




REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: OCTOBER 29, 2021

ARC REVIEW CODE: V2110291

TO: Mayor Lori Henry, City of Roswell
ATTN TO: Jackie Deibel, City of Roswell, 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-21-02R 320 South Atlanta Street

Review Type: Metro River

MRPA Code: RC-21-02R

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to construct a new 1,500 s.f. office building on the property at 320 South Atlanta Street in Roswell. The existing small office building on the site will remain. The project will also include two new paved parking spaces, striping of existing and new parking spaces, a bicycle rack, a roof drain, and a small bioretention area with plantings.

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

Submitting Local Government: City of Roswell

Land Lot: **District:** 2 **Section:**

Date Opened: October 29, 2021

Deadline for Comments: November 8, 2021

Earliest the Regional Review can be Completed: November 8, 2021

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
GEORGIA CONSERVANCY
THE RIVERLINE HISTORIC AREA INC.

ARC NATURAL RESOURCES
NATIONAL PARK SERVICE - CRNRA
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ROSWELL
CITY OF SANDY SPRINGS

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before November 8, 2021, 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.

[illegible]

20213898

\$390

**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): All Square Contracting
Mailing Address: 320 South Atlanta Street
City: Roswell **State:** GA **Zip:** _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-329-2574 **Fax:** _____
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Same as above
Mailing Address: _____
City: _____ **State:** _____ **Zip:** _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ **Fax:** _____
Other Numbers: _____
4. **Proposed Land or Water Use:**
Name of Development: Office Building Addition
Description of Proposed Use: Office
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: LL 417, 2nd District, Fulton
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
320 South Atlanta Street
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 0.30 Acres
Outside Corridor: 0.20 Acres
Total: 0.50 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: _____

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?

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

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

Fulton County

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	13,068 sf	6886 sf	5684 sf	(70) 50	(45) 43
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:				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.

____ 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 8.31.21
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) 8.31.21
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 Dibel 10/25/21
Signature of Chief Elected Official or Official's Designee Date

Description of Property

The project site consists of an office building, parking area, grassed areas and a small amount of trees.

EXHIBIT A OF LIMITED WARRANTY DEED DATED OCTOBER
16, 2017 AND RECORDED ON DEED BOOK 58105 PAGE
338 OF CLERK SUPERIOR COURT FULTON COUNTY
GEORGIA

FIELD SURVEY PREPARED BY LCE ENGINEERS DATED
FEBRUARY 20, 2017.

CITY OF ROSWELL GIS DATA

FULTON COUNTY GIS DATA

By Planning & Zoning at 2:45:44 PM, 10/6/2021



FLOOD HAZARD NOTE:

THE SUBJECT PROPERTY IS NOT CONTAINED WITHIN THE
LIMITS OF A FLOOD HAZARD AREA AS DEFINED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. MAPS
OF FULTON COUNTY, GEORGIA - COMMUNITY PANEL NO.
13121C0063G - DATED SEPT. 18, 2013



SUBJECT PROPERTY IS PRESENTLY ZONED DX
MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT YARD - 40.0'
SIDE YARD - 5.0'
REAR YARD - 10.0'

This plot is a retrocession of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created this plot is hereby acknowledged. THE INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE. THE TITLE INSURANCE COMPANY, Licensed Land Surveyor and Surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration of Professional Engineers and Land Surveyors and as set forth in O.G.C.A. Section 15-6-67.

Lorick C. Evans, RLS #2660

AREA THIS TRACT

21,598.12 SQ. FT.
0.4958 ACRES

PRECISION OF SURVEY:

THE FIELD DATA UPON WHICH TRACT 1 PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,652 FEET AND AN ANGULAR ERROR OF 10.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

TRACT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 59,855 FEET.

