



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: Nov 15 2012

ARC REVIEW CODE: V1211151

TO: Mayor Jere Wood
ATTN TO: Jackie Deibel, City of Roswell
FROM: Douglas R. Hooker, Executive Director


for Douglas Hooker

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-12-01R Taimen on the River Phase II

Review Type: Metro River

MRPA Code: RC-12-01R

Description: An application for a Metropolitan River Protection Act Certificate for the development of a three lot single family detached subdivision.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Roswell

Land Lot: 494 **District:** 1 **Section:** 2

Date Opened: Nov 15 2012

Deadline for Comments: Nov 25 2012

Earliest the Regional Review can be Completed: Nov 25 2012

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

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF SANDY SPRINGS

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3307. If the ARC staff does not receive comments from you by 2012-11-25 00:00:00, 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>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Nov 15 2012

ARC REVIEW CODE: V1211151

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

Name of Proposal: RC-12-01R Taimen on the River Phase II

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act Certificate for the for the development of a three lot single family detached subdivision.

Submitting Local Government: City of Roswell

Date Opened: Nov 15 2012

Deadline for Comments: Nov 25 2012

Earliest the Regional Review can be Completed: Nov 25 2012

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

RC12-01R
P#12100048

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Roswell
2. Owner(s) of Record of Property to be Reviewed:
Name(s): ELLEN M. SPRUILL
Mailing Address: 690 RIVERSIDE ROAD
City: ROSWELL State: GA Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770 3661811 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Archway Custom Homes
Mailing Address: 227 Sandy Springs Place, Suite D-377
City: Sandy Springs State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770.480.6107 Fax: 404.256.1751
Other Numbers: Mr. Todd Rittmueller 770.480.5424
4. Proposed Land or Water Use:
Name of Development: Taimen on the River Phase II
Description of Proposed Use: Proposed 3 lot single family detached subdivision
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 494, 1st, 2nd, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
690 Riverside Road
Size of Development (Use as Applicable):
Acres: Inside Corridor: 2.98 ac
Outside Corridor: 0.00 ac
Total: 2.98 ac
Lots: Inside Corridor: 3 proposed lots
Outside Corridor: 0
Total: 3 proposed lots
Units: Inside Corridor: see above
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: n/a
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? yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): Taimen on the River, RC 06-65R, Aug 2006

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 yes

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>			<u>(90)</u>	<u>(75)</u>
B	<u>n/a</u>			<u>(80)</u>	<u>(60)</u>
C	<u>6,870 s.f.</u>	<u>4,809 s.f.</u>	<u>3,092 s.f.</u>	<u>(70) 70.0</u>	<u>(45) 45.0</u>
D	<u>66,198 s.f.</u>	<u>45,420 s.f.*</u>	<u>19,859 s.f.</u>	<u>(50) 68.6*</u>	<u>(30) 30.0</u>
E	<u>56,684 s.f.</u>	<u>8,791 s.f.*</u>	<u>8,503 s.f.</u>	<u>(30) 15.5*</u>	<u>(15) 15.0</u>
F	<u>n/a</u>			<u>(10)</u>	<u>(2)</u>
Total:	<u>129,752 s.f.</u>	<u>59,020 s.f.*</u>	<u>31,454 s.f.</u>	<u>N/A</u>	<u>N/A</u>

* includes a transfer to less restrictive category (at 1.5 times allowable in more restrictive category) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan

* INCLUDES A TRANSFER OF 8214 SF OF LAND DISTURBANCE FROM E TO D ~~AT~~ AT 1 TO 1.5 (8214 X 1.5 = 12321 SF) AS PER PART 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

(Jms 11/9/12)

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

If "yes", indicate the 100-year floodplain elevation: 868.3 +/-

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? _____

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

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.

X Proposed grading plan.

n/a 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)

☒ 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)

Ellen M Spruill 10.3.12
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:

Paul McKittrick 10/2/12
ARCHWAY Custom Homes
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