



# 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: November 12, 2014

ARC REVIEW CODE: V1411121

TO: Mayor Jere Wood, City of Roswell  
ATTN TO: Jeff Pruitt, Recreation, Parks, Historic & Cultural Affairs Dept.  
FROM: Douglas R. Hooker, Executive Director, ARC

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-14-02R Willeo Trail Phase IV

**Review Type:** Metro River

**MRPA Code:** RC-14-02R

**Description:** An application for a Metropolitan River Protection Act Certificate for the construction of a boardwalk and pedestrian trail along the Chattahoochee River in the City of Roswell. The majority of the project is in existing right-of-way (Willeo Road), follows old roadbeds, or is within reviewed areas as noted in the application. The project should follow the best management practices described in Appendix A of the National Park Service's Finding of No Significant Impact (FONSI) for the Willeo Road Multi-Use Trail (January 2014).

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

**Submitting Local Government:** City of Roswell

**Land Lot: District: Section:**

**Date Opened:** November 12, 2014

**Deadline for Comments:** November 22, 2014

**Earliest the Regional Review Can Be Completed:** November 22, 2014

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

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY  
CITY OF SANDY SPRINGS

ARC COMMUNITY DEVELOPMENT DIVISION  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

CHATTAHOOCHEE RIVERKEEPER  
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC staff does not receive comments from you by November 22, 2014, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged.

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

Attached is information concerning this review.

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: November 12, 2014

ARC REVIEW CODE: V1411121

TO: ARC Natural Resources, Community Development Division Managers

FROM: Andrew Smith, Ext. 3-5581

### Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon

Transportation Access and Mobility: N/A

Natural Resources: Santo, Jim

Research and Analytics: N/A

Aging and Health Resources: N/A

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### 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) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 4) The proposal does NOT relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

### COMMENTS:


2014 03620

## 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): City of Roswell  
Mailing Address: 38 Hill Street  
City: Roswell State: GA Zip: 30075  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-641-3840 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): City of Roswell / Jeff Pruitt  
Mailing Address: 38 Hill Street  
City: Roswell State: GA Zip: 30075  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-641-3840 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: Willeo Trail  
Description of Proposed Use: Boardwalk and pedestrian trail along the Chattahoochee River in the City of Roswell
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: \_\_\_\_\_  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 2.08  
Outside Corridor: 0  
Total: 2.08  
Lots: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Units: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_

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City of Roswell  
Community  
Development  
Dept.

6. Related Chattahoochee Corridor Development:

- A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? Yes

If "yes", describe the additional land and any development plans: Floodplain area along Wilcox Road, previously reviewed as detailed below. Also, old roadbed area not requiring ARC review, per Jim Santo email.

- 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): Chattahoochee Nature Center Boardwalk, RC-78-47FC, 1978 (rev. 2006)

7. How Will Sewage from this Development be Treated?

- A. Septic tank N/A - no facilities proposed

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 N/A - no facilities proposed

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				(70)	(45)
D				(50)	(30)
E	<u>90,600 SF</u>	<u>27,000 SF</u>	<u>1,520 SF</u>	(30) <u>30</u>	(15) <u>2</u>
F				(10)	(2)
Total:	<u>90,600 SF</u>	<u>27,000 SF</u>	<u>1,520 SF</u>	N/A	N/A

NOTE: THE MAJORITY OF THE PROJECT IS IN EXISTING ROW, (WILCOX RD) FOLLOWS OLD ROADBEDS OR IS WITHIN REVIEWED AREAS AS NOTED ABOVE. THE PROJECT SHOULD FOLLOW THE BEST MANAGEMENT PRACTICES DESCRIBED IN APPENDIX A OF THE NATIONAL PARK SERVICES ENVIRONMENTAL ASSESSMENT'S STATEMENT OF FINDINGS FOR THE WILCOX ROAD MULTI-USE TRAIL (2013)

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SEP 10 2014  
City of Roswell  
Community Development Dept.

