



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: Sep 15 2009

ARC REVIEW CODE: V909151

TO: Mayor Mike Bodker
ATTN TO: Jennifer Glenn, City of Johns Creek
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-09-01JC 9260 River Club Parkway

Review Type: Metro River

MRPA Code: RC-09-01JC

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a 440 square foot garage along the western edge of a driveway of an existing single family home.

Submitting Local Government: City of Johns Creek

Land Lot: 334 **District:** 1 **Section:** 1

Date Opened: Sep 15 2009

Deadline for Comments: Sep 25 2009

Earliest the Regional Review can be Completed: Sep 25 2009

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

ARC LAND USE PLANNING
CITY OF JOHNS CREEK
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
CITY OF DULUTH
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

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 2009-09-25, 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: Sep 15 2009

ARC REVIEW CODE: V909151

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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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:** City of Johns Creek

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

Name(s): Nancy Raffa Sodel

Mailing Address: 9260 River Club Parkway

City: Johns Creek **State:** Georgia **Zip:** 30097

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-560-5004 **Fax:** 770-209-8960

Other Numbers: N/A

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

Name(s): Marcus Rubenstein, Register-Nelson, Inc

Mailing Address: 3949 Jodeco Road

City: McDonough **State:** Georgia **Zip:** 30253

Contact Phone Numbers (w/Area Code):

Daytime Phone: 678-432-2636 **Fax:** 678-432-2464

Other Numbers: 770-313-6053

4. **Proposed Land or Water Use:**

Name of Development: Riverwood S/D – Lot 26 Garage

Description of Proposed Use: To construct a 440 sq/ft proposed garage along the western edge of the existing driveway. 290 sq/ft will utilize existing impervious surface from driveway resulting in 150 sq/ft of new proposed impervious surface

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

Land Lot(s), District, Section, County:

Land Lot 334

1st district

1st section

Fulton County, Georgia

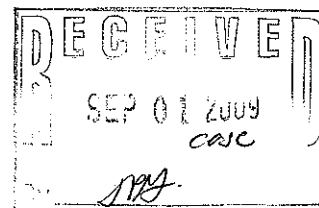
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:

Riverwood Subdivision

Lot 26

Block B

9260 River Club Parkway, Johns Creek, Georgia



Size of Development (Use as Applicable):

Acres: Inside Corridor: 150 sq/ft / 0.00344 acres

Outside Corridor: N/A

Total: 150 sq/ft / 0.00344 acres

Lots: Inside Corridor: N/A

Outside Corridor: N/A

Total: N/A

Units: Inside Corridor: N/A

Outside Corridor: N/A

Total: N/A

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

Inside Corridor: N/A

Outside Corridor: N/A

Total: N/A

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

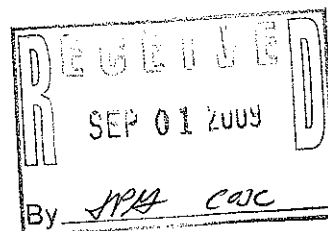
If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s):

7. How Will Sewage from this Development be Treated?

A. Septic tank X (Existing Septic)

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	MAX %	Percent Land Disturb.	MAX %	Percent Imperv. Surf.
A	N/A	N/A	N/A	90	0%	75	0%
B	N/A	N/A	N/A	80	0%	60	0%
C	37776.0	26443.2	16999.2	70	70%	45	45%
D	4799.0	2399.5	1439.7	50	50%	30	30%
E	37977.0	11393.1	5696.6	30	30%	15	15%
F	16621.0	1662.1	332.4	10	10%	2	2%
Total:	97173.0	41897.9	24467.9				

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

If "yes", indicate the 100-year floodplain elevation: **El. 899**

See Attached Site Plan

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

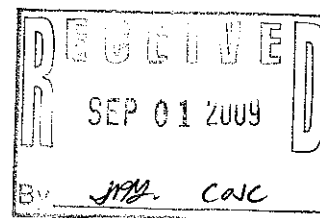
NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No/Yes

If "yes", indicate the 500-year flood plain elevation: ± 34 above 100 ft MS

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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). No const. INSIDE YRPP MS



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).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

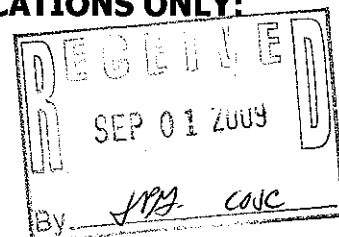
☒ Site plan.

