



ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: February 15, 2019

ARC REVIEW CODE: V1902151

TO: Mayor Lois Salter, City of Berkeley Lake
ATTN TO: Pat Chapman, Deputy City Administrator
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-19-01BL 3765 North Berkeley Lake Road

Review Type: Metro River

MRPA Code: RC-19-01BL

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new garden shed.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA 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 Berkeley Lake

Land Lot: 298 **District:** 6 **Section:**

Date Opened: February 15, 2019

Deadline for Comments: February 25, 2019

Earliest the Regional Review can be Completed: February 25, 2019

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
GWINNETT COUNTY
CITY OF PEACHTREE CORNERS

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA
CITY OF JOHNS CREEK

If you have any questions regarding this review, please contact Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before February 25, 2019, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. **The ARC review website is located at:** <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

COMMENTS:

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: City of Berkeley Lake
2. Owner(s) of Record of Property to be Reviewed:
Name(s): John Skrabko
Mailing Address: 3765 North Berkeley Lake Road
City: Berkeley Lake State: Ga. Zip: 30096-3009
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-403-1946 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): John Skrabko
Mailing Address: 3765 North Berkeley Lake Road
City: Berkeley Lake State: Ga. Zip: 30096-3009
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-403-1946 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Garden shed
Description of Proposed Use: Garden tool storage
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 298 of 6th district, Gwinnett County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
3765 North Berkeley Lake Road, Berkeley Lake, Ga.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 2.5, 352 SF (cons-)
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: 1 (cons)
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 JMS

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 JMS

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 N/A - GARDEN SLEEP JMS

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.
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A	_____	_____	_____	(90)	(75)
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B	_____	_____	_____	(80)	(60)
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C	<u>17,468 SF</u>	<u>12,228 SF</u>	<u>7,861 SF</u>	(70)	<u>70%</u> (45) <u>45%</u>
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D	_____	_____	_____	(50)	(30)
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E	<u>7,884 SF</u>	<u>2,365 SF</u>	<u>1,183 SF</u>	(30)	<u>31%</u> (15) <u>15%</u>
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F	_____	_____	_____	(10)	(2)
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Total:	<u>25,352 SF</u>	<u>14,593 SF</u>	<u>9,044 SF</u>	N/A	N/A
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ALL - JMS - OK
2/13/18

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)



1-14-19

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)

