



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: October 10, 2016

ARC REVIEW CODE: V1610101

TO: Mayor Jere Wood, City of Roswell
ATTN TO: Jackie Deibel, Planner III, Community Development Department
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-16-02R 1377 Old Riverside Road

Review Type: Metropolitan River Protection Act (MRPA)

MRPA Code: RC-16-02R

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a single family residence.

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: 574, 575 **District:** 1 **Section:** 2

Date Opened: October 10, 2016

Deadline for Comments: October 20, 2016

Earliest the Regional Review can be Completed: October 20, 2016

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **October 20, 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.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: October 10, 2016

ARC REVIEW CODE: V1610101

TO: ARC Community Development, Natural Resources Division Managers

FROM: Andrew Smith, Extension: 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access & Mobility: N/A

Natural Resources: Santo, Jim

Research & Analytics: N/A

Aging & Health Resources: N/A

Name of Proposal: RC-16-02R 1377 Old Riverside Road

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a single family residence.

Submitting Local Government: City of Roswell

Date Opened: October 10, 2016

Deadline for Comments: October 20, 2016

Earliest the Regional Review can be Completed: October 20, 2016

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) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Roswell 201603915
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Natalie Solano
Mailing Address: 1377 Old Riverside Road
City: Roswell State: GA Zip: 30076
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404 398 3800 Fax: 770-992-1056
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): John Bridges
Mailing Address: 1370 Riverside Rd
City: Roswell State: GA Zip: 30076
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-993-3394 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: _____
Description of Proposed Use: single family home
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land lots 574 and 576
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: ~~1.121~~ 1.121 acres (Cms - 9/20/16)
Outside Corridor: 0.00
Total: ~~1.121~~ 1.121 acres (Cms - 9/20/16)
Lots: Inside Corridor: 1 Lot
Outside Corridor: 0
Total: 1 Lot
Units: Inside Corridor: N/A
Outside Corridor: N/A
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: N/A
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, 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	2,491 sp	0	0	(70)	0 (45) 0
D	—	—	—	(50)	(30)
E	46,359 SF	13,908 SF	6,954 SF	(30)	30% (15) 15%
F	—	—	—	(10)	(2)
Total:	48,850 SF	13,908 SF	6,954 SF	N/A	N/A



ONTARIO - ALL - SMS - 9/30/16

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? yes
If "yes", indicate the 100-year floodplain elevation: 870.7 - JWS 9/30/16

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? yes
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)

Natalie S Natalie Solano 8/10/2016

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:

Natalie S Natalie Solano 8/10/2016

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

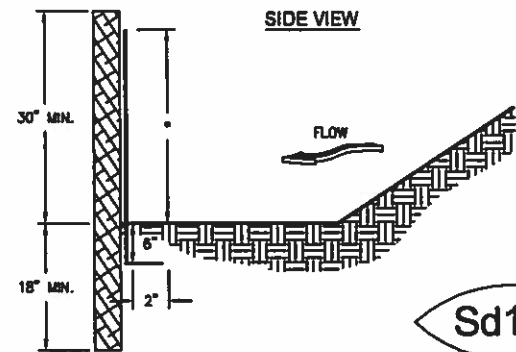
Date

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.

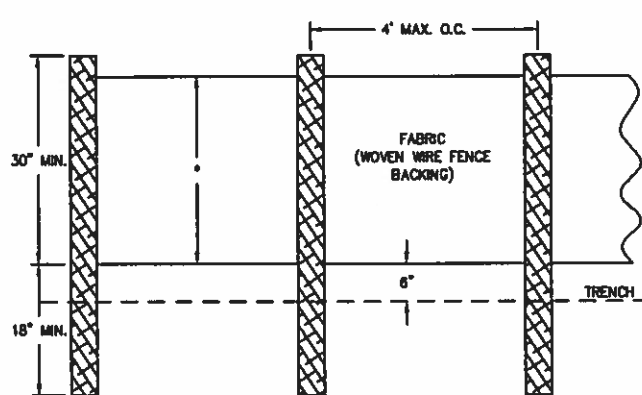
Bryan D. Townsend 8/18/2016
Signature of Chief Elected Official or Official's Designee Date
Planning & Zoning Director

