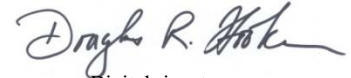


DATE: September 4, 2018

ARC REVIEW CODE: V1809041

TO: Mayor Lori Henry, City of Roswell
ATTN TO: Jackie Deibel, Planning and Zoning Director
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-18-02R Jones Drive

Review Type: Metro River

MRPA Code: RC-18-02R

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of the Three Oaks development, which includes residential townhomes and condominiums.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA 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: 417 **District:** 1 **Section:** 2

Date Opened: September 4, 2018

Deadline for Comments: September 14, 2018

Earliest the Regional Review can be Completed: September 14, 2018

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA
CITY OF SANDY SPRINGS

If you have any questions regarding this review, please contact Robert Herrig at Rherrig@atlantaregional.org or (470) 378-1636. If ARC staff does not receive comments from you on or before September 14, 2018, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. **The ARC review website is located at:** <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

COMMENTS:

201700949
JMS
8/4/17

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): USBS LLC
Mailing Address: 1121 HARRIS COMMONS PL.
City: ROSWELL State: GA Zip: 30076
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-570-0794 Fax: _____
Other Numbers: Kell 424@yahoo.com
3. Applicant(s) or Applicant's Agent(s):
Name(s): DAVID POS
Mailing Address: 14490 CREEK CLUB DR.
City: MILTON State: GA Zip: 30004
Contact Phone Numbers (w/Area Code):
Daytime Phone: 202-739-1272 Fax: _____
Other Numbers: david.berniagroup@gmail.com
4. Proposed Land or Water Use:
Name of Development: THREE OAKS
Description of Proposed Use: RESIDENTIAL TOWNHOMES / CONDOMINIUMS
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 417, 1ST DISTRICT, FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 323 & 329 JONES DRIVE
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.574 acres (Review portion of Project) (Add: _____
Outside Corridor: _____
Total: 1.574 acres
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: _____

All on this page -
JMS - AEC
8/4/18

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:

0.6 acc. (335 Jura. In) - prot. development but revised in 1983 (RC-83-27K-see below)

- 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): RC-83-27R. Russell Refail Carter - 1,8425ars. 1993

- lean portion of project (335 Jans - 0.6) above - developed under this project - not in this review

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	<u>62,765</u> ac	<u>50,212</u> ac	<u>38,287</u> ac *	(80) <u>80%</u>	(60) <u>61%</u> *
C	<u>5,778</u> ac	<u>4,045</u> ac	<u>1,972</u> ac *	(70) <u>70%</u>	(45) <u>34%</u> *
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

* INCLUDES A TRANSFER OF 628 SFA ^{OF IMPROVEMENTS} FROM CTO B AS PER PART 2-A.3.c.(1). of the Chattahoochee Corridor Plan (1-to-1 transfer)

ALL DMS - ARC - 9/4/13

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? no
If "yes", indicate the 100-year flood plain elevation: _____
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? no
If "yes", indicate the 500-year flood plain elevation: _____
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 parts 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)

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MAR -6 2017
City of Roswell
Community
Development
Dept.

____ 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

03/06/17

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)

Date

03/06/17

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 of Chief Elected Official or Official's Designee

