



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: May 1 2008

ARC REVIEW CODE: V805011

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-08-01GC 3898 River Walk Drive

Review Type: Metro River

MRPA Code: RC-08-01GC

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

Submitting Local Government: Gwinnett County

Land Lot: 300 **District:** 6 **Section:**

Date Opened: May 1 2008

Deadline for Comments: May 12 2008

Earliest the Regional Review can be Completed: May 12 2008

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GEORGIA DEPARTMENT OF NATURAL RESOURCES

UPPER CHATTAHOOCHEE RIVERKEEPER
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
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 May 12 2008, 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> .

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: May 1 2008

ARC REVIEW CODE: V805011

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Fleming, Haley

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

Name of Proposal: RC-08-01GC 3898 River Walk Drive

Review Type: Metro River

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Submitting Local Government: Gwinnett County

Date Opened: May 1 2008

Deadline for Comments: *May 12 2008*

Earliest the Regional Review can be Completed: May 12 2008

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

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R 6300 160

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Gwinnett County Georgia
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Gary & Phyllis Beck
Mailing Address: 3898 River Walk Dr
City: Duluth State: GA Zip: 30046
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-449-3536 Fax: 770-449-8312
Other Numbers: Cell 770-235-4183
3. Applicant(s) or Applicant's Agent(s):
Name(s): Gary P Beck
Mailing Address: 3898 River Walk Dr
City: Duluth State: GA Zip: 30046
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-449-3536 Fax: 770-449-8312
Other Numbers: 770-235-4183
4. Proposed Land or Water Use:
Name of Development: River Walk Dr.
Description of Proposed Use: Construction of garage/workshop accessory building Single family residence
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 318 & 300, 6th District Gwinnett Lot 16 Block A
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: River Walk Lot 16 Block A 3898 River Walk Dr.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.1421
Outside Corridor: _____
Total: 1.1421
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

CRC 2008-00003

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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC 82-036C 5/28/82

7. How Will Sewage from this Development be Treated?

A. Septic tank Yes approval 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 | _____ | _____ | _____ | (70)_____ | (45)_____ |
| D | _____ | _____ | _____ | (50)_____ | (30)_____ |
| E | <u>1.1421 Acres</u> | <u>14,924.96</u> | <u>7462.48</u> | <u>(30)</u> | <u>30</u> |
| F | <u>649,749.87 sq ft</u> | _____ | _____ | <u>(15)</u> | <u>15</u> |
| Total: | _____ | _____ | _____ | 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 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 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).

ARC \$250.00

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)

Phyllis & Gary Beck

Gary P. Beck

Phyllis J. Langley Beck

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:

Gary P. Beck

Phyllis J. Langley Beck

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

Date

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

Signature of Chief Elected Official or Official's Designee

Date



UNED WITH
ELECTRONIC

**CULATED
ON RATIO**

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URAL OR
OF WAY,
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PLAN
OR OR
HOUSE OF
HOUSE

LOTS
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AND
L THE

APPROX. LOCATION LAND LOT LINE

319

Trees - See photos

Grass -

Silt Fence -

MAGNETIC NORTH

222.00'

5' BL REAR YARD

N 30°33'01"W

16

PROPOSED ACCESSORY BUILDING 24' x 36'

S 78°40'00"E

15

17

WOODEN PRIVACY FENCE

DECK

EXISTING POOL

EXISTING HOUSE

S 87°10'00"W

5' BL SIDE YARD

233.09'

35' BL

FRONT YARD

EX. DRIVEWAY

N 16°00'00"E 33.5'

RIVER WALK DRIVE (50' R/W)

2130

19124

ACCESSORY BUILDING LOCATION PLAN FOR RIVER WALK SUBDIVISION LOT 16 BLOCK A 3898 RIVERWALK DRIVE

30' 20' 10' 0' 0'

- 1) PROPERTY SHOWN IS NOT LOCATED IN A FLOOD HAZARD PER FIRM PANEL.
- 2) PROPERTY AREA IS 1.1421 ACRES.
- 3) THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF BETTER THAN 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR BETTER THAN 4 SECONDS PER ANGLE TURNED.
- 4) ELEVATIONS USED WERE A NIKON TOP GUN.
- 5) REFERENCE MADE TO PLAT BOOK # 19 PAGE # 148 CHINNETT COUNTY RECORDS HANNON, NEES & BOWELL SURVEYORS & ENGINEERS, INC.

DETAILED TABLE OF LAND DISTURBING ACTIVITIES

| | Land Vulnerability Category | | | | | |
|-----------------------|-----------------------------|---|---|---|---------|---|
| | A | B | C | D | E | F |
| Allowed Clearing | | | | | 14924 | |
| Existing Clearing | | | | | 9262 | |
| Proposed Clearing | | | | | 5662 | |
| Total Clearing | | | | | 14924 | |
| | | | | | | |
| Allowed Impervious | | | | | 7462.48 | |
| Existing Impervious * | | | | | 8216. | |
| Proposed Impervious | | | | | 2204 | |
| Total Impervious | | | | | 7462.48 | |

with 5' Buffer