



# 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: February 18, 2016

ARC REVIEW CODE: V1602181

TO: Mayor Jere Wood, City of Roswell  
ATTN TO: Jackie Deibel, Planner III, Community Development  
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-16-01R 530 Watergate Court

**Review Type:** Metro River

**MRPA Code:** RC-16-01R

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the addition of a pool - replacing an existing patio - on an existing pre-Act single family residential property.

**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:** 578 **District:** 1 **Section:** 2

**Date Opened:** February 18, 2016

**Deadline for Comments:** February 29, 2016

**Earliest the Regional Review can be Completed:** February 29, 2016

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

ARC COMMUNITY DEVELOPMENT DIVISION  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF SANDY SPRINGS

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC does not receive comments from you by 5:00 p.m. on **February 29, 2016**, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged. The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.



201600284

## 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): ~~Dan Walker~~ Sherry Woody  
Mailing Address: 530 Watergate Ct.  
City: Roswell State: GA Zip: 30076  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-374-6836 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Jennifer Pizzolato  
Mailing Address: 3472 Hwy 5  
City: Douglasville State: GA Zip: 30135  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-431-8730 Fax: \_\_\_\_\_  
Other Numbers: 678-221-1462
4. Proposed Land or Water Use:  
Name of Development: 530 Watergate Ct.  
Description of Proposed Use: 12 x 24 in ground fiberglass  
swimming pool
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: 578, 1st District, 2nd section  
Fulton County  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
Martin's Landing, 45, block B, 530 Watergate Ct.  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 0.93  
Outside Corridor: 0  
Total: 0.93  
Lots: Inside Corridor: 1  
Outside Corridor: \_\_\_\_\_  
Total: 1  
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? 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 yes

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	0.93 acres (40,625 sq. ft.)	20,312 (sf)	12,187 (sf)	(50) 50% JMS	(30) 30% (20%)
E	_____	_____	_____	(30) _____	(15) _____
F	_____	_____	_____	(10) _____	(2) _____
Total:	0.93 acres 40,625 sq. ft.	20,312 (sf)	12,187 (sf)	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 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)





☒ 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]* 1-15-16  
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:

*[Signature]* 1-15-16  
Signature(s) of Applicant(s) or Agent(s) 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.

*[Signature]* 2/4/16  
Signature of Chief Elected Official or Official's Designee Date



## Jackie Deibel

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**From:** Russell W. Howard <[rhoward@jaspersurveyor.com](mailto:rhoward@jaspersurveyor.com)>  
**Sent:** Tuesday, January 26, 2016 7:20 AM  
**To:** Jackie Deibel  
**Subject:** RE: River corridor item  
**Attachments:** 15285-REV eCOPY.pdf

Thanks a ton for the call, Jackie. To add clarification: The tables shown on the plat represent the existing condition (prior to pool installation), and the proposed condition (after pool installation). The plan consists of the removal of the brick patio and replacing said patio with a pool, removing one impervious area (patio) and replacing it with another (pool). The impervious area calculations on the lot are as follows:

Driveway – 4,391 SF  
House – 2,517 SF  
Patio – 468 SF  
Pool – 650 SF

I've attached an "ecopy" of the plat for convenience. Please forward along as you feel necessary and be in touch if needed. Thanks again.

Russell W. Howard  
R.W. Howard Surveying, Inc.  
[www.jaspersurveyor.com](http://www.jaspersurveyor.com)  
678-859-0035

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**From:** Jackie Deibel [<mailto:jdeibel@roswellgov.com>]  
**Sent:** Monday, January 25, 2016 8:55 AM  
**To:** [rhoward@jaspersurveyor.com](mailto:rhoward@jaspersurveyor.com)  
**Subject:** River corridor item

Russell,

Please respond to this email with the clarification for the river corridor item for the pool.

Thanks,

Jackie



# Fulton County Property Map Viewer

530 watergate ct



Map Contents

Search Results

Your search returned 2 results.

