



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: 12/17/2007

ARC REVIEW CODE: V712171

TO: Mayor Jere Wood
ATTN TO: Liz Albertson, Planner II
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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-07-01R The Cottage School

Review Type: Metro River

Description: An application for a metro river certificate for a private K-12 school. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Roswell

Date Opened: Dec 17 2007

Deadline for Comments: Dec 27 2007

Earliest the Regional Review can be Completed: Dec 27 2007

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

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 12/27/2007, 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/landuse> .



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **RC-07-01R The Cottage School** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Haley Fleming, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3311 Fax (404) 463-3254
hffleming@atlantaregional.com

Return Date: 12/27/2007

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): The Cottage School, Dr. Joe Digieso
 Mailing Address: 700 Grimes Bridge Road
 City: Roswell State: Georgia Zip: 30075
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 770-641-8688 Fax: 770-641-9026
 Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
 Name(s): The Cottage School, Dr. Joe Digieso
 Mailing Address: 700 Grimes Bridge Road
 City: Roswell State: Georgia Zip: 30075
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 770-641-8688 Fax: 770-641-9026
 Other Numbers: _____

4. **Proposed Land or Water Use:**
 Name of Development: The Cottage School
 Description of Proposed Use: Private K-12 School

5. **Property Description (Attach Legal Description and Vicinity Map):**
 Land Lot(s), District, Section, County: Land Lots 497, 498, & 529, 1st district, 2nd Section, Fulton County
 Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 700 Grimes Bridge Road, 260' West of River Bluff Parkway and Grimes Bridge Road
 Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>21.67</u>
	Outside Corridor:	<u>0</u>
	Total:	<u>21.67</u>
Lots:	Inside Corridor:	<u>N/A</u>
	Outside Corridor:	<u>N/A</u>
	Total:	<u>N/A</u>
Units:	Inside Corridor:	<u>N/A</u>
	Outside Corridor:	<u>N/A</u>
	Total:	<u>N/A</u>

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: N/A

Outside Corridor: N/A

Total: N/A

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: N/A

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):
ARC Application Received May 1, 1991 titled "The Cottage School" RC-91-01R

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/City of Roswell Public Sewer

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.		Percent Imperv. Surf.
					(Maximums Shown in Parentheses)		
A.	0	0	0	(90)	N/A	(74)	N/A
B.	148,793 S.F.	119,034 S.F.	89,276 S.F.	(80)	80	(60)	60
C.	196,105 S.F.	137,274 S.F.	88,247 S.F.	(70)	70	(45)	45
D.	352,602 S.F.	219,382 S.F.*	115,797 S.F.**	(50)	62*	(30)	32.8**
E.	51,602 S.F.	6,446 S.F.*	5,000 S.F.**	(30)	12.5*	(15)	9.7**
F.	196,861 S.F.	0*	0**	(10)	0*	(2)	0**
TOTAL	945,963 S.F.	482,136 S.F.	298,320 S.F.	N/A		N/A	

* Includes a transfer of 9,035 SF of land disturbance from E to D and 19,686 SF of land disturbance from F to D (total 28,721 SF) at a ratio of 1 to 1.5 (28,721 x 1.5 = 43,081 SF) as per Part 2.A.3.c (1) of the Chattahoochee Corridor Plan.

**Includes a transfer of 2,740 SF of impervious surface from E to D and 3,937 SF of impervious surface from F to D (total 6,677 SF) at 1 to 1.5 (6,677 x 1.5 = 10,016 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?

No

If "yes", indicate 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 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 500-year floodplain elevation:

Note: The 500-year river 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 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 (included 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) *legal description attached*
- ☒ 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). *JOE DIGIESO*
- ☒ 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. *Per conversation with Jim Santo an aerial photo can be used. Vegetation survey of entire campus is cost prohibitive.*
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces. *Existing conditions asbuilt attached. Aerial photo used for existing land disturbance.*
- ☒ Approved erosion control plan. *ELC Plan attached*
- ☒ 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):

N/A Site Plan.

N/A Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

N/A 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)

DR. JOE DIGIESO

Signature(s) of Owner(s) of Record

Date

10/26/07

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

DR. JOE DIGIESO

Signature(s) of Owner(s) of Record

Date

10/26/07

14. The governing authority of The 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

Elizabeth Alcantara

11/13/2007

Land Description

All that tract or parcel of land lying and being in Land Lots 497, 498, and 529 of the 1st Land District, 2nd Section, City of Roswell, Fulton County, Georgia, and being more particularly described as follows:

POINT OF BEGINNING at a ¼" rebar iron pin found at the intersection of the southerly right-of-way line of Grimes Bridge Road (60-foot right-of-way) with the westerly right-of-way line of River Bluff Parkway (50-foot right-of-way); THENCE continuing along the westerly right-of-way of River Bluff Parkway South 01 degrees 22 minutes 01 seconds West for a distance of 115.01 feet to a ¾" open top iron pin found; THENCE departing said right-of-way of River Bluff Parkway, and continuing South 58 degrees 32 minutes 36 seconds West for a distance of 178.77 feet to an 1 ¼" iron pin found; THENCE South 30 degrees 27 minutes 26 seconds West for a distance of 532.24 feet to a ½" rebar iron pin found; THENCE South 00 degrees 37 minutes 41 seconds West for a distance of 165.11 feet to a 1/2" rebar iron pin found; THENCE North 89 degrees 03 minutes 04 seconds West for a distance of 162.88 feet to a ½" rebar iron pin found; THENCE South 00 degrees 31 minutes 51 seconds West for a distance of 286.72 feet to a ½" rebar iron pin found; THENCE South 76 degrees 37 minutes 05 seconds West for a distance of 327.37 feet to an iron pin set; THENCE South 04 degrees 52 minutes 44 seconds West for a distance of 596.38 feet to a 1" crimped top iron pin found; THENCE North 04 degrees 04 minutes 58 seconds East for a distance of 891.13 feet to a ¾" crimped top iron pin found; THENCE South 88 degrees 36 minutes 04 seconds East for a distance of 401.41 feet to an iron pin set; THENCE North 01 degrees 21 minutes 43 seconds East for a distance of 733.59 feet to a 1" crimped top iron pin found at the southerly right-of-way line of Grimes Bridge Road; THENCE continue along said southerly right-of-way South 85 degrees 06 minutes 59 seconds East for a distance of 149.87 feet to a ¼" rebar iron pin found; THENCE depart from said southerly right-of-way line South 01 degrees 31 minutes 42 seconds West for a distance of 430.10 feet to a ½" rebar iron pin found; THENCE South 88 degrees 27 minutes 53 seconds East for a distance of 149.62 feet to a ½" rebar iron pin found; THENCE North 01 degrees 30 minutes 18 seconds East for a distance of 418.99 feet to a 1" crimped top iron pin found at the southerly right-of-way line of Grimes Bridge Road; Thence continue along said southerly right-of-way line of Grimes Bridge Road South 85 degrees 14 minutes 42 seconds East for a distance of 614.32 feet to a ¼" rebar iron pin found; said iron pin being the TRUE POINT OF BEGINNING

SAID tract containing 943,957 square feet or 21.67 acres.

Chattahoochee River Corridor Calculations

Cottage School
EAI Job #: 06-157

12/11/2007
By: PF

Vulnerability Category	Total SF	Allowed Impervious (%)	Allowed Impervious (SF)	Existing Impervious (SF) Pre-2007	Proposed Impervious 2007 (SF)	Total Impervious 2007 (SF)	Total Impervious Remaining (SF)
Category B	148,793	60%	89,276	25,295	76,068	89,276	0
Category C	196,105	45%	88,247	39,733	48,514	88,247	0
Category D	352,602	30%	105,781	58,546	57,251	115,797**	0**
Category E	51,602	15%	7,740	0	5,000	5,000**	0**
Category F	196,861	2%	3,937	0	0	0**	0**

No Transfers

No Transfers

**

**

**

Vulnerability Category	Total SF	Clearing Area Allowed (%)	Clearing Area Allowed (SF)	Existing Cleared Area (SF) Pre-2007	Proposed Cleared Area 2007 (SF)	Max Land Disturbance 2007 (SF)	Total Cleared Area Remaining (SF)
Category B	148,793	80%	119,035	64,005	43,157	119,035	0
Category C	196,105	70%	137,274	66,563	11,569	137,274	0
Category D	352,602	50%	176,301	171,943	47,439	219,382*	0*
Category E	51,602	30%	15,481	6,446	0	6,446*	0*
Category F	196,861	10%	19,686	0	0	0*	0*

No Transfers

No Transfers

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* Includes a transfer of 9,035 SF of land disturbance from E to D and 19,686 SF of land disturbance from F to D (total 28,721 SF) at a ratio of 1.5:1 (28,721 x 1.5 = 43,081 SF) as per Part 2.A.3.c (1) of the Chattahoochee Corridor Plan

** Includes a transfer of 2,740 SF of impervious surface from E to D and 3,937 SF of impervious surface from F to D (total 6,677 SF) at 1 to 1.5 (6,776 x 1.5 = 10,016 SF) as per Part 2.A.3.c(1) of the Chattahoochee Corridor Plan

NOTE: THESE FIGURES ARE BASED ON A CURRENT ELECTRONIC AS-BUILT SURVEY AND APPROVED VULNERABILITY CATEGORY MAPS FROM ARC ARCHIVES DATED 6/7/91 AND 3/29/99