☒ Land-disturbance plan.

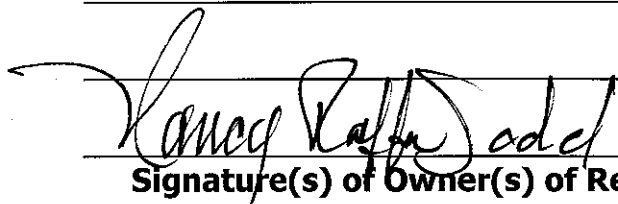
FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ 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)



Signature(s) of Owner(s) of Record

8/3/2009
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:



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

08/03/09
Date

14. The governing authority of CITY OF JOHNS CREEK requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.



Signature of Chief Elected Official or Official's Designee

9/05/09
Date

CRITICAL AREA
VEGETATIVE PLAN

City of Johns Creek

Sy E+SC
AUG 03 2009

GENERAL

This vegetative plan will be carried out on road cut and fill slopes, shoulders and other critical areas created by construction. Seeding will be done as soon as construction in an area is completed. ~~Plantings will be made to control erosion, to reduce damages from sediment and runoff to downstream areas and to improve the safety and beauty of the development area.~~ **APPROVED**
Community Development Department

SOIL CONDITIONS

Due to grading and construction, the areas to be treated are mainly subsoil and substrata. Fertility is low and the physical characteristics of the exposed material area unfavorable to all but the most hardy plants.

TREATMENT SPECIFICATIONS

Conventional Seeding Equipment:

Grade, shape and smooth where needed to provide for safe equipment operation at seeding time and for maintenance purposes. The lime and fertilizer in dry form will be spread uniformly over the area immediately before seedbed preparation. A seedbed will be prepared by scarifying to a depth of 1 to 4 inches as determined on site. The seedbed must be well pulverized, smoothed and firmed. Seeding will be done with cultipacker-seeder, drill, rotary seeder or other mechanical or hand seeder. Seed will be distributed uniformly over a freshly prepared seedbed and covered lightly. Within 24 hours after seeding, straw or hay mulch will be spread uniformly over the area, leaving about 25 percent of the ground surface exposed. Mulch will be spread with blower-type mulch equipment or by hand and anchored immediately after it is spread. A disk harrow with the disk set straight or a special packer disk may be used to press the mulch into the soil. The per acre application rates are as follows:

A. Seeding with mulch: (conventional seeding equipment on slopes less than 3:1)

Agricultural Limestone	4000 lbs./acre
Fertilizer, 5-10-15	1500 lbs./acre
Mulch, straw or hay	5000 lbs./acre

<u>Seed Species</u>	<u>Application Rate/Acre</u>	<u>Planting Dates</u>
Hulled common bermudagrass	10 lbs.	3/1 - 6/15
Fescue	50 lbs.	9/1 - 10/31
Fescue	50 lbs.	11/1 - 2/28
Rye Grass	50 lbs.	
Hay mulch for temporary cover	5000 lbs.	6/15 - 8/31

B. Topdressing: Apply when plants are 2 to 4 inches tall

Fertilizer (Ammonium Nitrate 33.5%) 300 lbs./acre

C. Second-Year Fertilizer: (5-10-15 or equivalent)

800 lbs./acre

City of Johns Creek

- GENERAL NOTES
- THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
 - CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
 - UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
 - THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 - DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 - EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.