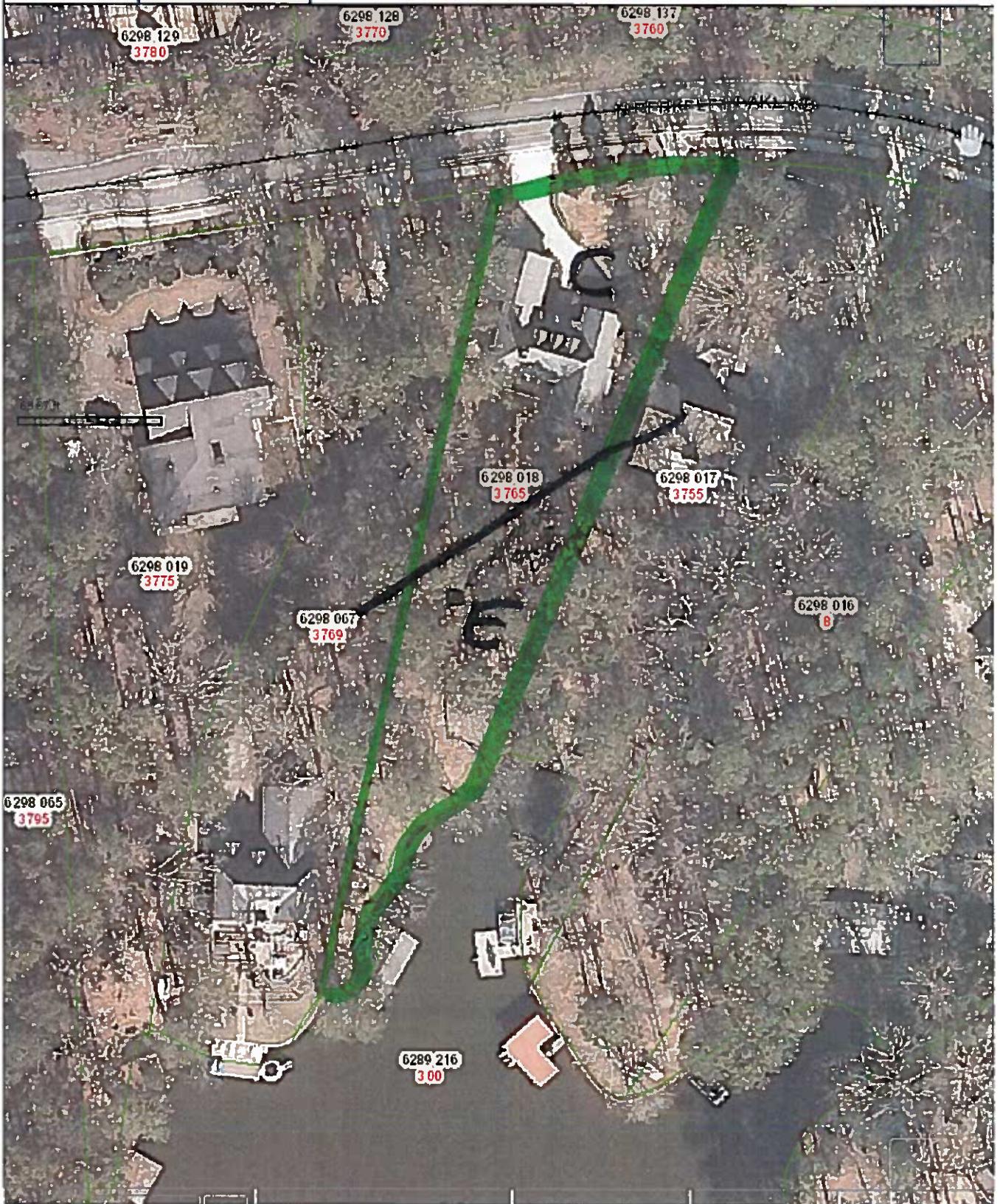
Date

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

 Deputy City Administrator 01/16/2019
Signature of Chief Elected Official or Official's Designee Date

