



REGIONAL REVIEW NOTIFICATION

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DATE: April 25, 2014

ARC REVIEW CODE: V1404251

TO: Mayor Jere Wood, City of Roswell
ATTN TO: Jackie Deibel, Planner III, Department of Community Development
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-14-01R 180 Azalea Drive (Azalea Townhomes)

Review Type: Metro River

MRPA Code: RC-14-01R

Description: An application for a Metropolitan River Protection Act Certificate for the construction of 22 townhomes and two single-family homes on 7.66 acres in the City of Roswell. Approximately 1.17 acres of this proposed development were reviewed as one lot within a larger development that was previously reviewed in 1983 (RC-83-04R, Connemara Subdivision Phase II). That acreage is not part of the current review.

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: 378, 379, 380, 381 **District:** 1 **Section:** 2

Date Opened: April 25, 2014

Deadline for Comments: May 5, 2014

Earliest the Regional Review Can Be Completed: May 5, 2014

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
COBB COUNTY

ARC ENVIRONMENTAL PLANNING
CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS

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 May 5, 2014, we will assume that your agency has no additional comments, and we will close the review. Comments by e-mail are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

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): Jason Yowell (Metropolitan Design + Construction)
Mailing Address: 5010 Old Oak Trace
City: Roswell State: GA Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 402-6368 e-mail: je.yowell@yahoo.com
Fax:
Other Numbers:
3. Applicant(s) or Applicant's Agent(s):
Name(s): Jason Yowell
Mailing Address: 5010 Old Oak Trace
City: Roswell State: GA Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 402-6368 e-mail: je.yowell@yahoo.com
Fax:
Other Numbers:
4. Proposed Land or Water Use:
Name of Development: Azalea Townhomes
Description of Proposed Use: Residential (townhomes)
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lots 378, 379, 380, 381, 1st District, 2nd Section, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 180 Azalea Drive, 2613 ft From Azalea Drive and Riverwalk Dr.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 7.66 Acres
Outside Corridor: 0
Total: 7.66 Acres
Lots: Inside Corridor:
Outside Corridor:
Total:
Units: Inside Corridor: 24 (22 town homes, 2 single family)
Outside Corridor:
Total: 24
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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): Subdivision expansion, RC-83-04R, reviewed 1983.
Revised 10/17/1984 plans used.

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. (Maximums Shown In Parentheses)
A	—	—	—	(90) —	(75) —
B	—	—	—	(80) —	(60) —
C	17,784 SF	12,449 SF	8,003 SF	(70) 70	(45) 45
D	110,345	55,173	33,104	(50) 50	(30) 30
E	197,406	60,422*	29,851**	(30) 30.6*	(15) 15.1**
F	8,003	0	0	(10) 0*	(2) 0**
Total:	333,538 SF (7.66 Ac)	128,044	70,958	N/A	N/A

* 60,422 SF includes transfer of 800 SF allowable land disturbance from F to E at 1:1.5 ratio (800 SF × 1.5 = 1,200 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

** 29,851 SF includes transfer of 160 SF allowable impervious surface from F to E at 1:1.5 ratio (160 SF × 1.5 = 240 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 863.9

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? Yes
If "yes", indicate the 500-year flood plain elevation: 865.9

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.

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)

[Signature] 11/9/13
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:

[Signature] 11-6-13
Signature(s) of Applicant(s) or Agent(s) 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.

[Signature] 3-14-14
Signature of Chief Elected Official or Official's Designee Date

April 21, 2014

NOTE TO FILE:

Azalea Drive Townhomes – Connemara Phase II Lot 16 (RC-83-04R)

The majority of the property (7.66 acres) is currently being reviewed as the Azalea Drive Townhomes (ARC review number RC-14-01R). However, a portion of the project is on land that was reviewed as one lot (Lot 16) in the 1983 Connemara Subdivision Phase II review (ARC review number RC-83-04R). This is allowed so long as the original allocations on the previously reviewed property are kept separate from the new review and is allowed by the local jurisdiction.

The area of Lot 16 is 51,010 SF (about 1.17 acres). It includes land in the D and E categories. Portions of both properties are shown in the 1983 review as being in the Flood Hazard Zone (FHZ in the table below), a zone of development restriction that, with amendments to the Corridor Plan and the Metropolitan River Protection Act, was eliminated later in 1983, along with upgrade provisions that were also used in the Connemara Phase II review.

The allocations for each category and sub-category are as follows:

Category:	Total Area	Allocated Land Disturbance	Allocated Impervious
D outside FHZ:	35,610 SF	19,200 SF	5,725 SF
D inside FHZ:	5,526 SF	400 SF	0 SF
E outside FHZ:	243 SF	0 SF	0 SF
E inside FHZ:	9,631 SF	925 SF	0 SF

These numbers were portions of a larger review. They do not necessarily coincide with the allowable percentages on this lot, since the review was for the entire subdivision. There is no additional allocation available, even where the allocations are zero.