SILT FENCE - TYPE SENSITIVE

SIDE VIEW



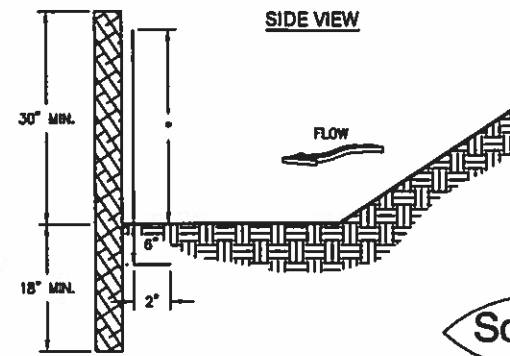
FRONT VIEW



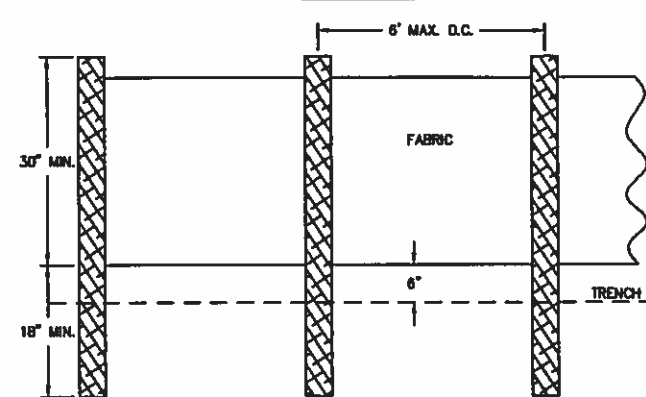
- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW



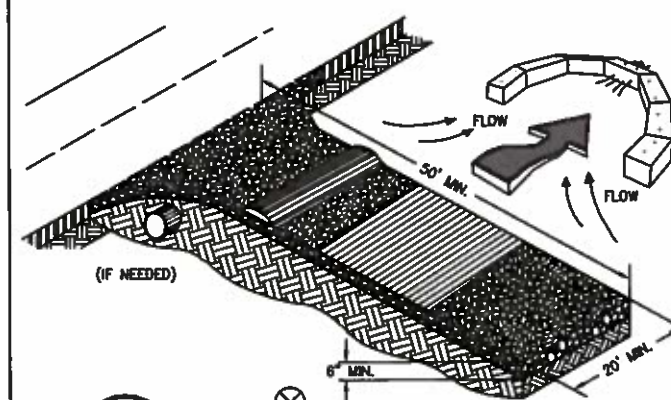
FRONT VIEW



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

CRUSHED STONE CONSTRUCTION EXIT

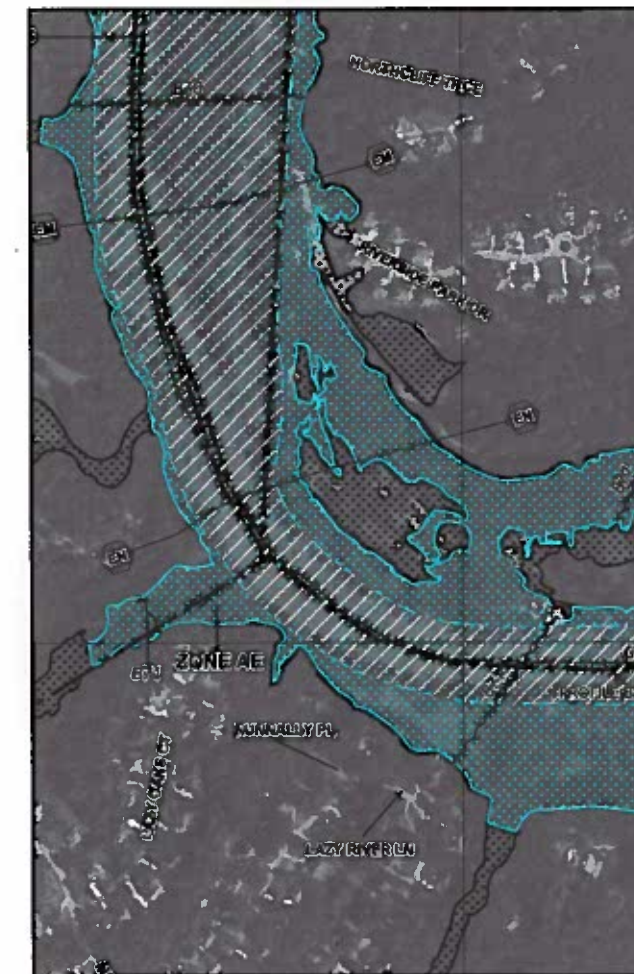
EXIT DIAGRAM



Co

- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF

NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



LEGEND

EXISTING CONTOURS = --- 904 ---
PROPOSED CONTOURS = --- 904 ---
LIMITS OF DISTURBANCE =

EXISTING WATERLINE
AS SHOWN WILL BE UTILIZED FOR THIS SITE.

Zoning Category RS30

100 year flood elevation = 870.7

50' Front setback

15 Side setback

40' Rear setback

Original lot line
Plat Book 16 Page 121

Impervious calculation

House 1,856 Sq. Ft.

Drive 1,880 Sq. Ft.

Garage 625 Sq. Ft.

Decks 1,080 Sq. Ft.

Pool 449 Sq. Ft.

Sport Court 1,050 Sq. Ft.

Total 6,940 Sq. Ft.

