



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: JANUARY 3, 2020

ARC REVIEW CODE: V2001031

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: Katherine Francesconi, City of Peachtree Corners Community Development
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-20-01PC 4248 Ridgeway Drive**Review Type:** Metro River**MRPA Code:** RC-20-01PC

Description: A Metropolitan River Protection Act (MRPA) review of a proposed project to modify an existing single-family residence located within the Chattahoochee River Corridor. The existing house, driveway, deck, steps, walk, and porch comprise 5,726 SF of impervious surface on the lot, which is 32,177 SF total area. The proposed modification seeks to add a pool and deck (952 SF), a garage (828 SF), a bedroom, bathroom, and game room (1,373 SF) and expand the driveway (330 SF). The total new impervious surface would be 8,472 SF. This property is in a subdivision that was previously reviewed in 1976 as RC-76-02GC.

Preliminary Finding: ARC staff has opened its 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 River Corridor Plan.

Submitting Local Government: City of Peachtree Corners**Land Lot:** 329 **District:** 6 **Section:****Date Opened:** Friday, January 3, 2020**Deadline for Comments:** Monday, January 13, 2020**Earliest the Regional Review can be Completed:** Tuesday, January 14, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPERS
FULTON COUNTY

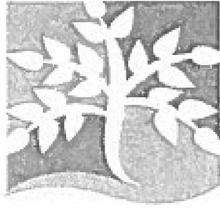
ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF JOHNS CREEK

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GWINNETT COUNTY

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before **5 p.m. Monday, January 13, 2020**, 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.

[illegible]



CITY OF
**Peachtree
CORNERS**
Innovative & Remarkable

cert copy for 4248 Ridgegate
File JMC-1/2/20
BANK OF AMERICA
12/13/19
Cashier's Check
Community Development
310 Technology Parkway
Peachtree Corners, GA 30092
Tel: 678-691-1200 | www.peachtreecornersga.gov

December 16, 2019

Jim Santo
Atlanta Regional Commission
229 Peachtree ST NE Suite 100
Atlanta, Georgia 30303

Re: 4248 Ridgegate Drive & 4260 Gatewood Lane

Dear Jim:

The City of Peachtree Corners respectfully requests a Chattahoochee River Corridor analysis for two lots located in the Riverview Estates neighborhood, 4248 Ridgegate Drive and 4260 Gatewood Lane. One of these properties, 4248 Ridgegate Drive, was one of the 39 lots that received a certificate in the 1976 Riverview Estates Review Letter and is requesting a reanalysis of its allowables. The other lot, 4260 Gatewood Lane, does not have an existing certificate and is requesting an initial analysis to receive its allowables.

Attached please find the following items for both properties: completed ARC application, \$250 certified check, as-built survey, site plan including vulnerability categories and the proposed site plan including clearing and impervious allocations.

Please let me know if you need further information.

Sincerely,

Katherine Francesconi
Stormwater Engineer
310 Technology Parkway
Peachtree Corners, GA 30092
kfrancesconi@peachtreecornersga.gov

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): Charissa King
Mailing Address: 4248 Ridgeway Drive
City: Peachtree Corners State: GA Zip: 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 470-445-3658 Fax: _____
Other Numbers: Email: charissa.king@icloud.com
3. Applicant(s) or Applicant's Agent(s):
Name(s): Lewis Reeves Properties LLC
Mailing Address: 5400 Banner Gate Drive
City: Johns Creek State: GA Zip: 30027
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-219-2151 Fax: _____
Other Numbers: Email: indiancrl@aol.com
4. Proposed Land or Water Use:
Name of Development: Riverview Estates
Description of Proposed Use: Modification to Existing Single Family Residence Located within the Chattahoochee River Corridor.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 329, 6th District, Gwinnett County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Riverview Estates, Lot 11 F, 4248 Ridgeway Drive, 385 Feet to Gatewood Lane
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.739
Outside Corridor: 0.00
Total: 0.739
Lots: Inside Corridor: 0.739
Outside Corridor: 0.00
Total: 0.739
Units: Inside Corridor: 0.739
Outside Corridor: 0.00
Total: 0.739
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): Single Family Residential Community, RC-76-02GC, 1976

7. How Will Sewage from this Development be Treated?

A. Septic tank Yes

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site. — See sheet 3 of ~~the~~ ATTACHED plans.

