



# 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: Jul 3 2008

ARC REVIEW CODE: V807031

TO: Chairman Charles Bannister  
ATTN TO: Lauren Howard, 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-08-02GC 4268 Riverview DR

**Review Type:** Metro River

**MRPA Code:** RC-08-02GC

**Description:** An application for a metro river certificate to construct a pool and pool house. The ARC preliminary staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Gwinnett County

**Land Lot:** 329 & 330 **District:** 6 **Section:**

**Date Opened:** Jul 3 2008

**Deadline for Comments:** Jul 14 2008

**Earliest the Regional Review can be Completed:** Jul 14 2008

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

ARC LAND USE PLANNING  
GEORGIA CONSERVANCY  
FULTON COUNTY

NATIONAL PARK SERVICE  
UPPER CHATTAHOOCHEE RIVERKEEPER  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

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 2008-07-14 00:00:00, 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: Jul 3 2008

ARC REVIEW CODE: V807031

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

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### **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:**


# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: OWINNETT COUNTY
  
2. Owner(s) of Record of Property to be Reviewed:
 

Name(s): TYE HANNA

Mailing Address: 4268 RIVERVIEW DR

City: DULUTH State: GA Zip: 30096

Contact Phone Numbers (w/Area Code):

Daytime Phone: 678 969 0002 Fax: 678 969 0041

Other Numbers: \_\_\_\_\_
  
3. Applicant(s) or Applicant's Agent(s):
 

Name(s): MIKE VASILIADIS

Mailing Address: 3295 RIVER EXCHANGE DR SUITE 250

City: NORCROSS State: GA Zip: 30092

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770 480 5717 Fax: 678 969 0041

Other Numbers: 678 969 0072
  
4. Proposed Land or Water Use:
 

Name of Development: RIVERVIEW ESTATES

Description of Proposed Use: POOL & POOL HOUSE
  
5. Property Description (Attach Legal Description and Vicinity Map):
 

Land Lot(s), District, Section, County: LAND LOTS 329 & 330, 6<sup>TH</sup> DISTRICT  
OWINNETT COUNTY

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 100 FEET  
RIVERVIEW ESTATES, LOT 1, BLOCK 9, 4268 RIVERVIEW DR

Size of Development (Use as Applicable):

Acres:	Inside Corridor: _____	Outside Corridor: _____	Total: <u>1.2767</u>
Lots:	Inside Corridor: _____	Outside Corridor: _____	Total: _____
	Inside Corridor: _____	Outside Corridor: _____	Total: _____
	Inside Corridor: _____	Outside Corridor: _____	Total: _____

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

Inside Corridor: _____	Outside Corridor: _____	Total: _____
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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-76-2 GC - YEAR 1976

7. How Will Sewage from this Development be Treated?

A. Septic tank YES - 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 <u>Disturb.</u>	Percent Imperv. <u>Surf.</u>
(Maximums Shown In Parentheses)					
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	<u>55,612 SF</u>	<u>27,806 SF</u>	<u>16,684 SF</u>	(50) <u>50</u>	(30) <u>30</u>
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
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.

N/A Proposed grading plan.

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

N/A Approved erosion control plan.

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

AFTER

# LEGEND

IPF = IRON PIN FOUND  
 IPS = IRON PIN SET  
 BL = BUILDING LINE  
 CL = CENTERLINE  
 PL = PROPERTY LINE  
 LLL = LAND LOT LINE  
 R/W = RIGHT OF WAY  
 MH = MANHOLE  
 WM = WATER METER  
 DE = DRAINAGE EASEMENT  
 SSE = SANITARY SEWER  
 EASEMENT  
 CB = CATCH BASIN  
 CD = CROSS DRAIN  
 HW = HEAD WALL

## IMPERVIOUS SURFACE AREAS:

CONC. WALKS AND DRIVES = 4512 S.F.  
 POOL AND POOL DECK = 1807 S.F. 3135 S.F.  
 HOUSES AND BUILDINGS = 6060 S.F. 6395 S.F.

