

DATE: AUGUST 16, 2022

TO: Chairman Romona Jackson Jones, Douglas County
ATTN TO: Allison Duncan, Planning and Zoning Manager, Douglas County
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: RC-22-02DC 4285 Highway 166

Description: A MRPA review of a proposal to construct a new single-family house on a 7 acre vacant site wholly within the Chattahoochee River Corridor at 4285 Highway 166 in Douglas County. The project proposes a total land disturbance area of 1.04 acres and total impervious area of .51 acres which are both within the allowed maximum amounts.

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

Submitting Local Government: Douglas County

Land Lot: **District:** 0 **Section:**

Date Opened: August 16, 2022

Deadline for Comments: August 26, 2022

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF SOUTH FULTON

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
FULTON COUNTY

CHATTAHOOCHEE RIVERKEEPER
CITY OF DOUGLASVILLE

For questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before August 16, 2022, 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>.

Review materials are attached.

ALLISON DUNCAN, AICP
Planning & Zoning Manager

PHIL SHAFER
Zoning Administrator

JACQUALLE JOHNSON
Senior Planner



JOHANNAH WOMACK
*Clerk of the Planning &
Zoning Board*

KIMBERLY WATTERS
Department Secretary

DOUGLAS COUNTY BOARD OF COMMISSIONERS
PLANNING & ZONING DEPARTMENT
8700 Hospital Drive • Douglasville, GA 30134
Telephone (770) 920-7241 • Fax (678) 715-5366

August 8, 2022

Jim Santo
c/o Atlanta Regional Commission
229 Peachtree Street
Ste 100
Atlanta GA 30303

Dear Mr. Santo:

Douglas County is in receipt of an application for Metro River Review for the residence of M.E. Hagger. I am enclosing information to initiate the required review under the Metropolitan River Protection Act, including a completed application, as well as supporting documentation submitted by the applicant and the required review fees. If you need any additional information at this time, please contact me at your convenience.

Sincerely,

Allison Duncan, AICP
Planning and Zoning Manager

Enclosure

Website: CelebrateDouglasCounty.com

Persons with hearing or speech disabilities who need to contact Douglas County may place their call through the Georgia Relay Center at (800) 255-0056 (Text Telephone) or (800) 255-0135 (Voice Telephone).

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): M.E. HAGGER
Mailing Address: 4285 HWY 166
City: DOUGLASVILLE **State:** GA **Zip:** 30135
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-824-2015 **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): CHRISTOPHER WHITE, PE (AGENT)
Mailing Address: 6 COVERED BRIDGE RD
City: BREMEN **State:** GA **Zip:** 30110
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-988-3078 **Fax:** _____
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: HAGGER PRIVATE RESIDENCE
Description of Proposed Use: SINGLE FAMILY DWELLING

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: LAND LOTS 65, 66, 67 1ST DISTRICT, 5TH SECTION
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>7 ACRES</u>
	Outside Corridor:	<u>0 ACRES</u>
	Total:	<u>7 ACRES</u>
Lots:	Inside Corridor:	<u>1</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>1</u>
Units:	Inside Corridor:	_____
	Outside Corridor:	_____
	Total:	_____

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES

If "yes", indicate the 100-year floodplain elevation: 745.3

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: N/A

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:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

X Existing vegetation plan. **Description of existing vegetation on site is provided on MRPA plan sheet**

X Proposed grading plan.

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

X Approved erosion control plan.

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

X 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.

X Documentation on adjustments, if any.

X Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

X Site plan.

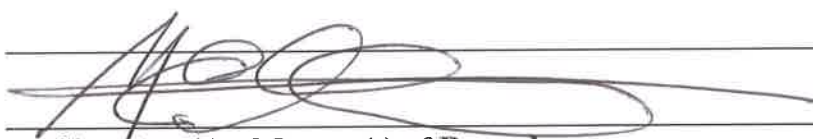
X Land-disturbance plan.


FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

 Concept plan.


 Lot-by-lot and non-lot allocation tables.

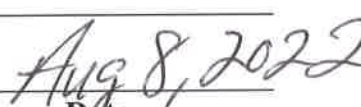
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


Signature(s) of Owner(s) of Record

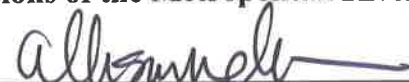

Date

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 _____ 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

Metropolitap River Protection Act

Reevaluation Request Form

Date: 7/19/2022
Property Address (or other identifying information): 4285 HWY 166,
DOUGLASVILLE, GA 30135
Applicant: M.E. HAGGER
Applicant Phone Number: 40824-2015
Applicant Email: MALIKHAGMEISTER@ME.COM

Fee for Reevaluation: ~~340.00~~ INCLUDED IN \$600 APPLICATION FEE, SMS (7/21/22)
Method of Payment: CHECK (CASHIERS - SMS - 7/21/22)
Date of Reevaluation Completion: 7/19/2022 *[Signature]*
Expiration for Application Fee Reduction: 7/18/2025

Note: This reevaluation does not constitute a Metropolitan River Protection Act (MRPA) review. If a full MRPA review application is submitted for a property that had a reevaluation performed within the last three years (per the expiration date above), the reevaluation fee will be applied to the application fee. After three years, the full application fee will be owed.

Disclaimer:

Changes in vulnerability categories are based on documented data and reductions in vulnerability are not guaranteed. All existing land disturbance and impervious surface will be counted towards the allocations allowed in each category. Any land disturbance or impervious surface issues identified on the reevaluated property will need to be addressed before new development is considered. Land that is below the current FEMA 100-year flood elevation of the Chattahoochee River cannot be reevaluated and is classified as E category land. Any changes in the FEMA 100-year River floodplain that occur between the time the reevaluation is completed and the time of the MRPA review application submission must be shown on the submitted plans and any affected categories must be revised and the affected category areas must be recalculated accordingly.

Plot Date: Sunday, August 07, 2022 22:19:37
File Location: c:\users\christopher.s.white\documents\current engineering\john.hagger\4285 plan set - revised less than 1 acre\811\811.dwg

STAND ALONE ES&PC PLAN FOR:
M.E. HAGGER—SINGLE FAMILY

LAND LOT 65,66,67 1st DISTRICT, 5th SECTION, DOUGLAS COUNTY, GEORGIA
4285 HWY 166, DOUGLASVILLE, GA

SHEET INDEX

REVISION No.

C-101
COVER SHEET

C-201
EROSION CONTROL PLAN

C-301
EROSION CONTROL NOTES

C-302
EROSION CONTROL DETAILS

C-401
MRPA VULNERABILITY MAP

Aug 7, 2022

Aug 7, 2022

Aug 7, 2022

Aug 7, 2022

Aug 7, 2022

Aug 7, 2022

1

2

3

4

5

6

7

8

9

10

11

12

1

2

3

4

5

6

7

8

9

10

11

12

CHRISTOPHER S. WHITE, P.E.
CIVIL ENGINEERING SERVICES
6 COVERED BRIDGE RD., BREMEN, GA 30110
404-824-2015
CHRISWHITEENGINEERING@GMAIL.COM

REGISTERED
NO. PERMIT
PROFESSIONAL
ENGINEER
81772
CHRISTOPHER S. WHITE

GASVCC LEVEL II
CERTIFICATION #68071
EXPIRATION DATE: 07/03/2025

OWNER/DEVELOPER
PRIMARY PERMITTEE

24 HOUR CONTACT:
ME HAGGER
4285 HWY 166
DOUGLASVILLE, GA 30135
PHONE 404-824-2015
MAIL HAGMASTER@ME.COM

Stand Alone ES&PC Plan for
ME Hagger
LAND LOTS 65,66,67 1st DISTRICT, 5th SECTION,
DOUGLAS COUNTY, GEORGIA
4285 HWY 166, Douglasville, GA 30135