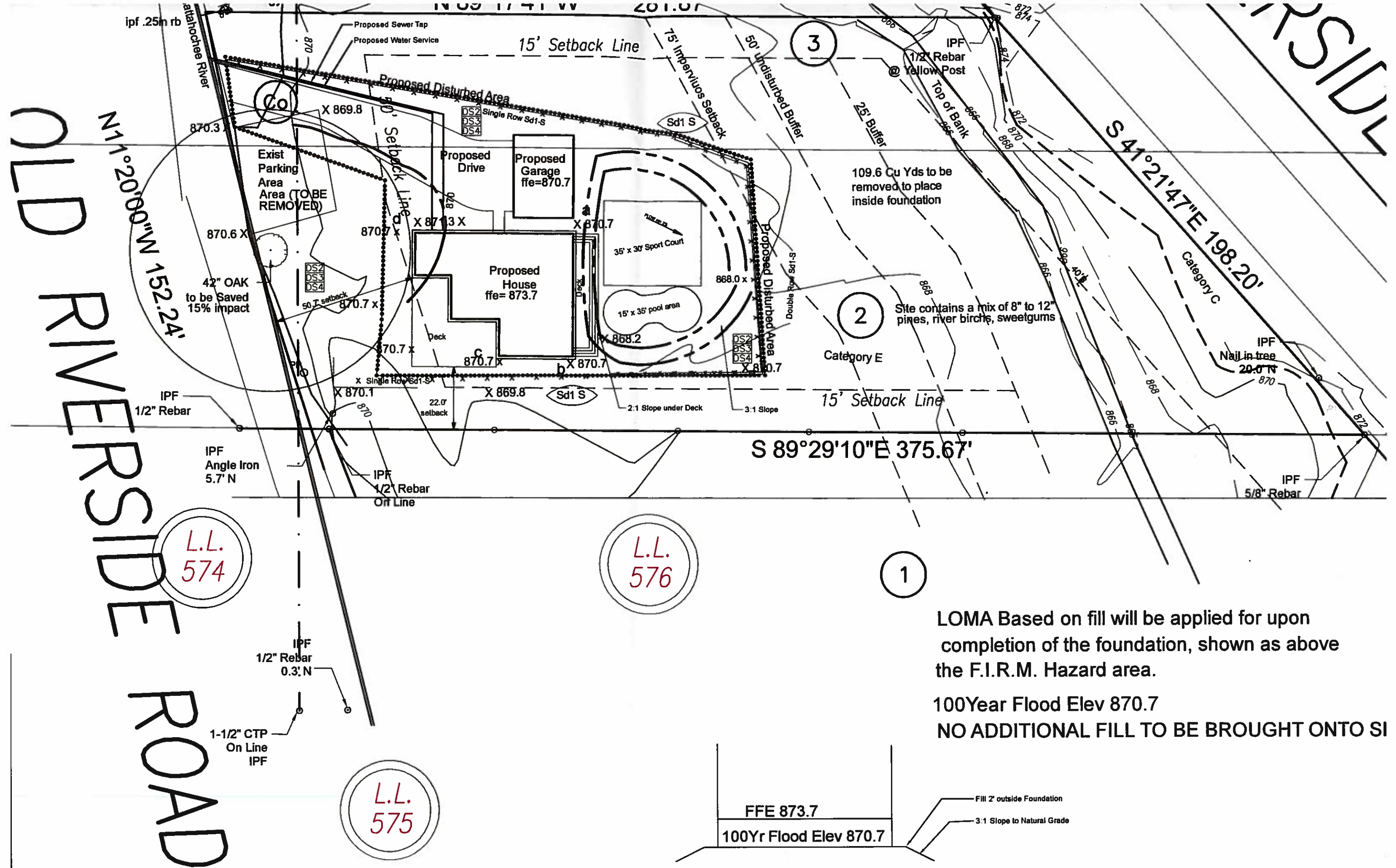
4

SUMMARY OF VULNERABILITY ANALYSIS

CATEGORY	TOTAL AREA	LANI
C	2,491 SQ FT	0%
E	46.359 SQ FT	MAX 30% PROP. 25%
TOTAL	48,850 SQ FT	

Area
48,850 Sq. Ft.
1.124 Acre

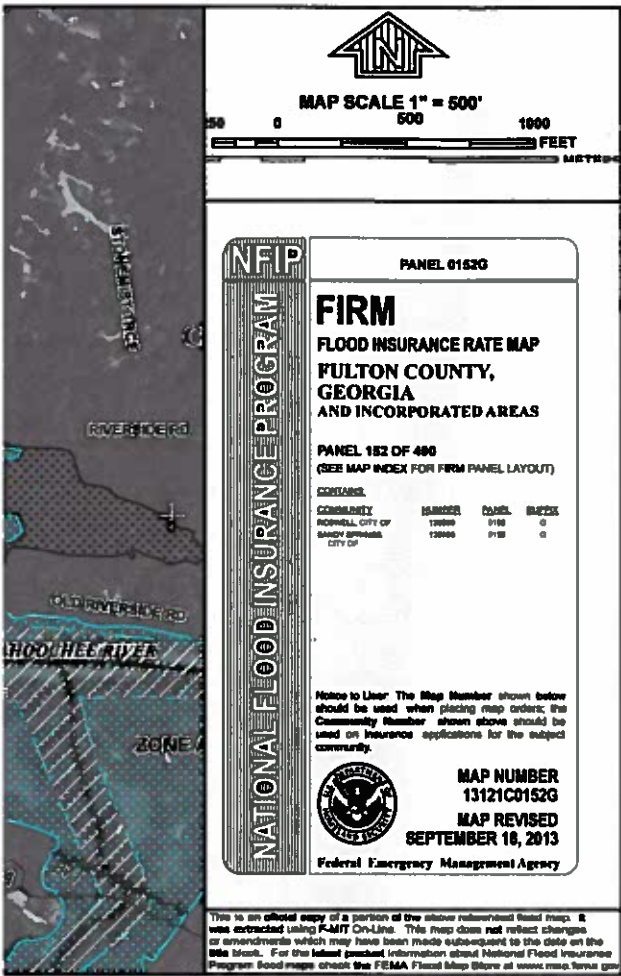
RIVER



LOMA Based on fill will be applied for upon completion of the foundation, shown as above the F.I.R.M. Hazard area.

100Year Flood Elev 870.7

NO ADDITIONAL FILL TO BE BROUGHT ONTO SI



VICINITY MAP (NTS)

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

NO GRADED SLOPE SHALL EXCEED 2H : 1V

THERE ARE WATERS OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

THERE ARE NO PROPOSED RETAINING WALLS FOR THIS SITE.

MAGNETIC NORTH

NOTES:

ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,362 FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 215,326 FEET.

A PORTION OF THIS PROPERTY LIES WITHIN A FEDERAL FLOOD HAZARD AREA, HOWEVER IT DOES NOT AFFECT THE DWELLING.
PANEL NO. 13121C0152G

PROPOSED LAND OR WATER USE:

DIST.	IMPERVIOUS
SQ FT	0% 0 SQ FT
3908 SQ FT	MAX 15% 6940 SQ FT
% 13876 SQ FT	PROP. 15% 6940 SQ FT

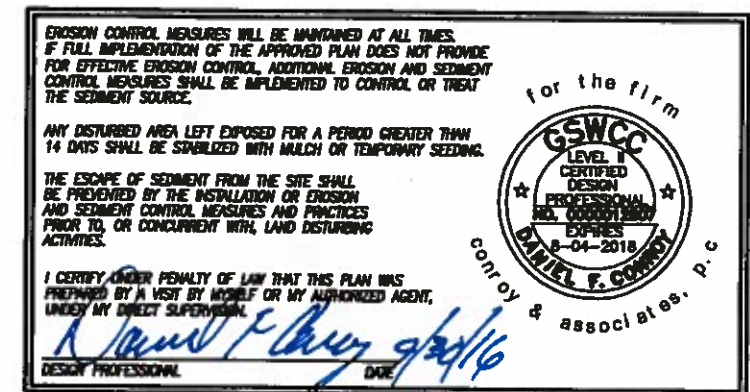
