



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: Nov 18 2008

ARC REVIEW CODE: V811181

TO: Chairman Charles Bannister
ATTN TO: Patricia Huguenard, 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-08-04GC 4190 Gatewood Lane

Review Type: Metro River

MRPA Code: RC-08-04GC

Description: An application for a metro river certificate to construct a detached garage. The ARC staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Gwinnett County

Land Lot: **District:** 0 **Section:**

Date Opened: Nov 18 2008

Deadline for Comments: Nov 28 2008

Earliest the Regional Review can be Completed: Nov 28 2008

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

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

Attached is information concerning this review.

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2008-11-28 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: Nov 18 2008

ARC REVIEW CODE: V811181

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

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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Earliest the Regional Review can be Completed: Nov 28 2008

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:



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
1st Floor, Suite 150
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240
www.gwinnettcounty.com

Rec'd - 11/17/08
November 10, 2008

Mr. Jim Santo
Principal Planner
Atlanta Regional Commission
40 Courtland Street N.E.
Atlanta, GA 30303

*WACRONA
#120221 88-10
\$250.00
RCS CONSTRUCTION
OFFICIAL CHECK
11/5/08*

Enclosed is an Application for a Metropolitan River Protection Act Certificate and a ~~money order~~ *official check* for \$250.00. CRC2008-00006 – Application of Gordon and Anna Tanner to construct a detached garage. The address is 4190 Gatewood Lane, Riverview Estates, Lot 21, Block E, Unit 3, is .81 acres in size and is located in the Chattahoochee River Corridor. This property is located on Parcel 32, LL319, 6th District of Gwinnett County, Georgia. This lot was reviewed as a one of the 39 lots reviewed back in December 21, 1976.

If you have any questions or need any additional information please contact me. Thank you

Sincerely,

Patricia Huguenard
Planner II
Gwinnett County Planning & Development Department
Phone: 678-518-6221

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): GORDON + ANNA TANNER
Mailing Address: 4190 GATEWOOD LANE
City: DULUTH State: GA. Zip: 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-402-6031 Fax: 404-846-9800
Other Numbers: 770-263-0615
3. Applicant(s) or Applicant's Agent(s):
Name(s): RLS CONSTRUCTION
Mailing Address: 245 W. WIEUCA RD. SUITE 240
City: ATLANTA State: GA. Zip: 30342
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-846-9600 Fax: 404-846-9800
Other Numbers: 404-550-4157
4. Proposed Land or Water Use:
Name of Development: RIVERVIEW ESTATES
Description of Proposed Use: SINGLE FAMILY RESIDENCE
ADDING DETACHED GARAGE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: R6319032, GWINNETT COUNTY
SINGLE FAMILY RESIDENCE
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
LOT 21, BLOCK E, UNIT 3, 4190 GATEWOOD LANE
Size of Development (Use as Applicable):
Acres: Inside Corridor: 35,090 SQ.FT. .81 ACRES
Outside Corridor: 0
Total: 35,090 SQ.FT. .81 ACRES
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

CRL2008-00006

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? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC 76 - 02GC , 12-21-76

7. How Will Sewage from this Development be Treated?

A. Septic tank ✓

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	<u>4,810 sq.ft.</u>	<u>3,367</u>	<u>2,164</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>29,934 sq.ft.</u>	<u>14,967</u>	<u>8,980</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>62 sq.ft.</u>	<u>0</u>		(30)	(15)
F				(10)	(2)
Total:	<u>34,806</u>	<u>18,334</u>	<u>11,144</u>	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES
If "yes", indicate the 100-year flood plain elevation: 894.0

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 parts 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. -NO GRADING REQUIRED
- ☒ 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)

CRL2008-00006

☒ 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)

W. Gordon Jan
Signature(s) of Owner(s) of Record

11/5/08
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:

M. Gordon Jan
Signature(s) of Applicant(s) or Agent(s)

11/5/08
Date

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

P. Guinnett
Signature of Chief Elected Official or Official's Designee

11-10-08
Date

CPC 2008-00006

	Land Vulnerability Category					
	A	B	C	D	E	F
Allowed Clearing			3,367	14,967	18	
Existing Clearing			0	9,942	0	
Proposed Clearing			3,367	5,025	0	
Total Clearing			3,367	14,967	0	
Allowed Impervious			2,164	8,980	9	
Existing Impervious			0	6,387	0	
Proposed Impervious			2,164	8,980	0	
Total Impervious			2,164	8,980	0	

CPL2008-00006

Written Description - 4190 Gatewood Lane

All that tract or parcel of land lying and being in Land Lots 319 and 329, 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" rebar found on the easterly right of way of Gatewood Lane (60 foot right of way), said iron pin being 212.1 feet southerly, as measured along said right of way from the intersection of said right of way and the southerly right of way of Gatewood Circle; thence leaving said right of way of Gatewood Lane N 63°13'09" E a distance of 227.49 feet to a ½" crimp top found; thence S 32°42'57" E a distance of 99.98 feet to a ¾" open top found; thence S 26°09'23" W a distance of 75.12 feet to a ¾" open top found; thence S 49°10'44" W a distance of 154.94 feet to a 1" open top found on the easterly right of way of Gatewood Lane; thence along said right of way N 41°03'05" W a distance of 100.00 feet to a point; thence continuing along said right of way along a curve to the right, following the curvature thereof, for an arc distance of 86.09 feet, said curve having a radius of 201.49 feet and being subtended by a chord of N 28°44'28" W 85.44 feet to the **POINT OF BEGINNING**. Said tract contains 34,806 square feet or 0.799 acres.

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**Gwinnett County Environmental Health
Site Approval**

Subdivision RIVERVIEW ESTATES Lot 21 Block E Lot Size .75

Street Address 4190 GATEWOOD LANE City DULUTH Water Supply Public Water

House Design (check one): Slab X Crawl Space _____ Basement _____

Stub Out Location: Slab X Crawl Space _____ Basement with Plumbing _____ Basement without Plumbing _____

Number of Bedrooms 5 Gallons Per Day _____ Garbage Disposal (Yes or No) No

Soil Type from Soil Report _____

Check All that are on Property or within 100 feet of Property:

<u>Item</u>	<u>Location</u>
Creeks, Streams	_____
Ponds, Lakes	_____
Wells, Springs, Sink Holes	_____
Embankments	_____
Topographical Concerns	_____

Purpose of Application (what is addition going to consist of):

ADDING DETACHED GARAGE AND DRIVEWAY

26' x 28' SR GARAGE

- HAVING PROBLEMS W/ OUR COMPUTERS WON'T LET ME ENTER

DIMENSIONS -  CALL 770 963 5132 EX 518 w/ QUESTIONS

The above information as furnished is true, and correct to the best of my knowledge; therefore, I hereby apply for a building and an on-site sewage management system inspection based upon this information.

Date of Application 11/03/2008

Applicant Signature _____ Applicant Name RLS CONSTRUCTION Phone (404) 550-4233

Owner's Name GORDON AND ANN TANNER

OFFICIAL USE ONLY:

Status (Approved or Disapproved): Approved Date: 11/06/2008

Inspector (Name): Suzanne Richardson Signature: 

CPL2008-00006