Issue
Rev (1)
Rev (2)
Rev (3)
Rev (4)
Rev (5)
Rev (6)

Designed by
Checked by
Project #

CSW
CSW
4285HWY166

COVER

C-101

DOUGLAS COUNTY WSA NOTES:

a. Stormwater management structures on private property must be maintained by the property owner. All subsequent owners must be informed of operations and maintenance requirements. Failure to maintain stormwater infrastructure may result in enforcement action. Changes and modifications to stormwater infrastructure (public and private) must be approved by the Douglasville – Douglas County Water and Sewer Authority.

b. Downstream impacts of development are the responsibility of the Owner. Development may not cause downstream impacts such as increased flood hazard, erosion of off-site soils and stream channels, or impairment of water quality of receiving waters.

c. Approval is based on information supplied on these drawings. If unknown conditions are encountered, or site conditions change, or these plans are otherwise found to be not representative of site conditions, contact the Douglasville – Douglas County Water and Sewer Authority Engineering Department. Design revision and resubmittal may be required.

d. Construction, which impacts streams, wetlands, or other environmentally sensitive areas, shall comply with applicable local, state, and federal laws. Plan approval by WSA does not relieve the Owner, Developer, and Contractor of the obligation to apply for and obtain required permits and comply with current regulations.

e. Development may not occur in flood prone areas as defined by the Douglasville – Douglas County Water and Sewer Authority. Unauthorized development will be ordered removed and restoration of the site required, both at the expense of the Developer.

f. Approval of these plans is based on submitted information regarding extents of soil disturbance, schedule of activities, and proposed measures to control erosion and sediment control. Significant changes to project design or schedule elements must be approved by the Authority.

g. Plan approval does not release any party from duty to comply with local, state, and federal law. It is unlawful to increase turbidity in receiving waters more than 25 NTU.

h. The Douglasville-Douglas County Water and Sewer Authority requires that every service connected be equipped with a backflow prevention device. Facilities that, in the opinion of the Authority, may potentially introduce hazardous or toxic substances into the water supply will be required to install a reduced pressure assembly that vents to the atmosphere.

i. Douglasville-Douglas County WSA approval of these plans does not constitute a guarantee of water or sewerage capacity. Capacity is not allocated until it is purchased through the sale of a water meter.

j. Any modifications/changes to an existing or additions to a portion of the water, sewer, or stormwater systems is required to be inspected and or reviewed by WSA (WSA Eng. Dept. Phone # 770-949-7617).

k. Plan approval does not release the Owner, Developer, or Contractor from responsibility for environmental damage, property damage, or endangerment of public health. Responsible parties shall mitigate impacts, repair damage, and compensate affected parties as required by local and state law.

l. All construction materials shall be in full accordance with current Rules and Regulations and Design Standards and Specifications published by the Douglasville-Douglas County Water and Sewer Authority. It is the responsibility of each Developer and Contractor to familiarize himself with all current WSA rules and standards.

m. The Douglasville-Douglas County Water and Sewer Authority will obtain road bore permits and road cut permits at the County and State levels for all approved projects. Road bore/cut work shall not begin until permits are obtained.

n. Please notify W.S.A. Engineering Dept. 72 Hours Before Construction at 770-949-7617.

DOUGLAS COUNTY NOTES:

1. All construction must conform to Douglas County, Georgia, Standards.

2. All drainage easements must be grassed and rip rapped as required to control erosion.

3. All building sites shall be a minimum of 3' above high water elevation and/or the 100-year flood elevation.

4. All buildings should be a minimum of 40' from an open drainage easement.

5. Clearing and grading shall be limited to areas designated as right-of-way and those areas required for storm drainage, detention facilities, and utilities.

6. All sidewalks are required to be installed prior to expiration of bonds.

7. Projects requiring mass grading will require reports from an independent geotechnical engineer to be submitted to the Development Control Division verifying material type and that proper compaction was achieved.