Date

4/14/18



**323 and 329 Jones Drive Reanalysis
City of Roswell**

April 27, 2017

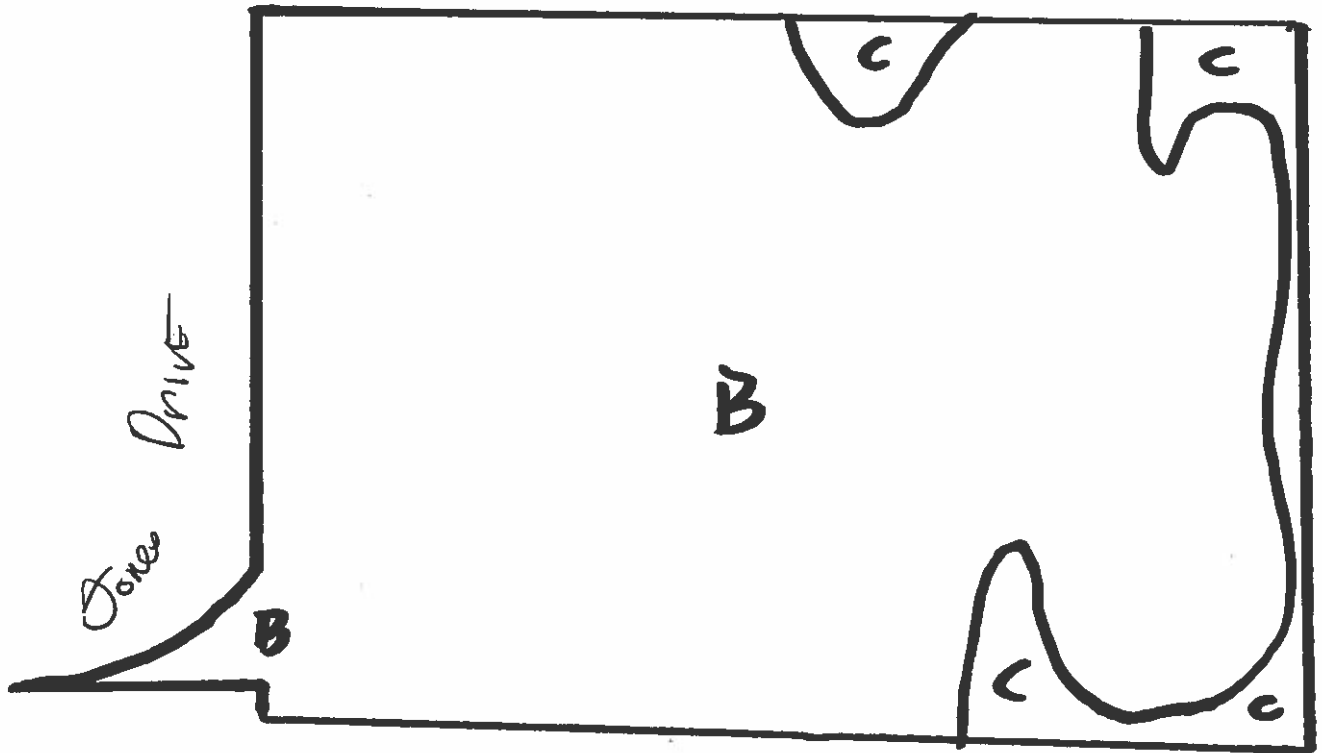
Vulnerability Factor	Factor Subgroup	Score	
Geology	Biotite-Gneiss	5	
Hydrology:	Interbasin	20	
Aspect:	Hot Spot	3	
Slope	0-10%	3	
Soils	Urban/Madison/Bethlehem	0	
SUBTOTAL		31	
Vegetation	Barren	2	--
	Pines	--	15
TOTAL:		33	46
CATEGORY:		B	C

The B category includes scores from 26 to 37

The C category includes scores from 38 to 49

REANALYZED CATEGORIES FOR
323 & 329 JONES DRIVE
ROSWELL GA

↑
TO CAR. ST.



