



# 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: Oct 25 2010

ARC REVIEW CODE: V1010251

TO: Mayor Jere Wood  
ATTN TO: Jackie Deibel, 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 related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** RC-10-02R 115 North Shore Court

**Review Type:** Metro River

**MRPA Code:** RC-10-02R

**Description:** An application for a Metropolitan River Protection Act Certificate for the addition of a pool and deck to an existing single family residence.

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

**Submitting Local Government:** City of Roswell

**Land Lot:** 460 **District:** 1 **Section:** 2

**Date Opened:** Oct 25 2010

**Deadline for Comments:** Nov 4 2010

**Earliest the Regional Review can be Completed:** Nov 4 2010

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

ARC LAND USE PLANNING  
CITY OF SANDY SPRINGS  
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING  
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2010-11-04 00:00:00, 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>.

Attached is information concerning this review.

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Oct 25 2010

ARC REVIEW CODE: V1010251

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3309

### Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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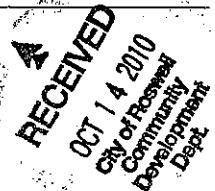
### **Response:**

- 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) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

### **COMMENTS:**


## APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: ROSWELL, GA
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): MICHAEL RADOMSKI  
Mailing Address: 115 N STONE CT  
City: ROSWELL State: GA Zip: 300  
Contact Phone Numbers (w/Area Code): 72  
Daytime Phone: 678-358-1572 Fax: \_\_\_\_\_  
Other Numbers: 678-778-2597
3. Applicant(s) or Applicant's Agent(s):  
Name(s): POOL BUILDERS INC.  
Mailing Address: 4754 TOWNSHIP CHASE  
City: MARIETTA State: GA Zip: 30066  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 678-521-8620 Fax: 678-932-9173  
Other Numbers: 678-388-9741
4. Proposed Land or Water Use:  
Name of Development: RIVER LAKE SHORES  
Description of Proposed Use: RESIDENTIAL - PROPOSED  
SWIMMING POOL AND DECK
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LAND LOT 460, DIST. 1, SECTION 2,  
FULTON COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
LOT 14, BLOCK A, RIVER LAKE SHORES, UNIT ONE  
Size of Development (Use as Applicable): 225' TO RIVER LAKE B.  
Acres: Inside Corridor: 0.775  
Outside Corridor: - 0 -  
Total: 0.775 ACRES  
Lots: Inside Corridor: N/A  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Units: Inside Corridor: N/A  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: N/A  
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 \_\_\_\_\_

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 ✓ IN PLACE

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	<u>15668</u>	<u>7834</u>	<u>*6167</u>	(50)	<u>50</u> (30) <u>39.3</u> *
E	<u>18095</u>	<u>1500</u>	<u>1088</u>	(30)	<u>8.3</u> (15) <u>6.0</u> *
F	_____	_____	_____	(10)	(2)
Total:	<u>33763</u>	_____	_____	N/A	N/A

\* INCLUDES A TRANSFER OF 1626 S.F. OF IMPERVIOUS FROM B TO D AT 1 TO 1.5 (1626 X 1.5 = 2439 S.F.) AS PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

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City of Roswell  
Community Development Dept

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:** 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? \_\_\_\_\_

If "yes", indicate the 500-year flood plain elevation: NO

**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)

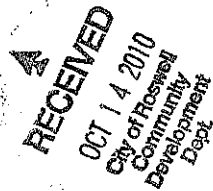
\_\_\_\_ Existing vegetation plan.

\_\_\_\_ 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). 250

**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)

Michael Radzinski

10-10-10

\_\_\_\_\_  
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:

Pool Builder Inc 10-16-10

\_\_\_\_\_  
Signature(s) of Applicant(s) or Agent(s)

