



# 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: April 17, 2013

ARC REVIEW CODE: V1304171

TO: Mayor Eva Galambos  
ATTN TO: Michael Barnett, City of Sandy Springs  
FROM: Douglas R. Hooker, Executive Director

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-13-04SS 1050 Mountain Creek Trail

**Review Type:** Metro River

**MRPA Code:** RC-13-04SS

**Description:** An application for a Metropolitan River Protection Act Certificate for the installation of a new wooden deck on an existing single-family residence.

**Preliminary Finding:** ARC staff has begun the review of the application for a Metro River 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 Sandy Springs

**Land Lot:** 172 **District:** 17 **Section:** D

**Date Opened:** April 17, 2013

**Deadline for Comments:** April 29, 2013

**Earliest the Regional Review can be Completed:** April 29, 2013

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING  
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please call Jon Tuley at (404) 463-3307. If ARC staff does not receive comments from you by April 29, 2013 at 5:00 p.m., 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/land-use/planreviews>.

Attached is information concerning this review.



# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Sandy Springs
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): W. SCOTT MADRID & FRANCES MCKAY MADRID  
Mailing Address: 1050 MOUNTAIN CREEK TRAIL NW  
City: SANDY SPRINGS State: GA Zip: 30328  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404 303.9025 Fax: \_\_\_\_\_  
Other Numbers: FRAN C. 678.778.5879 (BEST) SCOTT C. 678.778.5890
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Guerry Barton  
Mailing Address: 6365 Mountain Brook Way  
City: Sandy Springs State: GA Zip: 30328  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-290-4424 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: \_\_\_\_\_  
Description of Proposed Use: Install new wooden deck on existing residence
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: Land lot 172 Section D  
17th District Fulton County GA.  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Riverside  
Subdivision 1050 Mountain Creek Trail 785' TO RIVER Overlook Dr  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: .68 acre (29,407 SF) (5/19/13)  
Outside Corridor: \_\_\_\_\_  
Total: .68 acre (29,407 SF) (5/19/13)  
Lots: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
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** X

**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.
A	_____	_____	_____	(90) ____	(75) ____
B	_____	_____	_____	(80) ____	(60) ____
C	_____	_____	_____	(70) ____	(45) ____
D	<u>25,587 SF</u>	<u>12,794 SF</u>	<u>7,676 SF</u>	(50) <u>50</u>	(30) <u>30</u>
E	<u>3,820 SF</u>	<u>1,146 SF</u>	<u>573 SF</u>	(30) <u>30</u>	(15) <u>15</u>
F	_____	_____	_____	(10) ____	(2) ____
Total:	<u>29,407 SF</u>	<u>13,940 SF</u>	<u>8,249 SF</u>	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 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? 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 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)

FM Madrid 03.15.13  
FM Madrid 3/15/13  
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:

FM Madrid 03.15.13  
FM Madrid 3/15/13  
Signature(s) of Applicant(s) or Agent(s) Date