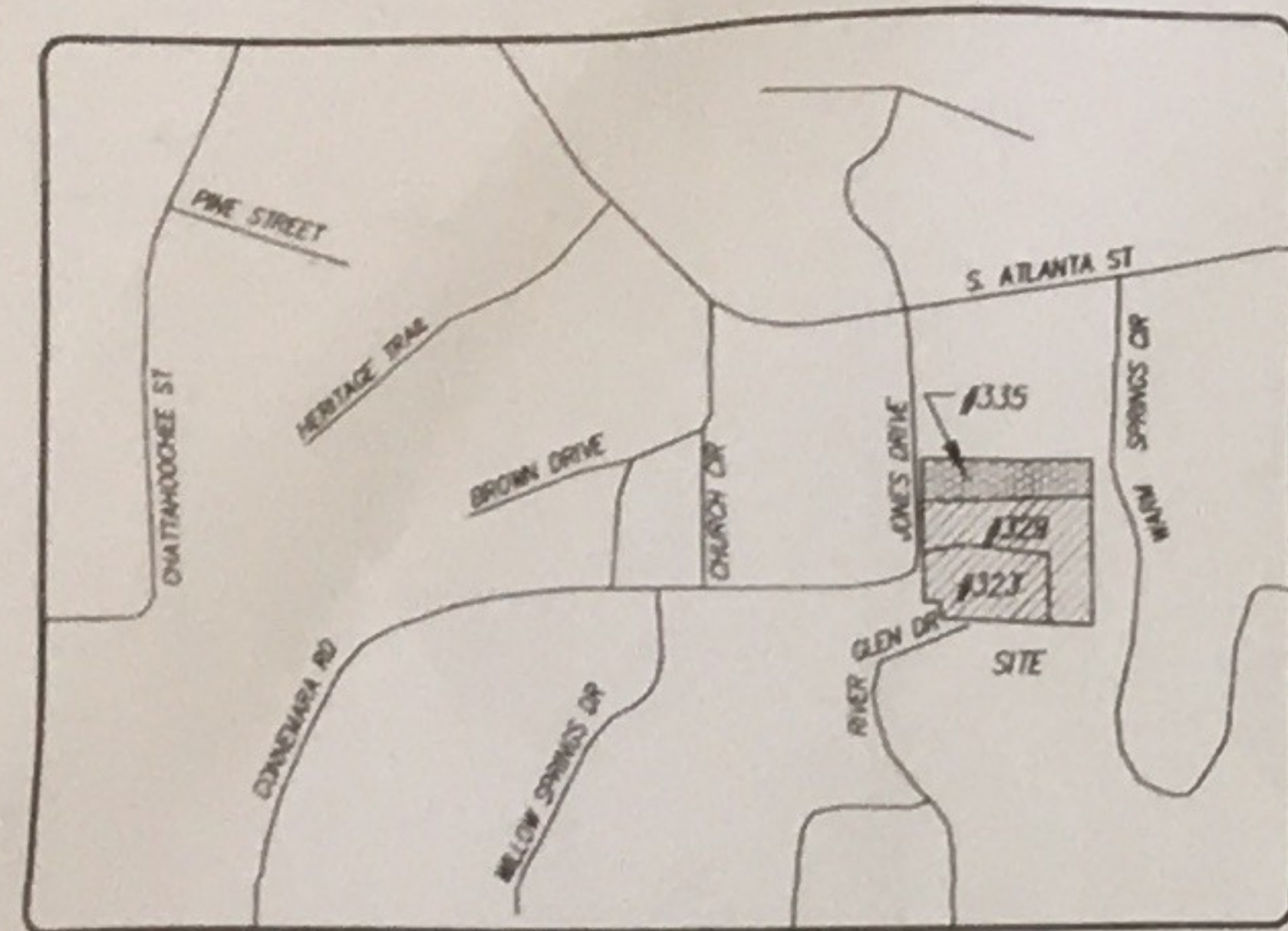
↑
NORTH

SEE ATTACHED FOR SCORING
REVISED 8/18 for land addition

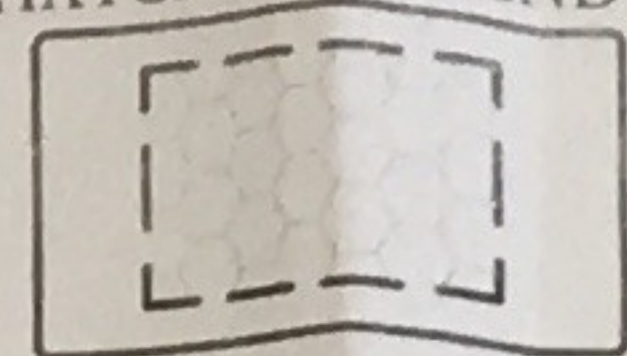
See table for scoring (from 4/27/17. add 'land' in B)

