



# 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: May 10 2006

ARC REVIEW CODE: V605101

TO: Chairman Charles Bannister  
ATTN TO: Kathy Holland, Gwinnett County  
FROM: Charles Krautler, Director

NOTE: This is 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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** RC-06-01GC Lot 16C of Riverview Estates, Unit 4

**Review Type:** Metro River

**MRPA Code:** RC-06-01GC

**Description:** An application for a metro river certificate for a single family residential lot. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Gwinnett County

**Land Lot:** 318 **District:** 6 **Section:** N/A

**Date Opened:** May 10 2006

**Deadline for Comments:** May 20, 2006

**Earliest the Regional Review can be Completed:** May 20 2006

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

ARC LAND USE PLANNING  
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING  
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
UPPER CHATTAHOOCHEE RIVERKEEPER

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by , 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/qualitygrowth/reviews.html> .

**CRC -2006 - 0001**  
**APPLICATION FOR**  
**METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Gwinnett County

2. Owner(s) of Record of Property to be Reviewed:

Name(s): James Oxendine

Mailing Address: 4208 Riverview Drive

City: Duluth State: Georgia Zip:

Contact Phone Numbers (w/Area Code):

Daytime Phone: Home 770-447-8579 Fax:

Other Numbers:

3. Applicant(s) or Applicant's Agents(s):

Name(s): David Leonard @ Precision Planning, Inc.

Mailing Address: 400 Pike Boulevard

City: Lawrenceville State: Georgia Zip: 30046-2210

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-338-8125 Fax: 770-338-8022

Other Numbers: Cell 404-771-8000

4. Proposed Land or Water Use:

Name of Development: Lot 16C of Riverview Estates, Unit 4

Description of Proposed Use: Single Family Residential Lot

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land Lot 318 of the 6<sup>th</sup> District of Gwinnett County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Lot 16C of Riverview Estates, 4208 Riverview Drive

Size of Development (Use as Applicable):

Acres: Inside Corridor: 36,000 sq. ft.

Outside Corridor: 0

Total: 36,000 sq. ft.

Lots: Inside Corridor: 36,000 sq. ft.

Outside Corridor: 0

Total: 36,000 sq. ft.

Units: Inside Corridor: N/A  
 Outside Corridor: \_\_\_\_\_  
 Total: \_\_\_\_\_

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: N/A  
 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 Served by septic; has two existing field areas.

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.
A				(90) _____	(75) _____
B				(80) _____	(60) _____
C				(70) _____	(45) _____
D	36,000	14,267	7,258	(50) <u>18,000</u>	(30) <u>10,800</u>
E				(30) _____	(15) _____
F				(10) _____	(2) _____
Totals:	36,000	14,267	7,258	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:** 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 floodplain 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; and 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 application 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):

James W. Opendine 4-27-06  
\_\_\_\_\_  
\_\_\_\_\_  
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:

David Leonard, Precision Planning, Inc.

David Leonard

4-27-06

\_\_\_\_\_  
Signature(s) of Owner(s) of Record

Date

14. The governing authority of GWINNET COUNTY requests review by the Atlanta Regional Commission of the above-described use under the provisions of the Metropolitan River Protection Act.

[Signature]  
Signature of Chief Elected Official or Official's Designee

04.28.06

Date