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>
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	32,177 sf	16,089 sf	9,653 sf	(50) 50	(30) 30
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	32,177 sf	16,089 sf	9,653 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: 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

If "yes", indicate the 500-year flood plain elevation: 895

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)

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)

☒ 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:

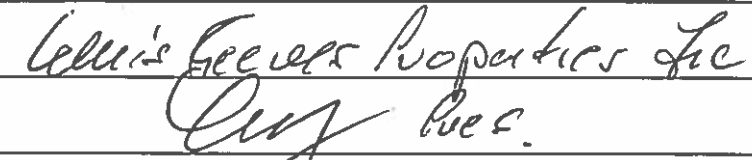
☐ Concept plan.

☐ 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)

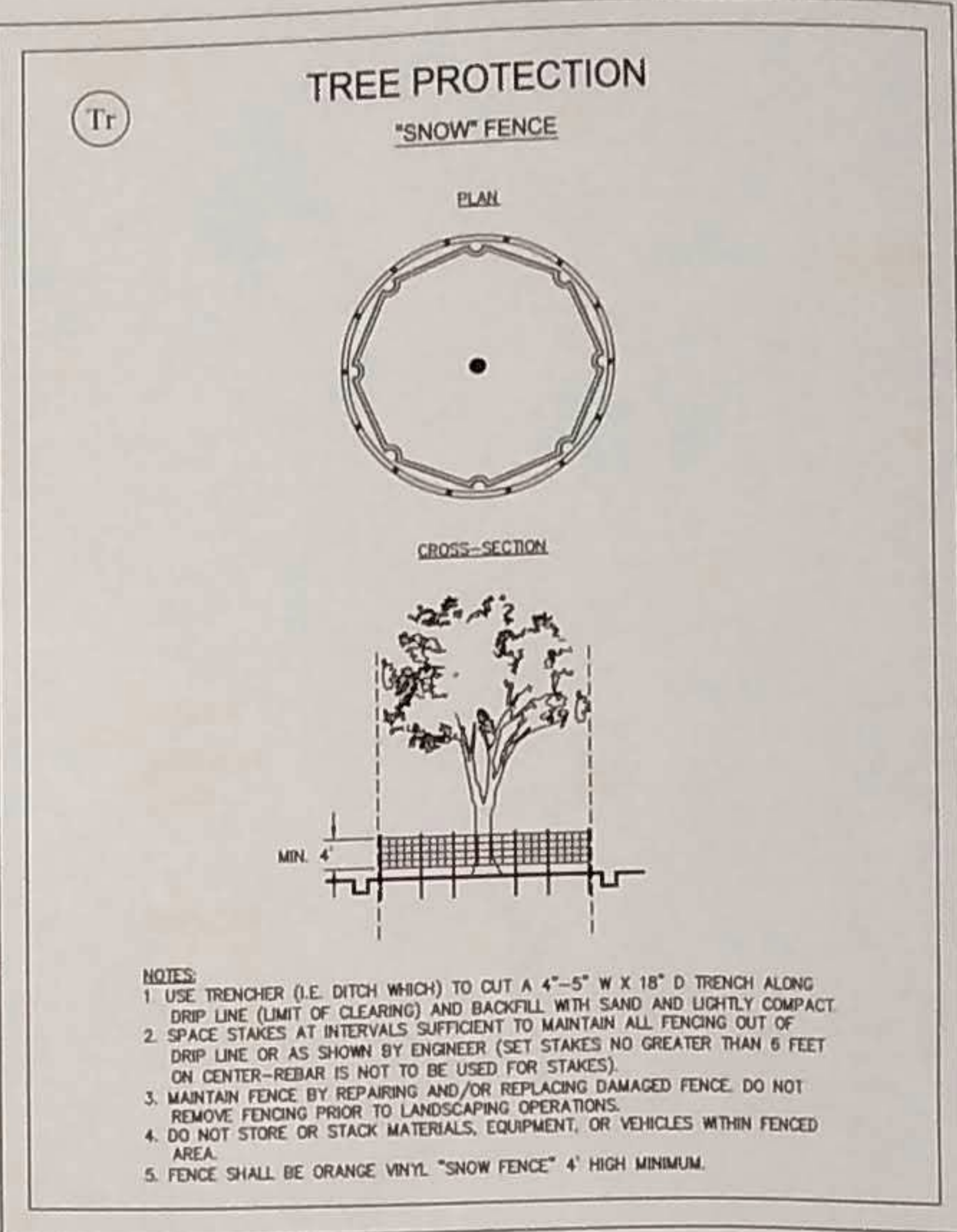
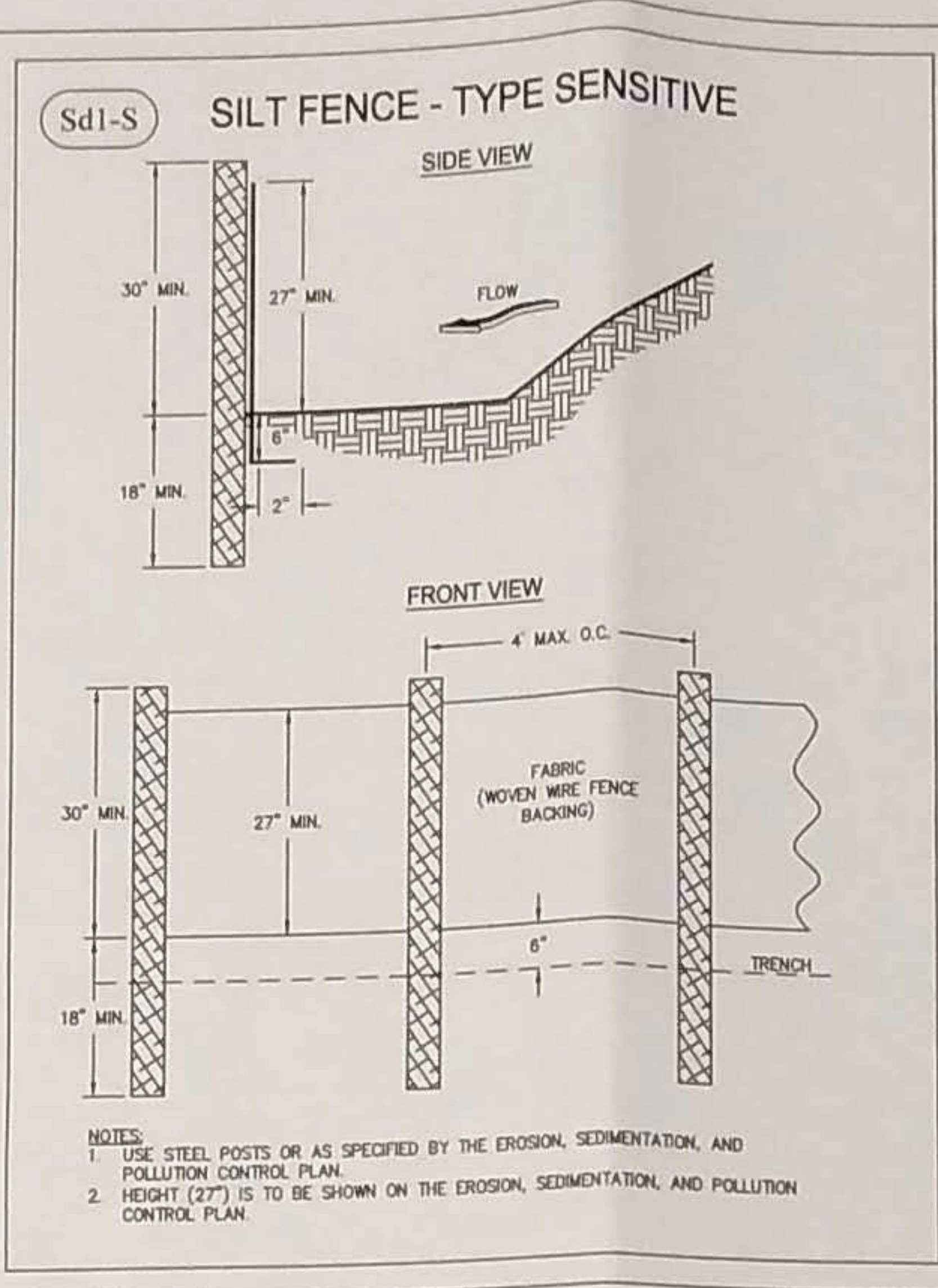
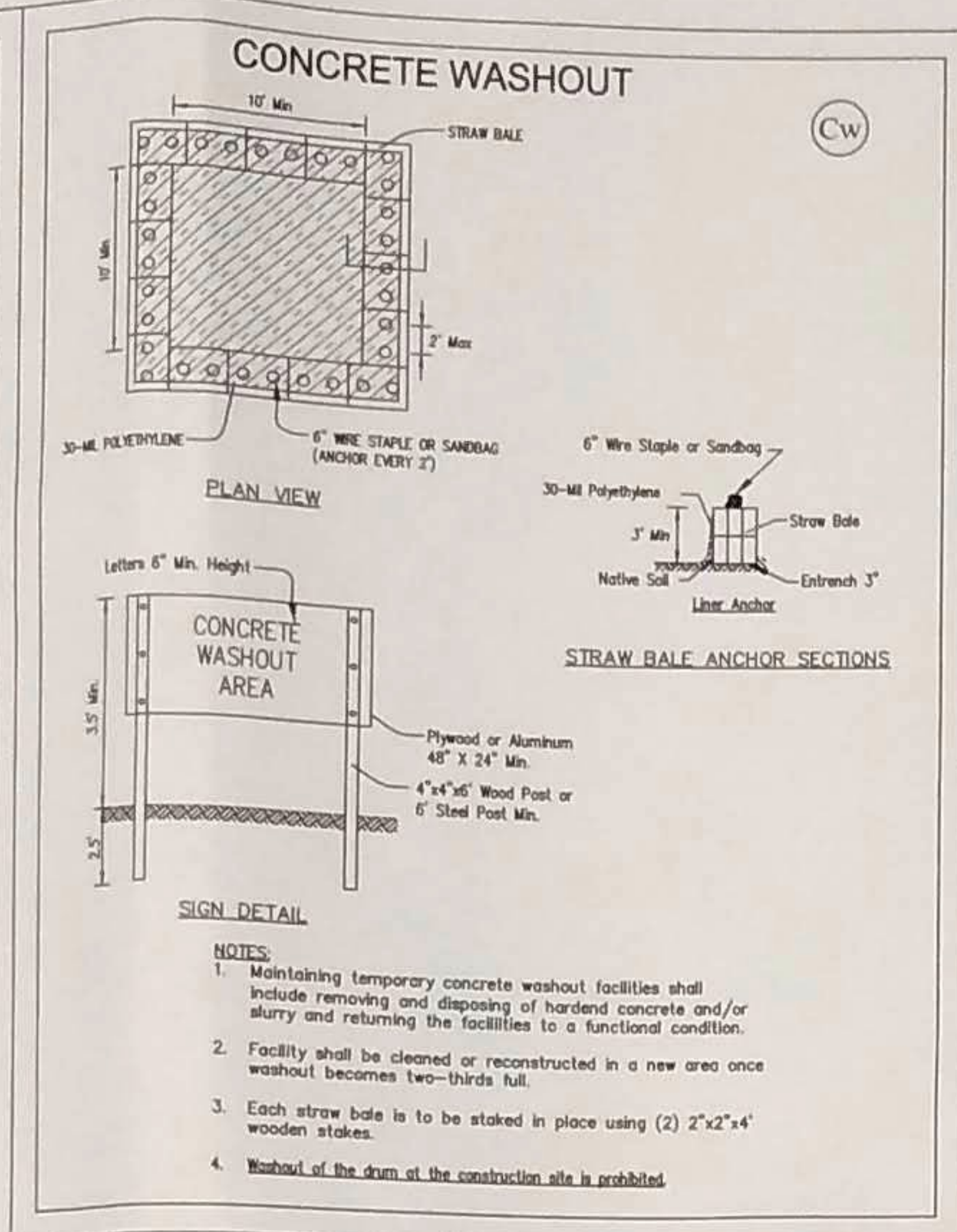
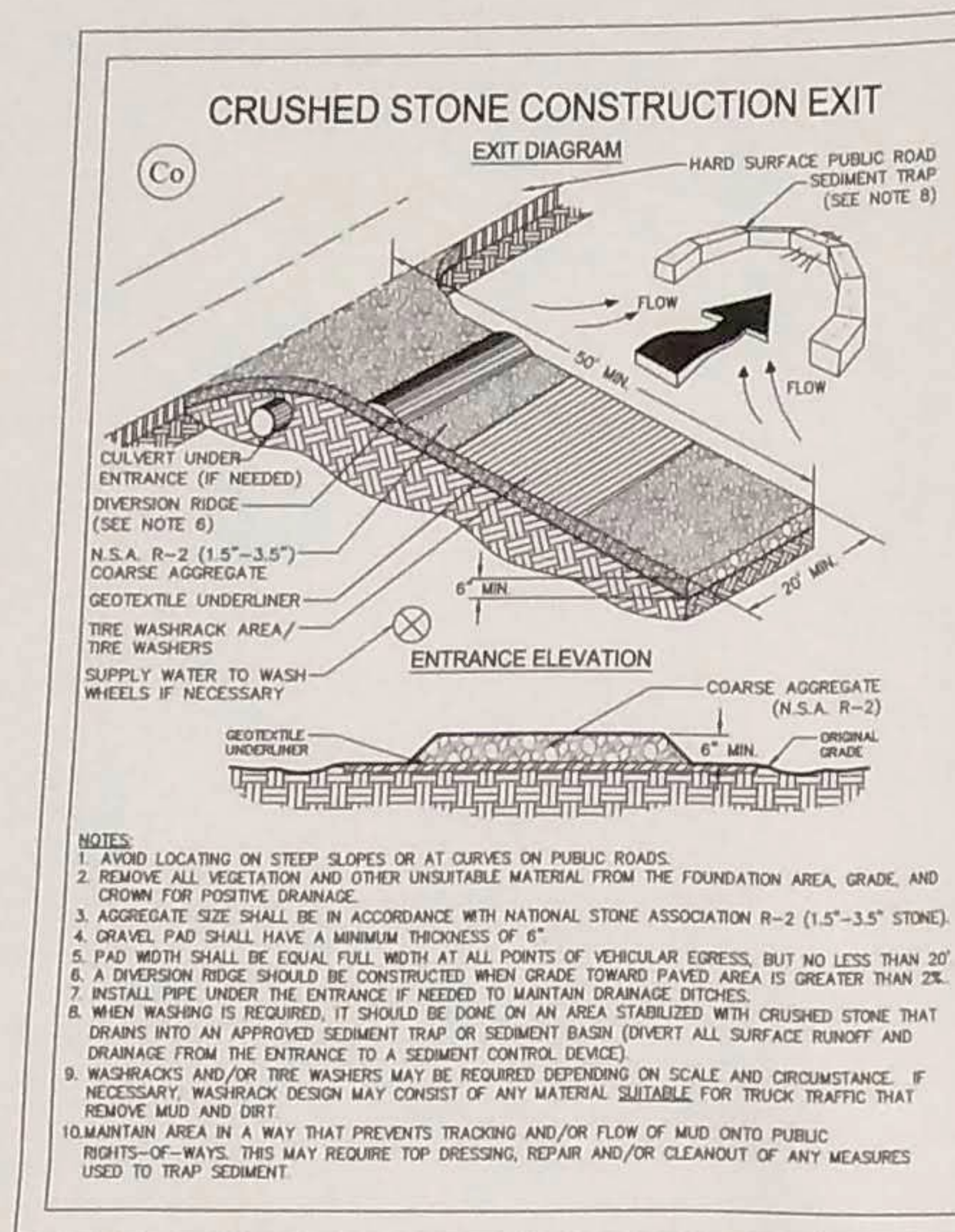
✓  12/14/19
Signature(s) of Owner(s) of Record Date