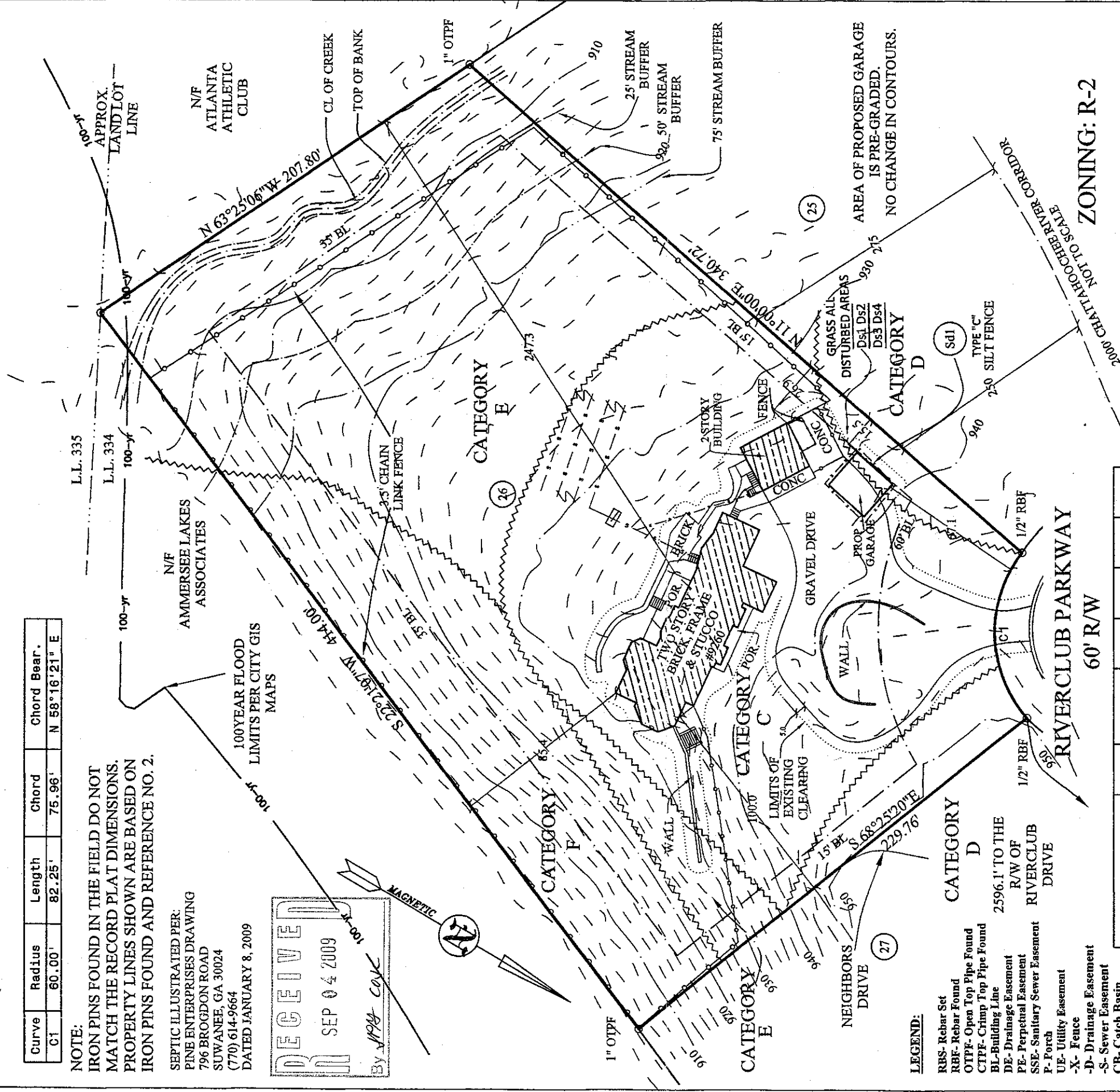
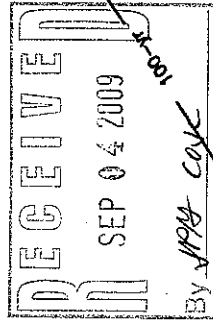
SEP 04 2009
extension of sediment control
APPROVED