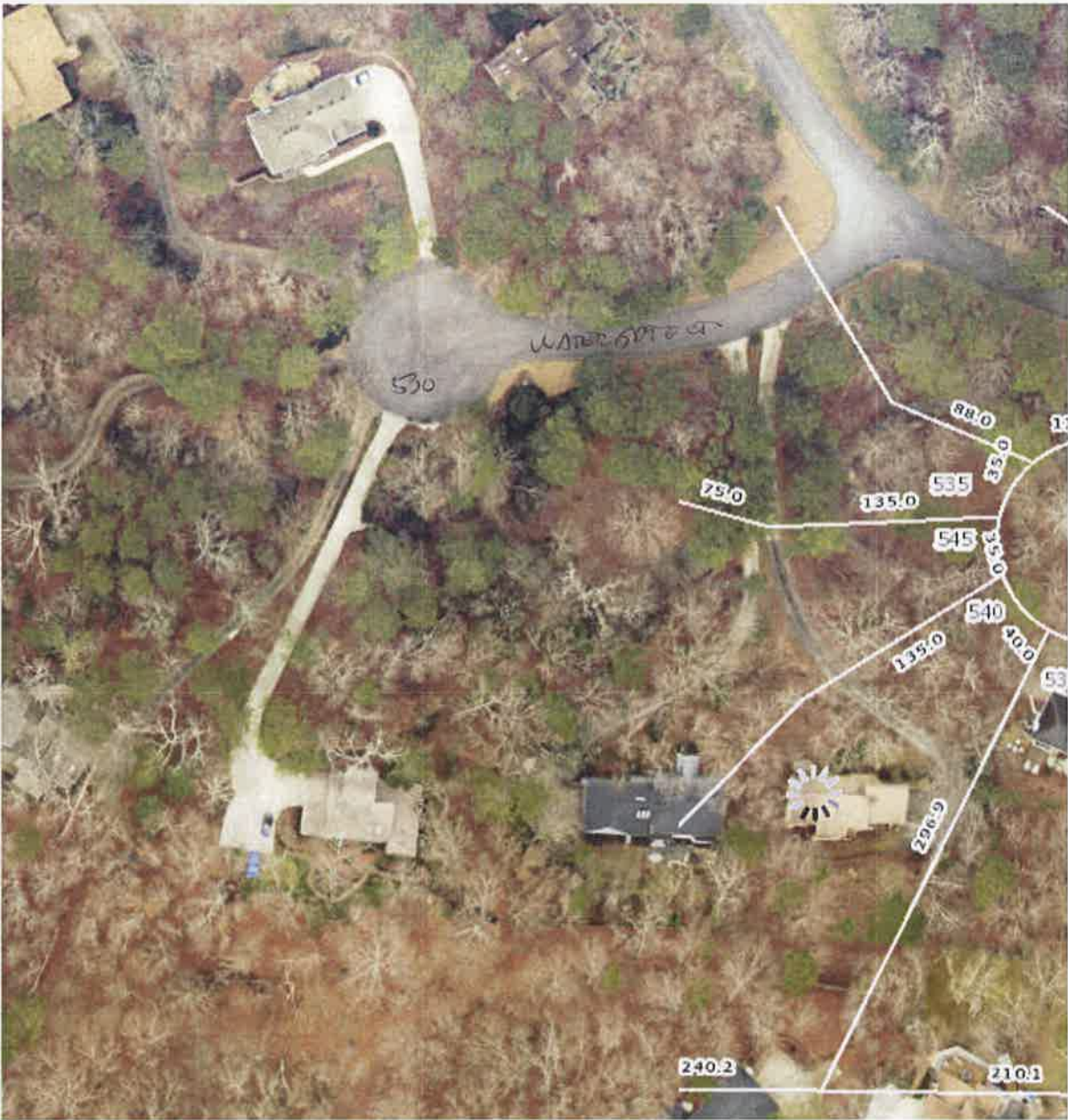
Addresses

- [530 Watergate Ct, Roswell 30076](#)

Tax Parcels

- [530 Watergate Ct](#)