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

 12/15/19.
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



GRASSING SCHEDULE (HYDROSEEDING RATES)

SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)	R20
KY 31	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180
FESCUE	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180
WINTER RYE	2-3 LBS.	3/1-6/5	1 TON/ACRE	60-90	120-180

*WEEPING LOVEGRASS

*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.

*HYDROSEED ON ALL 2:1 SLOPES.

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH STRAW OR HAY - 3-1/2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-8 TONS/ACRE).

ACTIVITY SCHEDULE

NO. OF MONTHS	0	2	4	6	8	10	12	14
HOUSE CONSTRUCTION								
CLEAR AND GRUB								
ROUGH GRADING								
FINISH GRADING								
UTILITIES								
PAVING								
GRASSING/CLEAN UP								
EROSION CONTROL MEASURES								

LEVEL 3

WINNETT COUNTY SOIL INVESTIGATION REPORT

4248 RIDGEGATE DRIVE PEACHTREE CORNERS, 30097
LOT 11-F RIVERVIEW ESTATES SD, LAND LOT 329, DISTRICT 6th
OWNER: CHARISSA KING thru BOUNDARY ZONE, INC. 770-271-5772

FILL OVER ALTAVISTA, 2-6% SLOPES
-this unit has 30-56" +/- of old yellow-red and red fill material over Altavista and Cartecay like soils. This area was probably in the flood plain many years ago before it was filled.

TOCCOA, 2-6% SLOPES
-similar to Augusta and Wickham soils. This unit is in the current flood plain per the Gwinnett Co GIS maps.

