



# 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: Feb 3 2010

ARC REVIEW CODE: V1002031

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-10-01GW 4467 Ridgeway Dr.

**Review Type:** Metro River

**MRPA Code:** RC-10-01GW

**Description:** An application for a Metropolitan River Protection Act Certificate to demolish an existing home that was built pre-MRPA and construct new house with a residential swimming pool.

**Preliminary Finding:** The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Gwinnett County

**Land Lot:** 6 **District:** 329 **Section:** 055

**Date Opened:** Feb 3 2010

**Deadline for Comments:** Feb 13 2010

**Earliest the Regional Review can be Completed:** Feb 13 2010

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
CITY OF JOHNS CREEK

ARC ENVIRONMENTAL PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY

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 2010-02-13, 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>.

Attached is information concerning this review.

## **ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM**

DATE: Feb 3 2010

ARC REVIEW CODE: V1002031

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: WINNETT COUNTY
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): KENDRA DAVIS  
Mailing Address: 6245 SPALDING DR.  
City: NORCROSS State: GA Zip: 30092  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-315-5641 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): PIE WITALIS HOMES INC  
Mailing Address: 210 ROYAL LYTHAM CT.  
City: JOHN'S CREEK State: GA Zip: 30097  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-231-4760 Fax: 770-446-5513  
Other Numbers: 770-446-5959 (OFFICE)
4. Proposed Land or Water Use:  
Name of Development: RIVERVIEW ESTATES  
Description of Proposed Use: SINGLE FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: 6329 055  
4467 RIDGEGATE DR  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
RIVERVIEW ESTATES, LOT 16, BLOCK D UNIT 3  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 1.26 ACRES  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Lots: Inside Corridor: 1  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Units: Inside Corridor: 0  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: 0  
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 YES

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	—	—	—	(70)	(45)
D	26,460 $\Delta$	18,543 $\Delta$ *	12,780 $\Delta$ **	(50) 70.1% $\Delta$ *	(30) 48.3% **
E	28,424 $\Delta$	5,005 $\Delta$ *	1,036 $\Delta$ **	(30) 17.6% $\Delta$ *	(15) 3.6% **
F	—	—	—	(10)	(2)
Total:	54,884 $\Delta$	23,548 $\Delta$ *	13,816 $\Delta$ **	N/A	N/A

\* INCLUDES A TRANSFER OF 3522  $\Delta$  OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (3522 X 1.5 = 5283  $\Delta$ ) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN JMS 2/2/10

\*\* INCLUDES A TRANSFER OF 3228  $\Delta$  OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (3228 X 1.5 = 4842  $\Delta$ ) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN JMS 2/2/10

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: \_\_\_\_\_

**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.
- ☒ 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.

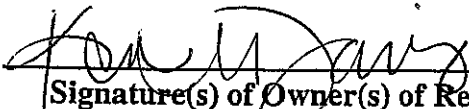
☒ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

\_\_\_ Concept plan.

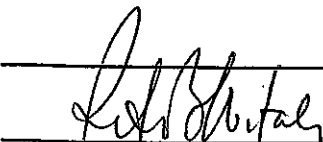
\_\_\_ Lot-by-lot and non-lot allocation tables.

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

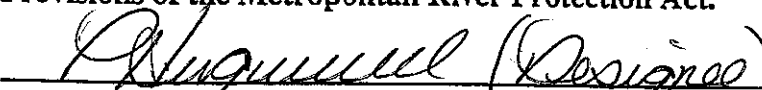
1/19/10  
Date

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)