Maps

Searches



Scale 1: 824.05

Go

Active Map: General

XY

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WRITER'S GUY
2/23/14

3765 North Berkeley Lake Road Reanalysis

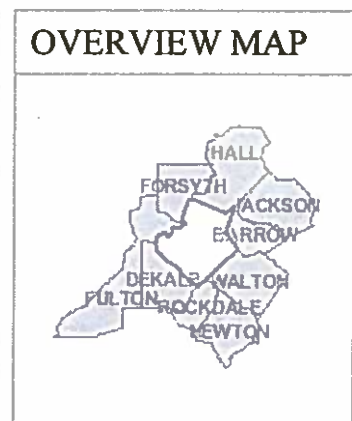
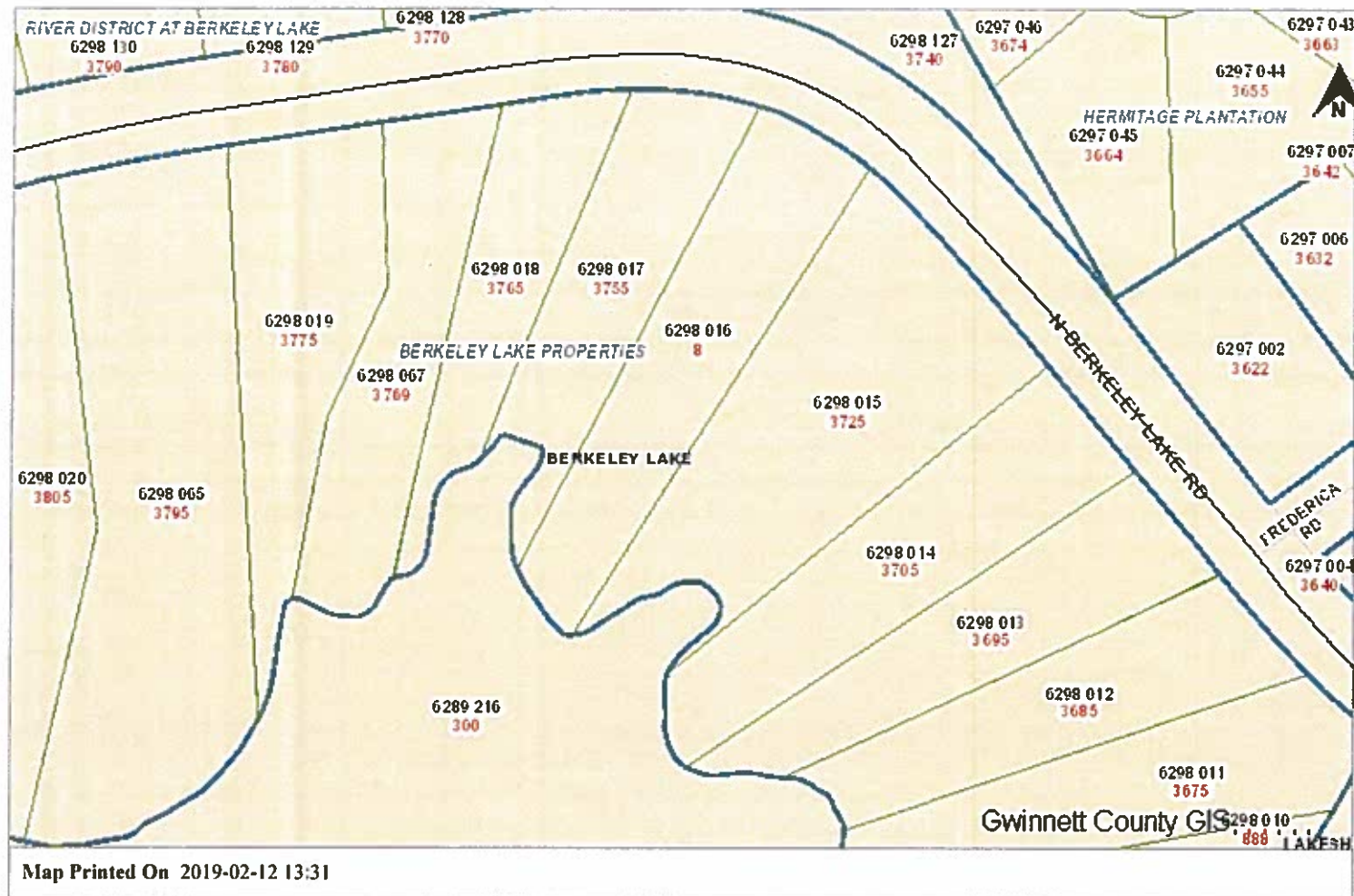
City of Berkeley Lake

February 12, 2019

Vulnerability Factor	Factor Subgroup	Score	
Hydrology	Second Order Basin	5	
Geology	Biotite Gneiss	5	
Vegetation	Pines	15	
SUBTOTAL		25	
Aspect:	Hot Spot	3	--
	South	--	15
SUBTOTAL:		28	40
Slope:	0-10%	3	--
	10-25%	--	9
SUBTOTAL:		31	49
Soils:	Mod. Erodibility	12	--
	Severe Erodibility	--	20
TOTAL:		43	69
CATEGORY:		C	E

The C category includes scores from 38 to 49

The E category includes scores from 60 to 79



Application for Metropolitan River Protection Act certificate - January 14, 2019

John Skrobko
3765 North Berkeley Lake Road
Berkeley Lake, Ga. 30096-3009

770-403-1946 (cell)

Proposed Garden Shed summary:

Location: Gwinnett County land lot 298, 6th District (lot 6 area 3 Berkeley Lake Properties)

Setback from property line: 13.5 feet

Distance from septic field: 15 feet

Distance from lake: 70'

Shed size: 15' x 8' (120 sq.ft.)