JMS - 4/5/14

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

If "yes", indicate the 100-year floodplain elevation: 863.0

**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? Yes

If "yes", indicate the 500-year flood plain elevation: 864.75

**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.

N/A Cashier's check or money order (for application fee). (Public agency)

**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

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(s) of Applicant(s) or Agent(s) 9/11/14  
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 9/25/14  
Date



## Jim Santo

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**From:** Jim Santo  
**Sent:** Wednesday, August 06, 2014 2:34 PM  
**To:** Jeff Pruitt  
**Cc:** Jackie Deibel (jdeibel@roswellgov.com); Steve Rowe  
**Subject:** Determination of Review Status for Bull Sluice Trail  
**Attachments:** Mark-Up of Bull Luice-Willeo Trail Route.pdf

Jeff, Jackie and Steve,

I have looked over our information concerning the existing review status of the proposed Bull Sluice Trail for the section between where it leaves Azalea to where it rejoins Willeo Road. It is my professional opinion that the section of the trail from Azalea Drive to the point where it crosses the channel (or opening) connecting the river to the backwater that is bounded by Azalea and Willeo does **not** require review. I am basing this on the fact that it is still generally following the route of the old farm road that was visible in 1938 aerials found in the research for the first iteration of this project with Pond and company.

However, it is also my opinion that the portion of the trail between the opening and the connection with Willeo will require a Metro River review. I had initially thought that the 1978 review (RC-78-47FC) for the Nature Center Boardwalks included this land. I have checked the review file and it does not. However, this means that all the area from the edge of the review to the open backwater is available for inclusion in the review. I assume it is all floodplain, and therefore all E, so you would need to include enough land so that the land disturbance associated with the property did not exceed 30% of the review area and that the impervious surface did not exceed 15% of the review area.

I am attaching a mark-up of the exhibit Jackie sent to me. It shows the area needing review in red and the area not needing review in blue. I have also indicated my estimate of the boundaries of the 1978 Nature Center review in red.

If there is anything else I need to consider, such as an old roadbed in the potential review area, please let me know. Also, please let me know if you have any questions or need anything else.

Jim Santo  
Principal Planner

Natural Resources Division

Atlanta Regional Commission  
regional impact + local relevance

40 Courtland Street, NE  
Atlanta, Georgia 30303-2538

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[atlantaregional.com](http://atlantaregional.com)

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**PREVIOUS ARC  
REVIEW AND  
APPROVAL**

will read review

No Review

AZALEA DRIVE

ADDITIONAL AREA FOR  
ARC REVIEW?