Vegetation -  
wooded landscape  
JMS 2/9/16



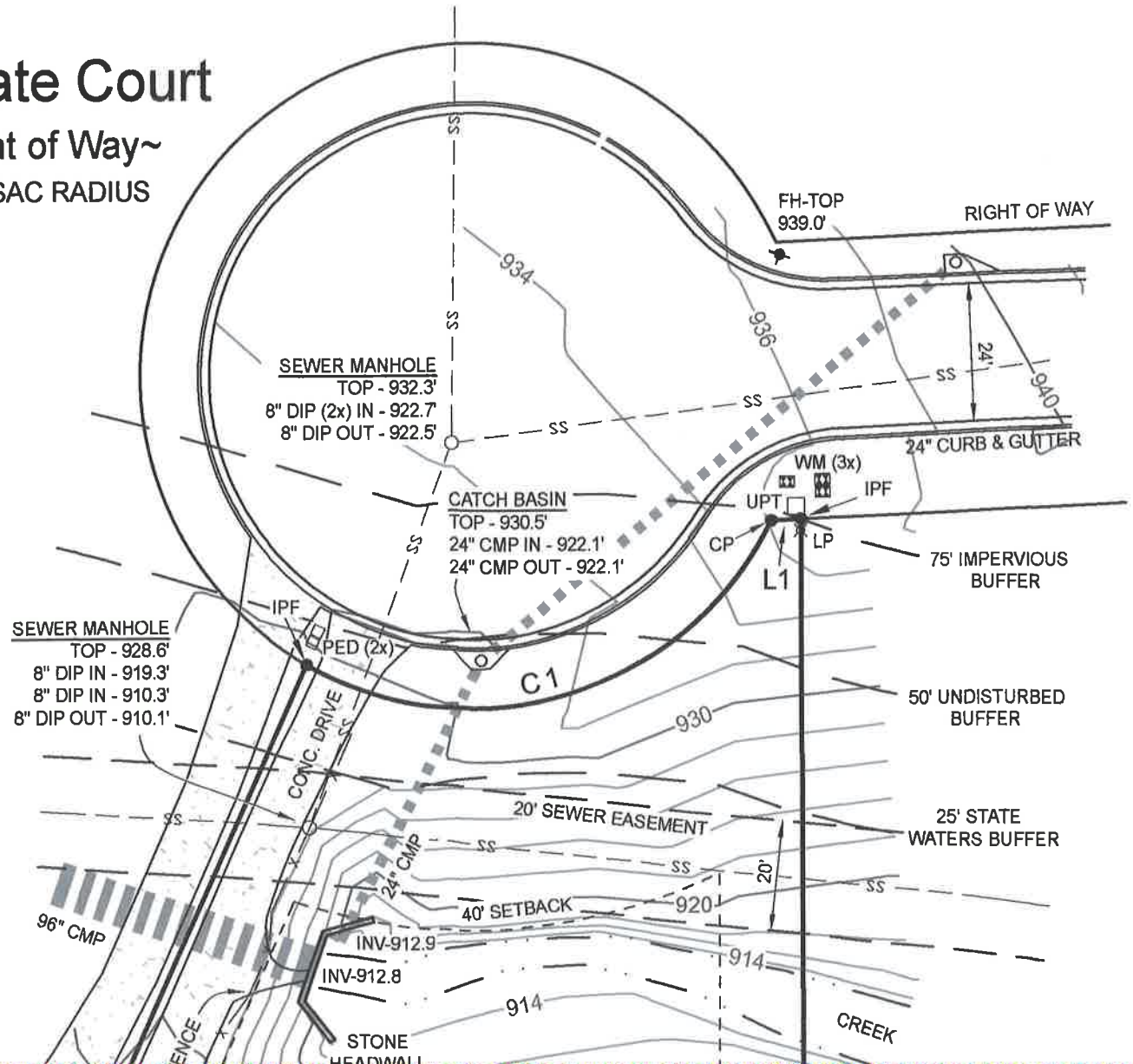
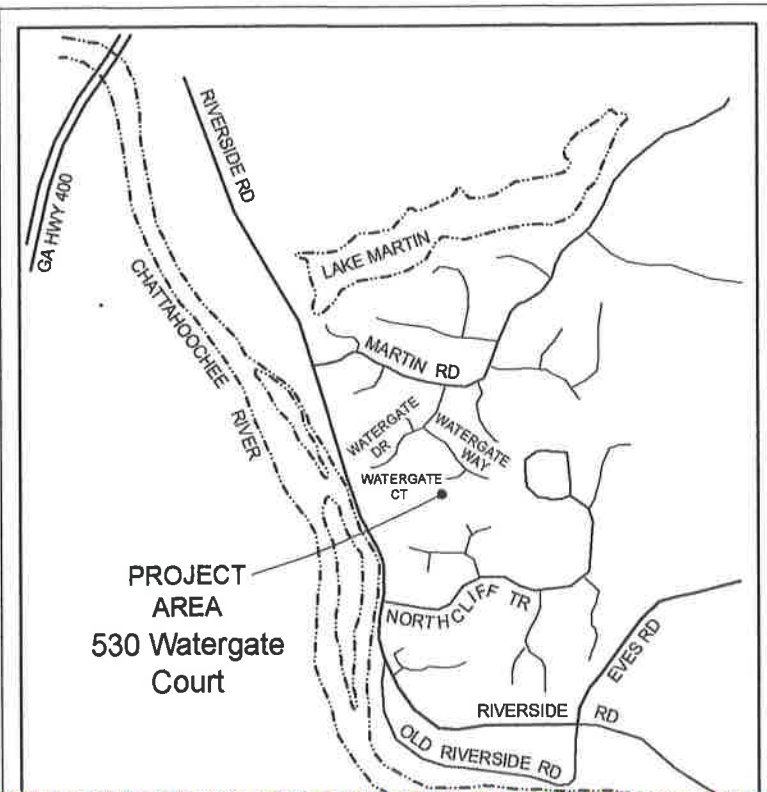