ESTIMATED SOIL PROPERTIES BASED ON MEASUREMENTS

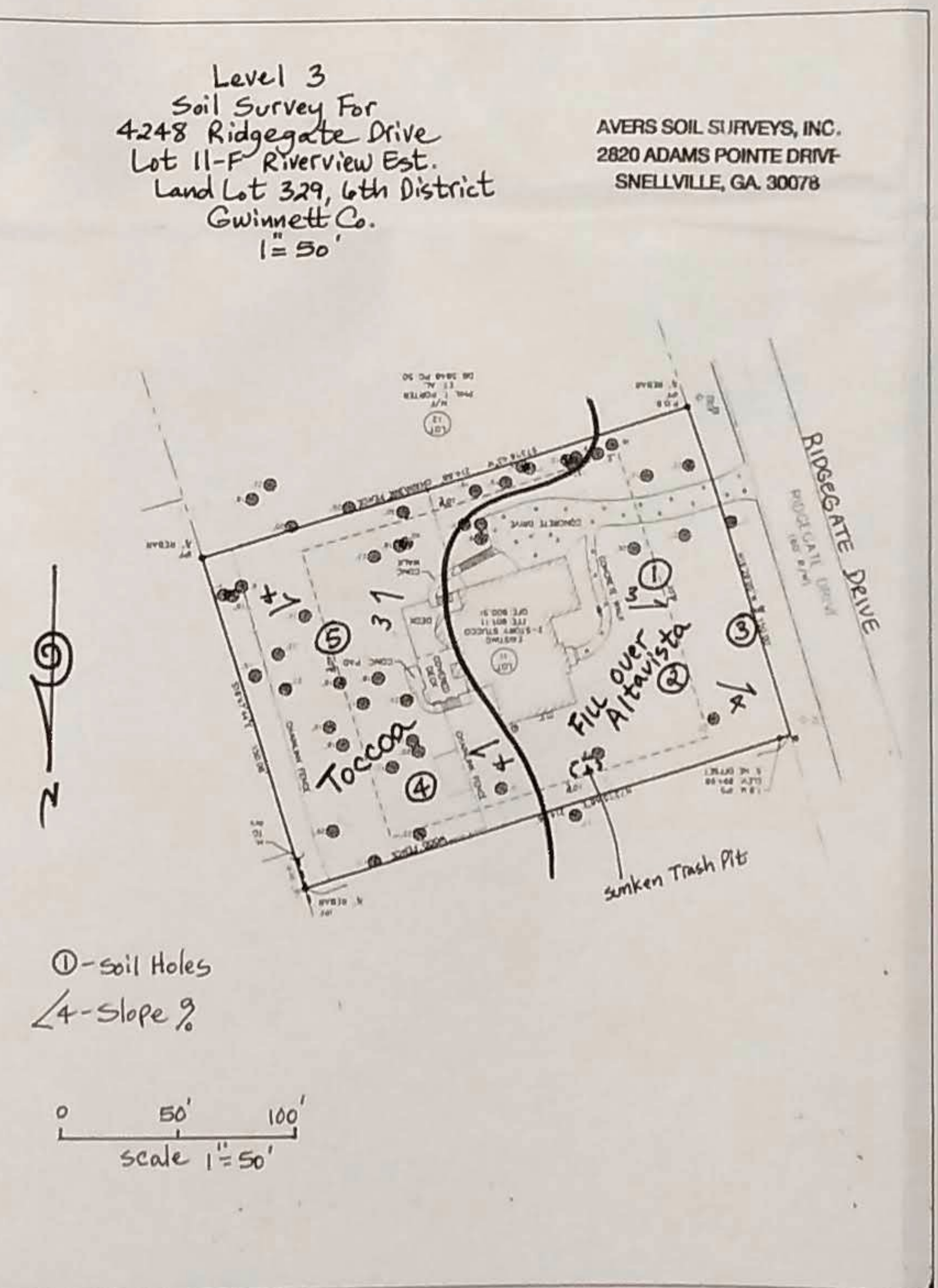
SOIL SERIES	DEPTH TO BEDROCK	DEPTH TO SEASONAL WATER TABLE	MIN / INCH PERCOLATION RATE	SLOPES	DEPTH TO OPTIMUM PERCOLATION	SUITABILITY CODE
FILL / ALTAVISTA	72"+	30-56"	75	2-4	8-18"	FC
TOCCOA	72"+	36-60"	65	2-4	8-24"	FC

SUITABILITY CODE FC-these soils are generally not suitable for on site sewage disposal due to fill material and soils within the flood plain. However, with no other options, an alternative system in the upper front yard can be considered. This area is not in the current flood plain like the back yard. See Health Dept. Be sure gutter drains are piped out past and away from tank and drain field areas and surface water is diverted away from these areas as well. Avoid the sunken trash pit, see map.

NOTE: This report is null and void if area is cut or filled after time of field study. Measurements and depth's given are from the existing soil surface at time of field work.

