



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: Jul 25 2012

ARC REVIEW CODE: V1207251

TO: Chairman Charlotte Nash
ATTN TO: Patricia Huguenard, Gwinnett County
FROM: Douglas R. Hooker, 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-12-02GW 4620 Ridgeway Dr.

Review Type: Metro River

MRPA Code: RC-12-02GW

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a 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: Gwinnett County

Land Lot: 318 and 319 **District:** 6 **Section:** -

Date Opened: Jul 25 2012

Deadline for Comments: Aug 4 2012

Earliest the Regional Review can be Completed: Aug 4 2012

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

ARC LAND USE PLANNING
CITY OF PEACHTREE CORNERS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
GWINNETT COUNTY
NATIONAL PARK SERVICE

CITY OF BERKELEY LAKE
CITY OF JOHNS CREEK
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3307. If the ARC staff does not receive comments from you by 2012-08-04, 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: GWINNETT COUNTY

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

Name(s): TRICIA AND KEVIN BIANDO

Mailing Address: 5705 BROXTON CIRCLE

City: NORCROSS State: GA Zip: 30092

Contact Phone Numbers (w/Area Code):

Daytime Phone: KEVIN: 678.691.0011 Fax: 206.984.1443

Other Numbers: KEVIN CELL: 678.469.3033

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

Name(s): TRICIA AND KEVIN BIANDO

Mailing Address: 5705 BROXTON CIRCLE

City: NORCROSS State: GA Zip: 30092

Contact Phone Numbers (w/Area Code):

Daytime Phone: _____ Fax: _____

Other Numbers: ARCHITECT: STEVE WEST. CONTACT FOR QUESTIONS
REGARDING SUBMITTAL: OFFICE: 770.457.4495; CELL 404.969467

4. Proposed Land or Water Use:

Name of Development: SINGLE LOT IN RIVERVIEW ^{ESTATES} SUBDIVISION

Description of Proposed Use: SINGLE FAMILY RESIDENCE

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

Land Lot(s), District, Section, County: LAND LOT 318 & 319, 6TH DISTRICT,
GWINNETT COUNTY 6319 007

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 4620 RIDGEGATE DR, RIVERVIEW ESTATES SUBDIVISION, LOT 1, BLOCK C,

Size of Development (Use as Applicable): UNIT NO. 2, CORNER LOT W/ RIVERLAKE DR

Acres:	Inside Corridor:	<u>40,746 SQ. FT.</u>
	Outside Corridor:	_____
	Total:	<u>40,746 SQ. FT.</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: _____

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)

☒ 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)



Kevin L. Biando


Tricia A. Biando

Signature(s) of Owner(s) of Record

6/28/12

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:



