



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: Dec 9 2008

ARC REVIEW CODE: V812091

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-08-05GC 4248 Riverview Drive

Review Type: Metro River

MRPA Code: RC-08-05GC

Description: An application for a Metropolitan River Protection Act Certificate to construct an addition to an existing single-family residence. 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: Dec 9 2008

Deadline for Comments: Dec 18 2008

Earliest the Regional Review can be Completed: Dec 19 2008

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

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF JOHNS CREEK

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 2008-12-18 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: Dec 9 2008

ARC REVIEW CODE: V812091

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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Deadline for Comments: Dec 18 2008

Earliest the Regional Review can be Completed: Dec 19 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:

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: GWINNETT Co.

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

Name(s): STEVEN A COPPENGGER

Mailing Address: 4248 RIVERVIEW DR.

City: DULUTH State: GA Zip: 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770 329 8145 Fax: _____

Other Numbers: 770 410 0904

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

Name(s): STEVEN A COPPENGGER

Mailing Address: 4248 RIVERVIEW DR

City: DULUTH State: GA Zip: 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770 329 8145 Fax: _____

Other Numbers: 770 410 0904

4. Proposed Land or Water Use:

Name of Development: RIVERVIEW ESTATES

Description of Proposed Use: RESIDENTIAL

ADDITION TO HOUSE

R6330 033

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

Land Lot(s), District, Section, County: LL 329 & 330 land. District: 6th

Section: County: Gwinnett.

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: RIVERVIEW ESTATES UNIT 104; LOT 12 4248 RIVERVIEW DR; 250 ± TO

Size of Development (Use as Applicable): RIVERVIEW WAY, BLOCK 6

Acres:	Inside Corridor:	<u>1.04 AC.</u>
	Outside Corridor:	<u>0.09 AC.</u>
	Total:	<u>1.13 AC.</u>
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: _____

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 ☒

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site. Attended by VRF/02

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	_____	_____	_____	(70)	(45)
D	<u>1.039 AC</u>	<u>0.5195 AC</u>	<u>0.3117 AC</u>	<u>(50)</u>	<u>50%</u> <u>(30)</u> <u>30%</u>
E	_____	_____	_____	(30)	(15)
F	_____	_____	_____	(10)	(2)
Total:	<u>1.039 AC</u>	<u>0.5195 AC</u>	<u>0.3117 AC</u>	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 flood plain elevation: N/A

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: N/A

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.

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

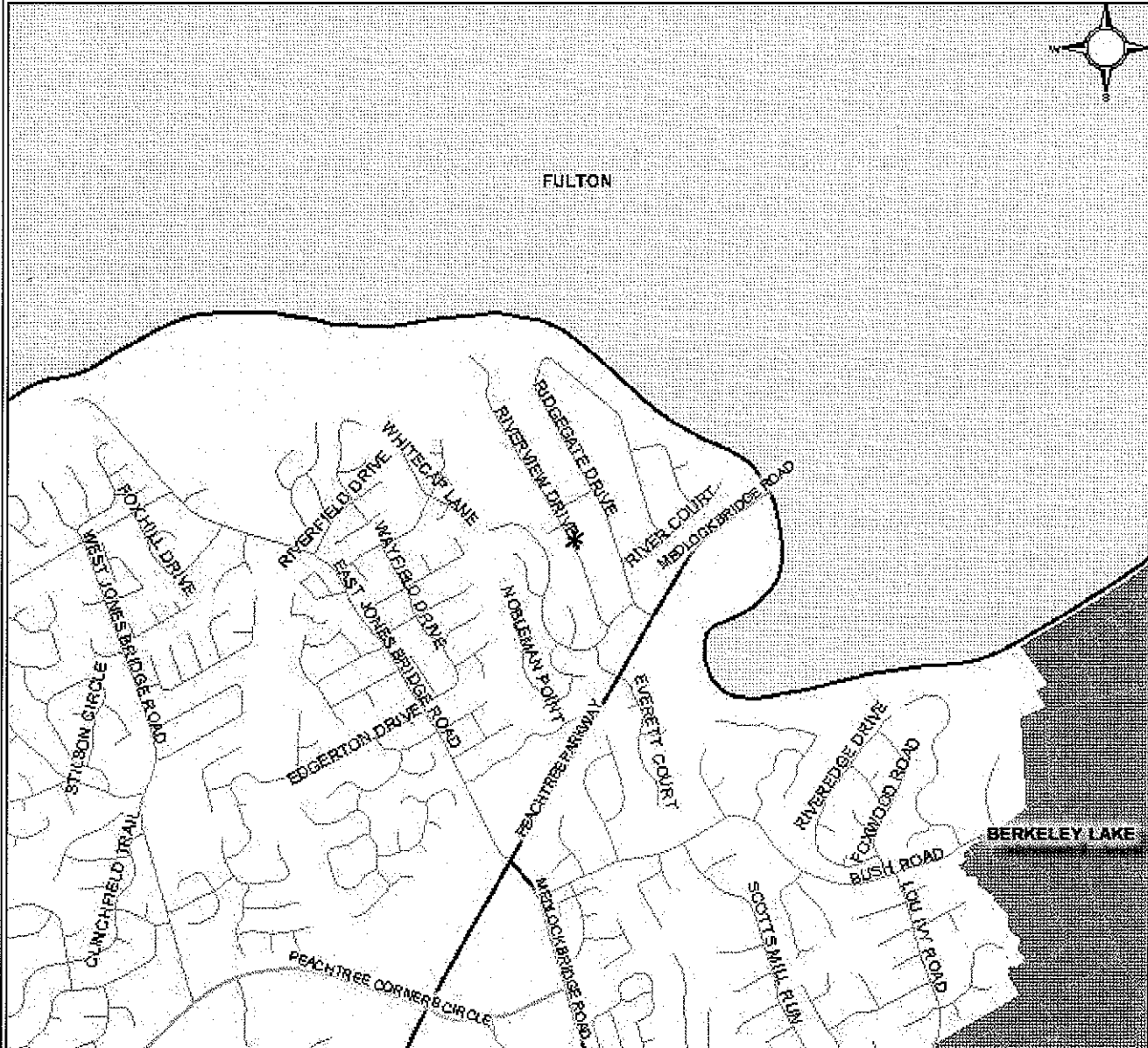
☒ Approved erosion control plan.

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

CRC2008-00007

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Gwinnett County GIS Data Browser



Map printed on: Wed Nov 26 14:57:38 2008

0 0.1mi

Disclaimer: This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats and engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map..

Comments: .

Map Produced by Gwinnett County GIS, Department of Support Services.

Contact

Name **GIS Data Viewer Administrator**

Phone **770-822-8036**

Email **gisoffice@gwinnettcounty.com**

CRC 2008-00007