ARC RIVER CORRIDOR CALCULATIONS - EXISTING										
CATEGORY	SQUARE FEET (S.F.)	ACRES	PERCENT DISTURBED AREA ALLOWED	ALLOWED DISTURBED AREA (S.F.)	EXISTING DISTURBED AREA (S.F.)	REMAINING DISTURBED AREA ALLOWED (S.F.)	PERCENT IMPERVIOUS AREA ALLOWED	ALLOWED IMPERVIOUS AREA (S.F.)	EXISTING IMPERVIOUS AREA (S.F.)	REMAINING IMPERVIOUS AREA ALLOWED (S.F.)
D	40,624 S.F.	0.93	50%	20,312 S.F.	12,669 S.F.	7,643 S.F.	30%	12,187 S.F.	7,376 S.F.	4,811 S.F.

ARC RIVER CORRIDOR CALCULATIONS - PROPOSED										
CATEGORY	SQUARE FEET (S.F.)	ACRES	PERCENT DISTURBED AREA ALLOWED	ALLOWED DISTURBED AREA (S.F.)	EXISTING DISTURBED AREA (S.F.)	REMAINING DISTURBED AREA ALLOWED (S.F.)	PERCENT IMPERVIOUS AREA ALLOWED	ALLOWED IMPERVIOUS AREA (S.F.)	EXISTING IMPERVIOUS AREA (S.F.)	REMAINING IMPERVIOUS AREA ALLOWED (S.F.)
D	40,624 S.F.	0.93	50%	20,312 S.F.	13,832 S.F.	6,480 S.F.	30%	12,187 S.F.	7,558 S.F.	4,629 S.F.

Watergate Court  
~50' Right of Way~  
60' CULDESAC RADIUS



- SURVEYOR'S NOTES:**
- The field data upon which this plat is based has a closure of 1:37,138 feet, an angular error of 7" per point, and was adjusted using the Least Squares Method.
  - This plat has been calculated for closure and has a mathematical error of 1:89,536.
  - Field angles and measurements acquired for the production of this plat were obtained on November 23, 2015 using a Geomax Zoom80 Robotic Total Station.
  - The bearings shown hereon are based upon a reference angle as shown in Fulton County PB 127, Pg. 88 (S 89°47'00" W). Elevations shown are based upon NAVD88 datum and were acquired using a dual-frequency GPS receiver and an OPUS solution.
  - This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
  - All Iron Pins Found (IPF) are 1/2" rebar unless otherwise noted.
  - This property is NOT located within the 100 Year Flood Zone of the Chattahoochee River.
  - Erosion Control measures shown are for ARC planning purposes and do not constitute an Erosion Control Plan.
  - This drawing was revised to show proposed pool location, ARC category tables, and vicinity map.