1-20-10  
Date

14. The governing authority of GWINNETT COUNTY 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

1-20-2010  
Date

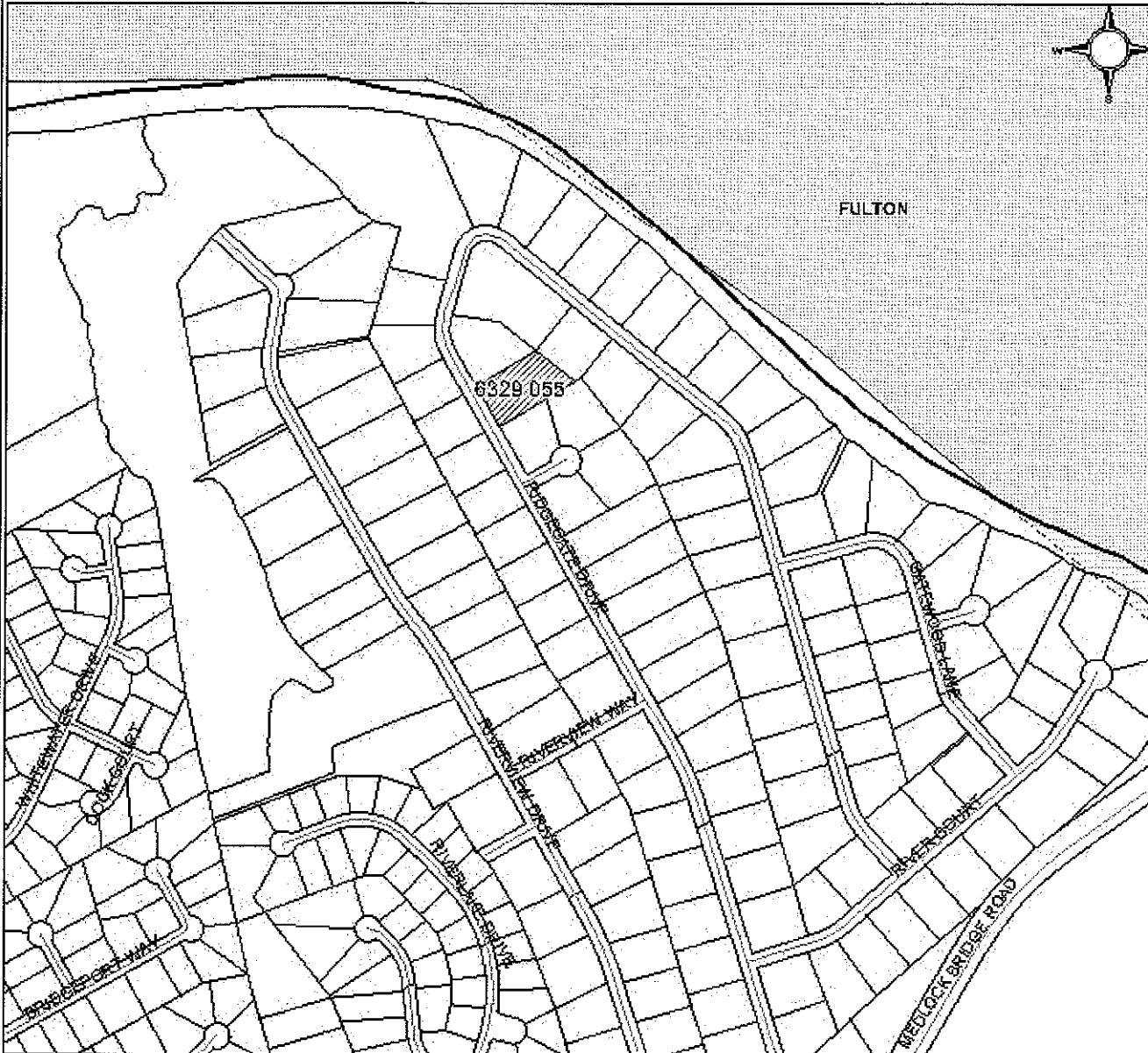


CRC2010-00001



Printed: January 19, 2010

## Gwinnett County GIS Data Browser



Map printed on: Fri Jan 15 16:31:48 2010

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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

**GIS Data Viewer  
Administrator**  
Phone **770-822-8036**  
Email **gisoffice@gwinnettcountry.com**