

DATE: NOVEMBER 26, 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:** 4428 Riverview  
**Drive MRPA Code:** RC-24-03PC

**Description:** A regional MRPA review of a proposal to add a pool with deck and pool house to an existing home on a 1.43-acre site wholly within the Chattahoochee River Corridor at 4428 Riverview Drive in the City of Peachtree Corners in Gwinnett County. The total disturbed area of 31,061 SF and impervious area of 13,493 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:** November 26, 2024  
**Deadline for Comments:** December 6, 2024

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER  
COBB COUNTY

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If no comments are received by Friday December 6, 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.



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):**  

<b>Acres:</b>	<b>Inside Corridor:</b> <u>1.43</u>
	<b>Outside Corridor:</b> _____
	<b>Total:</b> <u>1.43</u>
<b>Lots:</b>	<b>Inside Corridor:</b> <u>1</u>
	<b>Outside Corridor:</b> _____
	<b>Total:</b> <u>1</u>
<b>Units:</b>	<b>Inside Corridor:</b> <u>n/a</u>
	<b>Outside Corridor:</b> _____
	<b>Total:</b> _____

  
**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



