




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: October 30, 2013

ARC REVIEW CODE: V1310301

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


Electronic signature
Original ink signature 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-13-01R 264 Valley Ridge Road
Review Type: Metro River
MRPA Code: RC-13-01R

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single family residence.

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

Submitting Local Government: City of Roswell
Land Lot: 381 **District:** 2 **Section:** 2
Date Opened: October 30, 2013
Deadline for Comments: November 11, 2013
Earliest the Regional Review Can Be Completed: November 11, 2013

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
CITY OF SANDY SPRINGS

ARC ENVIRONMENTAL PLANNING
CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. If ARC staff does not receive comments from you by November 11, 2013 at 5:00 p.m., 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/land-use/planreviews>.

Attached is information concerning this review.

201302700

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): ADAM & TANELLE KIMBALL
Mailing Address: 274 VALLEY RIDGE DRIVE (264)
City: ROSWELL State: GA Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-352-9779 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): GEORGE ALEXANDER (ALEXANDER ENGINEERING, PC) (92163)
Mailing Address: 1275 OAKDALE RD
City: ATLANTA State: GA Zip: 30307
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-371-9190 Fax: 404-373-0571
Other Numbers: 404-932-0496 (cell) ghalexandr@aol.com
4. Proposed Land or Water Use:
Name of Development: KIMBALL RESIDENCE
Description of Proposed Use: SINGLE FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 381, DISTRICT 1, SECTION 2
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: LOT 4, BLOCK "A" OF CHEZKEE HILLS S/D, 572' SOUTH OF HILLCREST DR.
Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>0.425</u>
	Outside Corridor:	<u>-0-</u>
	Total:	<u>0.425</u>
Lots:	Inside Corridor:	<u>1</u>
	Outside Corridor:	<u>-0-</u>
	Total:	<u>1</u>
Units:	Inside Corridor:	<u>1</u>
	Outside Corridor:	<u>-0-</u>
	Total:	<u>1</u>

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? 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 NO

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	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>16,224 SF</u>	<u>11,357 SF</u>	<u>7301 SF</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>60</u>	<u>30</u>	<u>18</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>2,237</u>	<u>672</u>	<u>336</u>	(30) <u>30</u>	(15) <u>15</u>
F	_____	_____	_____	(10)_____	(2)_____
Total:	<u>18,523 SF</u>	<u>12,059 SF</u>	<u>7655</u>	N/A	N/A



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: 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? No

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

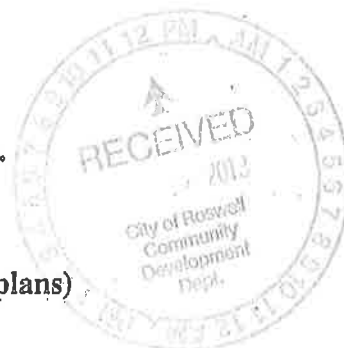
NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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:

- ☒ 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.

N/A 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:

N/A Concept plan.

N/A 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)

Adam W. Kimball

Janelle Kimball

Signature(s) of Owner(s) of Record

9/3/13
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:

Adam W. Kimball

Janelle Kimball

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

9/3/13
Date

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

Jackie Deibel

Signature of Chief Elected Official or Official's Designee

10/23/13
Date