Shed height: <14'

Estimated cost: \$1500.00

Material:

Foundation: poured concrete with reinforcing steel (rebar)

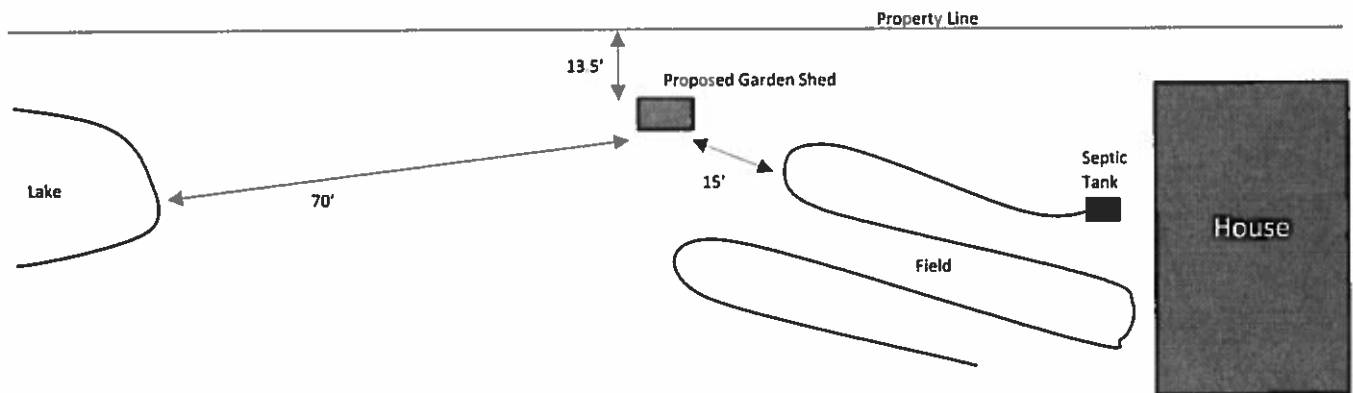
Walls: concrete block with stone facing (waterproofed where backfilled, with French drain)

Floor: concrete pavers over sand base

Roof: traditional asphalt shingles over wood frame

Earth disturbance runoff mitigation: mulch and erosion control screen will be placed as needed.

Due to the slope of the land, the structure will be minimally built into the hillside. The removed earth will be relocated on the property uphill of the site and used as backfill for terracing.



This Application pertains to an "Accessory Structure" which will be used to store garden tools, potting soil, garden machines (lawn mower, weed eater, mulcher, etc.). The following details address the checklist items in the City of Berkeley Lake building permit application guideline document.

1. Application for Building Permit – see attachment. There are no known variances or zoning conditions that affect the project site.
2. Two sets of plans, drawn to scale. – There are no detailed sets of plans available. See the attached information. The structure is a simple rectangle with a low profile roof (see concept drawing).

3. Owner's Affidavit – provided separately. The owner plans to personally do all construction.
4. No general contractor.
5. Location within 2000 feet of the Chattahoochee River. The following is submitted related to the approval of the ARC (Atlanta Regional Commission).

The land to be disturbed/rendered impervious is not located in the Chattahoochee flood plain. Requirements set by the Chattahoochee Corridor Study regarding Flood Plain development do not apply.

Regarding the River Corridor recommendations, the land vulnerability analysis developed by the ARC places this project under land area utilized for low density activity. The land in question fits into the Land Use category D, which pertains to a score of 35 given to a ½ acre lot, single family. (page 49 of the Chattahoochee Corridor Study) Because of this rating, the maximum clearance is 50% and maximum effective impervious surface is 30%. The total proposed impervious surface of this lot is 18.7%, and currently prior to this project it is 18.3%. No clearing is required.

One of the ARC development guidelines calls for “providing for permanent runoff control such as drainage lakes”. This directly applies to Berkeley Lake’s role in buffering any runoff from this project.

