



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: August 31, 2017

ARC REVIEW CODE: V1708311

TO: Mayor Lois Salter, City of Berkeley Lake  
ATTN TO: Pat Chapman, Deputy City Administrator  
FROM: Douglas R. Hooker, Executive Director, ARC

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-17-01BL 3672 Frederica Road

**Review Type:** Metro River

**MRPA Code:** RC-17-01BL

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a garage to an existing single-family house.

**Preliminary Finding:** ARC staff has begun the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Berkeley Lake

**Land Lot:** 297 **District:** 6 **Section:**

**Date Opened:** August 31, 2017

**Deadline for Comments:** September 11, 2017

**Earliest the Regional Review can be Completed:** September 11, 2017

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF JOHNS CREEK

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
CITY OF NORCROSS

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA  
CITY OF PEACHTREE CORNERS

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org) or (470) 378-1645. If ARC staff does not receive comments from you on or before **September 11, 2017**, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** August 31, 2017

**ARC REVIEW CODE: V1708311**

**TO:** ARC Community Development and Natural Resources Managers

**FROM:** Andrew Smith, 470-378-1645

**Reviewing staff by Jurisdiction:**

**Community Development:** Herrig, Robert

**Natural Resources:** Santo, Jim

**Name of Proposal:** RC-17-01 BL 3672 Frederica Road

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**Submitting Local Government:** City of Berkeley Lake

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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) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

**COMMENTS:**

[illegible]

**APPLICATION FOR  
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: BERKELEY LAKE
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): THOMAS & LILLIAN MELCHER  
Mailing Address: 3677 FREDERICA RD.  
City: BERKELEY LAKE State: GA Zip: 30096  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-851-1098 Fax: 770-623-0721  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): SAME  
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: ONE RESIDENTIAL LOT  
Description of Proposed Use: ADDITION TO AN EXISTING HOUSE
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LAND LOT 297, DISTRICT 6,  
WINNETT COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
HERMITAGE PLANTATION UNIT II, LOT 6, BLOCK C, 3677 FREDERICA  
Size of Development (Use as Applicable): ROAD, 200 FT TO N. BERKELEY LAKE RD.  
Acres: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
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: \_\_\_\_\_

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 \_\_\_\_\_

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	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	<u>12,820 SF</u>	<u>6,410 SF</u>	<u>4,257 SF*</u>	<u>(50) 50%</u>	<u>(30) 33.7%*</u>
E	<u>5,180 SF</u>	<u>1,554 SF</u>	<u>503 SF*</u>	<u>(30) 30%</u>	<u>(15) 9.7%*</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

\* Includes a transfer of 274 sf of impervious surface from E to D at 1 to 1.5 (274 x 1.5 = 411 sf) as per part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

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:** 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.

☐ 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)

Thomas F. Mills 8-14-17

\_\_\_\_\_  
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:

