



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: Oct 17 2011

ARC REVIEW CODE: V1110171

TO: Mayor Gary Pirkle
ATTN TO: Tim Schick, City of Sugar Hill
FROM: I. Emerson Bryan, Interim Executive Director

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-11-02SH River Preserve

Review Type: Metro River

MRPA Code: RC-11-02SH

Description: An application for a Metropolitan River Protection Act Certificate for the development of a residential subdivision.

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 Sugar Hill

Land Lot: 346 **District:** 7

Date Opened: Oct 17 2011

Deadline for Comments: Oct 27 2011

Earliest the Regional Review can be Completed: Oct 27 2011

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GWINNETT COUNTY

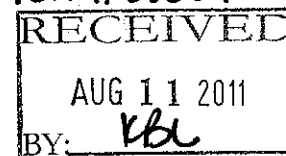
ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
FORSYTH COUNTY

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 2011-10-27 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>.

Attached is information concerning this review.



APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** City of Sugar Hill, Gwinnett County, Georgia

2. **Owner(s) of Record of Property to be Reviewed:**
 Name(s): Sugar Hill Holdings, LLC, c/o Mr. Wayne Hannah
 Mailing Address: 2215 Perimeter Park Drive, Suite 9
 City: Atlanta State: GA Zip: 30341-1307
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: (678) 232-5826 Fax: (770) 840-2701
 Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
 Name(s): Development Planning & Engineering, Inc. (DPE), c/o James C. Garrison, III, P.E.
 Mailing Address: 5074 Bristol Industrial Way, Suite A
 City: Buford State: Georgia Zip: 30518
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: (770) 271-2868 Fax: (770) 271-0779
 Other Numbers: (678) 730-1871 Direct

4. **Proposed Land or Water Use:**
 Name of Development: River Preserve
 Description of Proposed Use: _____
(RS-150) Low Density Single Family Residential Subdivision

5. **Property Description (Attach Legal Description and Vicinity Map):**
 Land Lot(s), District, Section, County: _____
L.L. 346, 7th District, City of Sugar Hill, Gwinnett County
 Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: River Preserve, Lot 346, GA HWY. 20 (A.K.A. Cumming Highway), Approximately 850' NW from Burnette Trail.
 Size of Development (Use as Applicable):
 Acres: Inside Corridor: ~~40.15~~ 48.15 ac (DMS 10/14/11)
 Outside Corridor: 0 Ac.
 Total: ~~40.15~~ 48.15 ac (DMS 10/14/11)
 Lots: Inside Corridor: 22 Lots (RS-150) and 2 Lots (O-I)
 Outside Corridor: 0 Lots
 Total: 24 Lots
 Units: Inside Corridor: N/A
 Outside Corridor: _____
 Total: _____
 Other Size Descriptor (i.e., Length and Width of Easement):
 Inside Corridor: Ex. 20' wide Sanitary Sewer Easement, Ex. 75' wide Gas Easement.
 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? Yes

If "yes", describe the additional land and any development plans: Additional 71.47 Acres of RS-150 Zoned property.

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): RC0701SH

7. How Will Sewage from this Development be Treated?

A. Septic tank None

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 All Lots (Gwinnett Co. San. Sewer)

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	<u>0</u>	<u>0</u>	<u>0</u>	<u>(90) 90</u>	<u>(75) 75</u>
B	<u>91,361</u>	<u>73,089</u>	<u>54,817</u>	<u>(80) 80</u>	<u>(60) 60</u>
C	<u>396,908</u>	<u>277,836</u>	<u>178,609</u>	<u>(70) 70</u>	<u>(45) 45</u>
D	<u>487,822</u>	<u>379,639 *</u>	<u>191,111**</u>	<u>(50) 77.82</u>	<u>(30) 39.18</u>
E	<u>804,421</u>	<u>155,841 *</u>	<u>90,820 **</u>	<u>(30) 19.37</u>	<u>(15) 11.29</u>
F	<u>316,916</u>	<u>26,692 *</u>	<u>6,338</u>	<u>(10) 8.42</u>	<u>(2) 2.00</u>
Total:	<u>2,097,428</u>	<u>913,097</u>	<u>521,695</u>	<u>N/A</u>	<u>N/A</u>

*TRANSFER 5,000 S.F. FROM "F" TO "D" @ 1.5:1 (7,500 S.F.); 85,485 S.F. FROM "E" TO "D" @ 1.5:1 (128,228 S.F.). LAND DISTURBANCE (SUS 10/19/10)

** TRANSFER 29,843 S.F. FROM "E" TO "D" @ 1.5:1 (44,765 S.F.). IMPERVIOUS (SUS 10/19/10)
(AS PER 2.A.3.C. OF THE CHATTAHOOCHEE CORRIDOR PLAN - ADOPTED 09/23/98)

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

If "yes", indicate the 100-year floodplain elevation: 916.5 Feet

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? Yes

If "yes", indicate the 500-year flood plain elevation: 916.8 Feet

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).

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:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

X Existing vegetation plan.

X Proposed grading plan.

N/A Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan.

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

X 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.

N/A Documentation on adjustments, if any.

 Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

 Site plan.

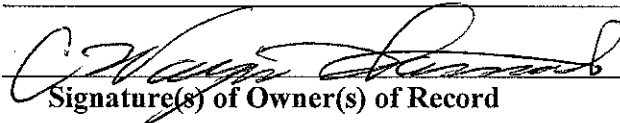
 Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

X Concept plan.

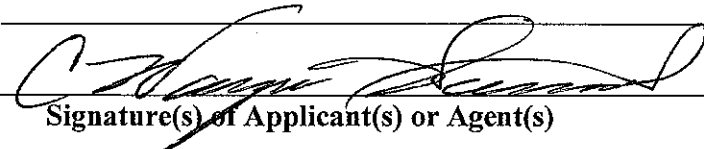
 Lot-by-lot and non-lot allocation tables.

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

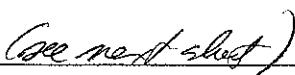
8-9-11
Date

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)

8-9-11
Date

14. The governing authority of _____ 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

Date

*See attached for City signature
MMS 8/30/11*

☒ 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.

N/A 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:

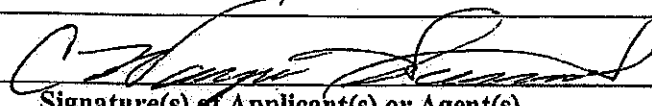
☒ Concept plan.

 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)

 8-9-11
Signature(s) of Owner(s) of Record 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:

 8-9-11
Signature(s) of Applicant(s) or Agent(s) Date

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

 8-29-11
Signature of Chief Elected Official or Official's Designee Date

, CITY MANAGER 8-30-11