

## **Chattahoochee River Corridor Review**

The Georgia Metropolitan River Protection Act (MRPA) establishes a 2000-foot Corridor along both banks of the Chattahoochee River; and requires local governments along the corridor to review & approve permits based on ARC findings, monitoring land-disturbing activity in the corridor and enforcing the plan. For MRPA information, please see the [Atlanta Regional Commission's website](#). Please contact the City of Peachtree Corners if your property is located within the Chattahoochee River Corridor and if you have questions about how to obtain a permit. You may use Gwinnett County's [GIS Data Browser](#) to determine if your property is within the corridor.

Please see the Chattahoochee River Corridor Affidavit on the City's website.

## **Chattahoochee River Corridor House Location Plan (CRC-HLP)**

If a lot is located in a residential subdivision that is within the 2000-foot Chattahoochee River Corridor, a Chattahoochee River Corridor House Location Plan (CRC-HLP) must be submitted and approved prior to obtaining a Building Permit. This plan must contain the same information as required for an HLP stated, but must also include the vulnerability categories on the lot. These categories relate to the maximum amount of land clearing disturbance and impervious surface that is allowed; and the actual amount of land disturbance and impervious surface that is proposed. The plan must be legible, drawn to scale, and it must show the limits of clearing, all proposed improvements, vulnerability category lines, and the location of erosion control devices. The plan must include a table to indicate the amounts of allowed and actual clearing and impervious surface. These amounts must correspond with those shown on the Final Plat or as approved by the Atlanta Regional Commission. A CRC-HLP should show the following (as applicable) on the plan:

1. The location of each area by vulnerability category and calculations of impervious surface and clearance by category.
2. Existing Vulnerability Chart showing allowable and existing disturbed area and impervious area in each category. Show net allowable areas.
3. Impervious surfaces include all hard surfaces such as decks, gravel areas, pavers, sidewalks, roofs, buildings, and driveways.
4. Show the disturbed limits. The limits include easements, utility areas, the impervious surface areas and a minimum of 5' beyond all impervious surfaces. All impervious surfaces must be connected with disturbed areas.
5. Boundary lines of the lot with distances & bearings.
6. Location & names of all abutting streets or other street rights-of-way.
7. Minimum required front, side & rear building setback lines with dimensions.
8. The approximate outline of all building in each category, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines.

9. Location & dimensions of any water, sewer, drainage or other easements, stormwater management facilities, septic tank, and septic tank drain field located on the lot.
10. Subdivision name, lot & block designation.
11. North arrow & scale.
12. 100-year floodplain limits, any applicable stream buffers or other special building setback lines.
13. Any other applicable requirements of the Zoning Resolution or conditions of zoning approval.

Two sample CRC-HLP drawings are included on the website, one on public sewer and the other on a private septic tank.

### **Chattahoochee River Corridor**

#### *Building, Pool, Fence, Retaining Wall Permits Checklist*

The following items are needed for all improvements within the 2000' Chattahoochee River Corridor:

1. Completed Building, Pool, Fence or Retaining Wall Permit Application
2. Four copies of the house location plan per the River Corridor HLP Checklist(above) including an as-built survey shall be submitted to determine and delineate existing clearing and impervious areas.
3. Chattahoochee River Corridor As-Built Survey Hold & Release Affidavit Form (attached) to be completed and submitted with building permit application.
4. Other requirements for permits:
  - Completed permit application and fee
  - Gwinnett County Water & Sewer Tap-in Permit (if applicable).
  - Gwinnett County Health Department Septic and Well Permits (if applicable).
  - Contractors Business License (if applicable).
  - Residential Erosion & Sedimentation Control and Tree Protection Agreement.
  - Retaining Wall Indemnification Agreement and Plan Stamped by Professional Engineer (if applicable).

### **River Corridor Open Records Request**

For some properties developed prior to 2013, copies of the original building permits and River Corridor Certificates are available from Gwinnett County. Obtaining this record may save you the cost of hiring a surveyor. An open records request for the county can be found at the following location:

<https://www.gwinnettcounty.com/portal/gwinnett/Departments/CountyAdministrator/Communications/MediaRelations/OpenRecords/Form>

Please provide the following to request the correct information:

1. Tax Map Identification Number(s) 0000 000
2. Address, City, Zip code
3. On the above listed tax map identification number and address located within the City of Peachtree Corners and in the Chattahoochee River Corridor, I am requesting the following information for subject property:
4. Building Permit
5. Land Vulnerability Categories

6. Impervious and cleared sq. ft. allowances
7. Chattahoochee River Corridor-House Location Plan (CRC-HLP) associated with Building permit number BLDYEAR-00000 or as found in item number 1 above.

Contact David Chastant if you have any questions at 470-395-7022 or [dchastant@peachtreecornersga.gov](mailto:dchastant@peachtreecornersga.gov).