P I E D M O N T V E G E T A T I V E C O V E R S				
DS1	WHEATSTRAW OR HAY	CAN BE USED YEAR-ROUND FOR A PERIOD OF 6 MONTHS	2.5 TONS/ACRE	6" TO 10"
MONTH	TEMPORARY COVER DS2	RATE/ACRE ALONE - MIX	PERMANENT COVER DS3	RATE/ACRE ALONE - MIX
JANUARY	RYEGRASS	40 lbs - 10 lbs	UNHULLED BERMUDA SERICEA LESPEDEZA	10 lbs - 8 lbs 75 lbs - 75 lbs
FEBRUARY	Same As Above	Same As Above	UNHULLED BERMUDA SERICEA LESPEDEZA(2)	10 lbs - 8 lbs 75 lbs - 75 lbs
MARCH	RYEGRASS RYE WEEPING LOVEGRASS	40 lbs - 10 lbs 30 lbs - 25 lbs 4 lbs - 2 lbs	UNHULLED BERMUDA SERICEA LESPEDEZA(1,2) FESCUE	10 lbs - 8 lbs 60 lbs - 40 lbs 50 lbs - 30 lbs
APRIL	ANNUAL LESPEDEZA RYE BROWN TOP MILET SUDAN GRASS WEEPING LOVEGRASS	30 lbs - 25 lbs 3 bu - .5 bu 40 lbs 60 lbs 6 lbs - 6 lbs	HULLED BERMUDA SERICEA LESPEDEZA(1,2) WEEPING LOVEGRASS	10 lbs - 8 lbs 60 lbs - 40 lbs 6 lbs - 6 lbs



COA 00040

This survey was prepared in conformity with THE TECHNICAL STANDARDS for PROPERTY SURVEYS in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CONROY & ASSOCIATES, P.C. AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESS OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.



