



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: Feb 6 2007

ARC REVIEW CODE: V702061

TO: Chairman Tom Worthan  
ATTN TO: Cynde 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-07-01DC Chattahoochee Walk

**Review Type:** Metro River

**MRPA Code:** RC-07-01DC

**Description:** An application for a metro river certificate for a four single family units. The ARC preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Douglas County

**Land Lot:** 37 **District:** 1 **Section:** 5

**Date Opened:** Feb 6 2007

**Deadline for Comments:** Feb 16 2007

**Earliest the Regional Review can be Completed:** Feb 16 2007

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

ARC LAND USE PLANNING  
FULTON COUNTY  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

ARC ENVIRONMENTAL PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
NATIONAL PARK SERVICE

COBB COUNTY  
GEORGIA CONSERVANCY

## Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Feb 16 2007, 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/landuse> .

**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): Mark Bernath  
Mailing Address: 2078 Valiant Drive  
City: Tucker State: Ga. Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-699-7048 Fax: \_\_\_\_\_  
Other Numbers: Cell - 4-925-8328

3. Applicant(s) or Applicant's Agent(s):  
Name(s): David Lynch  
Mailing Address: 3932 Atlanta Rd  
City: Smyrna State: Ga. Zip: 30080  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 7-435-0624 Fax: \_\_\_\_\_  
Other Numbers: cell - 404-918-1696

4. Proposed Land or Water Use:  
Name of Development: River Run/Chattahoochee Walk  
Description of Proposed Use: Residential - 5 Acre lots

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County:

Parcel Lot 37, 1st Dist 5TH Sect Douglas Co.

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:

5 Notch Trail at Hwy 166

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>24</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>24</u>
Lots:	Inside Corridor:	<u>4</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>4</u>
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 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				(90)	(75)
---	--	--	--	------	------

B				(80)	(60)
---	--	--	--	------	------

C	<u>10.78 ac.</u>	<u>7.546 ac.</u>	<u>4.851</u>	(70) <u>70%</u>	(45) <u>45%</u>
---	------------------	------------------	--------------	-----------------	-----------------

D				(50)	(30)
---	--	--	--	------	------

E	<u>714.013 ac.</u>	<u>4.204 ac.</u>	<u>2.11 ac.</u>	(30) <u>30%</u>	(15) <u>15%</u>
---	--------------------	------------------	-----------------	-----------------	-----------------

F				(10)	(2)
---	--	--	--	------	-----

Total: 24.793 Ac. N/A N/A

NOTE: All changes JMS  
2/6/07

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 100-year floodplain elevation: 742.0

**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. No grading reqd - Paving exist Road

\_\_\_\_ 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)

Mark Bernath  
Mark Bernath

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:

David Lynch  
David Lynch

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

Date

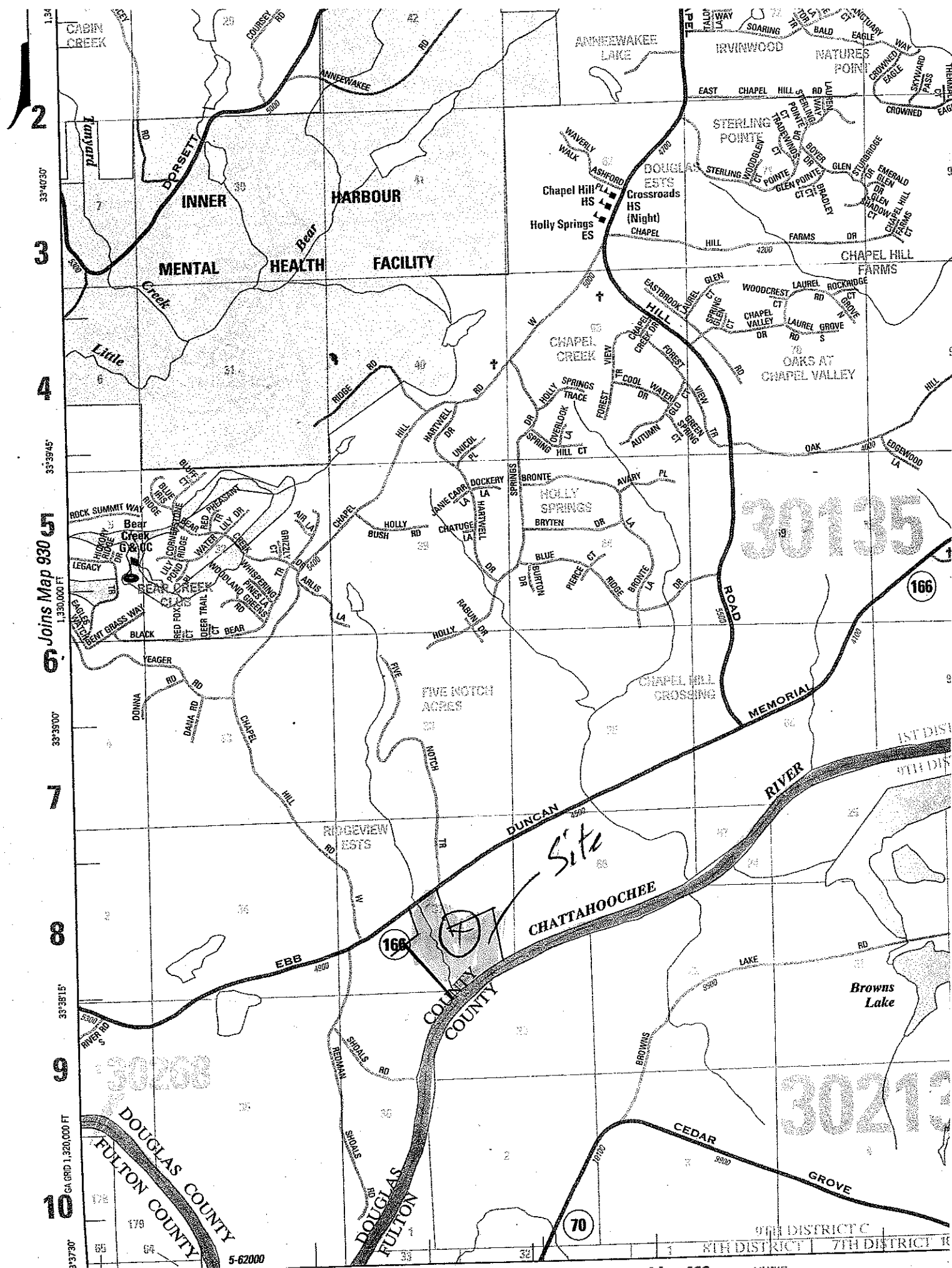
14. The governing authority of Douglas Co. requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

