


DATE: June 25, 2020

ARC REVIEW CODE: V2006251

TO: Mayor Mike Mason, City of Peachtree Corners
ATTN TO: Katherine Francesconi, Stormwater Engineer
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-20-03PC 4617 Ridgeway Drive

Review Type: Metro River

MRPA Code: RC-20-03PC

Description: A Metropolitan River Protection Act (MRPA) review of a proposed project to build a pool and deck on the rear of an existing single-family home at 4617 Ridgeway Drive in the City of Peachtree Corners. The proposed disturbance area is 4,268 SF. The existing impervious surface is 6,819 SF, including a concrete pad that will be removed. New total impervious surface would be 8,941 SF on a total lot area of 41,123 SF.

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: 319 **District:** 6 **Section:**

Date Opened: June 25, 2020

Deadline for Comments: July 6, 2020

Earliest the Regional Review can be Completed: July 7, 2020 (next business day after comments close)

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

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE-CRNR
GWINNETT COUNTY

ARC NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF JOHNS CREEK

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 July 7, 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.



CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT
310 Technology Parkway, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

May 15, 2020

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

Re: 4617 Ridgegate Drive

Dear Jim,

The City of Peachtree Corners respectfully and formally requests an ARC Chattahoochee River Corridor Classification review for 4617 Ridgegate Drive, lot 3, block E in Riverview Estates neighborhood. This property does not have an existing certificate.

Attached please find the completed application and site plan including vulnerability categories with clearing and impervious area allocations. The applicant will be dropping off a check to the City for a check of \$250 made out to the ARC. Please let me know how to proceed with getting the payment to you during the COVID19 pandemic. 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:** City of Peachtree Corners

2. **Owner(s) of Record of Property to be Reviewed:**
 Name(s): Julie Shirah
 Mailing Address: 4617 Ridgeway Drive
 City: Peachtree Corners **State:** GA **Zip:** 30093
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 770-337-9963 **Fax:** _____
 Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
 Name(s): Hugh Tully - Tully Pools
 Mailing Address: 8725 Roswell Road # D-323
 City: Atlanta **State:** GA **Zip:** 30350
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 404-307-6143 **Fax:** _____
 Other Numbers: hugh@tullypools.com

4. **Proposed Land or Water Use:**
 Name of Development: 4617 Ridgeway Drive
 Description of Proposed Use: Private pool

5. **Property Description (Attach Legal Description and Vicinity Map):**
 Land Lot(s), District, Section, County: LL 319, 6th District, Gwinnett County

- Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** _____
 Riverview Estates, Unit 2, Block E - lot 3. Nearest intersection - Ridgeway Dr. & Riverlake Ln
 Size of Development (Use as Applicable):
 Acres: **Inside Corridor:** _____
 Outside Corridor: _____
 Total: _____
 Lots: **Inside Corridor:** Lot 3 - 0.944 AC
 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? No

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 Gwinnett EHS approval obtained for new drain field.

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	<u>N/A</u>			(90) _____	(75) _____
B	<u>N/A</u>			(80) _____	(60) _____
C	<u>8,607</u>	<u>2,658</u>	<u>1,138</u>	(70) <u>30.9%</u>	(45) <u>13.2%</u>
D	<u>20,601</u>	<u>8,962</u>	<u>*7,256</u>	(50) <u>43.5%</u>	(30) <u>*35.2%</u>
E	<u>11,915</u>	<u>2,952</u>	<u>547</u>	(30) <u>24.8%</u>	(15) <u>4.6%</u>
F	<u>N/A</u>			(10) _____	(2) _____
Total:	<u>41,123</u>	<u>14,572</u>	<u>8,941</u>	N/A	N/A

* Category E (Impervious surface): 1,787 SF (allowed) - 547 SF (existing) = 1,240 available impervious surface. 717 credits from Category E transferred to Category D (1240 - 717 = 523 available impervious surface credits remaining in Category E). Category D includes allowable impervious area credits (6,180 SF) plus credits transferred from Category E (717 SF x 1.5 = 1,076 SF). 6,180 SF + 1,076 SF = 7,256 allowable impervious surface in Category D.

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? No

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)

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.