SCALE : 1" = 30'



Rev. 9-26-16
Rev. 9-24-16
Rev. 7-29-16

Roswell Site Plan:

Natalie Solano

SURVEYING SERVICES BY:

conroy & associates, P.C.

LAND LOT: 574 & 575	SURVEYED: Oct 2015
DISTRICT: 1st/2nd Sec	DRAWN: 4-5-16 BY: dc
COUNTY: Fulton	SCALE: 1"=30'
Lot 2 + part 3	778 McGinnis Ferry Rd
RIVERSIDE RD	Suite 165
John Jett Estate Subdivision	Suwanee, GA 30024
PLAT BOOK 16 PAGE 121	770.831.3301
	conroyassoc@gmail.com
	AP158sp

	SUDAN GRASS	60 lbs		
JUNE	Same As Above	Same As Above	HULLED BERMUDA WEeping LOVEGRASS	10 lbs - 8 lbs 6 lbs - 6 lbs
JULY	Same As Above	Same As Above	Same As Above	Same As Above
AUGUST	WEeping LOVEGRASS	6 lbs - 6 lbs	Same As Above	Same As Above
SEPTEMBER	WHEAT OATS	3 bu - .5 bu 4 bu - 1 bu	FESCUE SERICEA LESPEDEZA(2) CROWN VETCH	50 lbs - 30 lbs 75 lbs - 30 lbs 15 lbs - 15 lbs
OCTOBER	WHEAT RYEGRASS RYE	3 bu - .5 bu 40 lbs - 10 lbs 30 lbs - 25 lbs	FESCUE SERICEA LESPEDEZA(2)	50 lbs - 30 lbs 75 lbs - 30 lbs
NOVEMBER	Same As Above	Same As Above	Same As Above	Same As Above
DECEMBER	Same As Above	Same As Above	Same As Above	Same As Above
(1) - SEED SHOULD SCARIFIED. (2) - INNOCULATE SEED.		LIME - 1 to 2 TONS/ACRES	FERTILIZER - 5-10-15 1500#/ACRES	

DS4

Disturbed Area
Stabilization
(With Sodding)

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type	Fertilizer Rate (Lbs/acre)	Fertilizer Season Rate (lbs/sq.ft.)	
10-10-10	1000	.025	Fall

Table 6-6.2. Sod Planting Requirements

Grass Varieties	Resource Area	Growing Season	
Common Bermudagrass	M-L, P.C.	Warm	
Tifgreen	P.C.	Weather	
Tiflawn	P.C.		
Bahiagrass	Pensa	P.C.	Warm
Centipede	Weather		
Common St. Augustine	Bitterblue	C	Weather
Raleigh			
Zoysia	Emerald	Warm	
Myer	P.C.	Weather	
Tall Fescue	Kentucky	M-L, P	Cool
	Weather		

Table 6-6.3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs/acre)	Nitrogen Top Dressing Rate (lbs/acre)	
Cool First season	6-12-12	1500	50-100		
Second season	6-12-12	1000	-		
grasses Maintenance	10-10-10	400	30		
Warm First season	6-12-12	1500	50-100		
Second season	6-12-12	800	50-100		
grasses Maintenance	10-10-10	400	30		

Approved for ARC only.
Date 10/3/16
Xenos M. Bornberg
City Engineer

ROAD 60.

R/W

existing elev 869.8

a existing elev. 869.1

Fill Required
2959 109.6 CY

c existing elev 869.9

b existing elev 869.7