8. Hauling excess cut/fill to and from site requires approval from the Douglas County DOT.

9. The topping shall not installed until one (1) year after final plat approval or building construction on 75% of all lots has been completed, whichever comes first.

10. Note: **Wetlands Certification: The design professional whose seal appears herein certifies the following: (1) The National Wetlands Inventory Map has been consulted; (2) the appropriate plan sheet Does indicate wetlands as shown on the map; and (3) if wetlands are indicated the landowner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of Permission has been obtained.**

11. Street lights are required to be installed prior to obtaining a Final Plat (for Residential) / Certificate of Occupancy (for Commercial/Industrial)

12. Signage Required On-site: **“Attention subcontractors: You must observe Tree Protection Area – No construction or equipment encroachment. You are responsible for damages.”**

13. **It shall be unlawful for any person to engage in or conduct any activity in the construction of any building or structure, the moving of earth, or the laying of any pavement, including, but not limited to, the making of any excavation, clearing or grading of surface land, and loading or unloading material, equipment, or supplies, except between the hours of 7:00 am and 7:00 pm, Monday through Saturday.**

14. Roadway construction must include installing sidewalks at beginning of road until frontages of lots 127 and 132. Performance bonds cannot be used for these sections of sidewalk.

29

CONTRACTOR'S ANTICIPATED
ACTIVITY SCHEDULE

ACTIVITY	MO. 1	MO. 2	MO. 3	MO. 4	MO. 5	MO. 6	MO. 7	MO. 8	MO. 9
1. INSTALL SEDIMENT CONTROL DEVICES									
2. DEMOLITION, CLEARING AND GRADING									
3. MAINTAIN EROSION CONTROL									
4. GRASS (TEMP.) (PERM.)									
5. FINAL LANDSCAPING									
6. CLEAN UP									
7. SOLID WASTE DISPOSAL									

NOTE: EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED. CONSTRUCTION IS ESTIMATED TO COMMENCE DURING THE MONTH OF AUGUST 2022.

811

CALL BEFORE YOU DIG

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

NOTE: IF THE CONTRACTOR, IN THE COURSE OF WORK FINDS ANY DISCREPANCY BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY OR ANY ERRORS OR OMISSIONS IN THE PLANS OR THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT CONTRACTOR'S RISK.