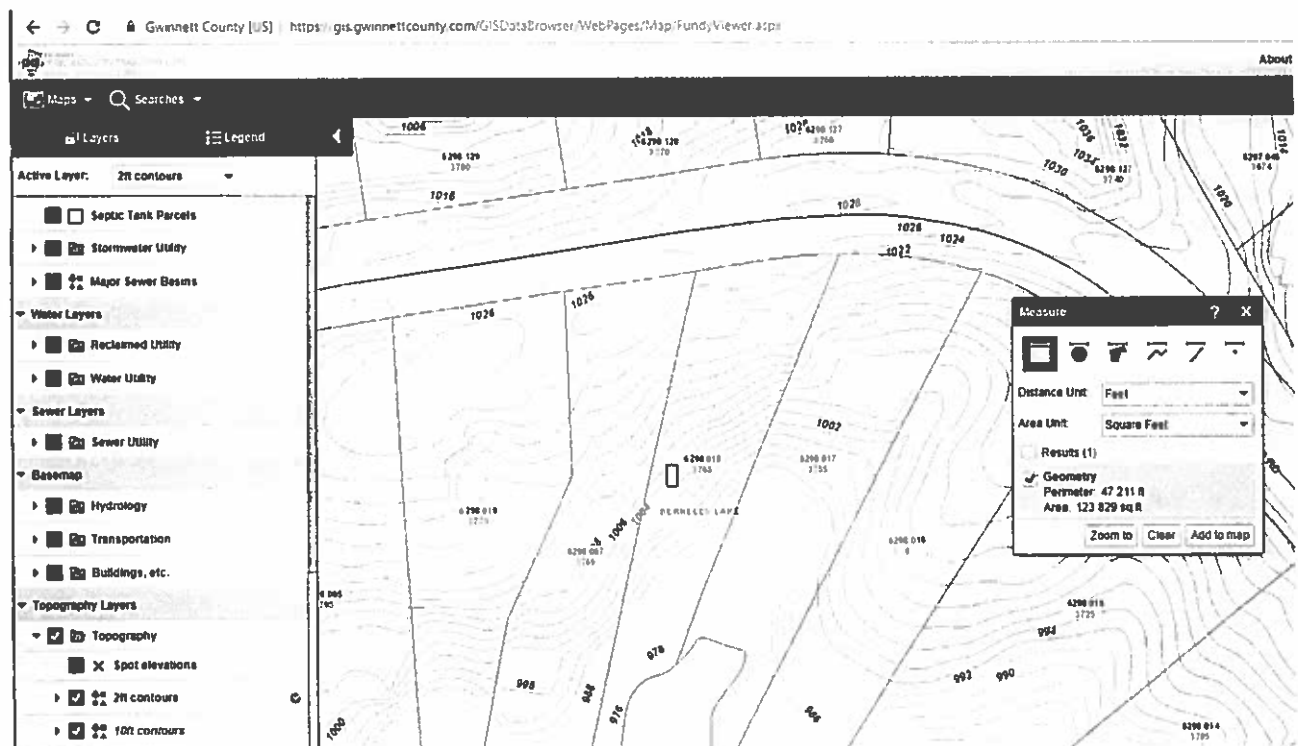
A stipulation of the Chattahoochee Corridor Study is, “Protection of private property rights of landowners.” The magnitude of land disturbance proposed by this project is minor.