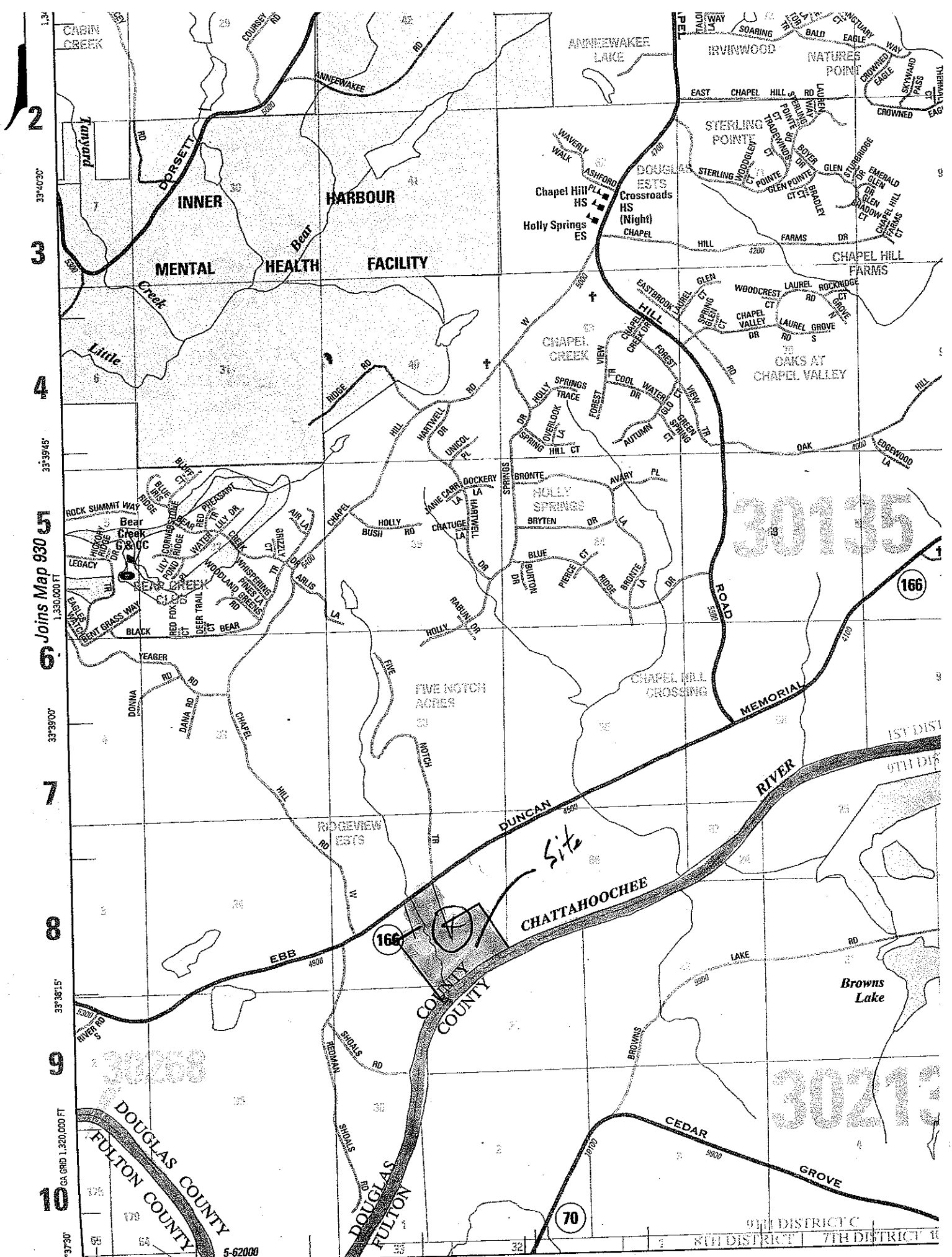
[Signature]

Signature of Chief Elected Official or Official's Designee

6-13-06

Date





Joins Map 930

GA GRID 1,320,000 FT

5-62000

30135

30258

30213

2

3

4

5

6

7

8

9

10

166

70

9TH DISTRICT C  
8TH DISTRICT  
7TH DISTRICT