JMS 9/8/18





HATCHING LEGEND



335 JONES DRIVE
TOTAL SITE AREA
26,568 SQ. FT.
0.610 ACRES

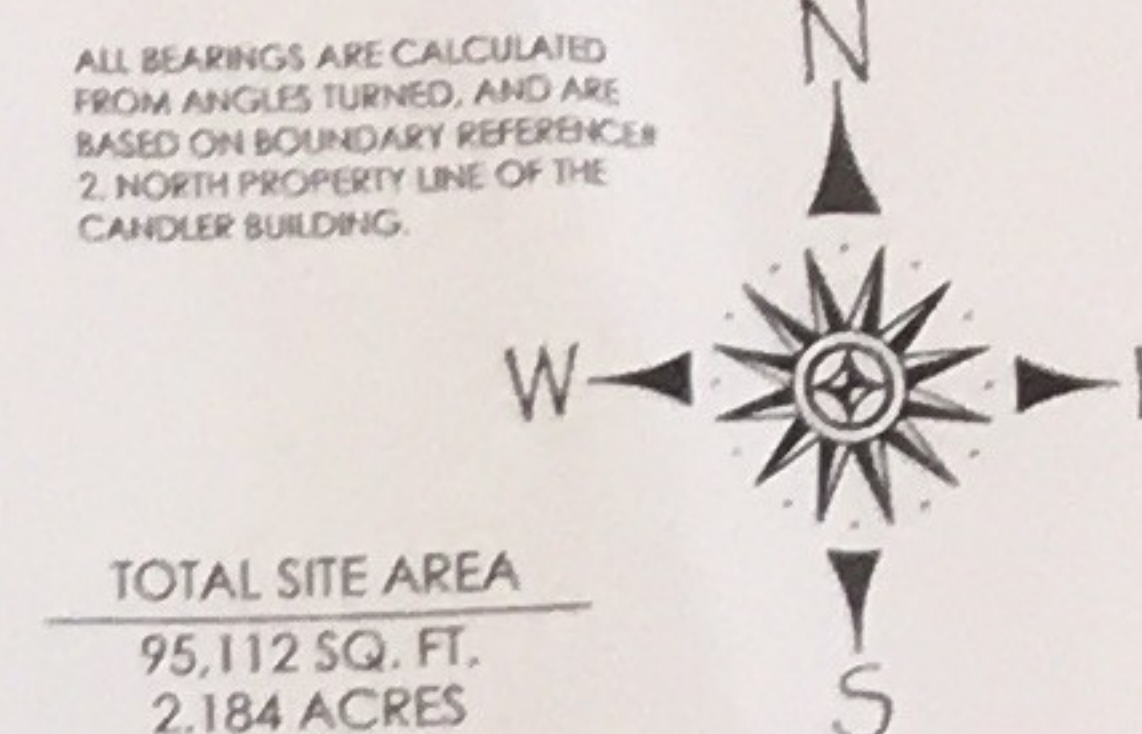
292 SOUTH ATLANTA ST.
TOTAL SITE AREA
52,903 SQ. FT.
1.214 ACRES

TOTAL SITE AREA
79,471 SQ. FT.
1.824 ACRES

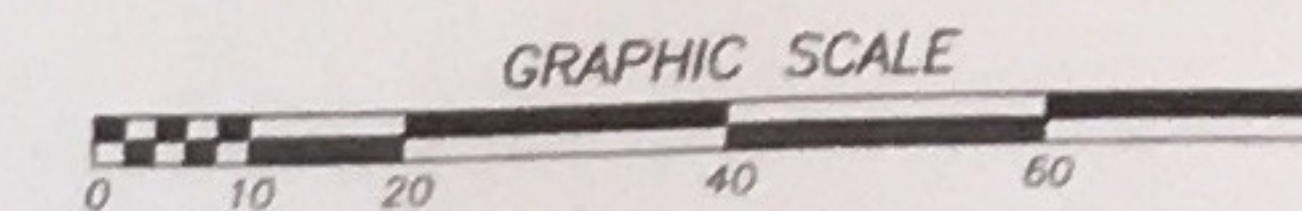
VULNERABILITY ANALYSIS CALCULATIONS (PROPOSED)

PER CIVIL ENGINEERING DRAWING BY SHIELD ENGINEERING GROUP

CATEGORY	SQUARE FEET (S.F.)	ACRES	PERCENT DISTURBED AREA ALLOWED	ALLO.-ED DISTURBED AREA (S.F.)	PROPOSED DISTURBED AREA (S.F.)	REMAINING DISTURBED AREA ALLOWED (S.F.)	PERCENTAGE IMPERVIOUS AREA ALLOWED	ALLOWED IMPERVIOUS AREA (S.F.)	PROPOSED IMPERVIOUS AREA (S.F.)	REMAINING IMPERVIOUS AREA ALLOWED (S.F.)
B	62,765 S.F.	1.423	80%	50,212	49,341	1,871	40%	37,659	38,287*	286*
C	5,778 S.F.	0.133	70%	4,045	3,209	836	45%	2,600	2,406	194



