



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: 2/2/2006

ARC REVIEW CODE: V602022

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-06-01DC Tuscany Hills

Review Type: Metro River

MRPA Code: RC-06-01DC

Description: An application for a metro river certificate for a single family 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: 96 **District:** 1 **Section:** 5

Date Opened: 2/2/2006

Deadline for Comments: 2/12/2006

Earliest the Regional Review can be Completed: 2/12/2006

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
UPPER CHATTAHOOCHEE RIVERKEEPER
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

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 , 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: Patricia S. Foreman
Name(s): MPS Properties P.O. Box 68
Mailing Address: P.O. Box 207 Lithia Springs, GA 30122
City: Pitts State: GA Zip: 31072
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 947-6019 Fax: _____
Other Numbers: Foreman: (770) 948-4650
3. Applicant(s) or Applicant's Agent(s):
Name(s): Anneewakee Creek, LLC
Mailing Address: 1666 Kennedy Causeway, Ste. 610
City: North Bay Village State: FL Zip: 33141
Contact Phone Numbers (w/Area Code):
Daytime Phone: (305) 586-7787 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Tuscany Hills
Description of Proposed Use: Single-Family Subdivision
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 96, 97, 117, 118, 119, 1st & 5th
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
445 feet East of Olde Plantation Drive at Highway 166
Size of Development (Use as Applicable):
Acres: Inside Corridor: 111.4
Outside Corridor: 99.1
Total: 210.5
Lots: Inside Corridor: 40
Outside Corridor: 61
Total: 101
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? Yes

If "yes", describe the additional land and any development plans: 500' from river to the east of dedicated 500', possible trails

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 Yes

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	<u>N/A</u>			(90)	(75)
B	<u>N/A</u>			(80)	(60)
C	<u>14,375 sf</u>	<u>0</u>	<u>0</u>	(70)	<u>0</u> (45) <u>0</u>
D	<u>880,755 sf</u>	<u>440,373 sf</u> 272,602 sf <i>272,602</i>	<u>264,226 sf</u> 113,320 sf	(50)	<u>30.0%</u> (30) <u>30.6%</u> 31.0 <i>30.6</i>
E	<u>3,110,502 sf</u>	<u>937,151 sf</u> 340,027 sf	<u>466,575 sf</u> 141,596 sf	(30)	<u>30.0%</u> (15) <u>4.6%</u> 10.9 <i>30</i>
Upgraded F*	<u>889,197 sf</u>	<u>266,759 sf</u> 266,217 sf <i>266,759</i>	<u>133,380 sf</u> 115,332 sf <i>133,380</i>	(10)	<u>30.0%</u> (2) <u>15.0%</u> 29.9 <i>30</i>
Total:	<u>4,894,829</u>	<u>878,846</u>	<u>370,248</u>	N/A	N/A

* Note: Project includes dedication of 500-foot buffer along river frontage. This allows upgrading of up to 3 times buffer area. ~~800x~~ (10.17 acres), which allows development at next least restrictive category per Part 2.A.3.c.(3) of the Chattahoochee Corridor Plan. Only the 'F' land (20.4 acres) is being upgraded in this review. It is still separate from other 5' land. JMS.

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

If "yes", indicate the 100-year floodplain elevation: 746.0

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? Yes

If "yes", indicate the 500-year flood plain elevation: 748

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)

MPS Properties.

Patricia S Foreman

Patricia S Foreman

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:

Anneewakee Creek, LLC

[Signature], General Partner, M.P.S. Properties 9-21-05

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



Alpha Fowler Bryan, M.D.
District Health Director

Center for Environmental Health

January 20, 2006

To Whom It May Concern:

The Environmental Health Section of the Douglas County Board of Health has reviewed the plans submitted by Pennington Green for Tuscany Hills subdivision. Although this office has not yet approved a final plat as submitted, we believe the site has potential. With more extensive testing of marginal soils and/or reconfiguration of lot lines, this site should have the ability to be safely developed utilizing on-site sewage management systems. I have discussed our concerns and requirements with Mr. Green and his engineer Mr. Rick Stepp. Upon satisfying our requirements, I feel confident that this subdivision can be approved.

If further information is required please contact me at (770) 920-7311

Sincerely

A handwritten signature in black ink, appearing to read "R. F. Gore", with a long horizontal line extending to the right.

**Robert F. Gore
Environmental Health County Manager**

TUSCANY HILLS

LOT #	AREA BY ZONE (SF)				ZONE C		ZONE D		ZONE E		ZONE F	
	ZONE C	ZONE D	ZONE E	ZONE F	DIST.	IMPER	DIST.	IMPER	DIST.	IMPER	DIST.	IMPER
20												
32												
33												
34		2455										
35		6602										
36		7450										
37		9195										
38		5321										
40		33803					13300	5500				
41		44431					13738	5500				
42		39040					12288	5000				
			1470						500			
43		29858					10125	4675				
			10217						2100	825		
44		50173					12900	5500				
				1227								
45		53143					16300	5500				
46		54885					15940	5500				
47		101495					11306	5500				
48		67953					13603	5500				
49		55757					22000	5500				
50		47916					22370	5500				
51		54014					23300	5500				
			1307									
52		68052					14535	5500				
			1644									
53		45437					12424	5250				
			4044									
				48023							1220	250
54				61420							11981	5500
55				50084							16502	5500
56				45302							26990	5500
57			7609									
				71514							12810	5500
58				90169							13799	5500
59				43996							15280	5500
60				44867							14570	5500
61				43996							23302	5500
62			4345						4650	5500		
				39784							13222	5500
63				46174							13181	5500
64				44867							13174	5500
65				53143							13324	5500
66			2242						700			
				61355							11585	5000
67			38336						12319	5500		
				7402								
68			39639						12505	5500		
69			42688						37000	5500		
70			92782						13031	5500		
71			59242						13843	5500		
72			55321						21075	5500		
73			48351						15662	5500		
74			47045						20500	5500		
75			53579						28500	5500		
76			71438						12399	5500		
77			45302						15778	5500		
78			45302						15571	5500		
79			31336						15365	3500		
89			26370									
90			20921									
SORENTO WAY		30194					30194	19690				
				34770							34770	25884
PARMA		17350					17350	11785				
				12620							12620	7181
VENICE COURT		4524					4524	2650				
			24150						24150	19605		
				6080							6080	4500
MODENA		6405					6405	3770				
			52729						52729	31085		
				11827							11827	6517
ROMA COURT			21650						21650	15081		
RESERVED IMPROVEMENTS*							150000	100000	550000	320000		
GREENSPACE	14375	45302	2261443	70567								
TOTALS:	14375	880755	3110502	889197	0	0	422602	213320	890027	461596	266217	115332

48.0% 24.2% 28.6% 14.8% 29.9% 13.0%

*Reserved Improvements are defined as additional allowable improvements and/or maintenance within Zone D and Zone E for homeowners and local government.