



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: Sep 8 2014

ARC REVIEW CODE: V1409081

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

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-14-03PC 4189 Ridgeway Dr

**Review Type:** Metro River

**MRPA Code:** RC-14-03PC

**Description:** An application for a Metropolitan River Protection Act Certificate for the construction of a single-family residence, replacing an existing residence on a lot that is within the Chattahoochee River Corridor. This lot was previously approved as a part of RC-76-02GC.

**Preliminary Finding:** ARC staff has begun the review of this application for a Metro River Certificate. 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:** 319,329 **District:** 6 **Section:**

**Date Opened:** Sep 8 2014

**Deadline for Comments:** Sep 18 2014

**Earliest the Regional Review can be Completed:** Sep 18 2014

## 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

CHATTAHOOCHEE RIVERKEEPER

CITY OF DULUTH

ARC ENVIRONMENTAL PLANNING

CITY OF PEACHTREE CORNERS

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 2014-09-18, 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:** Sep 8 2014

**ARC REVIEW CODE: V1409081**

**TO:** ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

**FROM:** Jon Tuley, Extension: 3-3307

**Reviewing staff by Jurisdiction:**

**Land Use:** Smith, Andrew

**Transportation:**

**Environmental:** Santo, Jim

**Research:**

**Aging:**

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### Submitting Local Government: City of Peachtree Corners

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**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) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) 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:** Peachtree Corners
2. **Owner(s) of Record of Property to be Reviewed:**  
**Name(s):** Jeff & Cathy Nichols  
**Mailing Address:** 6035 Atlantic Blvd. Suite B  
**City:** Norcross **State:** GA **Zip:** 30071  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 404-867-7703 **Fax:** \_\_\_\_\_  
**Other Numbers:** 770-916-1119
3. **Applicant(s) or Applicant's Agent(s):**  
**Name(s):** Cox Building, Inc.  
**Mailing Address:** 1145 Ascot Way  
**City:** Braselton **State:** GA **Zip:** 30517  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_  
**Other Numbers:** \_\_\_\_\_
4. **Proposed Land or Water Use:**  
**Name of Development:** River View Estates  
**Description of Proposed Use:** Demolition of and Existing Residence and Construction of a  
New Single Family Residence
5. **Property Description (Attach Legal Description and Vicinity Map):**  
**Land Lot(s), District, Section, County:** 319 & 329, 6th District, Gwinnett County  
**Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** \_\_\_\_\_  
River View, Lot 31, Block 'D', 4189 Ridgegate Dr.,  
**Size of Development (Use as Applicable):**  
**Acres:** **Inside Corridor:** 1.07 Acres  
**Outside Corridor:** 0 Acres  
**Total:** 1.07 Acres  
**Lots:** **Inside Corridor:** 1  
**Outside Corridor:** 0  
**Total:** 1  
**Units:** **Inside Corridor:** \_\_\_\_\_  
**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: \_\_\_\_\_

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): RE-76-028C - 39 house lots in RIVERVIEW -

INDIVIDUAL LOTS, SUBMITTED AS GROUP BUT NOT AS A SUBDIVISION / 11/1976

7. How Will Sewage from this Development be Treated?

A. Septic tank ✓ PERMIT # 3441403

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. (Maximums Shown In Parentheses)
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A \_\_\_\_\_ (90) \_\_\_\_\_ (75) \_\_\_\_\_

B \_\_\_\_\_ (80) \_\_\_\_\_ (60) \_\_\_\_\_

C \_\_\_\_\_ (70) \_\_\_\_\_ (45) \_\_\_\_\_

D 36,930 SF 20,676 SF\* 10,024 SF (50) 56% (30) 27.1%

E 9,500 SF 136 SF\* 0 SF (30) 1.4% (15) 0

F \_\_\_\_\_ (10) \_\_\_\_\_ (2) \_\_\_\_\_

Total: 46,430 SF 20,812 SF 10,024 SF N/A N/A

\* INCLUDES A TRANSFER OF 1474 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 ( $1474 \times 1.5 = 2211$  SF) AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

(COURTNEY RASB  
JMS 8/9/19)

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:** 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 N

If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

**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)

\_\_\_\_ 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)



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.



Signature of Chief Elected Official or Official's Designee



Date