TOTAL SITE AREA
95,112 SQ. FT.
2.184 ACRES



HORIZONTAL SCALE 1" = 20'

VULNERABILITY ANALYSIS CALCULATIONS (PROPOSED) IN EXISTING AREA

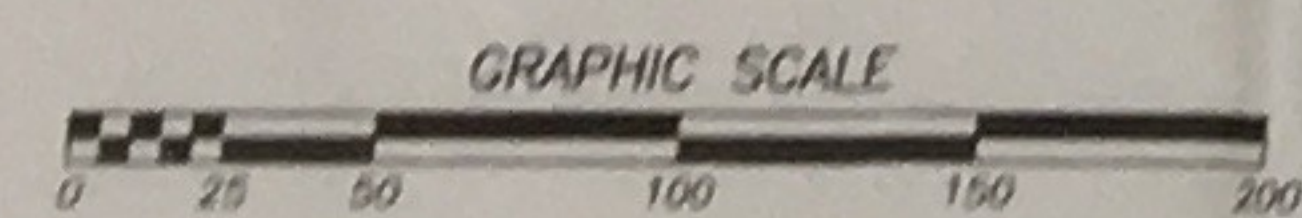
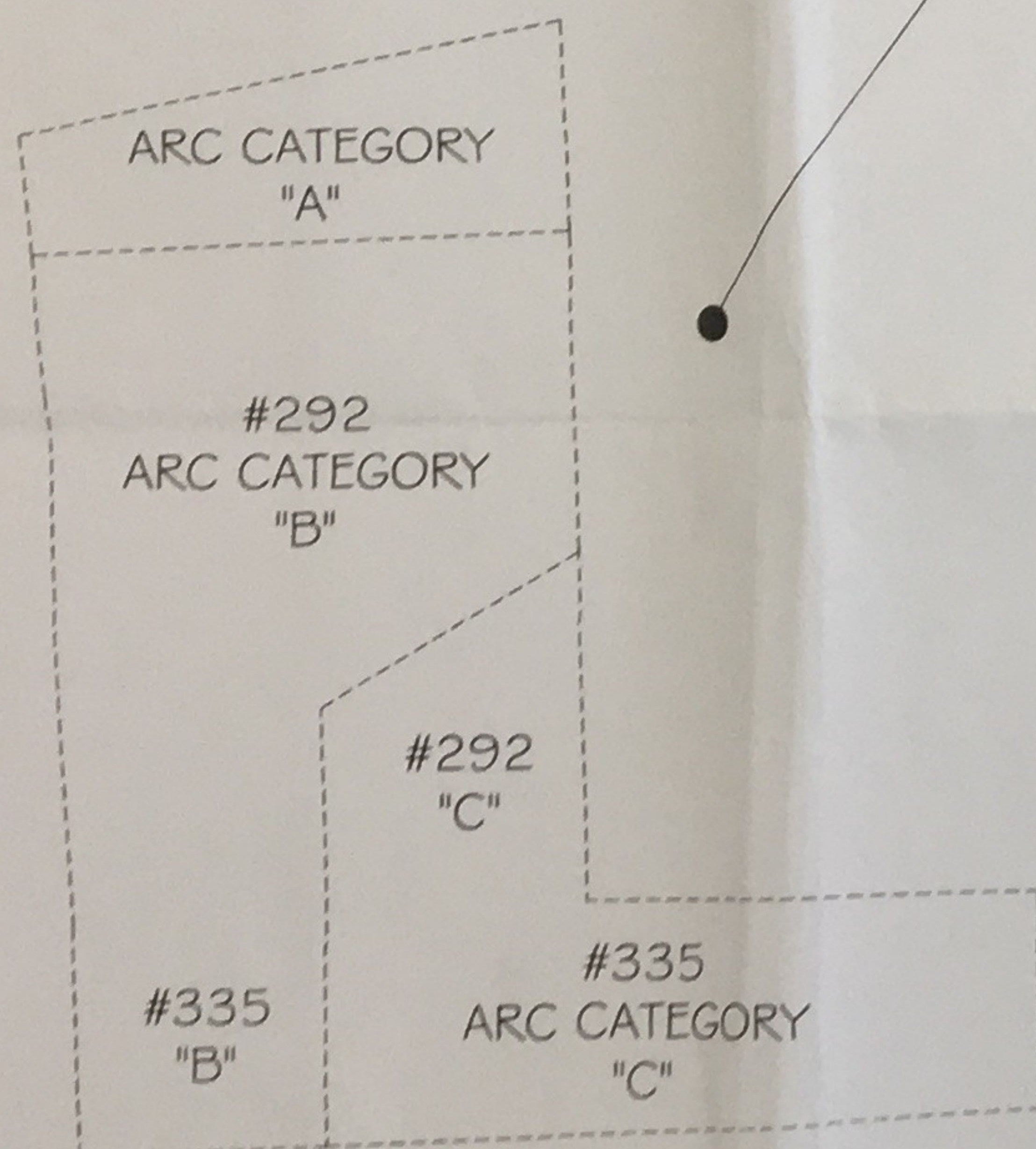
CATEGORY	SQUARE FEET (S.F.)	ACRES	PERCENT DISTURBED AREA ALLOWED	ALLO.-ED DISTURBED AREA (S.F.)	PROPOSED DISTURBED AREA (S.F.)	REMAINING DISTURBED AREA ALLOWED (S.F.)	PERCENTAGE IMPERVIOUS AREA ALLOWED	ALLOWED IMPERVIOUS AREA (S.F.)	PROPOSED IMPERVIOUS AREA (S.F.)	REMAINING IMPERVIOUS AREA ALLOWED (S.F.)
B	11,433	0.261	80%	9,146	9,087	559	40%	5,068	5,068	0
C	17,378	0.396	70%	14,111	14,126	15	45%	4,015	4,015	0