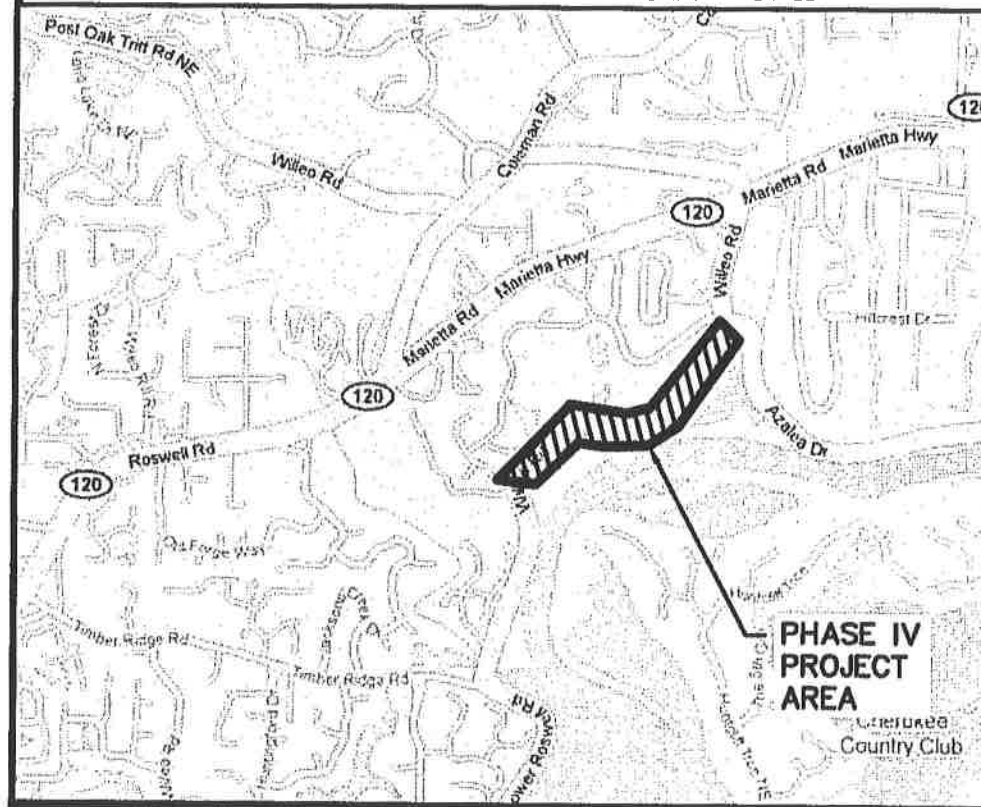
QUATTRODOVE RIVER

CHATTANOOGEE RIVER

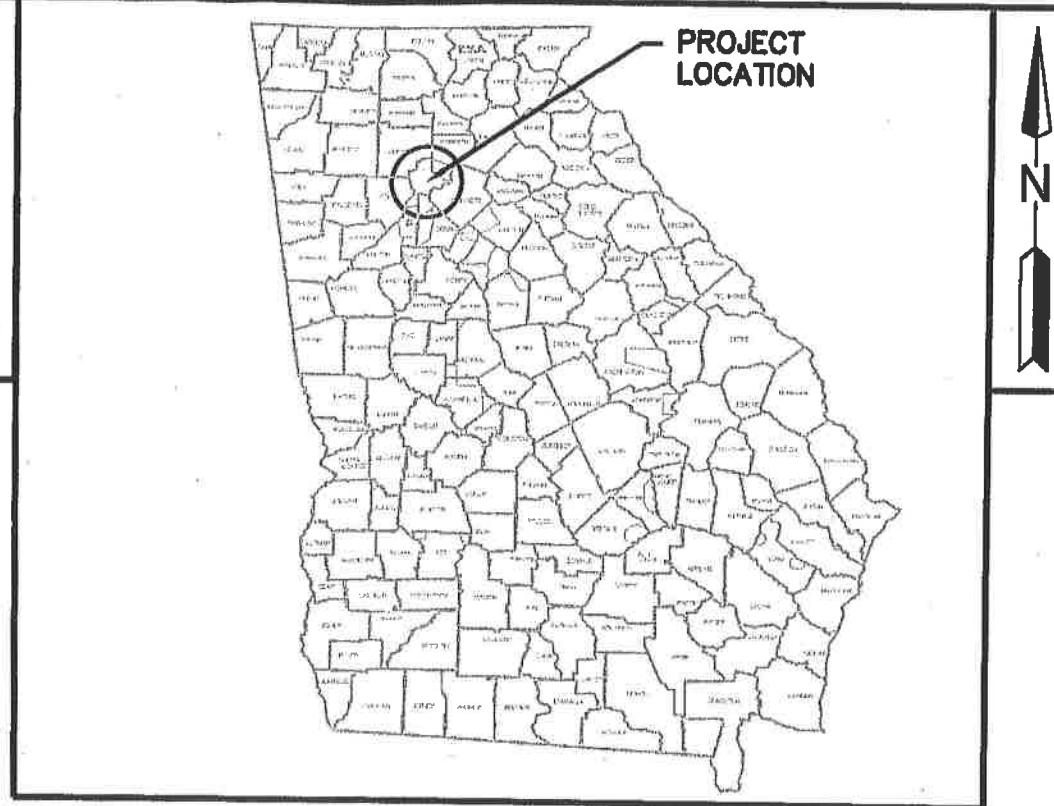
WILCO CREAM



## PROJECT LOCATION MAP



## REGIONAL LOCATION MAP

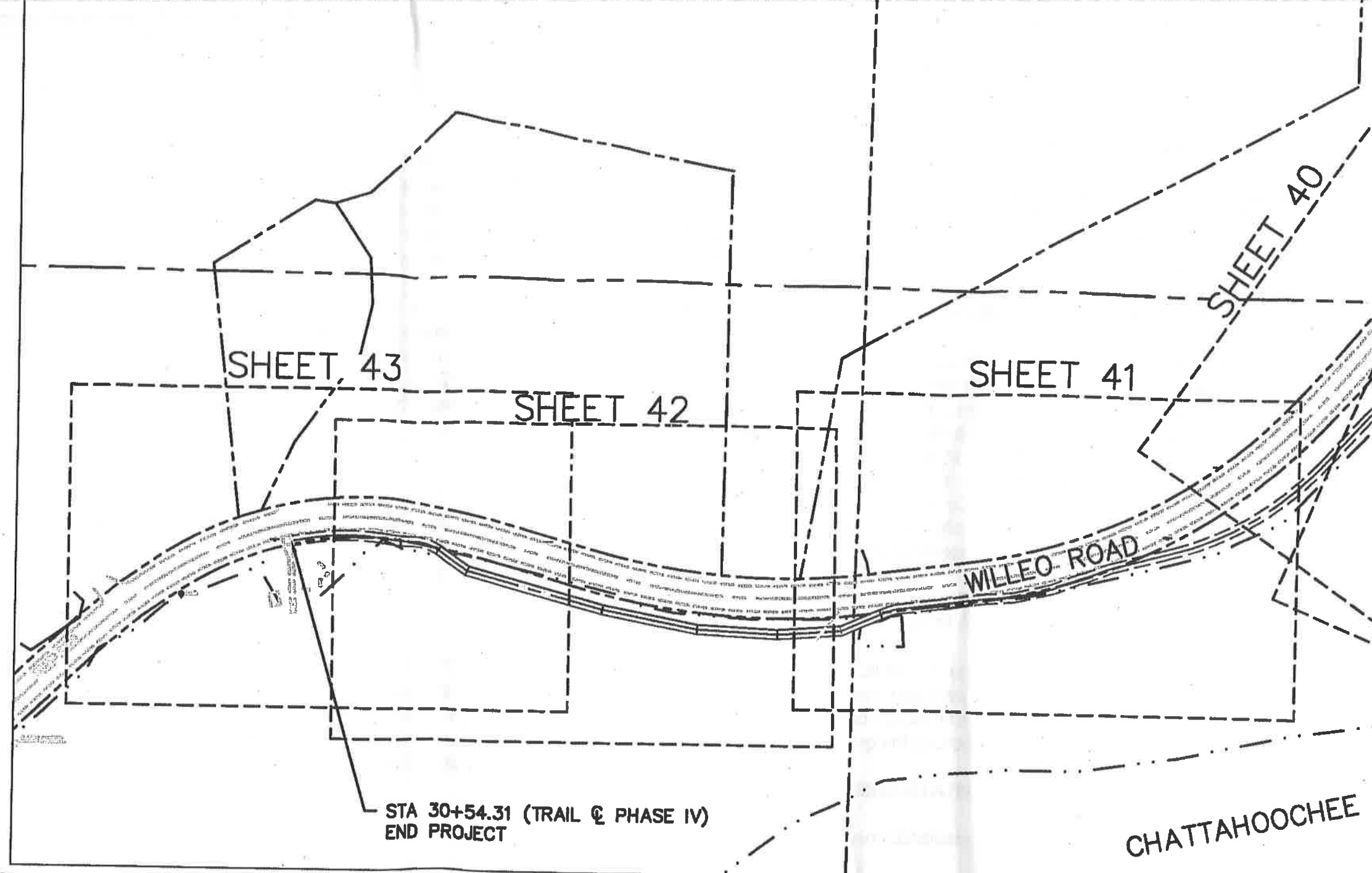


# WILLEO

EROSION  
POLLUTION  
PROPOSAL

FULL

**ROSWELL**  
GEORGIA  
SINCE 1854



**LENGTH OF PROJECT**  
**5,364.85 LF**  
**1.02 MILES**

### **NOTES:**

1. ALL WORK SHALL CONFORM TO "GDOT STANDARD SPECIFICATIONS - 2001 EDITION", AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND MODIFIED BY THE CONTRACT DOCUMENTS.
2. REFERENCE PLANS BY JORDAN, JONES & GOULDING, DATED 05/07/2004 AND WOODALL & ASSOCIATES LAND SURVEYORS, INC., DATED 03/06/2009 AS BASE INFORMATION FOR THIS DRAWING.
3. ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDE ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION WITH