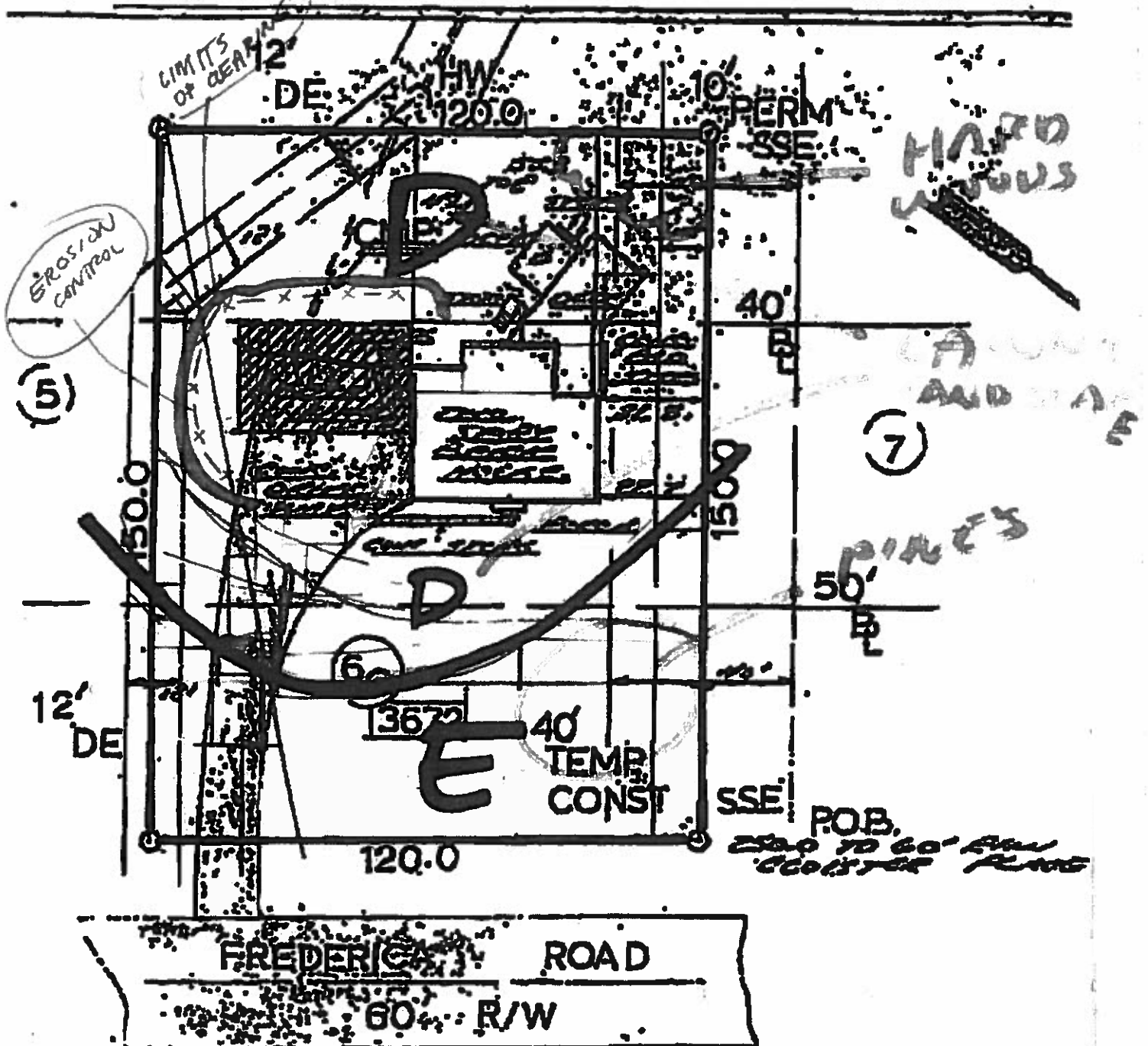
Thomas F. Mills 8-14-17

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

\_\_\_\_\_  
Date

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

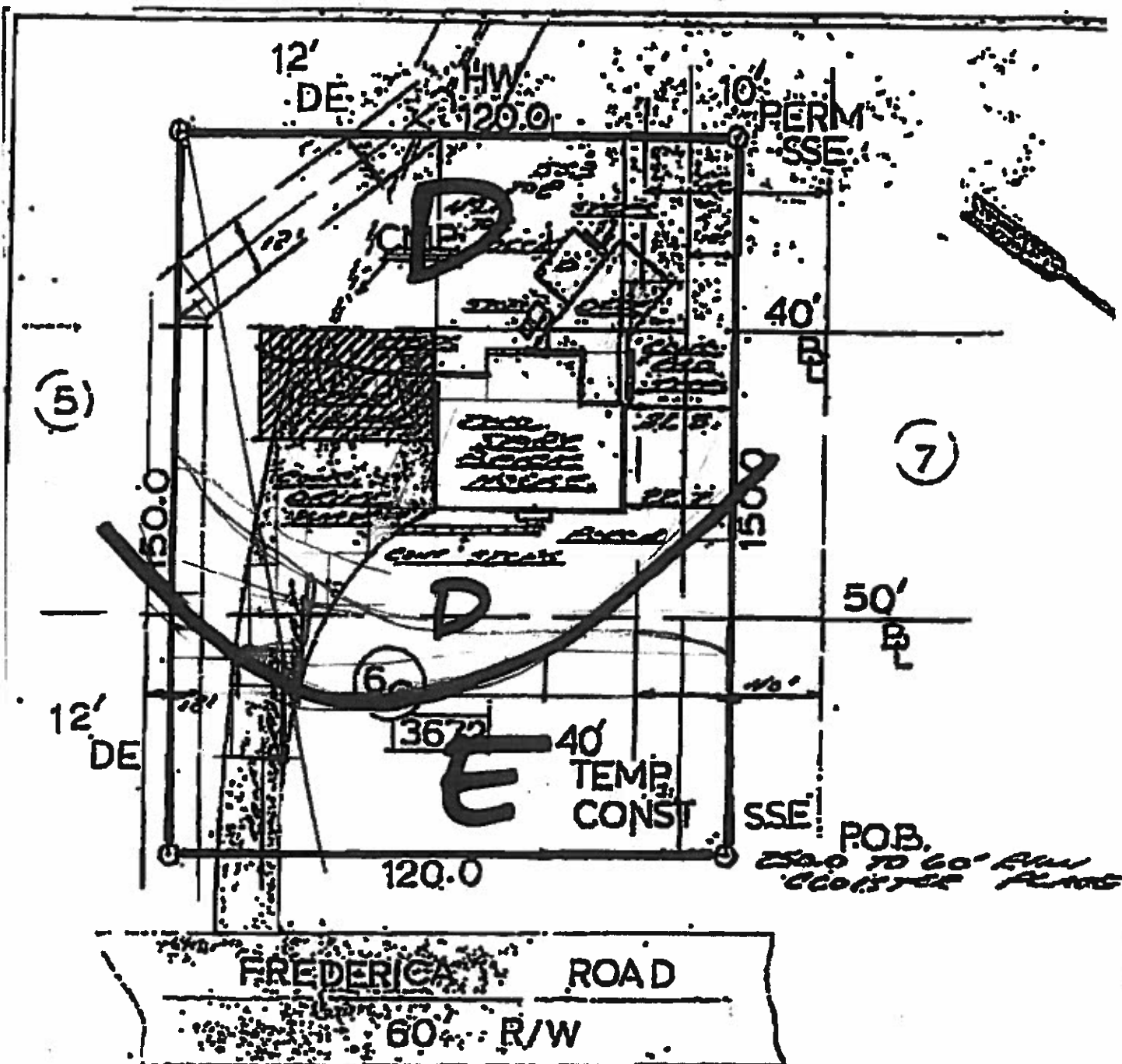
Dan Chapman, Deputy City Administrator 8/20/2017  
Signature of Chief Elected Official or Official's Designee Date



THIS PROPERTY IS NOT LOCATED IN A KNOWN FLOOD HAZARD AREA AS PER THE F.I.R.M. MAPS THIS DATE.

IN MY OPINION THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND PLATTED.

*Robert M. Burch*  
 ROBERT M. BURCH  
 GEORGIA REGISTERED LAND SURVEYOR



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*Robert M. Burch*  
 ROBERT M. BURCH  
 GEORGIA REGISTERED LAND SURVEYOR



# 3672 FREDERICA DRIVE REANALYSIS

City of Berkeley Lake  
May 24, 2013

Vulnerability Factor	Factor Subgroup	Score			
Hydrology:	Interbasin	20			
Geology:	Biotite Gneiss	5			
Vegetation:	Barren	2			
Soils	Highly Erodible	20			
SUBTOTAL:		47			
Aspect:	North	6	--		
	East	--	9		
SUBTOTAL:		53	56		
Slope:	0-10%	3	--	3	--
	10-25%	--	9	--	9
TOTAL:		56	62	59	65
CATEGORY:		D	E	D	E

The D category includes scores from 50 to 59  
The E category includes scores from 60 to 79