VULNERABILITY ANALYSIS CALCULATIONS (PREVIOUSLY CALCULATED FROM 1983)

PLEASE NOTE THAT THESE CALCULATIONS ARE BASED ON A VULNERABILITY ASSESSMENT FROM A DRAWING BY FODERK REPORT & ASSOCIATES IN 1983

CATEGORY	SQUARE FEET (S.F.)	ACRES	PERCENT DISTURBED AREA ALLOWED	ALLO.-ED DISTURBED AREA (S.F.)	EXISTING DISTURBED AREA (S.F.)	REMAINING DISTURBED AREA ALLOWED (S.F.)	PERCENTAGE IMPERVIOUS AREA ALLOWED	ALLOWED IMPERVIOUS AREA (S.F.)	EXISTING IMPERVIOUS AREA (S.F.)	REMAINING IMPERVIOUS AREA ALLOWED (S.F.)
A	10,864 S.F.	0.247	90%	9,777 S.F.	5,621	4,156	75%	8,148	5,621	2,527
B	40,471 S.F.	0.929	80%	32,377 S.F.	20,944	11,433	60%	24,283	20,944	3,339
C	28,267 S.F.	0.649	70%	19,787 S.F.	2,609	17,178	40%	12,720	2,609	10,111

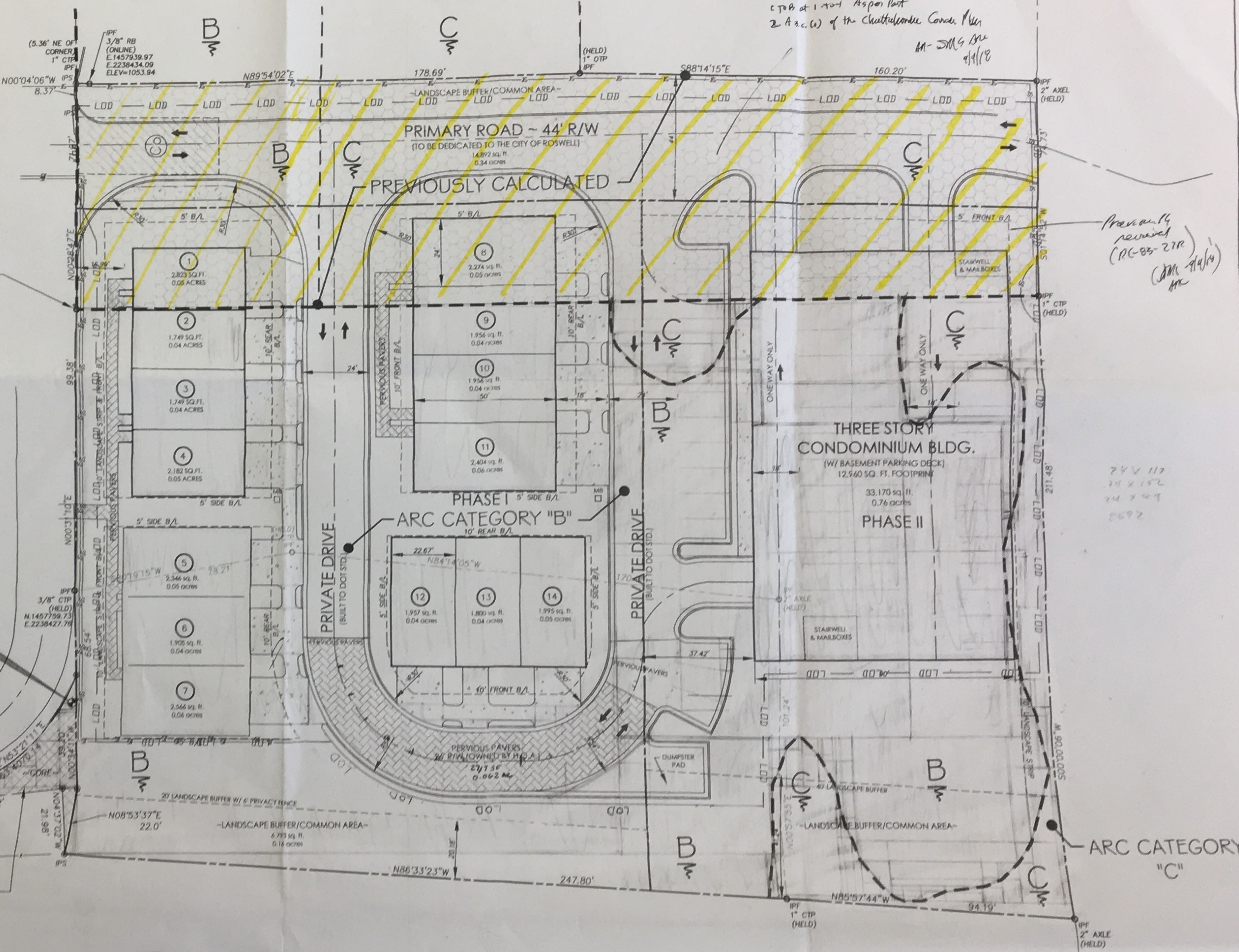
VULNERABILITY MAP FROM 1983



HORIZONTAL SCALE 1" = 50'

LEGEND

IPF	IRON PIN FOUND	—	PROPERTY LINE
IPS	1/2" REBAR SET	—	FENCE
