



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: October 27, 2014

ARC REVIEW CODE: V1410271

TO: Mayor Nancy Harris, City of Duluth
ATTN TO: Nick Colonna, Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original 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-14-01D 1 Inspiration Drive

Review Type: Metro River

MRPA Code: RC-14-01D

Description: An application for a Metropolitan River Protection Act Certificate for the development of 77 single family lots, an equestrian estate, and a reserve parcel within the Chattahoochee River Corridor, and includes land that was reviewed in 1985 for a dredging operation (MRPA Review RC-85-01D) as well as land that was reviewed in 1992 (MRPA Review RC-92-01D) for the Corridor portion of Riverbrooke North subdivision (now named Castlemaine) to the south of the proposed development. The Castlemaine portion of the property includes 55 existing single family lots that are all or partly in the Chattahoochee River Corridor. Their original allocations have been maintained in this review.

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 Duluth

Land Lot: 243 **District:** 7 **Section:**

Date Opened: October 27, 2014

Deadline for Comments: November 6, 2014

Earliest the Regional Review Can Be Completed: November 6, 2014

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

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY
CITY OF JOHNS CREEK

ARC COMMUNITY DEVELOPMENT DIVISION
GEORGIA DEPARTMENT OF NATURAL RESOURCES

CHATTAHOOCHEE RIVERKEEPER
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC staff does not receive comments from you by November 6, 2014, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: October 27, 2014

ARC REVIEW CODE: V1410271

TO: ARC Natural Resources, Community Development Division Managers

FROM: Andrew Smith, Ext. 3-5581

Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon

Transportation Access and Mobility: N/A

Natural Resources: Santo, Jim

Research and Analytics: N/A

Aging and Health Resources: N/A

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Date Opened: October 27, 2014

Deadline for Comments: November 6, 2014

Earliest the Regional Review Can Be Completed: November 6, 2014

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: CITY OF DULUTH, GA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): C. D. MILAM
Mailing Address: 1 INSPIRATION DRIVE
City: DULUTH State: GA Zip: 30097-2211
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770.476.0901 Fax: _____
Other Numbers: 770.476.0899
3. Applicant(s) or Applicant's Agent(s):
Name(s): JOHN D. GASKIN
Mailing Address: 556 LBS TRACE SW
City: MARIETTA State: GA Zip: 30064
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770.478.4035 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: N/A / CASTLEMAINE
Description of Proposed Use: EQUESTRIAN ESTATE - 77 SINGLE FAMILY LOTS - RESERVE PARCEL - EXISTING HOMES WITHIN RIVER CORRIDOR IN CASTLEMAINE SUBDIVISION.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 243 DISTRICT 7
QUINNITT CO, GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: CASTLEMAINE & PROPERTY @ INTERSECTION OF ROGERS
Size of Development (Use as Applicable): BRIDGE & INSPIRATION DRIVE
Acres: Inside Corridor: 140.715 ACRES
Outside Corridor: _____
Total: 140.715 ACRES
Lots: Inside Corridor: 55 in CASTLEMAINE / 77 in INSPIRATION DRIVE.
~~Outside Corridor:~~ _____
Total: _____
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): RIVERBROOKE NORTH (NOW CALLED CASTLEMAINE)

REVISED: JULY 8 1992 (REVISED March 10, 1995) (RC-92-010)
& INSPIRATION AND CRL 85-1D)

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 X

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	<u>0</u>	<u>0</u>	<u>0</u>	(90) <u>0</u>	(75) <u>0</u>
B	<u>0</u>	<u>0</u>	<u>0</u>	(80) <u>0</u>	(60) <u>0</u>
C	<u>46.18 AC.</u>	⁽¹⁾ <u>1,636,958 SF</u>	<u>1,115,220 SF</u>	(70) <u>81</u>	(45) <u>55</u>
D	<u>3.227 AC</u>	⁽²⁾ <u>90,284 SF</u>	⁽³⁾ <u>42,170 SF</u>	(50) <u>64</u>	(30) <u>30</u>
E	<u>91.3 AC</u>	<u>1,027,217 SF</u>	<u>456,554 SF</u>	(30) <u>26</u>	(15) <u>11</u>
F	<u>0</u>	<u>0</u>	<u>0</u>	(10) <u>0</u>	(2) <u>0</u>
Total:	<u>140.707 AC</u>			N/A	N/A

TRANSFERS:

- (1) 152,558 SF transferred from CAT. E to CAT. C on a 1.5:1 BASIS for a TOTAL TRANSFER OF 228,837 SF
- (2) 13,333 SF OF LAND DISTURBANCE Transferred from CAT. E to CAT. D on a 1.5:1 BASIS for a TOTAL TRANSFER OF 20,000 SF.
- (3) 140,000 SF OF IMPERVIOUS SURFACE Transferred from CAT. E to CAT. C on a 1.5:1 BASIS for a TOTAL transfer of 210,000 SF

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

If "yes", indicate the 100-year floodplain elevation: 826V 901-902

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? _____

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

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.

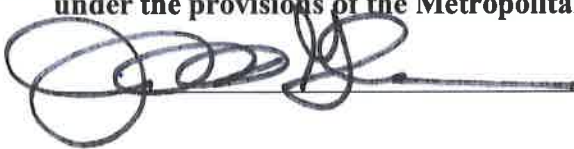
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)



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 The City of Duluth 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

GIS Gwinnett County, GA

GWINNETT COUNTY PLANIMETRIC & TOPOGRAPHIC MAP



Legend	Buildings	Major Transportation	Minor Transportation	Landcover	Recreation	Utility Features	Point Hydro Features
TOPO_BN_VN	Building Code	Major Transportation Code	Minor Transportation Code	Landcover Code	Recreation Code	Utility Code	Hydro Structure Code
Topo Code	Barren	Interchange	Interchange	Barren	Barren	Electric Substation	Earth Bank
Inter Contour	Building Under Construction	Corridor	Corridor	Barren	Barren	Electric Pole	Electric Pole
Inter Deposition Contour		Corridor	Corridor	Barren	Barren	Electric Pole	Electric Pole



