



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: Nov 14 2005

ARC REVIEW CODE: V511142

TO: Chairman Tom Worthan
ATTN TO: Cyndi Welch, Douglas 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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-05-01DC River Edge

Review Type: Metro River

MRPA Code: RC-05-01DC

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

Submitting Local Government: Douglas County

Land Lot: 68 **District:** 1 **Section:** 5

Date Opened: Nov 14 2005

Deadline for Comments: Nov 24 2005

Earliest the Regional Review can be Completed: Nov 24 2005

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

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
GEORGIA DEPARTMENT OF NATURAL RESOURCES

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by Nov 24 2005, 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/qualitygrowth/reviews.html>.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: DOUGLAS COUNTY
2. Owner(s) of Record of Property to be Reviewed:
Name(s): ROBERT BERGHEL
Mailing Address: 735 BROAD STREET
City: CHATTANOOGA State: TN. Zip: 37402
Contact Phone Numbers (w/Area Code):
Daytime Phone: (423) 822-3454 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): ROBERT BERGHEL
Mailing Address: 735 BROAD STREET
City: CHATTANOOGA State: TN Zip: 37402
Contact Phone Numbers (w/Area Code):
Daytime Phone: (423) 822-3454 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: RIVER ~~CREST~~ Edge
Description of Proposed Use: R-A, SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 68, 1ST DISTRICT, 5TH SECTION, DOUGLAS COUNTY, GEORGIA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: 59.299 Acs.
Outside Corridor: 0
Total: 59.299 Acs.
Lots: Inside Corridor: 25
Outside Corridor: 0
Total: 25
Units: Inside Corridor: 25
Outside Corridor: 0
Total: 25
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: PUBLIC ROAD 3,500' x 50'
Outside Corridor: _____
Total: PUBLIC ROAD 3,500' x 50'

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? N/O

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? _____

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 INDIVIDUAL SEPTIC SYSTEM

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 332,133 234,870 149,460 (70) 70% (45) 45%

D 475,584 237,792 142,675 (50) 50% (30) 30%

E 1,481,093 444,328 222,164 (30) 30% (15) 15%

TRANSFERRED TO E FROM F 54,066 08,110 1,622 (10) 0 (2) 0

Total: 2,418,589 926,100 515,921 N/A N/A

* INCLUDES A TRANSFER OF 54,066 SF OF LAND DISTURBANCE (54,066 x 1.5 = 81,099) FROM 'F' TO 'E' AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

** INCLUDES A TRANSFER OF 1,622 SF OF IMPERVIOUS SURFACE AT 1 TO 1.5 (1,622 x 1.5 = 2,433) FROM 'F' TO 'E' AS PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

all-Sing

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES
If "yes", indicate the 100-year floodplain elevation: 744.0
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)

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

Date

14. The governing authority of DOUGLAS COUNTY 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

8/31/05

Date

☒ Flat-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)

Robert J. Berghel 7/18/05
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:

Robert J. Berghel, Jr. 7/19/05

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

14. The governing authority of DOUGLAS COUNTY 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