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-800 TOTAL STATION.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS AND PLAT ACT



Lovick C. Evans, Ga. RLS 2660
LCE Engineers, Inc.
603 Macy Drive
Roswell, Georgia 30076
LCE Engineers, Inc. License No. LSF000495

UTILITIES PROTECTION CENTER



 CALL TOLL FREE
IN METRO ATLANTA
811
THROUGHOUT GEORGIA
811
THREE WORKING DAYS BEFORE YOU DIG

THE LOCATION AND DESCRIPTION OF UNDERGROUND UTILITIES, UTILITY SERVICES AND STRUCTURES SHOWN HEREON ARE BY SURFACE INSPECTION ONLY. INFORMATION REGARDING THE PRESENCE, SIZE, CHARACTER AND LOCATIONS OF SAID UTILITIES, ETC. SHOWN HEREON IS APPROXIMATE AND SHOWN IN NO WAY TO BE CONSIDERED COMPLETE SUMMARY OF ALL EXISTING UTILITIES, UTILITY SERVICES & STRUCTURES. LCE ENGINEERS, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE LOCATION, SIZE, DEPTH, ETC. OF ANY UNDERGROUND UTILITIES, UTILITY SERVICES, PIPES, STRUCTURES, ETC. SHOWN OR NOT SHOWN HEREON.

BOUNDARY SURVEY FOR:

320 SOUTH ATLANTA STREET

TAX ID.# 12 192404170201
THE CITY OF ROSWELL, GEORGIA

LAND LOT 417 2nd DISTRICT, ??nd SECTION, FULTON COUNTY, GEORGIA

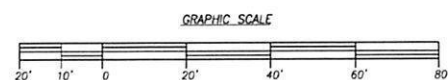
DRAWN	MAM
CHECKED	LCE
DATE	03/15/18
SCALE	1" = 20'
1906 BNDY.DWG	

LCE ENGINEERS, INC.

Tel. 770-998-5763

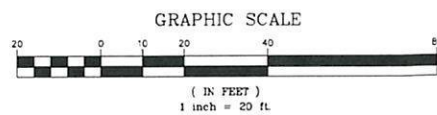
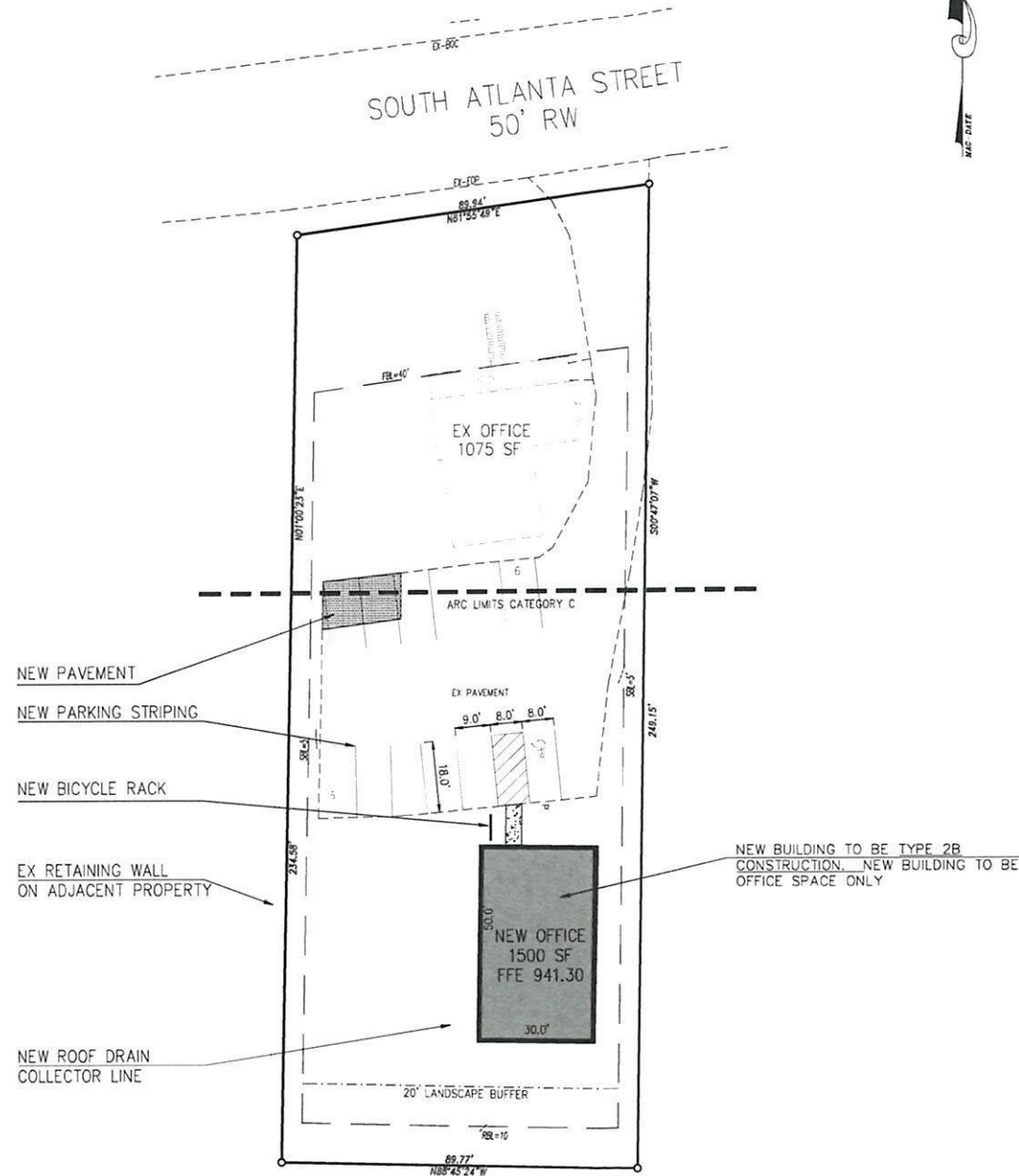
SHEET 1