10

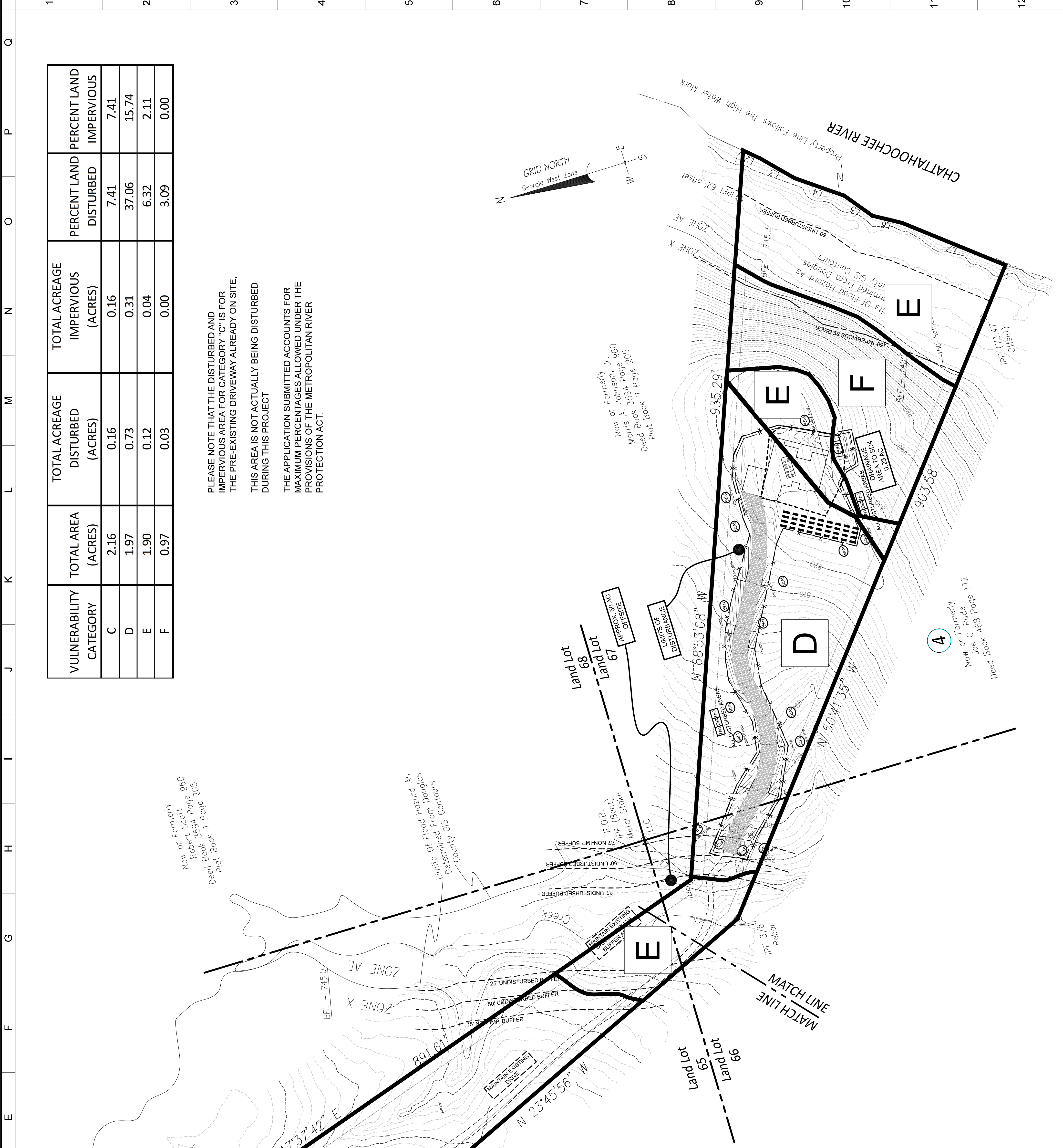
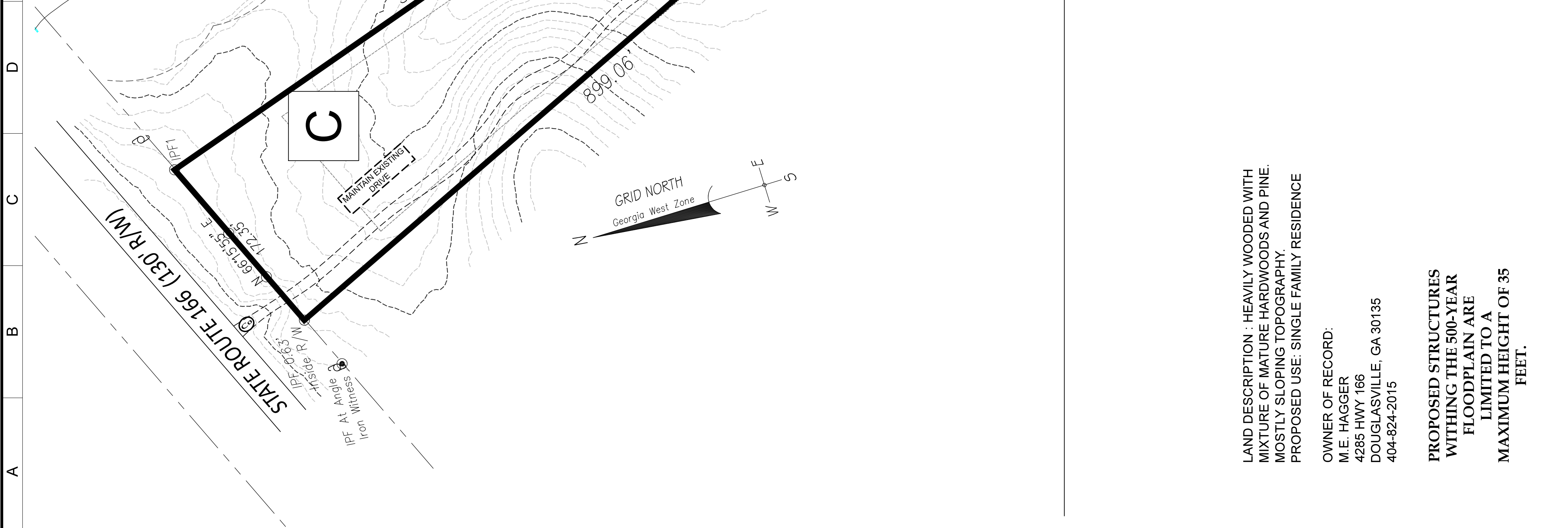
LOCATION MAP
NTS

