



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: 2/14/2006

ARC REVIEW CODE: V602141

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-06-02DC 4653 Highway 166

Review Type: Metro River

MRPA Code: RC-06-02DC

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

Submitting Local Government: Douglas County

Land Lot: 66 **District:** 1 **Section:** N/A

Date Opened: 2/14/2006

Deadline for Comments: 2/24/2006

Earliest the Regional Review can be Completed: 2/24/2006

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

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE

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 , 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): James & Cheryl Rains
Mailing Address: 4992 Golf Valley Ct.
City: Douglasville State: GA Zip: 30135
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-942-4982 Fax: 678-838-1808
Other Numbers: 770-714-1526, 770-949-1526
3. Applicant(s) or Applicant's Agent(s):
Name(s): James A. Rains
Mailing Address: 4992 Golf Valley Ct.
City: Douglasville State: GA Zip: 30135
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-942-4982 Fax: 678-838-1808
Other Numbers: cell 770-823-1526 or 770-714-1526
4. Proposed Land or Water Use:
Name of Development: residential
Description of Proposed Use: Swimming pool + house on
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 66 37 & 66 1st DIST 5th
SECTION DOUGLAS COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: N/A
- Size of Development (Use as Applicable):
- | | | |
|--------|-------------------|--------------|
| Acres: | Inside Corridor: | <u>4.069</u> |
| | Outside Corridor: | |
| | Total: | |
| Lots: | Inside Corridor: | <u>1</u> |
| | Outside Corridor: | |
| | Total: | |
| Units: | Inside Corridor: | <u>N/A</u> |
| | Outside Corridor: | |
| | Total: | |
- Other Size Descriptor (i.e., Length and Width of Easement):
- | | |
|-------------------|------------|
| Inside Corridor: | <u>N/A</u> |
| 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 ☒

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 | _____ | _____ | _____ | (70) | (45) |
| D | <u>177,246 sq ft</u> <u>(4.069 acres)</u> | <u>88,623 sq ft</u> <u>ms</u> | <u>53,174 sq ft</u> <u>ms</u> | <u>(50)</u> <u>50%</u> <u>(30)</u> <u>30%</u> <u>ms</u> <u>ms</u> | |
| E | _____ | _____ | _____ | (30) | (15) |
| F | <u>less than 10% of total / 43560 sq ft</u> <u>ms</u> | _____ | _____ | (10) | (2) |
| Total: | _____ | _____ | _____ | N/A | N/A |

43560

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.

____ 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)

James A. Rains 1/10/06

Cheryl K. Rains 1-10-06
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:

James A. Rains 1/10/06

Cheryl K. Rains 1-10-06
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] 2/1/06
Signature of Chief Elected Official or Official's Designee Date

SITE PLAN FOR:
 JAMES & CHERYL RAINES
 4653 HWY 166
 L.L. 66 ~ 1st DIST. ~ 5th SECT.
 DOUGLAS COUNTY, GEORGIA

DATE: 07-06-05 1"=50'

Prepared By:

Gene Mastin

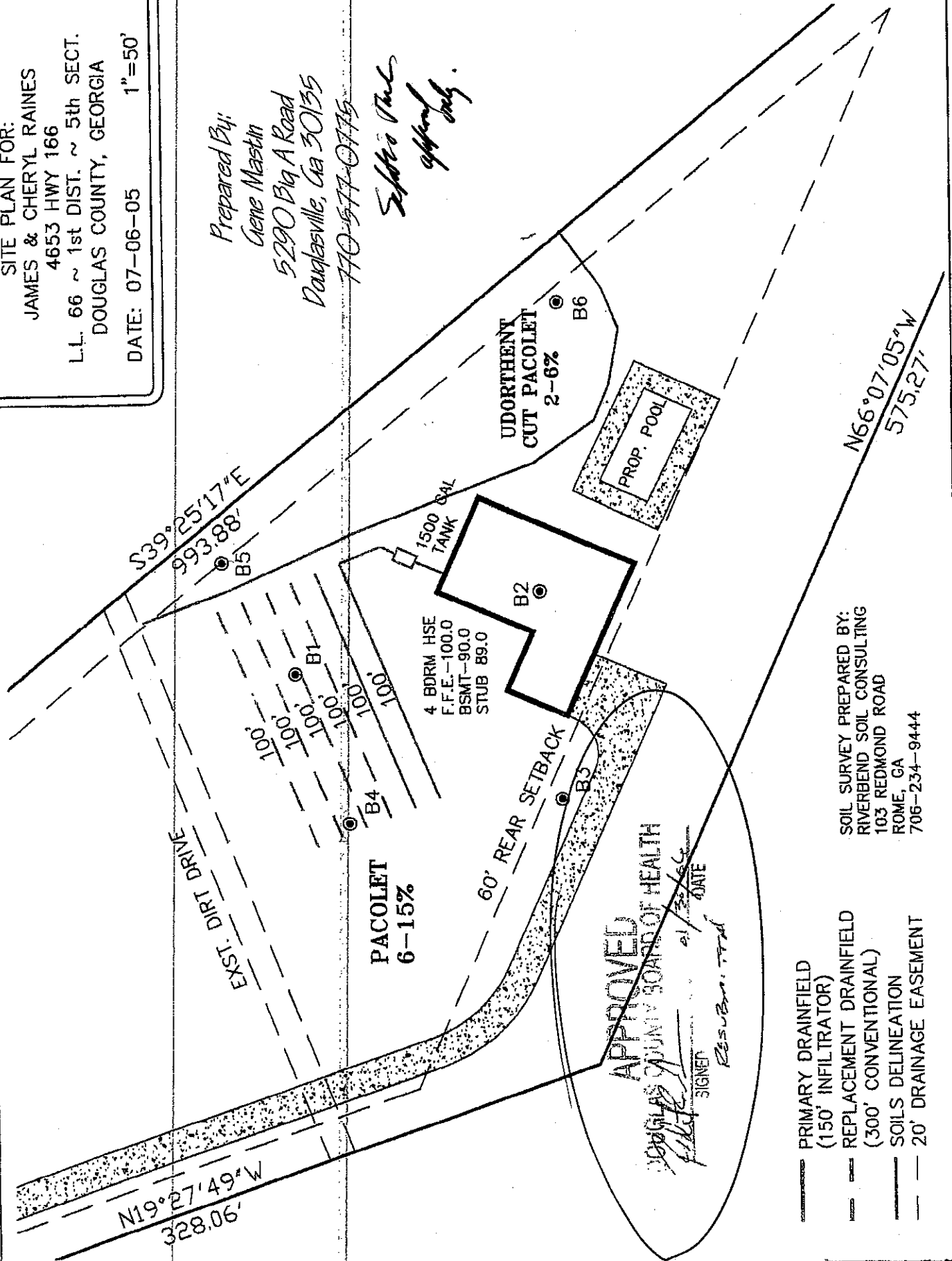
5290 Big A Road

Danlottesville, Ga 30135

770-577-0775

Sept 10 Paul

approved only.



SOIL SURVEY PREPARED BY:
 RIVERBEND SOIL CONSULTING
 103 REDMOND ROAD
 ROME, GA
 706-234-9444

- PRIMARY DRAINFIELD (150' INFILTRATOR)
- REPLACEMENT DRAINFIELD (300' CONVENTIONAL)
- SOILS DELINEATION
- 20' DRAINAGE EASEMENT

APPROVED
 DOUGLAS COUNTY BOARD OF HEALTH

SIGNED _____ DATE _____

Resubmitted