603 Macy Drive
Roswell, GA 30076



RECEIVED

By Planning & Zoning at 2:45:47 PM, 10/6/2021



ARC CALCULATIONS

	LAND DISTURBANCE	IMPERVIOUS SURFACE
MAXIMUM ALLOWED	8,977 SF	5,771 SF
EXISTING	3,983 SF	3,983 SF
PROPOSED	4,870 SF	1,701 SF
TOTAL	8,853 SF	5,684 SF
REMAINING	324 SF	87 SF

PROJECT SITE IS SOIL CATEGORY C

- NOTES:
1. SITE AREA = 0.50 ACRES OR 21,598 SF
 2. BUILDING COVERAGE (NEW AND EXISTING) = 2,575 SF : 11.9% OF SITE
 3. IMPERVIOUS AREA = 5,684 SF : 26.3 % OF SITE
 4. TOTAL PARKING REQUIRED = 2,575 SF/300 SF = 9 SPACES
TOTAL PARKING PROVIDED = 12 SPACES(INCLUDES 1 ADA SPACE)
BICYCLE PARKING = 2 SPACES
 5. THERE IS NO FLOOD PLAIN LOCATED ON PROPERTY.
 6. ROSWELL STORMWATER ENGINEER HAS REVIEWED PLAN DURING RIVER CORRIDOR REVIEW SUBMITTAL AND PRE APPLICATION WORK SESSION.

Principled
Engineering

1157 Evans Creek Rd
Roswell, GA 30076
770-815-2622
Email: caw@adafoster1586@gmail.com



Client
ALL SQUARE CONTRACTING
320 SOUTH ATLANTA STREET
ROSWELL, GA
770-994-2574
rsn@allsquarecontracting.com

