



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: Mar 7 2007

ARC REVIEW CODE: V703071

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-06-8R Bridges Property Old Riverside Road

Review Type: Metro River

MRPA Code: RC-06-08R

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

Submitting Local Government: City of Roswell

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

Date Opened: Mar 7 2007

Deadline for Comments: Mar 17 2007

Earliest the Regional Review can be Completed: Mar 7 2017

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.

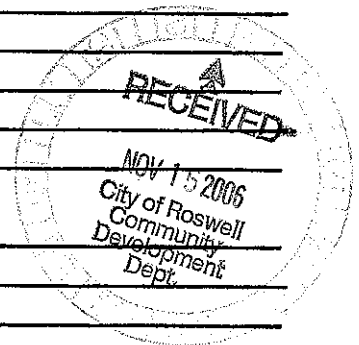
If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Mar 17 2007, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

Fig. #206110098
RC06-08R

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): John W Bridges
Mailing Address: 1370 Riverside Rd.
City: Roswell State: GA Zip: 30076
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-993-3394 Fax: N/A
Other Numbers: N/A
3. Applicant(s) or Applicant's Agent(s):
Name(s): Same
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: River Lot
Description of Proposed Use: Single Family home
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 1st District 2ed Section
Land Lot 575, Fulton County 1305 Old Riverside Road
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 1300 Old
Riverside Rd., 1/4 mi Riverside Rd.
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.128
Outside Corridor: NA
Total: 0.128
Lots: Inside Corridor: (1) one
Outside Corridor: NA
Total: (1) one
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____



9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? yes

If "yes", indicate the 100-year floodplain elevation: 871

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)

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): No

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	<u>1768 SF</u>	<u>1580* SF</u>	<u>1204** SF</u>	(70) <u>89*</u>	(45) <u>68**</u>
D	_____	_____	_____	(50) _____	(30) _____
E	<u>3762 SF</u>	<u>901* SF</u>	<u>292** SF</u>	(30) <u>24*</u>	(15) <u>8**</u>
F	_____	_____	_____	(10) _____	(2) _____
Total:	<u>5530 SF</u>	<u>2481 SF</u>	<u>1496 SF</u>	N/A	N/A

* This review includes a transfer of 228 SF of Land Disturbance from E to C at 1 to 1.5 (228 x 1.5 = 342) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

** This review includes a transfer of 272 SF of Impervious Surface from E to C at 1 to 1.5 (272 x 1.5 = 408) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

MS
7/6/06

____ 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.

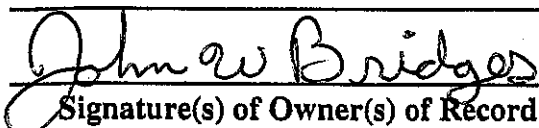
____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

____ Lot-by-lot and non-lot allocation tables.

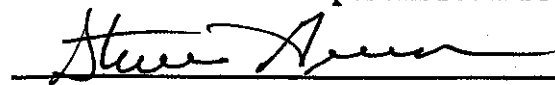
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

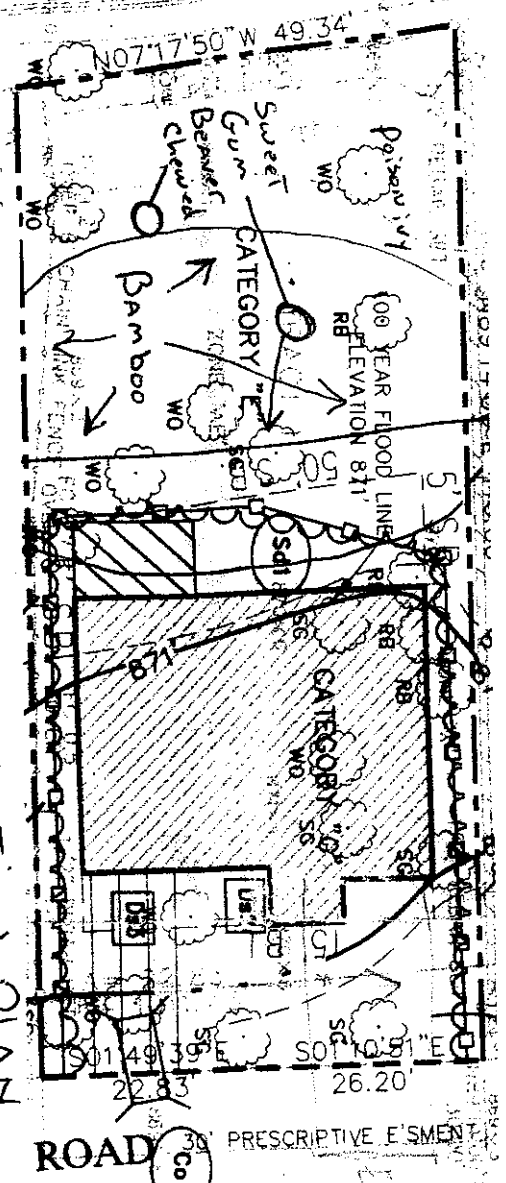

Signature(s) of Owner(s) of Record Date

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(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.

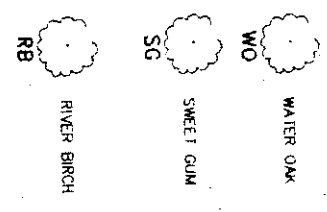

Signature of Chief Elected Official or Official's Designee 12.26.06
Date



EXISTING VEGETATION PLAN UNDER STORY CONTAINS 85% Saplins

Water oak, Dogwood, Sweet gum, River Birch
Abundant Poison ivy Bamboo
All mature trees are marked on plan
3 Trees Sweet Gums are Beaver chewed 95%
Around and are going to die soon and need
to be removed

The major vegetation is mature Hardwood (Water oak)
Not too old 70 years mostly after dam was built.
There appears to be no development of the site.



Ds3

PERMANENT COVER

