



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: Dec 5 2005

ARC REVIEW CODE: V512151

TO: Mayor Jere Wood
ATTN TO: Steve Green, City of Roswell
FROM: Charles Krautler, Director

NOTE: This is 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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-05-03R 275 South Atlanta Street

Review Type: Metro River

MRPA Code: RC-05-03R

Description: An application for a metro river certificate for 2 office buildings comprised of a total of 5,696 square feet of building space. The ARC preliminary staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Roswell

Land Lot: 417 **District:** 1 **Section:** 2

Date Opened: Dec 5 2005

Deadline for Comments: Dec 15 2005

Earliest the Regional Review can be Completed: Dec 15 2005

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

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA CONSERVANCY
NATIONAL PARK SERVICE

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by Dec 15 2005, 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/qualitygrowth/reviews.html> .

RC05-03R
Proj # 205100017
SEP 26 2005

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): MORTZ, LLC
Mailing Address: 145 Houze Way
City: Roswell State: GA Zip: 30076
Contact Phone Numbers (w/Area Code): Steve Allen
Daytime Phone: 678-575-7041 Fax: 770-998-9351
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): MORTZ, LLC
Mailing Address: 145 Houze Way
City: Roswell State: GA Zip: 30076
Contact Phone Numbers (w/Area Code): Steve Allen
Daytime Phone: 678-575-7041 Fax: 770-998-9351
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: MORTZ, LLC 275 Atlanta Street
Description of Proposed Use: 2 office buildings comprised of a total of 5696 S.F. of building space
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: L.L. 417 & 421, D1/S2, Fulton Co.
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 275 Atlanta Street, 60'± west of Warm Springs Circle (if projected)
Size of Development (Use as Applicable):
Acres: Inside Corridor: 17,644 S.F.
Outside Corridor: 7,822 S.F.
Total: 25,466 S.F.
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: 1
Units: Inside Corridor: 5,678 S.F. office
Outside Corridor: 18 S.F. office
Total: 5,696 S.F. office
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? 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 N/A

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	17,644 S.F.	¹⁵⁸⁸⁰ 15,040 S.F. over	^{13,233} 9,280 S.F. over	(90) ⁸⁰ 85 _{dm}	(75) ⁷⁵ 55 _{dm}
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

MAXIMUM ALLOWABLE LAND DISTURBANCE & IMPERVIOUS SURFACE REQUESTED.

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)

Mortz L.L.C.

[Signature] P. Mortz Sept 24 2011
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:

Mortz LLC

[Signature] P. Mortz Sept 24 2011
Signature(s) of Applicant(s) or Agent(s) 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] P. Mortz Sept 24 2011
Signature of Chief Elected Official or Official's Designee Date

LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lots 417 and 421, District 1, Section 2, Fulton County, Georgia, within the City of Roswell, and being more particularly described as follows:

Beginning at a point at the intersection of the north right of way line of Atlanta Street (a 50' R/W, A.K.A. South Atlanta Street) with the east line of Land Lot 417;

THENCE South 79 degrees 45 minutes 27 seconds West for a distance of 110.60 feet along the north right of way line of Atlanta Street (a 50' R/W) to an iron pin found;

THENCE leaving said north right of way line of Atlanta Street, North 04 degrees 21 minutes 00 seconds West for a distance of 182.63 feet to an iron pin found;

THENCE North 81 degrees 42 minutes 00 seconds East for a distance of 142.00 feet to an iron pin found;

THENCE South 04 degrees 07 minutes 15 seconds East for a distance of 177.87 feet to an iron pin found on the north right of way line of Atlanta Street (a 50' R/W);

THENCE South 79 degrees 45 minutes 27 seconds West for a distance of 31.10 feet along the north right of way line of Atlanta Street (a 50' R/W) to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.5846 acres and is more fully shown on a Survey for Steve Allen Company, by Bates-Long and Associates, dated July 8, 2004, bearing their job number 04063, and being identified as file ALLEN-2.