Total Site Area:	384,548 s.f. (8.83 ac)
Current Review Area:	333,538 s.f. (7.66 ac)

Area Within Current ARC Review

Code "C" Area:	17,784 s.f.
Allowed Disturbed Area (70%):	12,449 s.f.
Total Disturbed Area:	12,449 s.f.
Allowed Impervious Area (45%):	8,003 s.f.
Total Impervious Area:	8,003 s.f.

Code "D" Area:	110,345 s.f.
Allowed Disturbed Area (50%):	55,173 s.f.
Total Disturbed Area:	55,173 s.f.
Allowed Impervious Area (30%):	33,104 s.f.
Total Impervious Area:	33,104 s.f.

Code "E" Area:	197,406 s.f.
Allowed Disturbed Area (30%):	60,422 s.f.
(Includes 1,200 s.f. from Area F)	
Total Disturbed Area:	60,422 s.f.
Allowed Impervious Area (15%):	29,851 s.f.
(Includes 240 s.f. from Area F)	
Total Impervious Area:	29,851 s.f.

Code "F" Area:	8,003 s.f.
Allowed Disturbed Area (10%):	800 s.f.
Total Disturbed Area:	0 s.f.
Disturbed Area to Add to Area E (1.5x):	1,200 s.f.
Allowed Impervious Area (2%):	160 s.f.
Total Impervious Area:	0 s.f.
Impervious Area to Add to Area E (1.5x):	240 s.f.

Allotments for Lot 23

Code "C" Area:	
Allowed Disturbed Area:	12,449 s.f.
Allowed Impervious Area:	8,003 s.f.

Code "E" Area:	
Allowed Disturbed Area:	0 s.f.
Allowed Impervious Area:	0 s.f.

Allotments for Lot 24

Code "D" Area:	
Allowed Disturbed Area:	7,500 s.f.
Allowed Impervious Area:	6,000 s.f.

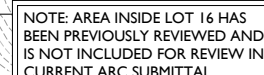
Code "E" Area:
 Allowed Disturbed Area: 75 s.f.
 Allowed Impervious Area: 50 s.f.

Area within 1983 ARC Review RC-83-04R (Lot 16)	
Code "D Outside Flood Hazard Zone (F.H.Z.)* Area:	35,610 s.f.
Allowed Disturbed Area:	19,200 s.f.
Total Disturbed Area:	19,200 s.f.
Allowed Impervious Area:	5,725 s.f.
Total Impervious Area:	5,725 s.f.

Code "E Outside F.H.Z." Area:	243 s.
Allowed Disturbed Area:	0 s.f.
Allowed Impervious Area:	0 s.f.

Code "D Inside F.H.Z." Area:	5,526 s.f.
Allowed Disturbed Area:	400 s.f.
Total Disturbed Area: 400 s.f. (occupied by ex. san. sewer line)	
Allowed Impervious Area:	0 s.f.

Code "E Inside F.H.Z." Area:	9,631 s.f.
Allowed Disturbed Area:	925 s.f.
Total Disturbed Area: 925 s.f. (occupied by ex. san. sewer line)	
Allowed Impervious Area:	0 s.f.



LOT 16 IS WITHIN THE LIMITATIONS STIPULATED BY THE 1983 ARC REVIEW RC-83-04R FOR THE CONNEMARA PHASE II DEVELOPMENT. THE PLANS WERE REVISED 10/17/1984.

LOT 16 AREA D OUTSIDE FLOOD HAZARD ZONE
(ARC REVIEW RC-83-04R)
TOTAL AREA: 35,610 SF
19,200 SF CLEARING ALLOWED
5,725 SF IMPERVIOUS ALLOWED
PROPOSED CLEARING: 19,200 SF
PROPOSED IMPERV.: 5,725 SF

LOT 16 AREA E OUTSIDE FLOOD HAZARD ZONE
(ARC REVIEW RC-83-04R)
TOTAL AREA: 243 SF
0 SF CLEARING ALLOWED
0 SF IMPERVIOUS ALLOWED
PROPOSED CLEARING: 0 SF
PROPOSED IMPERV.: 0 SF

FLOOD HAZARD ZONE BOUNDARY
(AS DELINEATED IN ARC REVIEW
RC-83-04R, PLANS REVISED
10/17/1984)

LOT 16 AREA D INSIDE FLOOD HAZARD ZONE
(ARC REVIEW RC-83-04R)
TOTAL AREA: 5,526 SF
400 SF CLEARING ALLOWED
0 SF IMPERVIOUS ALLOWED
PROPOSED CLEARING: 0 SF (400 SF ALREADY
CLEARED IN SANITARY SEWER R/W)
PROPOSED IMPERV: 0 SF

LOT 16 AREA E INSIDE FLOOD HAZARD ZONE
(ARC REVIEW RC-83-04R)
TOTAL AREA: 9,631 SF
925 SF CLEARING ALLOWED
0 SF IMPERVIOUS ALLOWED
PROPOSED CLEARING: 0 SF (925 SF ALREADY
C) FARED IN SANITARY SEWER R/W)



FOR ARC REVIEW ONLY

Scale 1" = 40'