- THIS DOCUMENT, TO "STATE HIGHWAY DEPARTMENT OF GEORGIA", "STATE HIGHWAY DEPARTMENT", "GEORGIA STATE HIGHWAY DEPARTMENT", "HIGHWAY DEPARTMENT", OR "DEPARTMENT" WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA MEAN, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION.
4. THIS PROJECT HAS BEEN DESIGNED WITH THE TITLE II PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
5. NOTICE OF INTENT IS REQUIRED. SEE SHEET 35 FOR ADDITIONAL INFORMATION.

# TRAIL - PHASE IV

SEDIMENTATION AND  
EROSION CONTROL PLANS  
FOR PEDESTRIAN TRAIL

CITY OF ROSWELL  
DEKALB COUNTY, GEORGIA

STATE	SHEET NO.	TOTAL SHEETS
GA	34	

A-EC

50 Warm Springs Circle  
Roswell, Georgia 30075  
(770) 641-1942  
[www.aecatl.com](http://www.aecatl.com)

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

24 HOUR ENGINEERING  
CONTACT - STEVE ROWE  
(770) 641-1942 WORK

AEC JOB # 09-2891.21  
PROGRESS SET 03-05-10



AZALEA DRIVE  
WILCO ROAD  
AZALEA DRIVE

STA 0+00 (TRAIL CTR. PHASE IV)  
BEGIN PROJECT



Scale 1" = 150'

SHEET 38

39

