



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Aug 19 2008

ARC REVIEW CODE: V808191

TO: Chairman Charles Bannister
ATTN TO: Lauren Howard, Gwinnett County
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-08-03GC 4369 Riverview Drive

Review Type: Metro River

MRPA Code: RC-08-03GC

Description: An application for a metro river certificate to construct an addition to a single family residence. The ARC preliminary staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Gwinnett County

Land Lot: 329,330 **District:** 6 **Section:**

Date Opened: Aug 19 2008

Deadline for Comments: Aug 29 2008

Earliest the Regional Review can be Completed: Aug 29 2008

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

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
GEORGIA DEPARTMENT OF NATURAL RESOURCES

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE
CITY OF JOHNS CREEK

UPPER CHATTAHOOCHEE RIVERKEEPER
GWINNETT COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2008-08-29 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Aug 19 2008

ARC REVIEW CODE: V808191

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Fleming, Haley

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

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| |

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Gwinnett County

2. Owner(s) of Record of Property to be Reviewed:

Name(s): David & Daray Copeland

Mailing Address: 4369 Riverview Dr.

City: Duluth State: GA Zip: 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-662-5666 Fax: 770-448-9420

Other Numbers: 404-374-8903

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

Name(s): Barry Burney

Mailing Address: 9650 RED BIRD LANE

City: ALPHARETTA State: GA Zip: 30022

Contact Phone Numbers (w/Area Code):

(CELL) Daytime Phone: 404.569.9238 Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: N/A single family resident

Description of Proposed Use: new laundry room & garage & sunroom

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

Land Lot(s), District, Section, County: (Block B Lot 5)

6 329 330 6th District Gwinnett Co. 6.330.018

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

RiverView Estates, Lot 5, Block B, 4369 Riverview Dr, 1/2 mile

Size of Development (Use as Applicable):

| | | |
|--------|-------------------|------------|
| Acres: | Inside Corridor: | <u>N/A</u> |
| | Outside Corridor: | |
| | Total: | |
| Lots: | Inside Corridor: | |
| | Outside Corridor: | |
| | Total: | |
| Units: | Inside Corridor: | |
| | Outside Corridor: | |
| | Total: | |

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

Inside Corridor: N/A

Outside Corridor: _____

Total: _____

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 No change to existing

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. (Maximums Shown In Parentheses) |
|------------------------|-----------------------------------|---|--|---|---|
| A | — | — | — | (90) | (75) |
| B | — | — | — | (80) | (60) |
| C | 40,722 | 28,505 | 18,325 | (70) 70 | (45) 45 |
| D | 21,844 | 10,922 | 6,553 | (50) 50 | (30) 30 |
| E | 9,810 | 2,943 | 1,472 | (30) 30 | (15) 15 |
| F | | | | (10) | (2) |
| Water | 623 | | | | |
| Total: | 72,999 | 42,370 | 26,350 | 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). \$250

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)

Darcy F. Copeland
Darcy F. Copeland

7-28-08
7-28-08

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:

Barry
Burney

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

8-11-2008

Date

14. The governing authority of Gwinnett Co. requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature]
Signature of Chief Elected Official or Official's Designee

8-11-08

Date

- CLEAN OUT
- GAS METER
- ⊗ GAS VALVE
- CABLE BOX
- X- FENCE LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY

E CATEGORY:

9,810 SF Total E Category Area
 2,943 SF Maximum Allowed Land Disturbance (30%)
 15 SF Existing Land Disturbance (estimated - pump house)
 2,928 SF Remaining (Unused) Land Disturbance
 1,472 SF Maximum Allowed Impervious Surface (15%)
 15 SF Existing Impervious Surface (estimated - pump house)
 1,457 SF Remaining (Unused) Impervious Surface

