



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: Mar 15 2010

ARC REVIEW CODE: V103151

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-10-01JC 9263 Riverclub Parkway

Review Type: Metro River

MRPA Code: RC-10-01JC

Description: An application for a Metropolitan River Protection Act Certificate for an addition to an existing single family residence.

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: City of Johns Creek

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

Date Opened: Mar 15 2010

Deadline for Comments: Mar 25 2010

Earliest the Regional Review can be Completed: Mar 25 2010

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GEORGIA DEPARTMENT OF NATURAL RESOURCES

GEORGIA CONSERVANCY
UPPER CHATTAHOOCHEE RIVERKEEPER
GWINNETT COUNTY

ARC ENVIRONMENTAL PLANNING
CITY OF JOHNS CREEK

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 , 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: Mar 15 2010

ARC REVIEW CODE: V103151

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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Submitting Local Government: City of Johns Creek

Date Opened: Mar 15 2010

Deadline for Comments:

Earliest the Regional Review can be Completed: Mar 25 2010

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): Matt J. and Stacey Markey
Mailing Address: 9263 Riverclub Parkway
City: Johns Creek **State:** GA **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-380-4028 **Fax:** _____
Other Numbers: 770-448-0742
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Grant Forsthooff
Mailing Address: P.O. Box 2824
City: Cumming **State:** GA **Zip:** 30028
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-428-1972 **Fax:** _____
Other Numbers: grantfmatrix@aol.com
4. **Proposed Land or Water Use:**
Name of Development: Riverwood S/D - Lot 25 Markey Residence
Description of Proposed Use: Addition to existing single family residence.
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lot 334, 1st District, 1st Section, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Riverwood, Lot 25
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 1.65
Outside Corridor: 0
Total: 1.65
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: _____

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Planning & Zoning

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 XNote: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site. *see attached. * (SMS 3/15/10)*

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				(50)	(30)
E	71,903 [*]	21,571 [*]	10,785 [*]	(30) 30	(15) 15
F				(10)	(2)
Total:	71,903 [*]	21,571 [*]	10,785 [*]	N/A	N/A

* - changes - SMS (MC) 3/15/10

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)