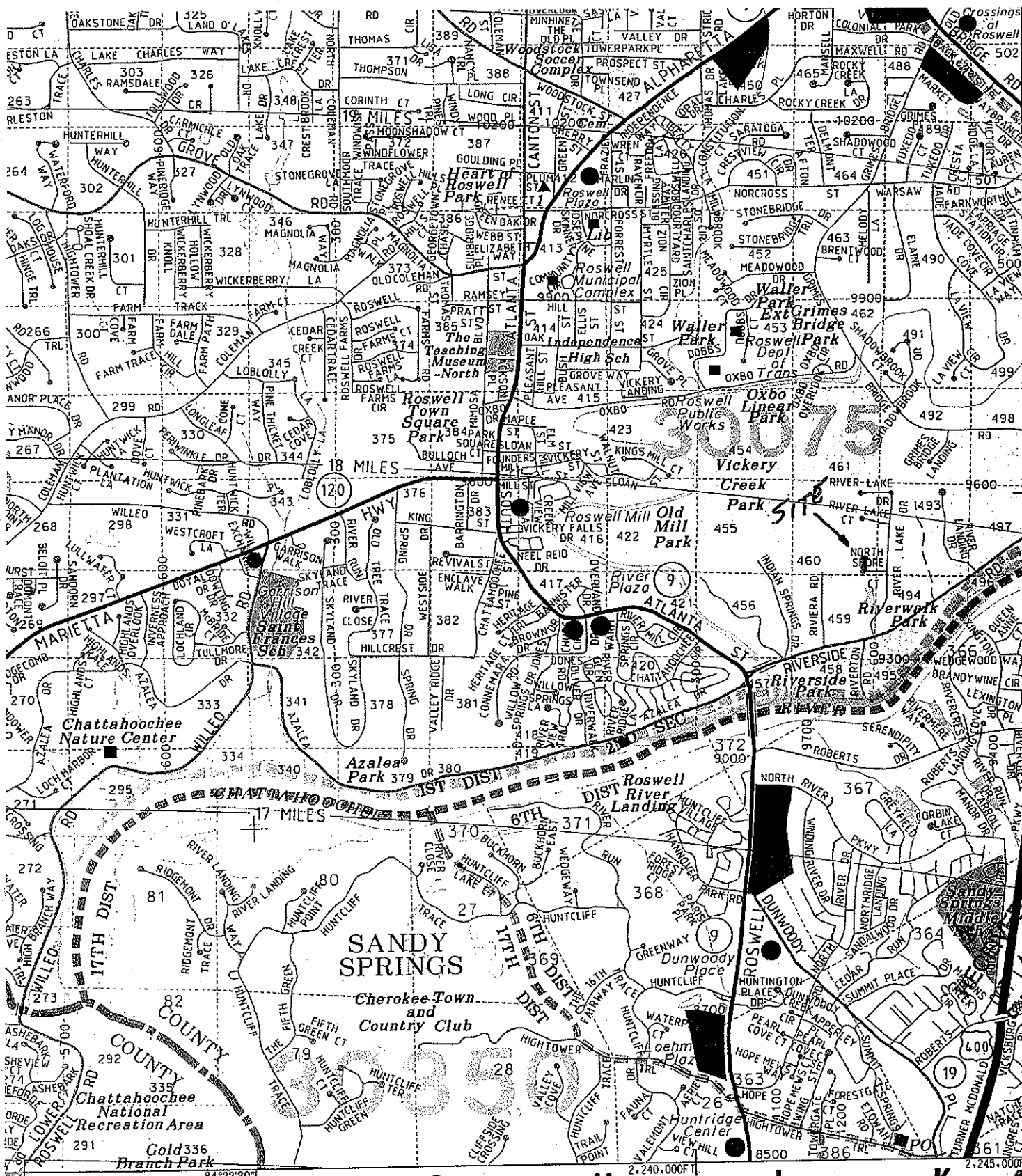
\_\_\_\_\_  
Date

14. The governing authority 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

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Community Development Dept



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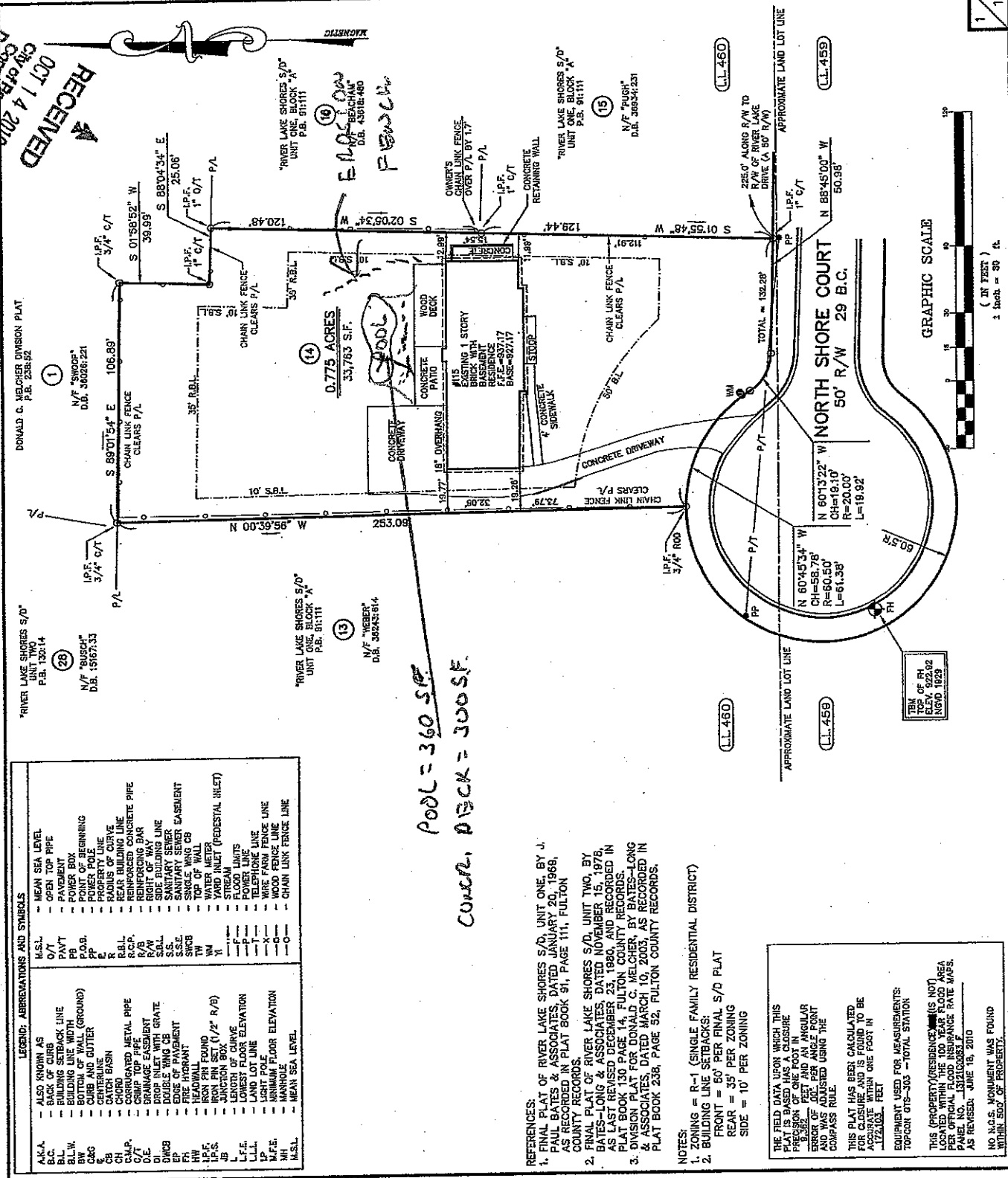
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**SURVEY FOR**  
**MICHAEL J. RADOMSKI**  
 DATE: SEPTEMBER 8, 2010  
 REMARKS:  
 FIELD BY: SDR MK  
 DRAWN BY: KRM/KK  
 CHECKED BY: RHR  
 DRAWING: NSHORE-R1  
 JOB NO. 2010-151

LOCATED IN:  
 LOT 14, BLOCK "A"  
 RIVER LAKE SHORES S/D  
 UNIT ONE  
 PB: 91, PG: 111  
 DISTRICT: 1, SECTION: 2  
 COUNTY OF: FULTON  
 CITY OF: ROSWELL  
 STATE OF: GEORGIA  
 MEMBER OF S.A.M.S.O.  
 REGISTERED  
 H. REESE  
 No. 2010  
 No. 2010

**BRUMBLOW-REESE & ASSOC., INC.**  
 LAND SURVEYING SERVICES  
 GEORGIA REGISTRATION NO. 2072  
 13685 HIGHWAY 9  
 ALPHARETTA, GEORGIA 30004-3616  
 PHONE (770) 475-6817  
 FAX (770) 569-4948  
 EMAIL: BRASSINC@COMCAST.NET



*POOL = 360 S.F.  
 CURB, DECK = 300 S.F.*