1" OPEN TOP PIPE FOUND
 FENCE IS 1.3' SOUTH AND 2.5' WEST OF PROPERTY CORNER

FENCE IS 0.3' NORTHERLY OF PROPERTY LINE

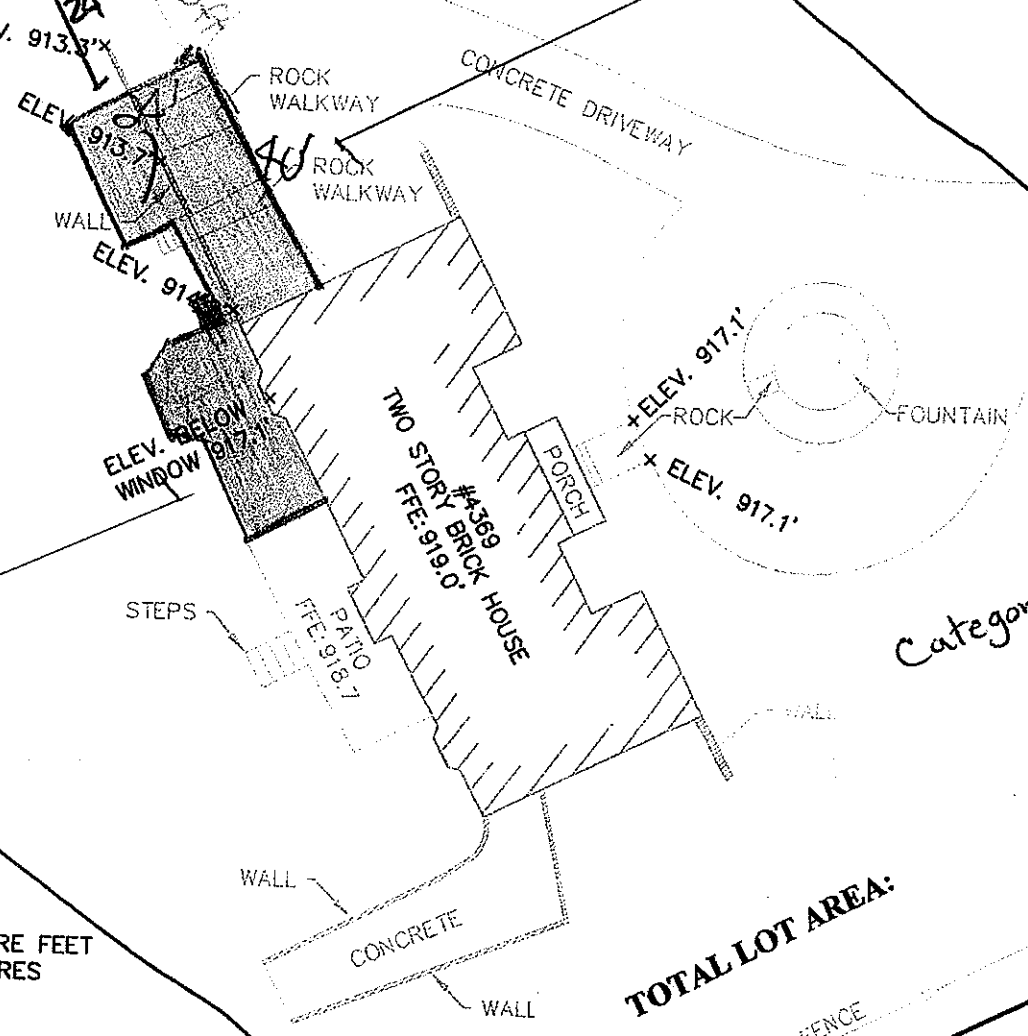
N19°09'51"W - 215.46'
 EDGE OF WATER

LOT 6

to home (garage, sunroom, porch)
 *Total: 1,581 ft²

*Category D

FENCE CROSSES PROPERTY LINE



LOT 5

72,999 SQUARE FEET 1.676 ACRES

*Category D

TOTAL LOT AREA:

72,999 Square Feet (SF)

Category C

C CATEGORY:

40,722 SF Total C Category Area
 28,505 SF Maximum Allowed Land Disturbance
 9,556 SF Existing Land Disturbance
 18,949 SF Remaining (Unused) Land Disturbance
 18,325 SF Maximum Allowed Impervious Surface
 9,556 SF Existing Impervious Surface
 8,769 SF Remaining (Unused) Impervious Surface

*proposed impervious surface in Category C = 1,581 ft²

D CATEGORY:

21,844 SF Total D Category Area
 10,922 SF Maximum Allowed Land Disturbance
 767 SF Existing Land Disturbance

FENCE IS 2.1' SOUTHEASTERLY PROPERTY LINE

LOT 4

APPROVED
 GWINNETT COUNTY PLANNING DEPARTMENT
 BY [Signature]
 2-10-15
 ZONING DISTRICT

24' x 4' Garage
 18' x 20' Sunroom

POINT OF BEGINNING 1/2" REBAR FOUND 1374' ALONG R/W FROM INTERSECTION WITH EDGEWATER COURT

(60' R/W AS PER PLAT BOOK R. PAGE 299)
 RIVERVIEW DRIVE

FENCE IS IN R/W

S26°25'27"E - 213.52'

3.6'