

Metropolitan River Protection Act (MRPA) Reviews

The Metropolitan River Protection Act establishes a 2000-foot corridor along both banks of the Chattahoochee River and requires local governments to review and approve permits based on Atlanta Regional Commission (ARC) findings and certificates, monitor land-disturbing activity in the corridor, and ensure that finished projects comply with the approved plans. You can visit the City of Peachtree Corners [Maps Webpage](#) to determine if your property is located within the Chattahoochee River Corridor and contact the city to discuss the process to permit new improvements. Additional information can be found on the [city's River Corridor webpage](#) and [ARC's MRPA webpage](#)

Existing Certificate

Some properties within the corridor already have or are part of an approved river corridor certificate and the maximum allowable land disturbance and impervious surfaces are documented. In this case, the city will likely require the applicant go through the building permit process by submitting an application along with a survey showing the existing amount of land disturbance and impervious surface and a site plan showing the proposed additional disturbance and improvements. These existing and proposed area numbers will be evaluated to ensure they do not exceed the documented allowances. Structural building plans will also be required as applicable. See the city's River Corridor Permit Requirements in the next section.

No Existing Certificate/Reanalysis

Other properties are not part of an existing river corridor certificate and do not have documented land disturbance and impervious allowances or there are cases where the owner may request a reanalysis of their property allowances. In these cases, a MRPA certificate will be needed and the following must be submitted to the city:

- A [MRPA Certificate Application](#) along with a \$250 check made out to the Atlanta Regional Commission.
- A city River Corridor Application along with a \$150 check made out to the City of Peachtree Corners
- Two hardcopies of the existing survey and proposed site plans per the checklist on the MRPA Application.
- An electronic version of the survey and site plans.

The city will then forward the MRPA Application and plan sets to the ARC for them to determine if the application is consistent with the Act and associated standards. The City will also schedule the project to be voted on by the City Council, subject to ARC's approval and an approved city permit application. Once ARC approves the application, the applicant can then go through the city's building permit process by submitting an application and the associated documents in the city's River Corridor Permit Requirements on the next page.

The city can assist with determining if there is an existing certificate or other documentation on record for your property as well as the most efficient process needed to permit the project. Contact Seth Yurman at 470.395.7022 or syurman@peachtreecornersga.gov with any questions.

City River Corridor Permit Requirements

1. [Building Permit Application](#) and Review Fee. All plans, applications, and fees can be submitted online using [ePlan Solutions, Inc.](#)
2. Applicable building and structural plans
3. Any other applicable forms and affidavits necessary for a building permit submittal.
4. Gwinnett County water & sewer tap/septic permits
5. Chattahoochee River Corridor As-Built Affidavit
6. Existing As-Built Conditions Survey
 - a. Typical stamped and sealed property boundary survey including;
 - b. Delineation of vulnerability categories
 - c. All existing impervious surfaces and list and total their areas in square feet
 - d. All existing clearing limits and quantify in square feet
7. Site Plan(s)
 - a. Delineation of vulnerability categories
 - b. Lot area
 - c. Show all existing and proposed impervious surfaces with square footage labels
 - d. Show all existing cleared area and proposed additional land disturbance. Limits of disturbance should be shown and calculated at least 5' outside of all impervious surfaces.
 - e. A chart broken down by vulnerability category that shows allowed, existing, and proposed impervious surfaces and land disturbance. This chart should correspond to the approved plan from ARC or the existing final plat, if applicable.
 - f. All property lines with distances and bearings, adjacent properties, street names, right of way width, easements, buffers, building setbacks, streams, floodplains, utilities, septic tanks and drain fields, subdivision name, address, lot number, etc.
 - g. North arrow, vicinity map, FIRM panel, graphic scale
 - h. Erosion & sediment controls; locations and details
 - i. Existing and proposed grades and drainage structures
 - j. Tree preservation and replacement, specimen tree recompense, applicable Certified Arborist letters, and compliance with required tree density units.