



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: March 20, 2014

ARC REVIEW CODE: V1403201

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: Lynn Pierson, Zoning Administrator
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-14-02PC 4243 Ridgeway Drive

Review Type: Metro River

MRPA Code: RC-14-02PC

Description: An application for a Metropolitan River Protection Act Certificate for the replacement of an existing swimming pool with a new, slightly larger swimming pool in the same location, adjacent to an existing single-family detached residential dwelling.

Preliminary Finding: ARC staff has begun the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. ARC's 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 **Section:**

Date Opened: March 20, 2014

Deadline for Comments: March 30, 2014

Earliest the Regional Review Can Be Completed: March 30, 2014

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GWINNETT COUNTY

ARC ENVIRONMENTAL PLANNING
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY
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 March 30, 2014, 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>.

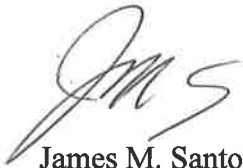
Attached is information concerning this review.

3/12/14

Re: 4243 Ridgegate Drive, Peachtree Corners.

NOTE TO FILE:

- The property was previously reviewed in 1976 (ARC Review Number RC-76-02GC).
- The current proposal is a pool addition, built mostly over existing landscaping with minimal increase in impervious area. Because the previous review was not at the maximums, a new review is necessary due to the increase.
- No new land disturbance is proposed.
- The application requests the maximum amount of impervious surface. The actual proposed impervious is less than that amount.
- The property is not on the river and is not in a floodplain.



James M. Santo
Principal Planner

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** City of Peachtree Corners

2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Robert A. and Margaret Anne Cargo
Mailing Address: 4243 Ridgegate Drive
City: Duluth **State:** Georgia **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-773-0060 Margaret Anne **Fax:** N/A
Other Numbers: 678-773-1243 Bob

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Cleve Gaddis
Mailing Address: 10475 Medlock Bridge Road, Suite 119
City: Johns Creek **State:** Georgia **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-271-4275 **Fax:** 866-936-1270
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: Riverview Estates Subdivision
Description of Proposed Use: Existing single-family detached residential dwelling
Owners will remove existing pool and build a slightly larger pool.

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: See attached exhibit "A"

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Riverview Estates, 4243 Ridgegate Drive, Duluth, GA 30097
Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>One</u>
	Outside Corridor:	_____
	Total:	_____
Lots:	Inside Corridor:	<u>One</u>
	Outside Corridor:	_____
	Total:	_____
Units:	Inside Corridor:	<u>One - existing dwelling to remain</u>
	Outside Corridor:	_____
	Total:	_____

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
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: N/A

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~~ Yes (CMS)

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): ~~###~~ ICC-70-0262 (CMS)

7. How Will Sewage from this Development be Treated?

A. Septic tank Existing septic tank to remain in place

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	43,733 SF	<u>Existing</u> 21,636 SF	13,119 SF	(50) 49.5	(30) 30
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	43,733 SF	21,636 SF	13,119 SF	N/A	N/A

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: No

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.
- X 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.

X Documentation on adjustments, if any.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

X Site plan.

X 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)

 2-27-14
2/27/14

Signature(s) of Owner(s) of Record

Date

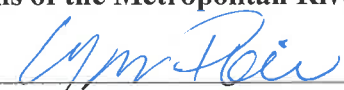
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