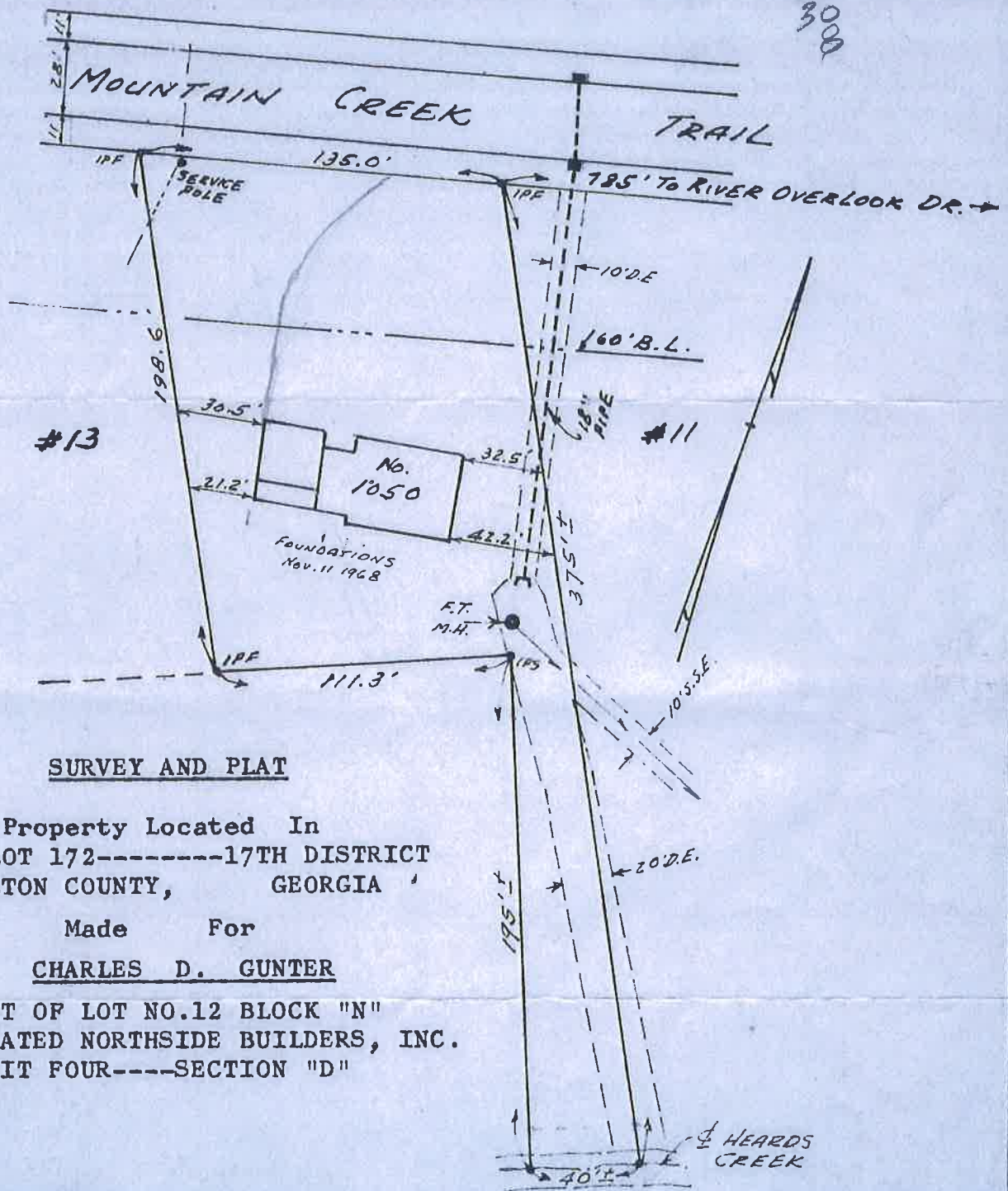
14. The governing authority of City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Nic P 04.1.13  
Signature of Chief Elected Official or Official's Designee Date



Madrid

60  
300



SURVEY AND PLAT

Property Located In  
LAND LOT 172-----17TH DISTRICT  
FULTON COUNTY, GEORGIA

Made For

CHARLES D. GUNTER

PLAT OF LOT NO.12 BLOCK "N"  
ASSOCIATED NORTHSIDE BUILDERS, INC.  
UNIT FOUR----SECTION "D"

I certify that this plat is correct and a true representation of the conditions on this property.

*G.W. Nelson Jr.*

Georgia Registered Surveyor No. 966

Member of Georgia Association of  
Registered Land Surveyors

**SHIREY, NELSON & ASSOCIATES**

Registered Professional Surveyors

175 WEST WIEUCA ROAD N.E.  
ATLANTA, GA. 30305

SURVEY BY E.H.C.  
DRAWN By J.O.B.  
SCALE 1"=60'

NOVEMBER 11 1968  
No. 68356

April 9, 2013

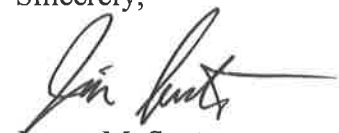
Mr. Michael Barnett, Manager  
Building and Development  
Community Development Department  
City of Sandy Springs  
7840 Roswell Road, Building 500  
Sandy Springs, GA 30307

Dear Michael:

As we discussed in our phone call, here are the reanalysis table, the revised application and the revised site plan for the property at 1050 Mountain Creek Trail. The site plan and vulnerability table categories are based on my reanalysis and measurements of the category areas. I used the existing and proposed land disturbance and impervious numbers supplied by the applicant, with a little extra added, for the table on the site plan. The table in the application is for the maximums in each category. I have initialed all my changes, including all of Page Two of the application.

If you have any questions or need any other information, please call me at (404) 463-3258.

Sincerely,



James M. Santo  
Principal Planner

Attachments





# 1050 MOUNTAIN CREEK TRAIL REANALYSIS

City of Sandy Springs  
April 8, 2013

Vulnerability Factor	Factor Subgroup	Score			
Hydrology:	First Order	10			
Geology:	Biotite Gneiss	5			
Aspect:	South	15			
SUBTOTAL:		30			
Vegetation:	Barren Pines	2	--	--	15
SUBTOTAL:		32		45	
Slope:	10-25% Over 25%	9 --	-- 15	9 --	-- 15
SUBTOTAL:		41	47	54	60
Soils	Moderate Mod. to Severe	-- 16	12 --	-- 16	12 --
TOTAL:		57	59	70	72
CATEGORY:		D	D	E	E

The D category includes scores from 50 to 59  
The E category includes scores from 60 to 69