Kevin L. Biando

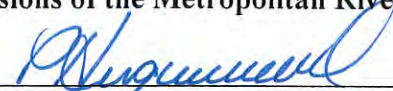
Tricia A. Biando

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

6/28/12

Date

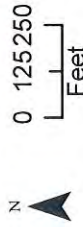
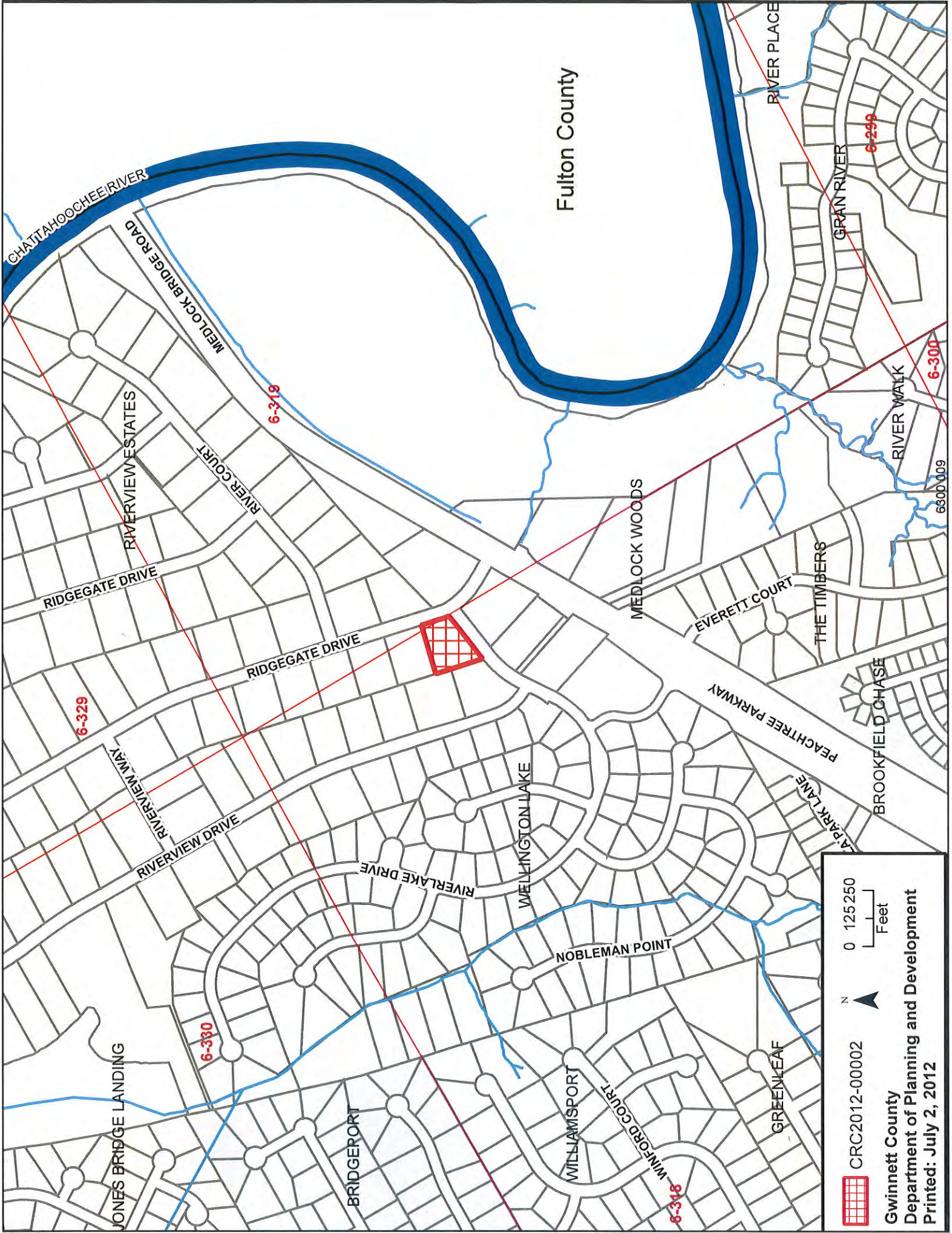
14. The governing authority of Guinnett County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.