Community Development Department

Curve	Radius	Length	Chord	Chord Bear.
G1	60.00'	82.25'	75.96'	N 58°16'21" E

NOTE:
IRON PINS FOUND IN THE FIELD DO NOT MATCH THE RECORD PLAT DIMENSIONS. PROPERTY LINES SHOWN ARE BASED ON IRON PINS FOUND AND REFERENCE NO. 2.

SEPTIC ILLUSTRATED PER:
PINE ENTERPRISES DRAWING
796 BROGDON ROAD
SUWANEE, GA 30024
(770) 614-9664
DATED JANUARY 8, 2009



LEGEND:

- RBS- Rebar Set
- RBF- Rebar Found
- OTPF- Open Top Pipe Found
- CTPF- Crimp Top Pipe Found
- BL- Building Line
- DE- Drainage Easement
- PE- Perpetual Easement
- SSE- Sanitary Sewer Easement
- P- Porch
- UE- Utility Easement
- X- Fence
- D- Drainage Easement
- S- Sewer Easement
- CB- Catch Basin
- R/W- Right of Way
- CONC- Concrete
- Dk- Deck
- Pat- Patio
- S- Stoop

VULNERABILITY CATEGORY (SQ. FT.)	A	B	C	D	E	F
TOTAL LOT AREA	N/A	N/A	37,776	4799	37,977	16,621
CLEARING PROPOSED	N/A	N/A	N/A	N/A	N/A	N/A
EXISTING CLEARING	N/A	N/A	13,256	263	230	0'
MAXIMUM CLEARING ALLOWED	N/A	N/A	26,443 (69%)	2400 (50%)	11,393 (30%)	1,662 (10%)
EXISTING IMPERVIOUS SURFACE	N/A	N/A	12,550	0'	21.6'	0'
PROPOSED IMPERVIOUS SURFACE	N/A	N/A	48	102	N/A	N/A
MAXIMUM IMPERVIOUS SURFACE ALLOWED	N/A	N/A	1,6999 (45%)	1,440 (30%)	5,697 (15%)	332.4 (2%)

* SOIL INFORMATION FROM ATLANTA REGIONAL COMMISSION PROPOSED GARAGE WILL UTILIZE 290 S.F. OF EXISTING IMPERVIOUS AREA

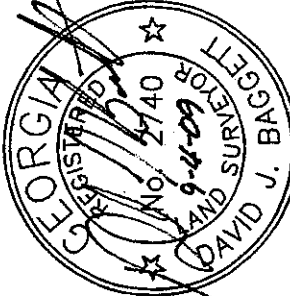
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

ARC SURVEY FOR:

NANCY RAFFA SODEL
SUBDIVISION: RIVERWOOD
LOT: 26 UNIT: TWO BLOCK: B
LAND LOT: 334
1ST DISTRICT, 1ST SECTION
FULTON COUNTY, GEORGIA
FIELD WORK DATE: 01/27/2009
2009010041
2009060227 (LEWIS)

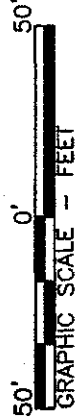
CARTER LAND SURVEYORS
AND PLANNERS

2780 PEACHTREE INDUSTRIAL BLVD.
DULUTH, GA 30097
PH: 770.495.9793
www.carterland.com
ATLANTA • CHARLOTTE



ZONING: R-2

SCALE: 1" = 50'



AREA OF LEAST VULNERABILITY

AREA: 97,173 S.F. ~ 2.231 ACRES

REFERENCES:

- PLAT BOOK 99, PAGE 89
- SURVEY FOR DON & LINDA WILLIAMSON BY SOLAR LAND SURVEYING COMPANY DATED OCTOBER 16, 1991.