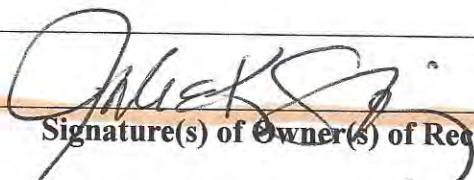
☐ Land-disturbance plan.

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)



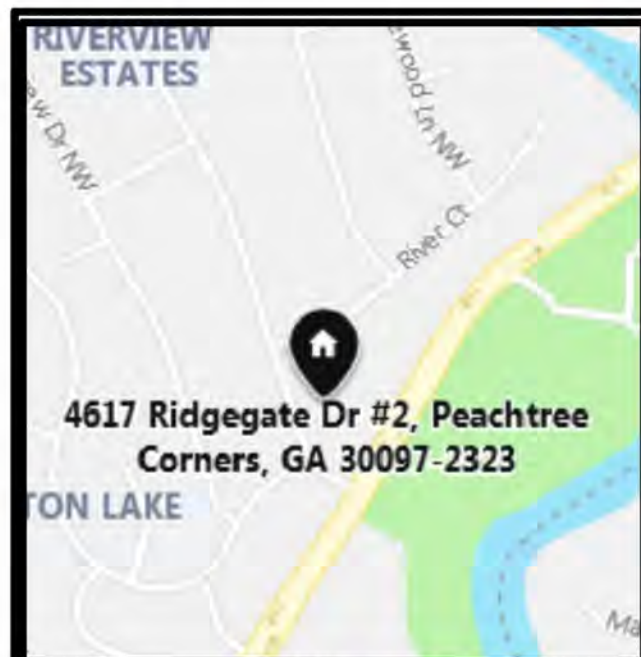
Signature(s) of Owner(s) of Record Date

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

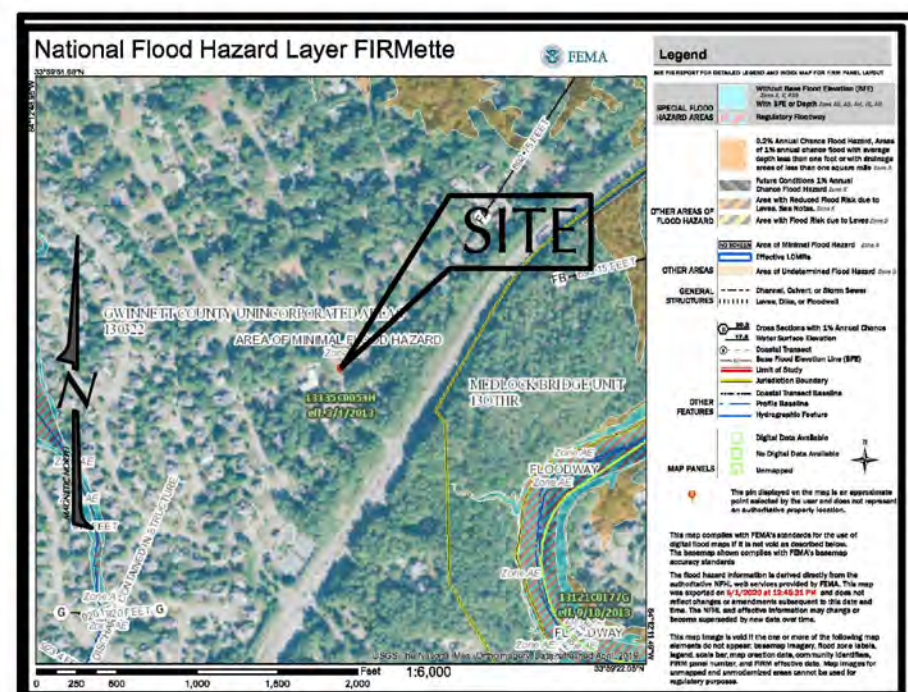
Signature(s) of Applicant(s) or Agent(s) Date