CMF	CORRUGATED METAL PIPE	—	TEL. PHONE LINE
R/W	RIGHT OF WAY	—	GAS LINE
C/L	CENTER LINE	—	WATER LINE
PL	PROPERTY LINE	—	SANITARY SEWER LINE
PLS	FLARED END SECTION	—	POWER LINE
L.L.	LAND LOT LINE	—	FIRE DEPT. LINE
T.B.M.	TEMPORARY BENCHMARK	—	CRIMP TOP PIPE
INV.	INVERT ELEVATION	—	REBAR
SMH	SANITARY SEWER MANHOLE	N/F	NOW OR FORMERLY
B	BENCHMARK	PT	PERC. TEST (BOREHOLE)
IPF	IRON PIN FOUND	4x4	4x4 TRANSFORMER
		MB	PROPOSED MAILBOX



ARC VULNERABILITY CALCULATIONS MAP and PRELIMINARY SITE PLAN for
USB, LLC.

PROJECT: THREE OAKS SUBDIVISION

REVISIONS:
09/07/2015 - CHANGES MADE PER ENGINEERING DRAWINGS

PLAT BOOK 152, PAGE 48
LAND LOT 78 14th DISTRICT
FULTON COUNTY, GEORGIA
DATE: 03/08/2016 SCALE: 1" = 20'

MERIDIAN GEOMATICS, LLC
Land Surveying ~ Residential, Commercial & Municipal

216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com

DRAWN BY:
B.C.L.
2017-02-29