



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: Nov 28 2006

ARC REVIEW CODE: V611281

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-06-08R 1355 Old Riverside Road

**Review Type:** Metro River

**MRPA Code:** RC-06-08R

**Description:** An application for a metro river certificate for a single family residence. The ARC preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Roswell

**Land Lot:** 575 **District:** 1 **Section:** 2

**Date Opened:** Nov 28 2006

**Deadline for Comments:** Dec 8 2006

**Earliest the Regional Review can be Completed:** Dec 8 2006

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

ARC LAND USE PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING  
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA ENV. FACILITIES AUTHORITY

## 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 Dec 8 2006, 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> .

Rcd 06R  
206090028APPLICATION 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): WALT + DEBBIE ROWSON  
Mailing Address: 157 LAMBERTS WAY  
City: ALPHARETTA State: GA Zip: 30005  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770.833.4080 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): RON SPRINKLE  
Mailing Address: 3722 CHAMBLEE DUNWOODY RD STE 2-D  
City: ATLANTA State: GA Zip: 30341  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770.455.0657 Fax: 770.457.6261  
Other Numbers: 404.861.9160
4. Proposed Land or Water Use:  
Name of Development: 1355 OLD RIVERSIDE ROAD  
Description of Proposed Use: E-2: SINGLE FAMILY RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: L.L.: 575, DISTRICT: 1<sup>ST</sup>  
SECTION: 2<sup>ND</sup> COUNTY: FULTON  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
1355 OLD RIVERSIDE ROAD  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 1.40 AC  
Outside Corridor: 0.0 AC  
Total: 1.40 AC  
Lots: Inside Corridor: 1  
Outside Corridor: 0  
Total: 1  
Units: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: N/A  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: N/A

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## 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 FULTON CO. 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. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
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A \_\_\_\_\_ (90) \_\_\_\_\_ (75) \_\_\_\_\_

B \_\_\_\_\_ (80) \_\_\_\_\_ (60) \_\_\_\_\_

C 11,091.9 sq. ft. 7,855 sq. ft. 6,960.7 sq. ft. (70) 70 (45) 45

D \_\_\_\_\_ (50) \_\_\_\_\_ (30) \_\_\_\_\_

E 50,241.1 sq. ft. 14,801.66 sq. ft. 7,509.46 sq. ft. (30) 29.46 (15) 14.95

F \_\_\_\_\_ (10) \_\_\_\_\_ (2) \_\_\_\_\_

Total: 61,333 sq. ft. 23,656.66 sq. ft. 14,420.16 sq. ft. N/A N/Aall done  
(initials)

The property PLATTED ON RIVER SIDE OF OLD RIVERSIDE PRIOR TO 2/10/83. The review is for a single family house. The lot is too shallow to allow for a full 150-foot, impervious surface setback.

The application is including an extended, 100-foot natural vegetated buffer from the water's edge as per Part 2.C.3 of the Chattahoochee Corridor Plan. Under this provision, the proposed is consistent with the Plan.

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J. M. [Signature] nkr/oco

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES  
If "yes", indicate the 100-year floodplain elevation: 87.15  
**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: 87.3  
**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-bulfts 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)

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SEP-01-06 02:23PM FROM-J Smith Lanier

T-557 P 03/03 F-457

☒ Flat-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:**

~~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)

Walter Dawson

Debbie Dawson

Signature(s) of Owner(s) of Record

9/1/2006  
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:

STUART PRINCE (SPRINKLE DESIGN)

R. C. Prince

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

9/8/06  
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 of Chief Elected Official or Official's Designee

Date

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SEP 11 2006  
CITY OF ROSWELL  
COMMUNITY DEVELOPMENT

EXHIBIT "A"  
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 575 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section of Fulton County, Georgia, containing 1.4 acres, as shown on that Boundary Survey for Walt and Debbie Rowson, prepared by Solar Land Surveying Company and containing the seal of John W. Stanzilis, Jr., Georgia Registered Land Surveyor No. 2109, dated January 11, 2006, being more particularly described as follows:

Beginning at the intersection of the south right-of-way of Riverside Road and the westright-of-way of Old Riverside Road, thence, southwest along the west right-of-way of Old Riverside Road a distance of 468.55 feet to a point, said point being the TRUE POINT OF BEGINNING of said tract herein described as follows:

From the POINT OF BEGINNING thus determined, run thence South 19 degrees 52 minutes 21 seconds East, along the west right-of-way of Old Riverside Road, a distance of 105.78 feet to a point;

Thence, southeasterly an arc distance of 113.78 feet, said arc having a radius of 573.28 feet, a chord distance of 113.60 feet, and a chord bearing of South 25 degrees 33 minutes 31 seconds East to a point;

Thence, South 60 degrees 26 minutes 00 seconds West leaving said right-of-way a distance of 194.12 feet to a point;

Thence, South 60 degrees 26 minutes 00 seconds West a distance of 21.88 feet to a point;

Thence, Northwest along top of bank of the Chattahoochee River a distance of 238 ± feet to a point;

Thence, Northeast along top of bank of the Chattahoochee River a distance of 100 ± feet to a point;

Thence, South 89 degrees 36 minutes 45 seconds East a distance of 4.65 feet to a point,

Thence, South 89 degrees 36 minutes 45 seconds East a distance of 185.40 feet to a point, said point being the TRUE POINT OF BEGINNING.