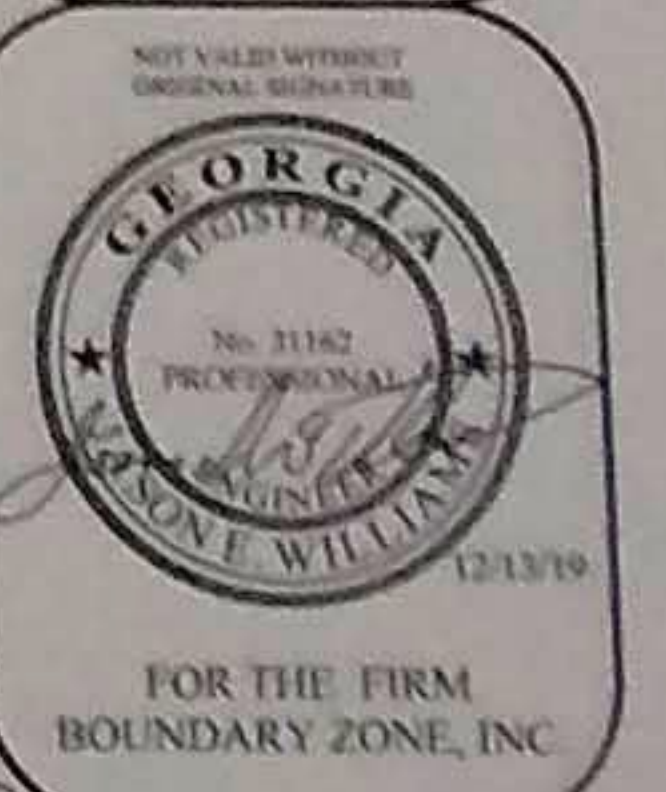
11-14-19
This is a Level 3 Soil Survey
Soil Scientist: Pete Avers Jr.
770-972-1079

AVERS SOIL SURVEYS, INC.
2820 ADAMS POINTE DRIVE
SNELLVILLE, GA. 30078



DETAILS

PREPARED FOR: CHARISSA KING,
UNIT 3, RIVERVIEW ESTATES SUBDIVISION
LOT 11, BLOCK "F", UNIT 3, RIVERVIEW ESTATES SUBDIVISION
LAND LOT 329, 6TH DISTRICT
4248 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
DATE 11/12/2019



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON.

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TOTAL AREA: 0.79 ACRES / 32,177 SQUARE FEET

BOUNDARY SURVEY: DD 8691, PG 512, PG 4, PG 210
FIELDWORK PERFORMED ON 11/20/19

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 86,566 FEET TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF 0.03 FEET

LEGEND

- PROPERTY CORNER FOUND (AS NOTED)
- 12" REBAR WITH CAP
- SET L&P KEY
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN
- POWER METER
- POWER BOX
- A/C UNIT
- LIGHT POLE
- SET L&P KEY
- MANHOLE
- CLEAN OUT
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE
- SILT FENCE
- TRUE PROTECTION
- HAY BALES
- FLOW WELL LINE
- NOW OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE (TYP.)
- LAND LOT
- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- FINISH FLOOR ELEVATION
- BASMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF FOOTER ELEVATION
- SILT FENCE
- DRAINAGE ARROW

TREE LEGEND

- HARDWOOD TREE
- PIKE TREE
- TO BE REMOVED

811
Know what's below.
Call before you dig.

BOUNDARY zone, inc.
LAND SURVEYING SERVICES & LAND PLANNING SERVICES

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SEWANEH (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SNELLVILLE, GEORGIA 30078

ATLANTA (404) 442-8180
1300 PEACHTREE ST., SUITE 200
ATLANTA, GEORGIA 30309

KENNESAW (404) 786-4301
475 CUMBER PLACE SE, SUITE 101
KENNESAW, GEORGIA 30144

PROJECT
21386.02

SHEET
3 OF 3