**EXEMPTION NOTE:**

I hereby certify that this plat represents a boundary survey of an existing parcel of land as shown in Fulton County Public record(s) identified as Tax Parcel 12 244105780257, described in DB 54842 pg. 394, and shown in PB 127, pg. 88. Furthermore, this plat creates no new streets or roads, requires no new utility improvements, requires no new sanitary sewer or septic tank approval and therefore does not require planning commission or other approval pursuant to O.C.G.A. 15-6-67.

**FLOOD NOTE:**

Portions of this property are located within a Special Flood Hazard Area



VICINITY MAP  
(NOT TO SCALE)

**CITY OF ROSWELL**  
— FOR ARC ONLY —  
*Lenor M. Bromberg* 2/2/2016  
**CITY ENGINEER** **DATE**

LOT 46  
N/F  
Peabody, Raymond A.  
Peabody, Cathy H.  
DB 26981, Pg. 52  
PB 127, Pg. 88

LOT 44  
N/F  
Seeley, Nancy J.  
DB 29496, Pg. 302  
PB 127, Pg. 88

CALL TABLE

Course	Bearing	Distance
L1	N 87°25'58" E	5.30'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	98.57'	87.85'	N 73°03'15" E

0.93 Acre

In my professional opinion, this plat and the field survey upon which it is based were performed in accordance with the standards set forth in Chapter 180-7 of the Georgia Board of Professional Engineers and Land Surveyors and O.C.G.A. 15-6-67, in effect at the time of this survey.