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

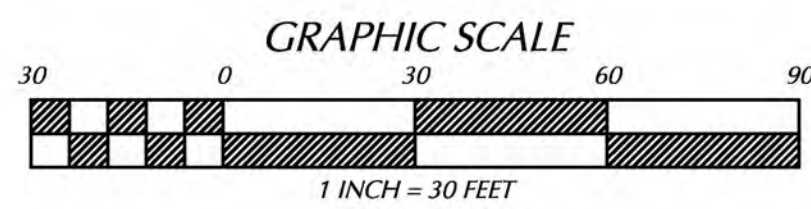
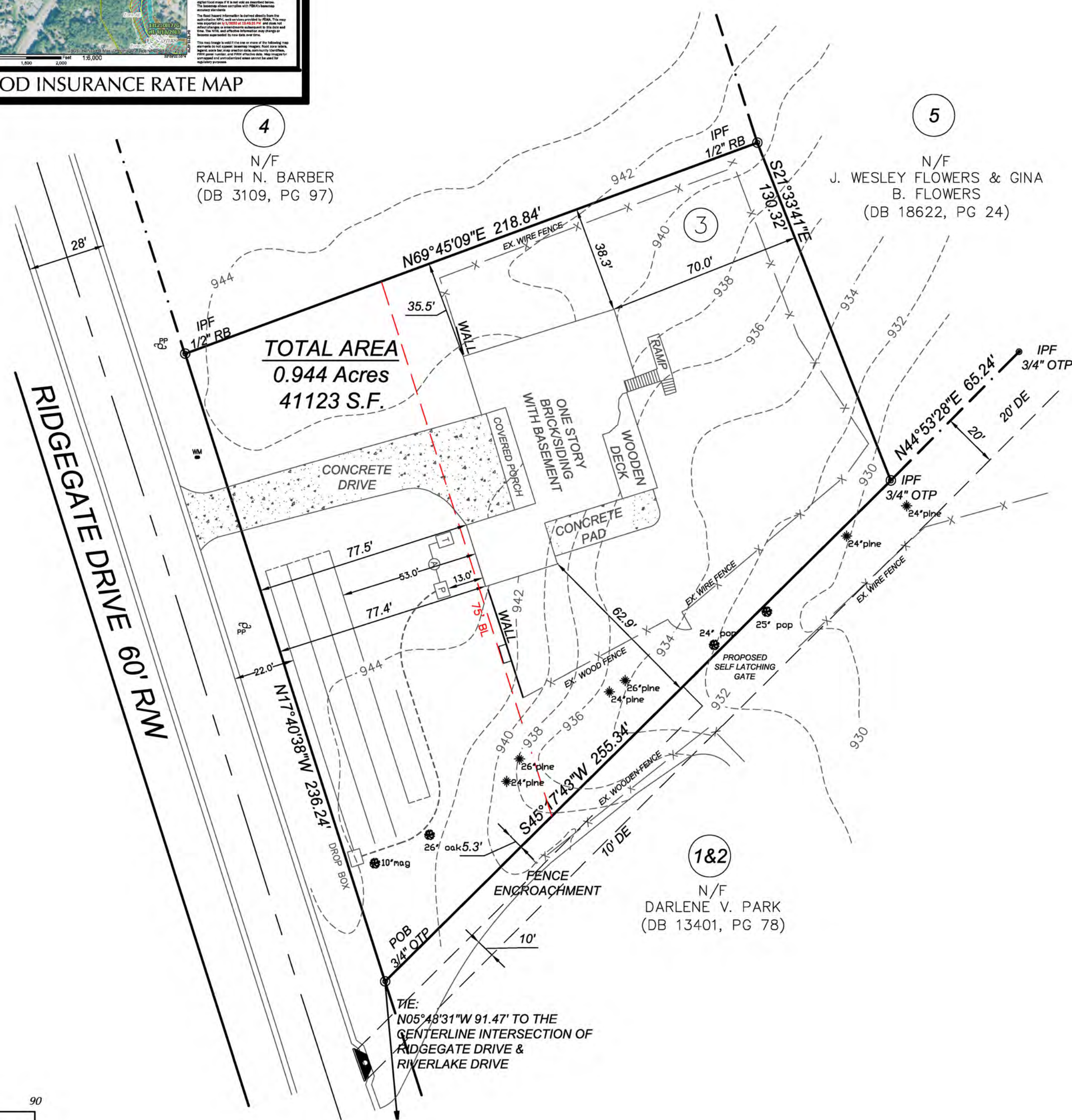
Katherine Francesconi
Signature of Chief Elected Official or Official's Designee Date 5/15/20