 2/27/2014

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

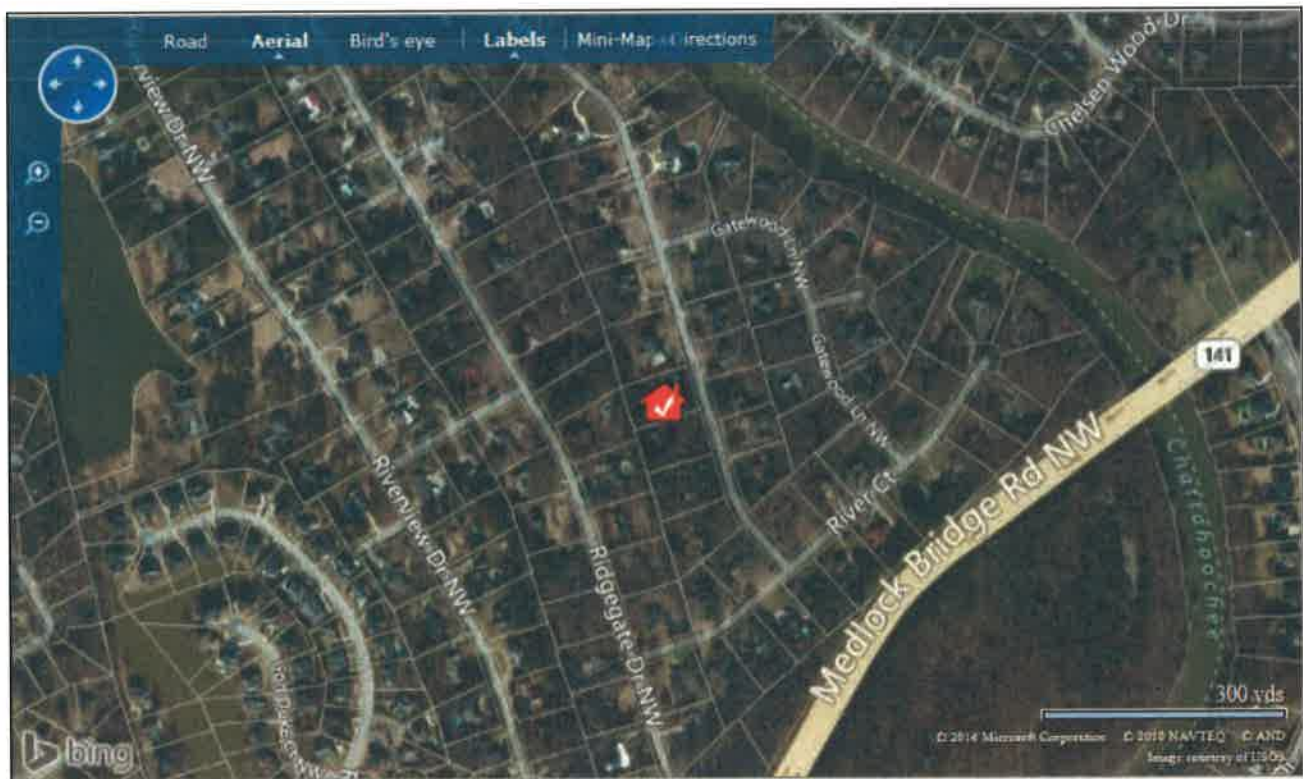
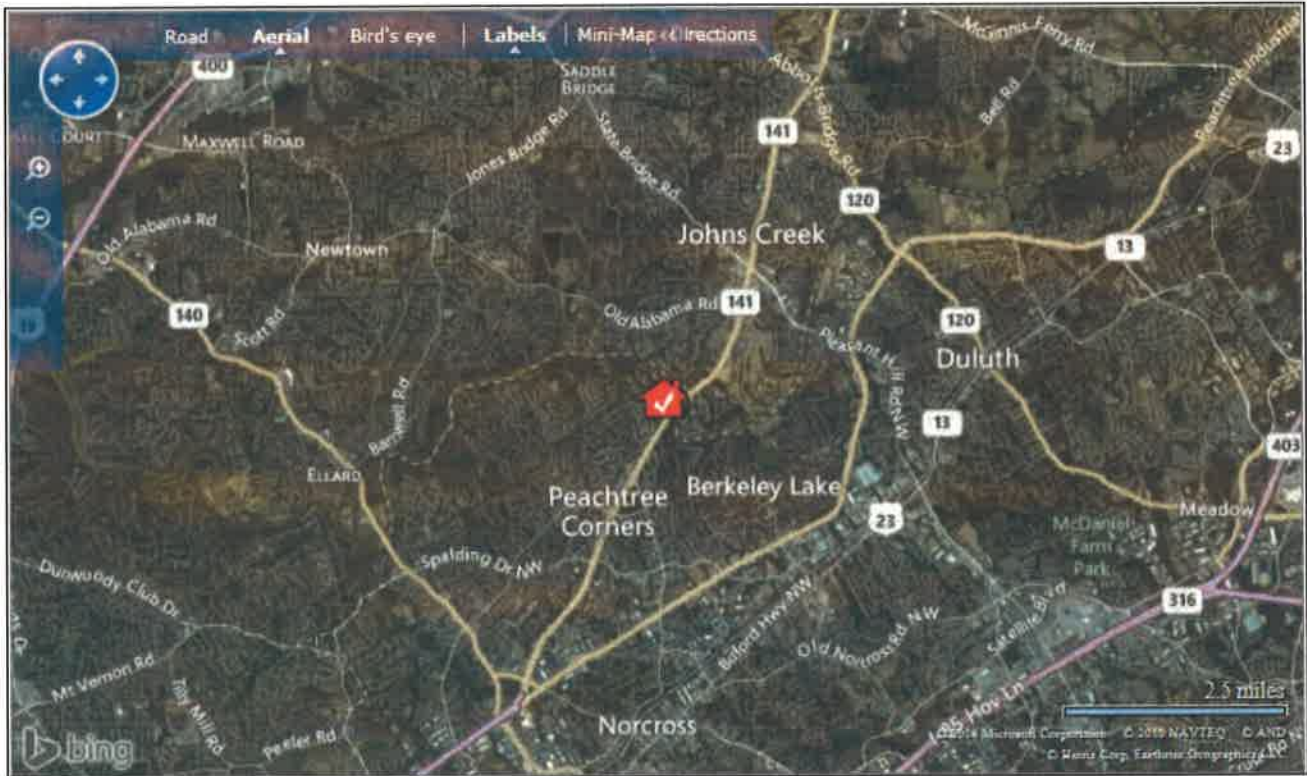
Date

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

 3-3-14
Signature of Chief Elected Official or Official's Designee Date

Vicinity Map

4243 Ridgeway, Drive, Duluth, GA 30097



87784
8881

Exhibit 'A'

File # 92-7146-01

BOOK 7704 PAGE 1

KING TAYLOR & STOVALL P.C.
1970 LAKESIDE PARKWAY, SUITE 150
P.O. BOX 446
TUCKER, GA 30085-0446

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, Made the 30th day of July, 1992, in the year one thousand nine hundred ninety-two, between

Gary H. Cox and Patricia K. Cox

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Bobby A. Arce, Sr. and Marilyn K. Arce

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of Land lying and being in Land Lot 329 of the 6th District of Gwinnett County, Georgia, being Lot 29, Block "D", Unit No. 3, Riverview Estates Subdivision, as per plat recorded in Plat Book 4, Page 210, Gwinnett County Records, which plat is made a part of this description by reference thereto; and being improved property known as 4243 Ridgeway Drive, according to the present system of numbering property in Gwinnett County, Georgia.

GWINNETT CO, GEORGIA
REAL ESTATE TRANSFER TAX

\$ 295.00

GARY R YATES CLERK OF
SUPERIOR COURT

92 AUG -7 AM 8:00
GARY R. YATES, CLERK

This property is being conveyed subject to restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereto, to the said Grantee, his heirs, successors and assigns forever, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Gary H. Cox (Seal)
Patricia K. Cox (Seal)
My Commission Expires March 20, 1993