



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Apr 8 2007

ARC REVIEW CODE: V704181

TO: Chairman Charles Bannister
ATTN TO: Patricia Huguenard, 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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-07-01GC 4753 Ridgeway Circle Riverview Estates

Review Type: Metro River

MRPA Code: RC-07-01GC

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

Submitting Local Government: Gwinnett County

Land Lot: 329 **District:** 6 **Section:** N/A

Date Opened: Apr 8 2007

Deadline for Comments: Apr 25 2007

Earliest the Regional Review can be Completed: Apr 28 2007

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

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE

GEORGIA CONSERVANCY
UPPER CHATTAHOOCHEE RIVERKEEPER

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Apr 25 2007, 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: GWINNETT COUNTY
2. Owner(s) of Record of Property to be Reviewed:
Name(s): DAVID : DREIBELBIS
Mailing Address: 4753 RIDGEGATE CIRCLE
City: DULUTH State: GA Zip: 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 7 242-0048 Fax: NA
Other Numbers: 7 329-4952
3. Applicant(s) or Applicant's Agent(s):
Name(s): WES GORE c/o MR HOME REPAIR
Mailing Address: 2784 SUGARLOAF PKWY, STE 105
City: LAWRENCEVILLE State: GA Zip: 30045
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 377 7421 Fax: 770 339 1829
Other Numbers: 770 339 4999
4. Proposed Land or Water Use:
Name of Development: LOT 1A, BLOCK D, RIVERVIEW ESTATES SUBDIVISION
Description of Proposed Use: SINGLE FAMILY REMODEL/ADDITION
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 329, 6th DISTRICT, GWINNETT CO.
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
RIVERVIEW ESTATES, LOT M, BLOCK D, 4753 RIDGEGATE CIRCLE, ON CDS
Size of Development (Use as Applicable):
Acres: Inside Corridor: 47,821 SF 1.098 AC
Outside Corridor: _____
Total: 1.098 AC
Lots: Inside Corridor: 1
Outside Corridor: _____
Total: 1
Units: Inside Corridor: NA
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: NA
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 see attached

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	<u>27,141 SF</u>	<u>18,999 SF</u>	<u>12,213 SF</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>14,982 SF</u>	<u>7,491 SF</u>	<u>4,495 SF</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>5,698 SF</u>	<u>1,709 SF</u>	<u>854 SF</u>	(30) <u>30</u>	(15) <u>15</u>
F				(10)	(2)
Total:	<u>47,821 SF</u>	<u>28,199 SF</u>	<u>17,562 SF</u>	N/A	N/A

MC-9715
4/11/07

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO

If "yes", indicate the 100-year flood plain 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 parts 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. *PROPERTY IS <10% SLOPE. ADDITION TO BE AT GRADE.*

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

☒ Approved erosion control plan. *N/A < 1 AC DISTURBED. SKETCH ATTACHED.*

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

SHOWN ON E.C. PLAN

☒ 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)

David D. Melillo 4/7/07

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] 4/7/07

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

Date

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

[Signature] 04.09.07

Signature of Chief Elected Official or Official's Designee

Date

[illegible]