VICINITY MAP
NOT TO SCALE



FLOOD INSURANCE RATE MAP



EXISTING CONDITIONS
4617 RIDGEGATE DRIVE
LOT 03
RIVERVIEW ESTATE UNIT 2, BLOCK E
DB. 56110, PG. 675~PB. U, PG.163
LAND LOT 319 ~ 6ND DISTRICT
PEACHTREE CORNERS, GWINNETT COUNTY, GEORGIA

OWNER:
RALPH SCOTT & JULIE KITTLE SHIRAH
4617 RIDGEGATE DRIVE
PEACHTREE CORNERS, GA 30097

CONTRACTOR:
TULLY POOLS, INC.
8725 ROSWELL ROAD
SUITE D-323
ATLANTA, GA 30350

24-HOUR CONTACT:
HUGH TULLY
(404) 307-6143

SURVEYOR:
EARTH PRO LAND SURVEYING
1787 NORTH ELM STREET
COMMERCE, GA 30529
(678) 640-5500

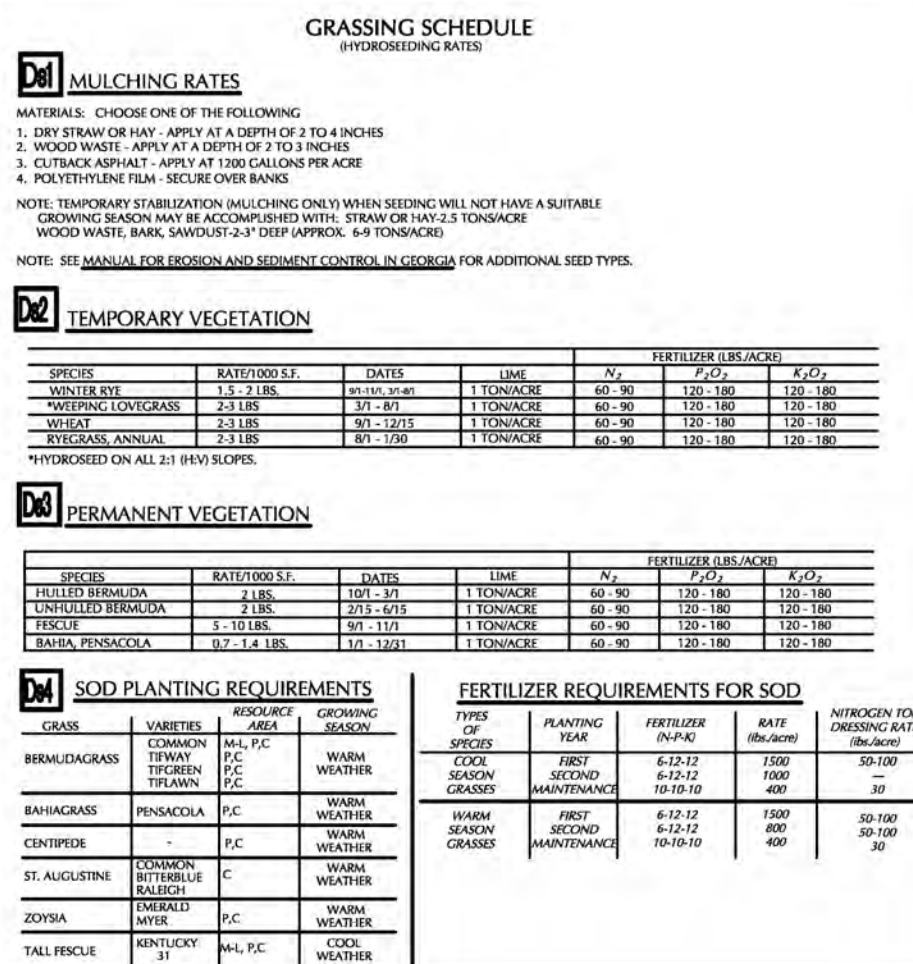
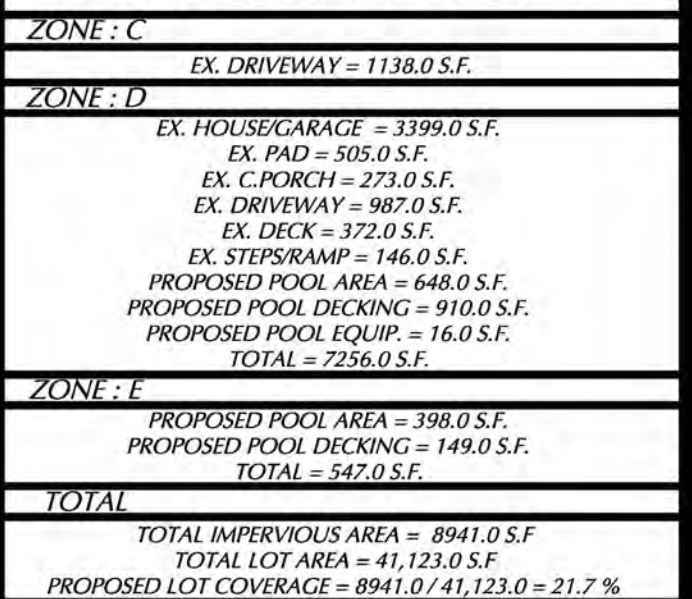
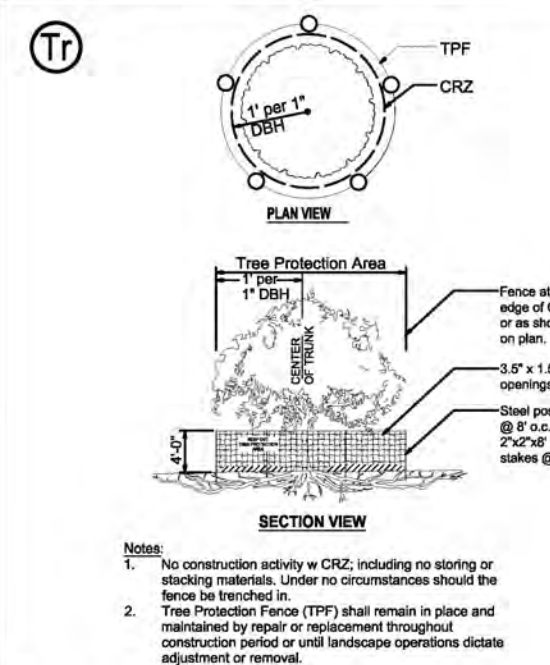
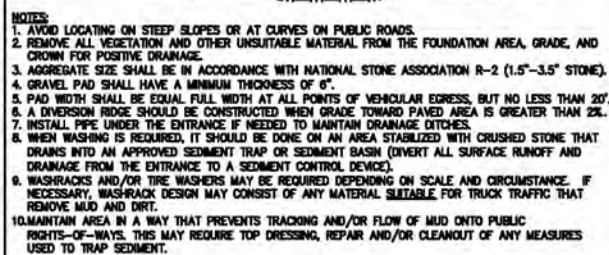
ENGINEER:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920