Signature of Chief Elected Official or Official's Designee

6-29-12

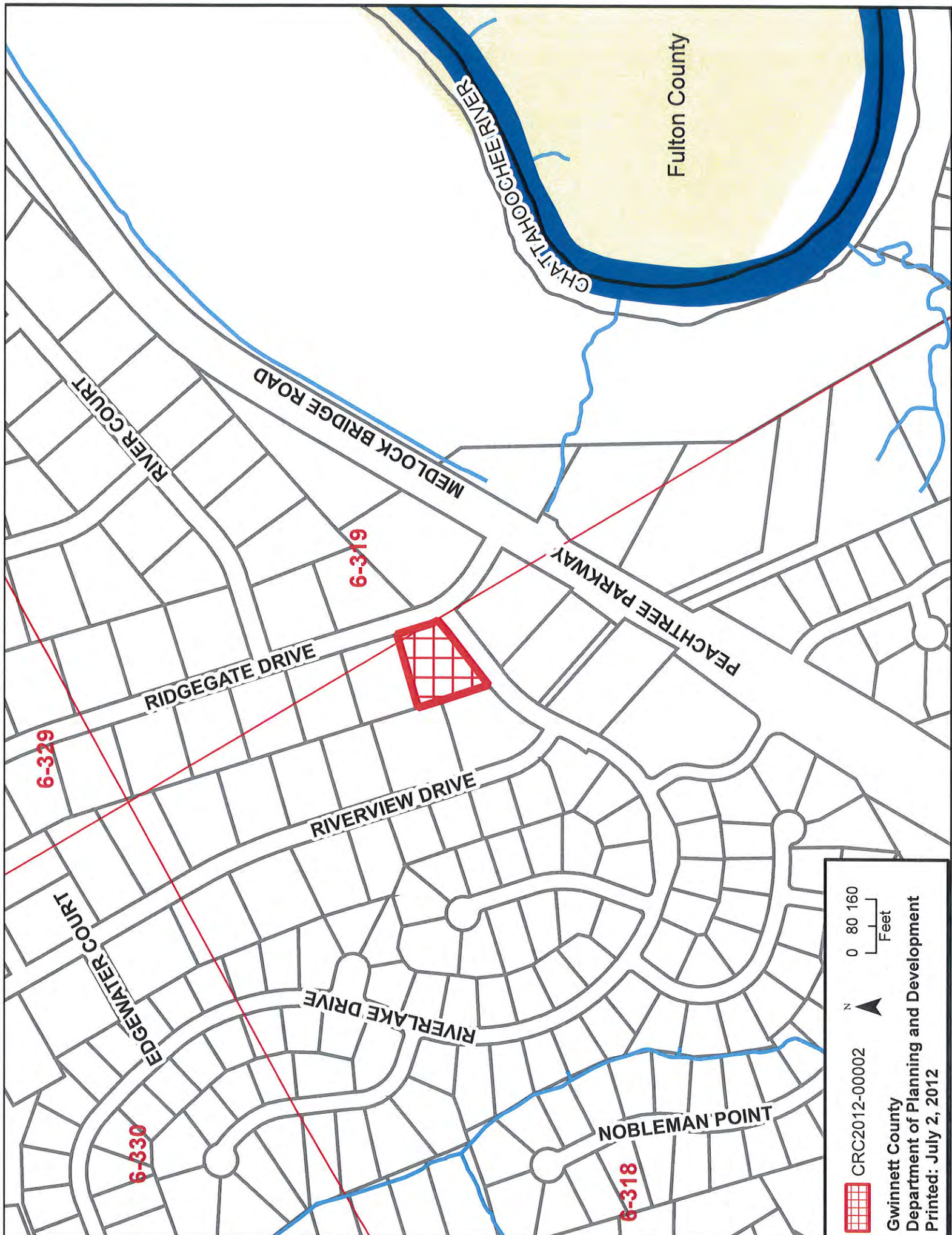
Date



CRC2012-00002



Gwinnett County
Department of Planning and Development
Printed: July 2, 2012



Fulton County

CHATTAHOOCHEE RIVER

RIVER COURT

MEDLOCK BRIDGE ROAD

6-319

RIDGEGATE DRIVE

6-329

RIVERVIEW DRIVE

EDGEWATER COURT

6-330

RIVERLAKE DRIVE

NOBLEMAN POINT

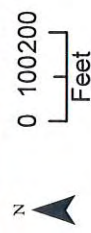
6-318

0 80 160
Feet

CRC2012-00002



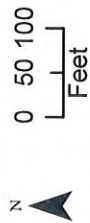
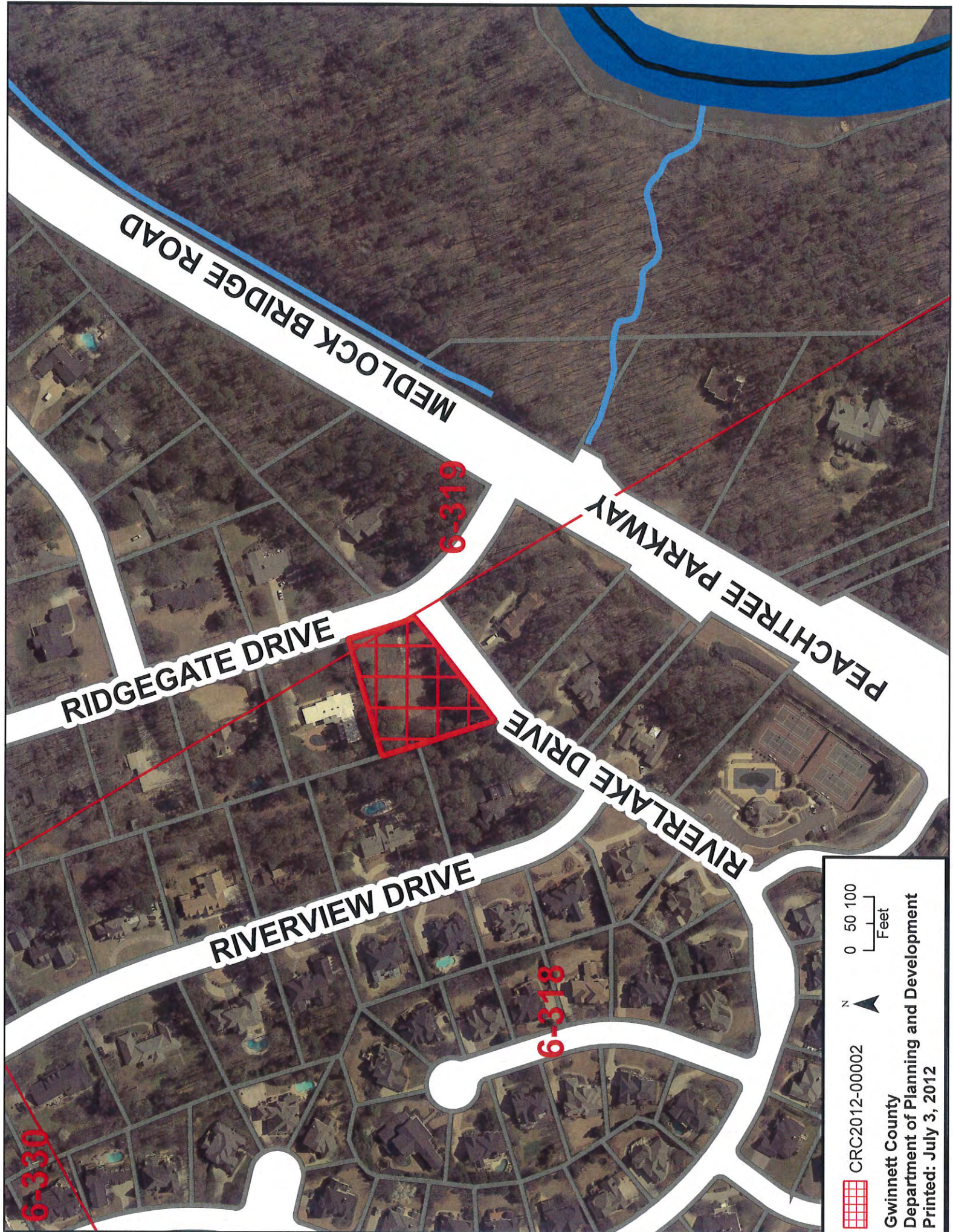
Gwinnett County
Department of Planning and Development
Printed: July 2, 2012



CRC2012-00002



Gwinnett County
Department of Planning and Development
Printed: July 3, 2012



CRC2012-00002



Gwinnett County
Department of Planning and Development
Printed: July 3, 2012

APPROVED

ENVIRONMENTAL HEALTH

DATE

Madison

2.6%

Approximate Area of Soils Classified

Cataula Fill - 14,734.00 sqft

Madison - 26,012.00 sqft

Cataula

2.6%

Madison

2.6%

Reserve Area For Reprint
Approximately - 1600.00 sqft
Ellen Had System 1.010 sqft
5 Bedroom / 4.5 bath - 33 modules

Ellen Had System
30 Modules

NEW 2-STORY
BRICK & STONE
CONCRETE WALKWAY

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