GPS LOCATION OF
CONSTRUCTION EXIT : LATITUDE
33.647760, LONGITUDE -84.717547

TOTAL SITE: 7.00 ACRES
TOTAL DISTURBED AREA: 0.88 ACRE

6

THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR USED FOR THE CONSTRUCTION OF ANOTHER PROJECT. WITHOUT SPECIFIC AUTHORIZATION, ALL DIMENSIONS, PROPOSED ITEMS, AND EXISTING UTILITIES TO BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE LICENSED PROFESSIONAL OF RECORD IMMEDIATELY IF A DISCREPANCY IS FOUND. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ALL CHANGES.



VULNERABILITY CATEGORY	TOTAL AREA (ACRES)	TOTAL ACRES DISTURBED (ACRES)	TOTAL ACRES IMPERVIOUS (ACRES)	PERCENT LAND DISTURBED	PERCENT LAND IMPERVIOUS
C	2.16	0.16	0.16	7.41	7.41
D	1.97	0.73	0.31	37.06	15.74
E	1.90	0.12	0.04	6.32	2.11
F	0.97	0.03	0.00	3.09	0.00

PLEASE NOTE THAT THE DISTURBED AND IMPERVIOUS AREA FOR CATEGORY "C" IS FOR THE PRE-EXISTING DRIVEWAY ALREADY ON SITE.

THIS AREA IS NOT ACTUALLY BEING DISTURBED DURING THIS PROJECT

THE APPLICATION SUBMITTED ACCOUNTS FOR MAXIMUM PERCENTAGES ALLOWED UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT.

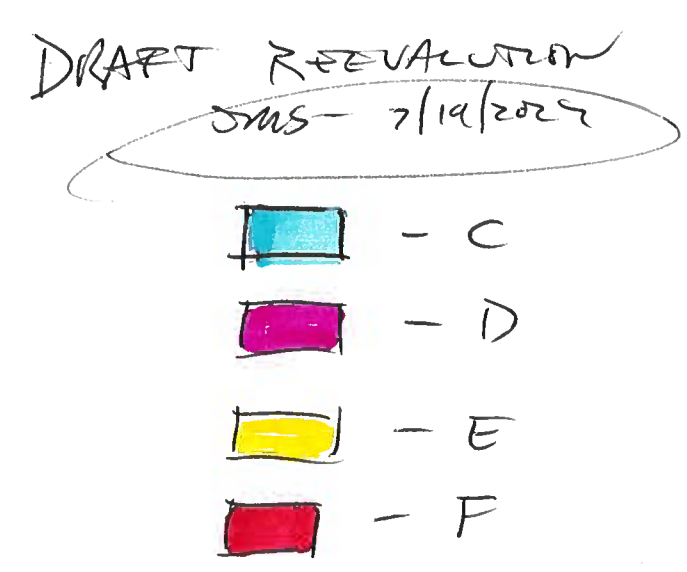
Stand Alone ES&PC Plan for ME Hagger		LAND LOTS 55, 66, 67 1st DISTRICT, 5th SECTION, DOUGLAS COUNTY, GEORGIA 4285 HWY 166, Douglasville, GA 30135	
Issue Date: 08/20/22	Issue Date: 08/20/22	Designed by CSW	Checked by CSW
Rev. (1)	Rev. (2)	Rev. (3)	Rev. (4)
Rev. (5)	Rev. (6)	Rev. (7)	Rev. (8)
Project # 4285HWY166		Project # 4285HWY166	

