6
<b>Slope</b>	0-10%	3
<b>Soils</b>	Low Erodibility	4
<b>Vegetation</b>	Open Field	10
<b>TOTAL:</b>		<b>48</b>
<b>CATEGORY:</b>		<b>C</b>

The C category includes scores from 38 to 49


































FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.























THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 164,160 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COLLAPSUS RULE.















DRAWING STRUCTURES

	SINGLE WINDOW WITH CURTAIN
	DOUBLE WINDOW WITH CURTAIN
	BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
	PLEATED BLIND
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	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND











UTILITY STRUCTURES

	WINDOW WITH CURTAIN
	BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
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	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND







MECH. STRUCTS.

	WINDOW WITH CURTAIN
	BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND



































UTILITY LINES

	WINDOW WITH CURTAIN
	BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND

ELECT. LINES

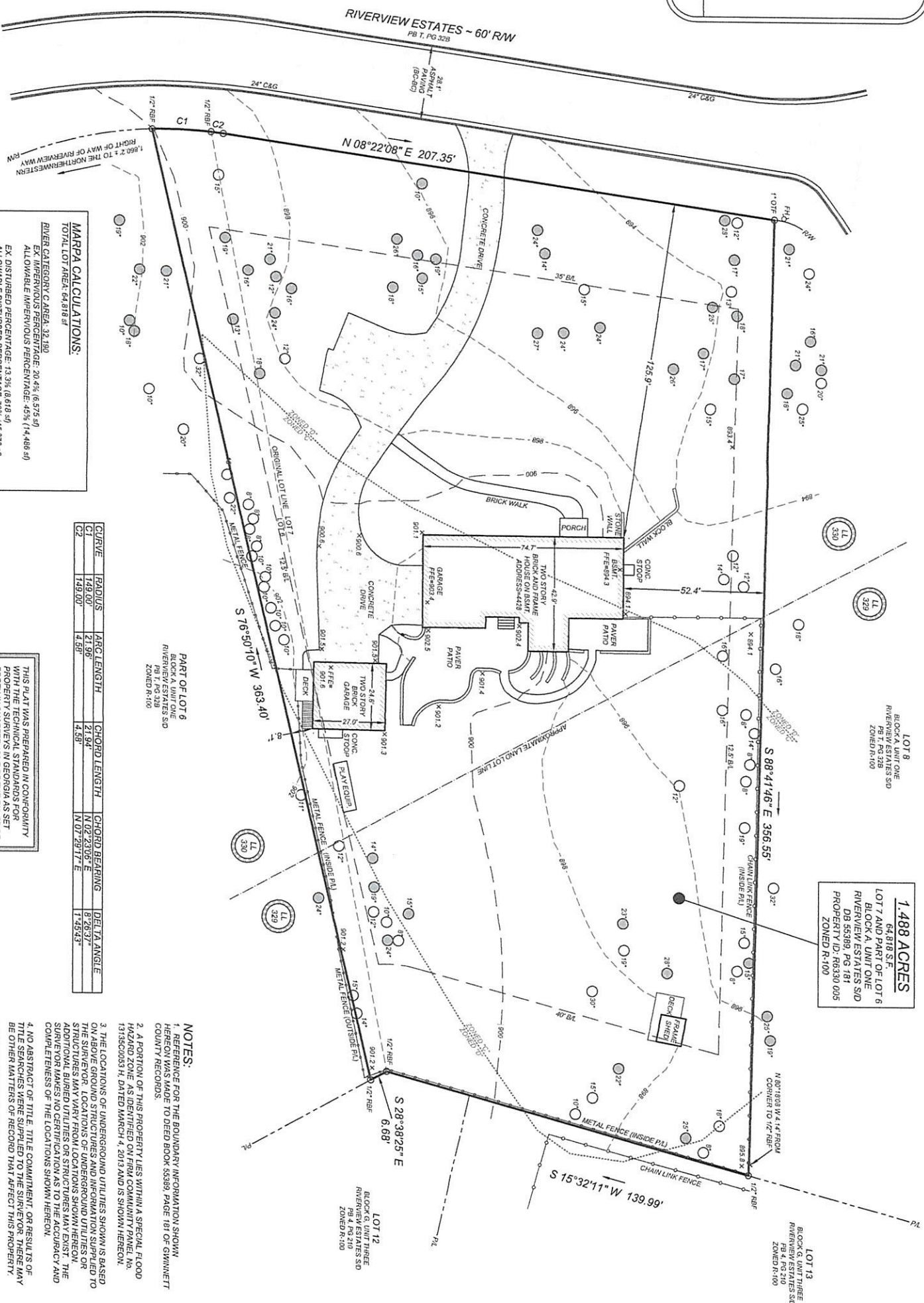
	WINDOW WITH CURTAIN
	BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND

APPROXIMATIONS

	WINDOW WITH CURTAIN
	BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND
	ROLLER BLIND
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	ROLLER BLIND
	PLEATED BLIND
	VERTICAL BLIND
	HORIZONTAL BLIND

HARDWOOD

PINE/COCKER



**MARPA CALCULATIONS:**  
TOTAL LOT AREA: 64,818 s<sup>2</sup>

RIVER CATEGORY C AREA: 32,150  
EX IMPERVIOUS PERCENTAGE: 20.4% (6,575 s<sup>2</sup>)  
ALLOWABLE IMPERVIOUS PERCENTAGE: 45% (14,486 s<sup>2</sup>)

RIVER CATEGORY D AREA: 32,668 s<sup>2</sup>  
EX DISTURBED PERCENTAGE: 13.3% (4,318 s<sup>2</sup>)  
ALLOWABLE DISTURBED PERCENTAGE: 70% (45,373 s<sup>2</sup>)

RIVER CATEGORY D AREA: 32,668 s<sup>2</sup>  
EX IMPERVIOUS PERCENTAGE: 11.4% (3,735 s<sup>2</sup>)  
ALLOWABLE IMPERVIOUS PERCENTAGE: 30% (9,798 s<sup>2</sup>)

EX DISTURBED PERCENTAGE: 21.1% (6,866 s<sup>2</sup>)  
ALLOWABLE DISTURBED PERCENTAGE: 50% (16,334 s<sup>2</sup>)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	149.00'	21.96'	21.94'	N 02°23'06" E	8°26'37"
C2	149.00'	4.58'	4.58'	N 07°29'17" E	1°45'43"

NOTE: SURVEY NOT VALID UNLESS  
SEAL SIGNED AND DATED.

DATE: SEPTEMBER 18, 2023	ISSUE		
SCALE: 1" = 30'	NO.	DESCRIPTION	DATE

ISSUE	DATE
DESCRIPTION	

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:  
**4428 RIVERVIEW DRIVE**  
LOT 7 AND PART OF LOT 6,  
BLOCK A, UNIT ONE, RIVERVIEW ESTATES S/D  
LAND LOTS 329 & 330, 6th DISTRICT, GWINNETT COUNTY, GEORGIA  
PROPERTY ID: R630 005  
BEING IN THE CITY OF PEACHTREE CORNERS



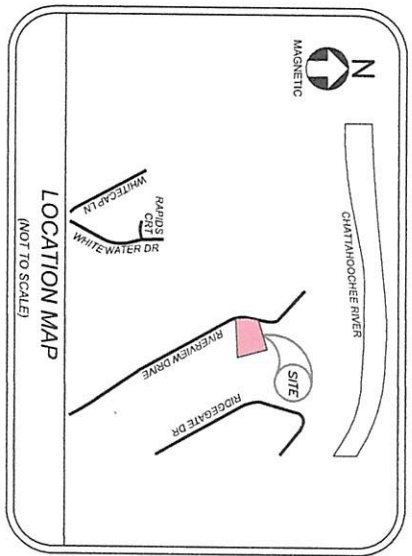
  
LAND SURVEYOR  
**404-384-9577**  
GA LAND SURVEYOR, LLC  
3355 ANNANDALE LANE, STE 1  
SUMMNER, GA 30024

**SHEET**  
**1**  
**OF**  
**1**

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NOISES.





OWNER:  
CROWLINE HOMES, LLC  
ROB KING  
678-778-1737  
rob@crowlinehomesga.com

24 HOUR EROSION CONTACT  
ROB KING  
678-778-1737  
rob@crowlinehomesga.com

CONTRACTOR:  
CROWLINE HOMES, LLC  
10050 MEDLOCK BRIDGE ROAD  
SUITE 110  
JOHNS CREEK, GA 30097  
770-858-5113

LEGEND

GRAPHIC SCALE  
1" = 30'

1/4" = 30'

1/8" = 30'

1/16" = 30'

1/32" = 30'

1/64" = 30'

1/128" = 30'

1/256" = 30'

1/512" = 30'

1/1024" = 30'

1/2048" = 30'

1/4096" = 30'

1/8192" = 30'

1/16384" = 30'

1/32768" = 30'

1/65536" = 30'

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