



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: Jun 26 2007

ARC REVIEW CODE: V706261

TO: Mayor Gary Pirkle
ATTN TO: Kaipo Awana, City of Sugar Hill Planning and Development
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-07-01SH River Preserve

Review Type: Metro River

MRPA Code: RC-07-01SH

Description: An application for a metro river certificate for a private gated residential subdivision. The ARC preliminary staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Sugar Hill

Land Lot: 346 **District:** 7 **Section:** 1

Date Opened: Jun 26 2007

Deadline for Comments: Jul 5 2007

Earliest the Regional Review can be Completed: Jul 6 2007

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
FORSYTH COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GWINNETT COUNTY

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 Jul 5 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> .

(1)

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY OF SUGAR HILL, GA.
2. Owner(s) of Record of Property to be Reviewed:
Name(s): SUGAR HILL DEVELOPMENT, LLC
Mailing Address: 4725 PEACHTREE CORNERS CIR. SUITE 370
City: NORCROSS State: GA. Zip: 30092
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-218-4066 Fax: 770-840-2701
Other Numbers: CELL: 678-232-5826
3. Applicant(s) or Applicant's Agent(s):
Name(s): JAMES H. WEEKS, SR. CONSTRUCTION DESIGN & DEV. INC.
Mailing Address: 9434 S. MAIN ST. SUITE 500
City: JONESBORO State: GA. Zip: 30236
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-478-3639 Fax: 770-478-9393
Other Numbers: CELL: 770-616-1093 EMAIL: DEVINCC@BELLSOUTH.NET
4. Proposed Land or Water Use:
Name of Development: "RIVER PRESERVE"
Description of Proposed Use: PRIVATE GATED RESIDENTIAL
SUBDIVISION ZONED RS-150
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 346-74A DIST. SECT. 1 GWINNETT
COUNTY CITY OF SUGAR HILL, GA. HWY 20 @ CHATT. RIVER
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable): (SEE PREVIOUS APPLICATION)

Acres:	Inside Corridor:	
	Outside Corridor:	
	Total:	
Lots:	Inside Corridor:	<u>120</u>
	Outside Corridor:	<u>38</u>
	Total:	<u>158</u>
Units:	Inside Corridor:	
	Outside Corridor:	
	Total:	

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: SEE UTILITY EASEMENT FORM 12 JAN 2007
Outside Corridor: SEE PREVIOUS APPLICATION
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? YES

If "yes", describe the additional land and any development plans: FLOOD PLAIN, 500' BUFFER, 150' IMPERVIOUS BUFFER, NO DEVELOPMENT

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

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 YES

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. (Maximums Shown In Parentheses)
A	79,091	71,182	59,318	(90) 90	(75) 75
B	148,440	118,752	89,064	(80) 80	(60) 60
C	715,480	500,836	321,966	(70) 70	(45) 45
D	503,776	252,888	151,133	(50) 50	(30) 30
HP E	1,793,127	1,011,349*	604,005**	56.4*	33.7**
E	440,449	17,349*	0	(30) 3.9*	(15) 0
HP F	285,504	85,651	44,032**	30	15.4***
F	60,311	6,031	0**	(10) 10	(2) 0**

Total: 4,026,178 \pm 1,527,707 \pm 1,269,518

* INCLUDES A TRANSFER OF 114,785 SF FROM E TO UPGRADE E AT 1:1 PER PART 2.4.B(6) OF THE Chattahoochee Corridor Plan (LAND DISTURBANCE)

** INCLUDES A TRANSFER OF 66,067 SF OF IMPERVIOUS FROM E TO UPGRADE E PER PART 2.4.B(6) OF THE Corridor Plan

*** INCLUDES A TRANSFER OF 1206 SF OF IMPERVIOUS FROM F TO UPGRADE F AS PER PART 2.4.3.C(1) OF THE Chattahoochee Corridor Plan.

AM, JMS 6/25/07

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

If "yes", indicate the 100-year floodplain elevation: 918 FT

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:

☒ 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.

N/A Certified as-builts of all existing land disturbance and impervious surfaces.

☒ Approved erosion control plan.

N/A 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)

necessary)

[Handwritten signature], Mrs.

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:


James Arthur L. PRESIDENT
CONSTRUCTION DESIGN & DEV. INC.

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

2/26/07
Date

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

Provisions of the Metropolitan River Protection Act.

 03/26/2007

Signature of Chief Elected Official or Official's Designee Date