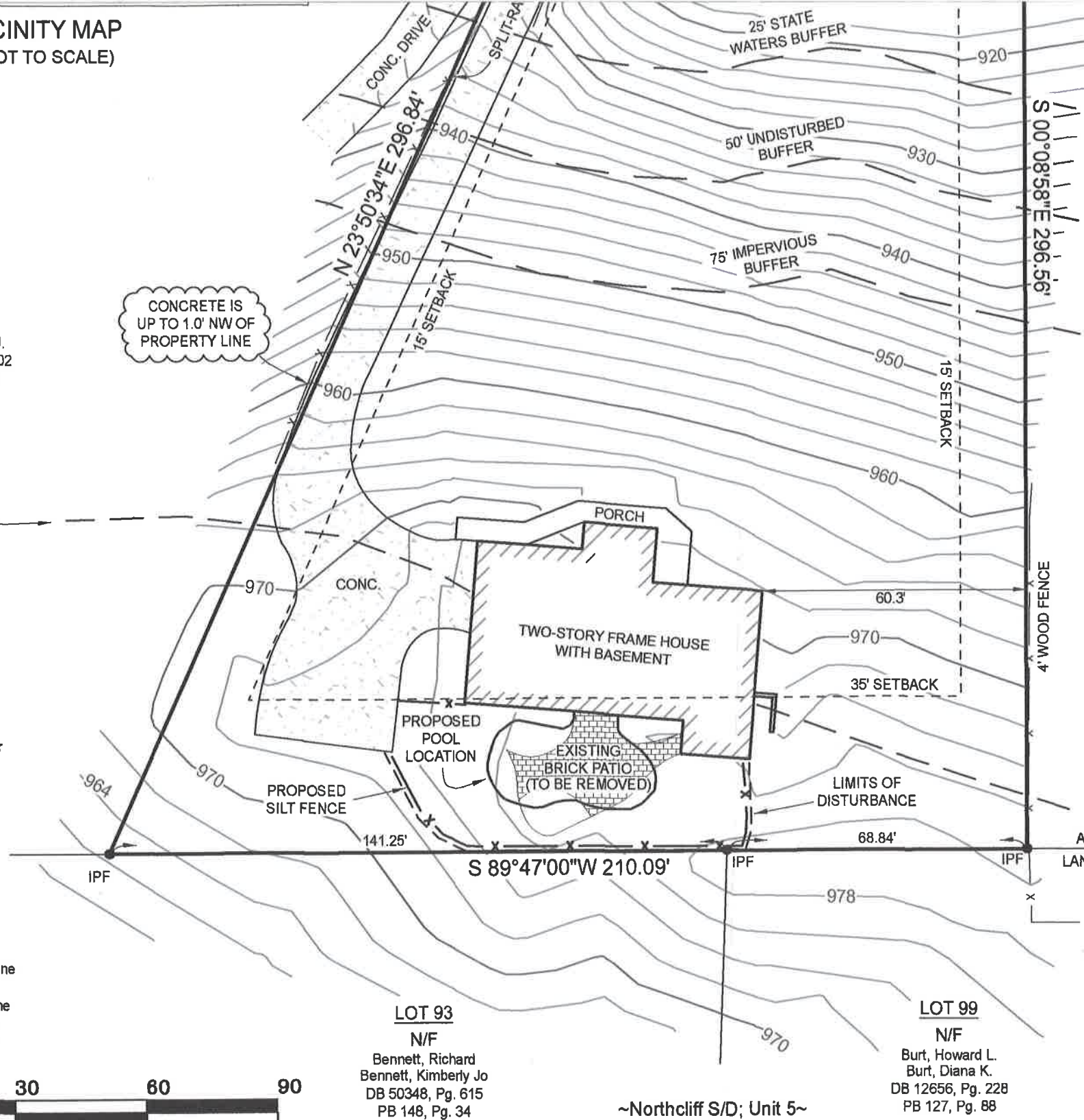
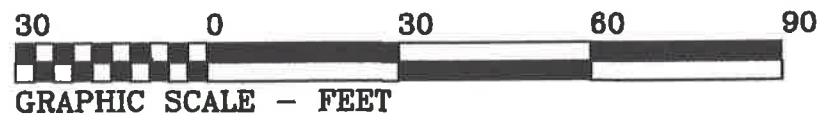


Russell Wallis Howard  
GRLS No. 3238

LEGEND

- IPF - Iron Pin Found
- CP - Calculated Point
- UPT - Underground Power Transformer
- LP - Light Pole x
- PED - Utility Pedestal □
- CMP - Corrugated Metal Pipe
- FH - Fire Hydrant ●
- WM - Water Meter ■
- SM - Sewer Manhole
- CB - Catch Basin
- N/F - Now or Formerly
- DB, pg - Deed Book and Page
- PB, pg - Plat Book and Page

- Boundary Line
- Lot Line
- Land Lot Line
- x - x - Fence Line
- - - ss - - - Sewer Line



LOT 93  
N/F  
Bennett, Richard  
Bennett, Kimberly Jo  
DB 50348, Pg. 615  
PB 148, Pg. 34

LOT 99  
N/F  
Burt, Howard L.  
Burt, Diana K.  
DB 12656, Pg. 228  
PB 127, Pg. 88

~Northcliff S/D; Unit 5~

R.W. Howard Surveying, Inc.

Georgia LSF License No. 1143

89 Ivy Ridge Drive  
Jasper, Georgia 30143

(678) 859-0035 www.jaspersurveyor.com

BOUNDARY/TOPOGRAPHIC SURVEY & POOL  
LOCATION PLAN PREPARED FOR  
DAN WALKER

LOT 45 - MARTIN'S LANDING SUBDIVISION  
UNIT 4, SECTION B, BLOCK B  
LOCATED IN LAND LOT 578 - CITY OF ROSWELL  
1st DISTRICT, 2nd SECTION  
FULTON COUNTY, GEORGIA

DATE: 01/17/2016
SCALE: 1"=30'
DRAWING: 15285-REV
COORD: 15285
SHEET #: 1 of 1