TOTAL SQUARE FOOTAGE IMPERVIOUS = 12387 S.F. 14042 S.F.  
 AS PERCENTAGE OF TOTAL LOT = 22% 25%

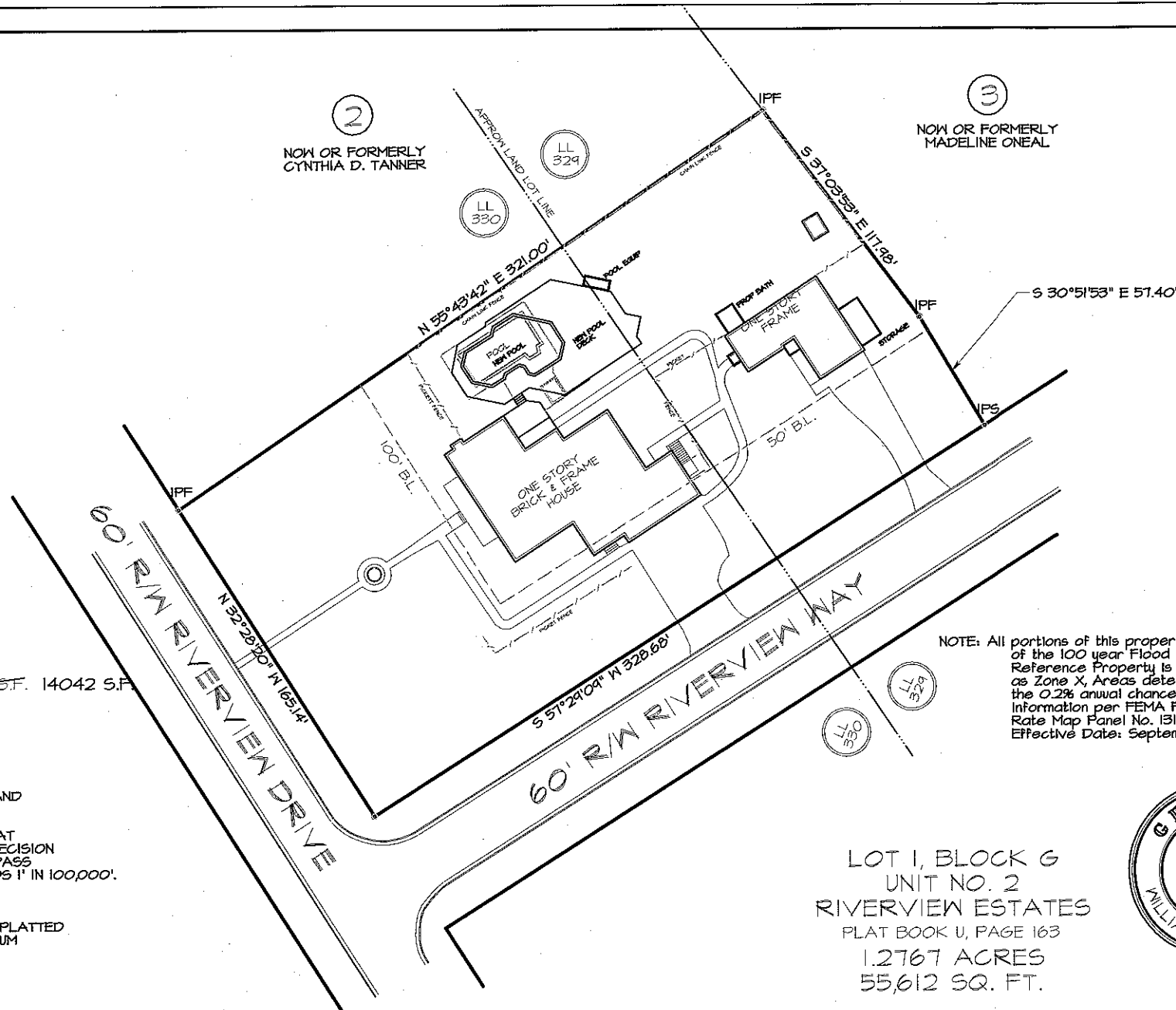
## \*\* GENERAL NOTES \*\*

EQUIPMENT UTILIZED : TOPCON GTS - 3B TOTAL STATION AND  
 HP-486X DATA COLLECTOR.

THE INFORMATION USED IN THE PREPARATION OF THIS PLAT  
 WAS CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION  
 THAT EXCEEDS 1" IN 10,000' AND WAS ADJUSTED BY COMPASS  
 RULE. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS 1" IN 100,000'.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED  
 AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM  
 STANDARDS AND REQUIREMENTS OF LAW.



NOTE: All portions of this property are outside  
 of the 100 year Flood Hazard Zone. The  
 Reference Property is in an area designated  
 as Zone X, Areas determined to be outside  
 the 0.2% annual chance floodplain.  
 Information per FEMA Flood Insurance  
 Rate Map Panel No. 13135C0053F.  
 Effective Date: September 24, 2006.

LOT 1, BLOCK G  
 UNIT NO. 2  
 RIVERVIEW ESTATES  
 PLAT BOOK U, PAGE 163  
 1.2767 ACRES  
 55,612 SQ. FT.



GRESHAM PLANNING & DEVELOPMENT, INC.

P.O. BOX 2255

CLARKESVILLE, GEORGIA 30523

PH. 706.754.9844

FAX. 706.754-7145

REVISION	DATE
ADD NEW POOL AND DECK ADDITIONS TO POOL HOUSE	4-20-08
ADD FLOODPLAIN NOTE ROTATE JOB	4-20-08

## SURVEY FOR:

DARRELL T. HANNA

LAND LOTS 329 & 330 OF THE 6th DISTRICT  
 GWINNETT COUNTY, GEORGIA

FIELD: JTH, ZM, WGP
PLOTTED: RLS
DISC:
DRAWN: SDE
DATE: FEB. 18, 2008
SCALE: 1" = 50'