



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: Jul 31 2007

ARC REVIEW CODE: V707311

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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-07-03DC 6007 South River Road

Review Type: Development of Regional Impact

MRPA Code: RC-07-03DC

Description: An application for a metro river certificate for a residential site plan. The proposed ARC preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Douglas County

Land Lot: 6 **District:** 3 **Section:** 5

Date Opened: Jul 31 2007

Deadline for Comments: Jul 10 2007

Earliest the Regional Review can be Completed: Jul 10 2007

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

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

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 Jul 10 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): Paul Favors

Mailing Address: 6007 SOUTH RIVER ROAD

City: Douglasville State: Georgia Zip: 30135

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-597-0755 Fax: _____

Other Numbers: 770-949-6190

3. Applicant(s) or Applicant's Agent(s):

Name(s): PAUL FAVORS

Mailing Address: 6007 SOUTH RIVER ROAD

City: Douglasville State: Georgia Zip: 30135

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-597-0755 Fax: _____

Other Numbers: 770-949-6190

4. Proposed Land or Water Use:

Name of Development: Paul Favors - (House Site Plan)

Description of Proposed Use: _____

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

Land Lot(s), District, Section, County: Land Lots 6 & 7, 3rd District, 5th Section

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

6007 South River Road

Size of Development (Use as Applicable):

Acres: Inside Corridor: 38.94 Acres

Outside Corridor: -

Total: 38.94 ACRES

Lots: Inside Corridor: 1

Outside Corridor: -

Total: 1

Units: Inside Corridor: _____

Outside Corridor: _____

Total: _____

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: 657' Length = 695', Width = 30' Easement

Outside Corridor: Length = 572', Width = 30' Easement

Total: Length = 1267', Width = 30' Easement

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, Not to our knowledge

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 ☒ 1000 GAL TANK WITH 150' INFILTRATOR.

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	0.00 ACRES	N/A	N/A	(90) N/A	(75) N/A
B	0.16 ACRES	0.029 AC (EXIST. CHICKEN HOUSE)	0.096 AC	(80) 80%	(60) 60%
C	0.89 ACRES	0.623 AC (EXIST. CHICKEN HOUSE)	0.405 ACRES	(70) 70%	(45) 45%
D	0.91 ACRES	0.455 AC (EXIST. CHICKEN HOUSE)	0.273	(50) 50%	(30) 30%
E	36.17 ACRES	(PROP. HOUSE + DRIVE) 10.851 ac 1.28 ACRES	EXIST. + PROP. HOUSE 5.420 ac 0.08 ACRES	(30) 30%	(15) 15%
F	0.81 ACRES	N/A 0.081 ac.	N/A 0.010 ac	(10) 10%	(2) 2%
Total:	38.94 ACRES	12.065 ac 1.28 ACRES	6.216 ac 0.124 ACRES	N/A	N/A

ALL checks JMS - 7/31/07

*NOTE: AS PER JIM SANTO, THE 100 YEAR & 500 YEAR FLOODPLAIN WAS DERIVED FROM THE FLOOD INSURANCE STUDY OF FULTON COUNTY ON THE CHATTAHOOCHEE RIVER. FEMA WEB SITE ~~DOES~~ DOES NOT SHOW THAT A FIS FOR DOUGLAS CO. EXIST. JIM SANTO WITH ARC SAID USE FULTON CO. FIS OF THE CHATTAHOOCHEE RIVER. MR. SANTO CAN BE REACHED AT 404-463-3258.

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

If "yes", indicate the 100-year floodplain elevation: 738.75' → 739.0'

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. MR. SANTO STATED TO ONLY USE FEMA INFOR.

*SEE NOTE ABOVE

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: 741.0' → 741.25

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain).

*SEE NOTE ABOVE 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


Paul [Signature] 7-26-07

- 13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:**

Paul Jones 7-26-07
Signature(s) of Applicant(s) or Agent(s) Date

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

Provisions of the Metropolitan River Protection Act.

 4-26-07

Signature of Chief Elected Official or Official's Designee Date