BUILDING ADDITION
320 SOUTH ATLANTA STREET
ROSWELL, GA

NO.	DATE	BY	DESCRIPTION
1	10-5-21	DF	HPC SUBMITTAL
2	10-6-21	DF	MRPA RESUBMITTAL

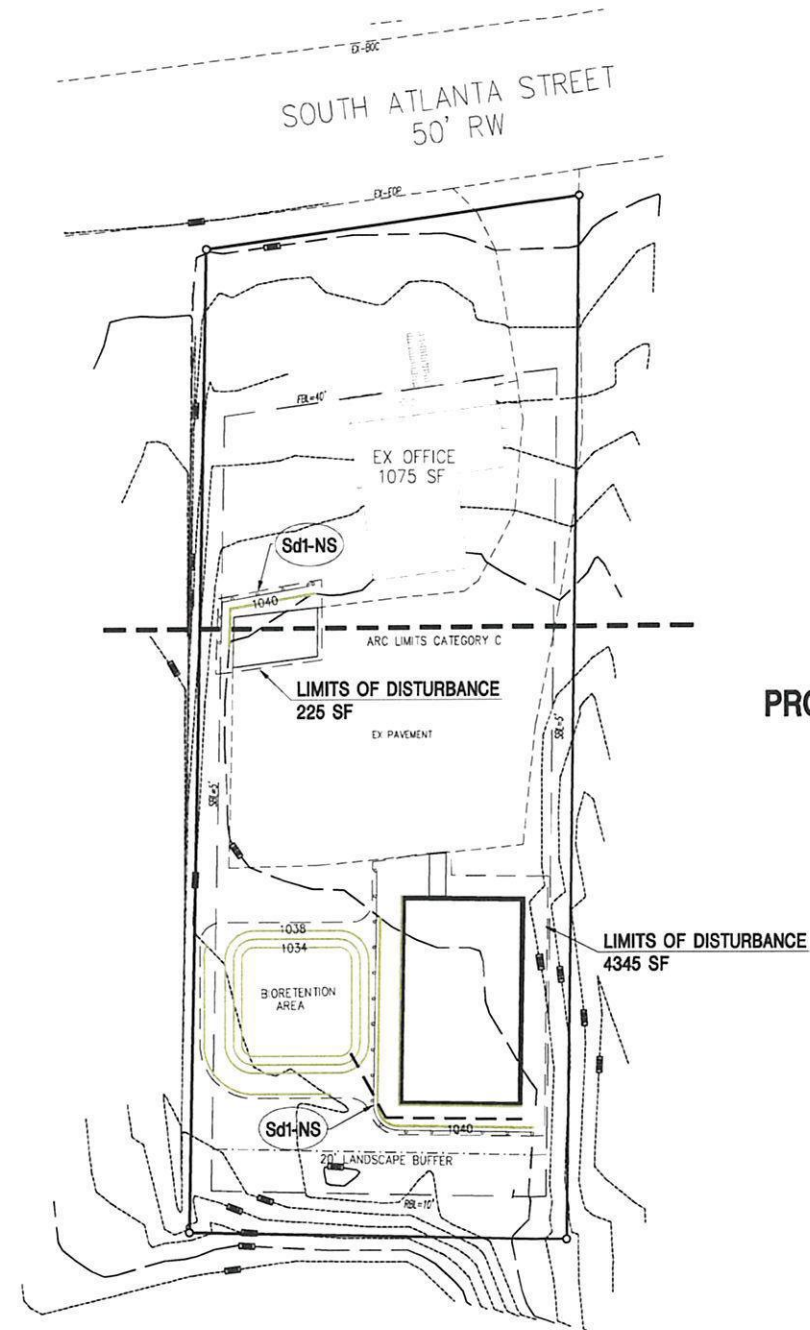
DATE
9-3-21

SHEET TITLE
SITE PLAN

SHEET NO.

RECEIVED

By Planning & Zoning at 2:45:52 PM, 10/6/2021



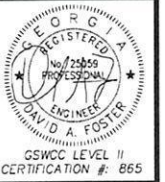
PROJECT SITE IS SOIL CATEGORY C

Approved E&SC Plan for ARC
10/22/2021

Lenor M. Bromberg

Principled
Engineering

1157 Evans Creek Rd
Culpeper, VA 22622
703-815-2622
Email: cary.foster@pe186@gmail.com



Client
ALL SQUARE CONTRACTING
300 SOUTH ATLANTA STREET
ROSWELL, GA 30086
770-325-7574
asm@allsquarecontracting.com

BUILDING ADDITION
300 SOUTH ATLANTA STREET
ROSWELL, GA

NO.	DATE	BY	DESCRIPTION	
			HPC SUBMITTAL	MRPA RESUBMITTAL
1	10-5-21	DF		
2	10-6-21	DF		

DATE
9-3-21

SHEET TITLE
GRADING/EROSION
CONTROL PLAN

SHEET NO.