



# 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: Aug 7 2006

ARC REVIEW CODE: V608071

TO: Mayor Shirley Fanning-Lasseter  
ATTN TO: Shelley Stiebling, City of Duluth  
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-06-01DL Mass Grading Parcel 439

**Review Type:** Metro River

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

**Description:** An application for a metro river certificate for mass grading of parcel 439 in the City of Duluth. The ARC staff preliminary finding is that the proposed grading is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Duluth

**Land Lot:** 244 **District:** 7 **Section:** N/A

**Date Opened:** Aug 7 2006

**Deadline for Comments:** Aug 17 2006

**Earliest the Regional Review can be Completed:** Aug 17 2006

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

ARC LAND USE PLANNING  
GEORGIA CONSERVANCY  
GWINNETT COUNTY

ARC ENVIRONMENTAL PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
CITY OF BERKELEY LAKE

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE  
FULTON COUNTY

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/landuse> .

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of DULUTH, GWINNETT COUNTY, Georgia
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): George P. Flanagan (PIB Development), LLC  
Mailing Address: 1500 Hwy 134  
City: Auburn State: GA Zip: 30011  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-945-0810 Fax: 770-271-8226  
Other Numbers: Scott Phillips - project manager G.P.'s Enterprises 770-666-8821  
cell
3. Applicant(s) or Applicant's Agent(s):  
Name(s): SAME AS OWNER  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: MASS GRADING PARCEL 439  
Description of Proposed Use: MASS Grading
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: L.L. 244 7th DISTRICT  
PARCEL 439 City of Duluth GA  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
.75 Miles East of Intersection of Hwy 120 & Peachtree Industrial Blvd.  
Size of Development (Use as Applicable): 3.33 acres (inc. #0 outside 2000-foot)  
Acres: Inside Corridor: 0.6 AC (NOT TO BE DISTURBED) ms  
Outside Corridor: 4.35 AC 1.62 acres ms (9/3/00)  
Total: 4.95 AC  
Lots: Inside Corridor: 0  
Outside Corridor: 0  
Total: 0  
Units: Inside Corridor: 0  
Outside Corridor: 0  
Total: 0  
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 N/A

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 Grading ONLY

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

\* PORTION WITHIN 2000' CORRIDOR WILL REMAIN UNDISTURBED

Vulnerability Category	Total Acreage (or Sq. Footage) in Floodplain	Total Acreage (or Sq. Footage) in Land Disturbance Floodplain	Total Acreage (or Sq. Footage) in Imperv. Surface Floodplain	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D				(50)	(30)
E	145054.80	41382.00	21758.22	(30) 28.53	(15) 15.00
F				(10)	(2)
Total:				N/A	N/A

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

If "yes", indicate the 100-year floodplain elevation: 904.5

**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? YES

If "yes", indicate the 500-year flood plain elevation: undetermined *only data is 100 yr FP*

**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).

*is the area  
west of area  
is out of  
Coring (FMS)  
8/2/00*

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

7/18/06  
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:

SAME AS OWNER

\_\_\_\_\_  
Signature(s) of Applicant(s) or Agent(s)

\_\_\_\_\_  
Date

14. The governing authority of CITY OF DULUTH requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Shelley Strehling for K. Suddeth, Director PLANNING  
Signature of Chief Elected Official or Official's Designee

Date

7/18/06