6. No impact to septic system.



From USGS <https://viewer.nationalmap.gov/basic/>

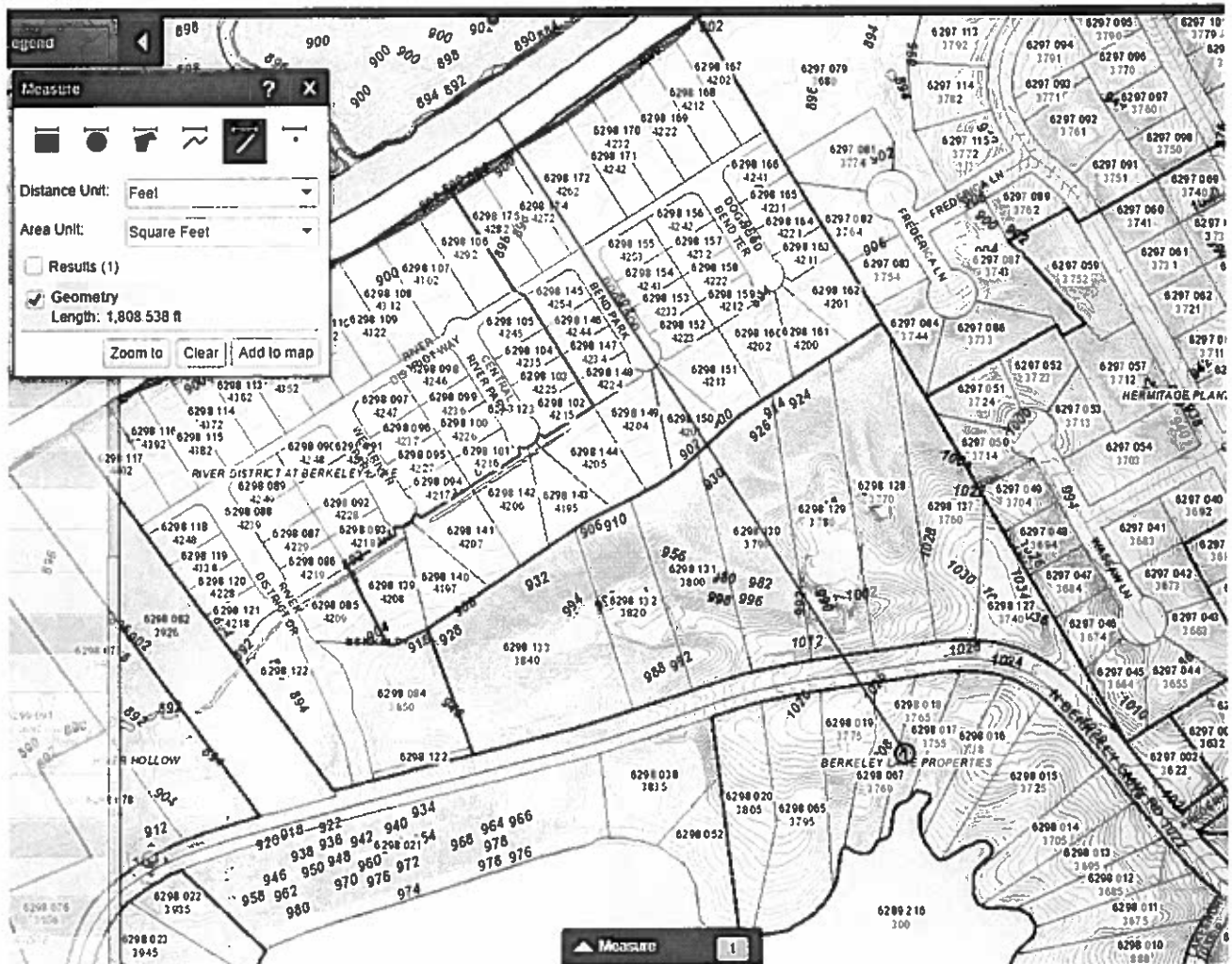
This map shows the proposed shed location relative to Berkeley Lake and the Chattahoochee River. Contour lines are at 20 foot spacing.



Simple topographic map showing rough location of garden shed (centrally located rectangle in lot 3765). Contour lines are spaced at 2 feet.



This map superimposes 2 foot contour lines onto a satellite photo. The proposed shed location is indicated by 1. The property is address 3765. Present impervious surface is the house and driveway shown.



This map shows the distance from the proposed shed location to the Chattahoochee River (1808'), however the location is downhill of a ridge located along Berkeley Lake Road. Therefore, all runoff is not towards the river, but rather towards Berkeley Lake.



Concept drawing