**Draft Reevaluation for 4285 Highway 166
Douglas County**

July 19, 2022

Vulnerability Factor	Factor Subgroup	Score						
Vegetation:	Mixed Pines / Hardwoods	18						
Hydrology;	Third Order Interbasin	0						
		--						
SUBTOTAL:		18						
		20						
Slope	0-10%	3	--	--	3	--	--	--
	10-25%	--	9	--	--	9	--	--
	Over 25%	--	--	15	--	--	15	--
SUBTOTAL:		21	27	33	41	47	53	--
Soils	Low-to-Mod. Erodibility	--	8	--	--	--	--	--
	High Erodibility	20	--	20	20	20	20	20
TOTAL:		41	35	47	53	61	67	73
CATEGORY:		D	C	D	E	E	E	F

The C category includes scores from 29 to 40
The D category includes scores from 41 to 52
The E category includes scores from 53 to 67
The F category includes scores from 68 to 75



VULNERABILITY CATEGORY	TOTAL AREA (ACRES)	TOTAL ACREAGE DISTURBED (ACRES)	TOTAL ACREAGE IMPERVIOUS (ACRES)	PERCENT LAND DISTURBED	PERCENT LAND IMPERVIOUS
C	2.27	0.95	0.35	41.84	15.41
D	0.67	0.10	0.13	14.93	18.96
E	2.33	0.34	0.17	14.59	7.17
F	1.73	0.47	0.13	27.17	7.40

LAND DESCRIPTION : HEAVILY WOODED WITH MIXTURE OF MATURE HARDWOODS AND PINE. MOSTLY SLOPING TOPOGRAPHY.
PROPOSED USE: SINGLE FAMILY RESIDENCE

OWNER OF RECORD:
M.E. HAGGER
4285 HWY 166
DOUGLASVILLE, GA 30135
404-824-2015

**PROPOSED STRUCTURES
WITHIN THE 500-YEAR
FLOODPLAIN ARE
LIMITED TO A
MAXIMUM HEIGHT OF 35
FEET.**

CHRISTOPHER S. WHITE, P.E.
CIVIL ENGINEERING SERVICES
6 COVERED BRIDGE RD. BREMEN, GA 30110
CELL: 678-988-3078
CHRISWHITE.ENGINEERING@GMAIL.COM



**GASWCC LEVEL II
CERTIFICATION #68071
EXPIRATION DATE: 07/01/202**

OWNER/DEVELOPER
PRIMARY PERMITTEE

24 HOUR CONTACT:
M.E. HADGER
4285 HWY 166
DOUGLASVILLE, GA 30135
PHONE: 404-824-2015
MALIKHADGER@ME.COM

**Stand Alone ES&PC Plan for
ME Hagger**

DD LOTS 65,66,67 1st DISTRICT, 5th SECTION,
DOUGLAS COUNTY, GEORGIA

10	Issue:	Date:	Description:
	Issue:	7/16/2022	
	Rev. (1):		
	Rev. (2):		
	Rev. (3):		
	Rev. (4):		
	Rev. (5):		
9	Designed by		CS
	Checked by		CS
	Project # 4285HWY16		

Scale: 1" = 60'

MARPA

C-403