REVISED 6-22-20

PROJECT NUMBER
HTP-20-002

DATE 2/6/15	DRAWN CJW	CHECKED VFG
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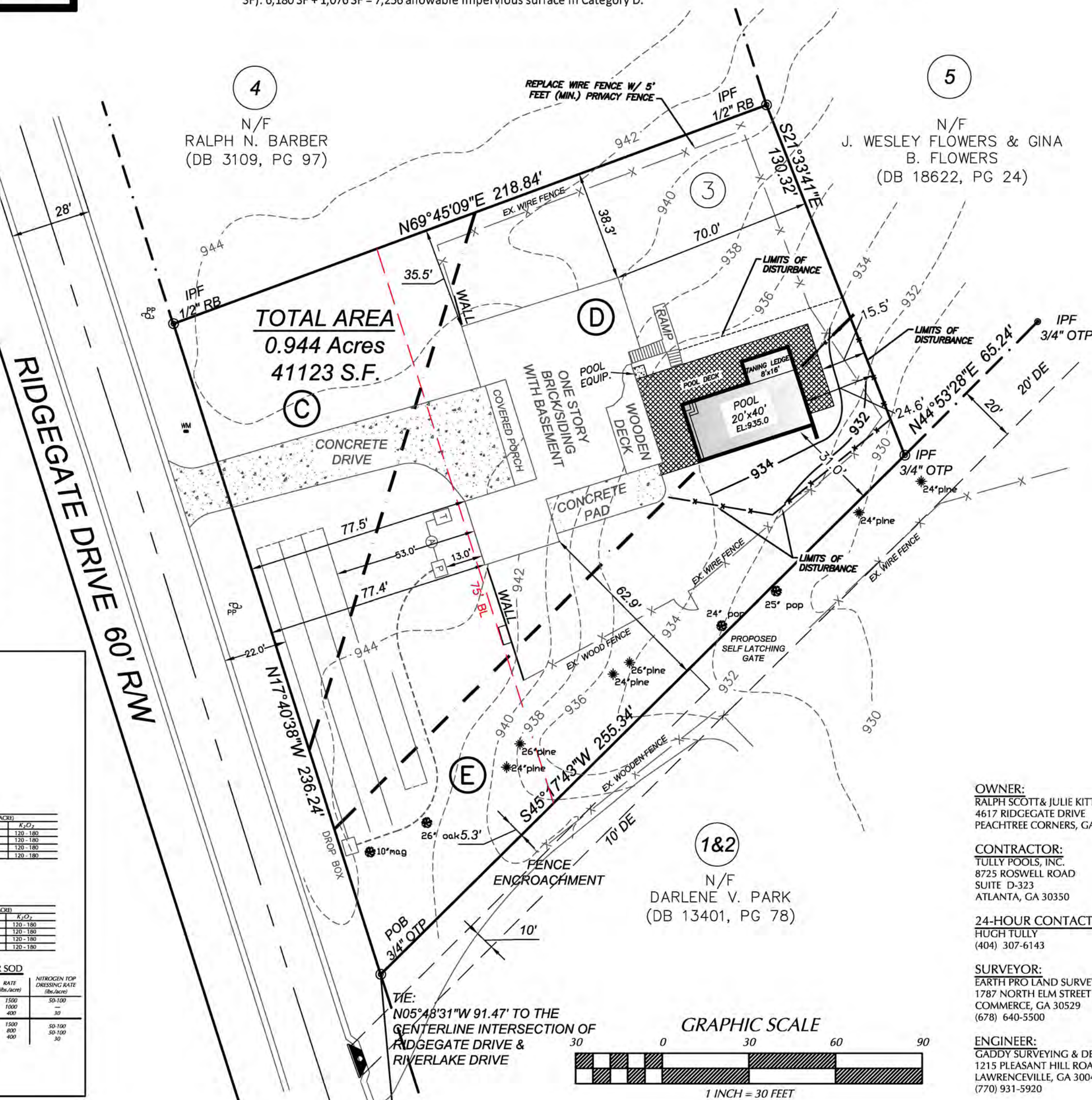


ARC ALLOWANCES

Category	Allowable Disturbed Area					Allowable Impervious Area				
	B	C	D	E	F	B	C	**D	*E	F
Max. % Allowable		70%	50%	30%			45%	30%	15%	
SF per category		8,607	20,601	11,915			8,607	20,601	11,915	
SF allowed		6,025	10,301	3,575			3,873	7,256	1,787	

Category	Existing/Proposed Disturbed Area					Existing/Proposed Impervious Area				
	B	C	D	E	F	B	C	**D	*E	F
Existing/Proposed		2,658	8,962	2,952			1,138	7,256	547	
SF remaining		3,367	1,339	623			2,735	0	523	

** Category D includes allowable impervious area credits (6,180 SF) plus credits transferred from Category E ($717 \text{ SF} \times 1.5 = 1,076 \text{ SF}$). $6,180 \text{ SF} + 1,076 \text{ SF} = 7,256$ allowable impervious surface in Category D.



ENGINEER:
GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GA 30044
(770) 931-5920

4017 RIDGEGATE DRIVE
LOT 03
RIVERVIEW ESTATE UNIT 2, BLOCK E
DB. 56110, PG. 675~PB. U, PG.163
LAND LOT 319 ~ 6ND DISTRICT
PEACHTREE CORNERS, GWINNETT COUNTY, GEORGIA



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2
SHEET 2 OF 2