



# 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: January 16, 2014

ARC REVIEW CODE: V1401161

TO: Mayor Mike Mason, City of Peachtree Corners  
ATTN TO: Lynn Pierson, Zoning Administrator, City of Peachtree Corners  
FROM: Douglas R. Hooker, Executive Director, ARC

Electronic signature  
Original ink signature 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-14-01PC 4506 Ridgeway Drive

**Review Type:** Metro River

**MRPA Code:** RC-14-01PC

**Description:** An application for a Metropolitan River Protection Act Certificate for the removal of an existing structure, to be replaced by a four bedroom single-family home.

**Preliminary Finding:** 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 Peachtree Corners

**Land Lot:** 329 **District:** 6

**Date Opened:** January 16, 2014

**Deadline for Comments:** January 26, 2014

**Earliest the Regional Review can be Completed:** January 26, 2014

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING  
GWINNETT COUNTY  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF JOHNS CREEK

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. If ARC staff does not receive comments from you by January 26, 2014 at 5:00 p.m., we will assume that your agency has no additional comments, and we will close the review. Comments by e-mail are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.



**APPLICATION FOR  
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Peachtree Corners
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): Crownline Homes LLC c/o Robert King  
Mailing Address: 2318 Grady Ridge Drive  
City: Duluth State: GA Zip: 30097  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 678-778-1757 Fax: 678-710-6105  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: Riverview Estates  
Description of Proposed Use: NEW CONSTRUCTION 4 BEDROOM HOME  
REMOVE EXISTING STRUCTURE
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL 329, 6th Land District, Gwinnett County  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
Riverview Estates LOT 7 BLOCK G, 4506 Ridgeway Drive  
Size of Development (Use as Applicable): Peachtree Corners, GA 3007  
Acres: Inside Corridor: N/A  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Lots: Inside Corridor: N/A  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Units: Inside Corridor: N/A  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: N/A  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_

Revised - delivered  
 ARC - 1/9/14  
 SMS 1/10/14

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 ✓

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.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>29,685</u> <sup>JMS</sup>	<u>18,264</u> <sup>JMS</sup>	<u>10,031</u> <sup>JMS</sup>	(70) <u>63</u>	(45) <u>34</u>
D	<u>8,212</u> <sup>JMS</sup>	<u>3,900</u> <sup>JMS</sup>	<u>176</u> <sup>JMS</sup>	(50) <u>48</u>	(30) <u>2</u>
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>37,897</u> <sup>JMS</sup>	<u>22,664</u> <sup>JMS</sup>	<u>10,207</u> <sup>JMS</sup>	N/A	N/A

all docs - SMS - ARC - 1/10/14

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)

*Patricia H. Hines* 12/30/13

\_\_\_\_\_  
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:

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
Date

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

*John F. Davis*  
Signature of Chief Elected Official or Official's Designee

\_\_\_\_\_  
Date