



# 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:** Oct 26 2006

**ARC REVIEW CODE:** V610261

**TO:** Mayor Eve Galambos  
**ATTN TO:** Blake Dettwiler, City of Sandy Springs  
**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-06-03SS 5000 Riverview Road

**Review Type:** Metro River

**MRPA Code:** RC-06-03SS

**Description:** An application for a metro river certificate for 4 two acre residential lot. The ARC preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Sandy Springs

**Land Lot:** 211 **District:** 17 **Section:** n/a

**Date Opened:** Oct 26 2006

**Deadline for Comments:** Oct 26 2006

**Earliest the Regional Review can be Completed:** Nov 6 2006

## 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 Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by Oct 26 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> .

**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: ① A WORTH HOBBY TRUST  
② IRENE SEWELL HOBBY FAMILY TRUST  
③ IRENE SEWELL HOBBY  
Name(s): POLOVIC W. HOBBY TRUST  
Mailing Address: 5000 RIVERVIEW ROAD  
City: ATLANTA, State: GA Zip: 30327  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-955-1869 Fax: N/A  
Other Numbers: N/A
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Yellson and Sutherland Engineers Inc. Mark Sutherland  
Mailing Address: 659 Auburn Ave. Ste 158  
City: Atlanta State: GA Zip: 30310  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404 522 9649 Fax: 404 581 0764  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: 5000 Riverview Road  
Description of Proposed Use: 4 two acre residential lots
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LAND Lot 211, 17th District, Fulton County, GA.  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
LEGAL DESCRIPTION ATTACHED  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: ~~8.77~~ 8.78  
Outside Corridor: 0  
Total: 8.78  
Lots: Inside Corridor: 4  
Outside Corridor: 0  
Total: 4  
Units: Inside Corridor: 4  
Outside Corridor: 0  
Total: 4  
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 (AMS)  
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 (AMS)  
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 Yes, Approval ATTACHED (AMS)  
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 \_\_\_\_\_

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) — (All-AMS)
B	—	—	—	(80) —	(60) — (All-AMS)
C	15,600 #	10,920 #	7,020 #	(70) 70	(45) 45 (All-AMS)
D	122,577 #	61,281 #	36,761 #	(50) 50	(30) 30 (All-AMS)
E	203,477 #	62,243 #	31,100 #	(30) 30	(15) 15 (All-AMS)
F	36,522 #	3,648 #	730 #	(10) 10	(2) 2 (All-AMS)
Total:	382,176 #	138,092 #	75,611 #	N/A	N/A (All-AMS)

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:** 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? NO

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. (See plan page # 07-a - end sheet)

✓ 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)

<u>Louise W. Hobby</u>	- TRUSTEE FOR A. WORTH HOBBY TRUST
<u>Louise W. Hobby</u>	- TRUSTEE FOR IRENE SEWELL HOBBY FAMILY TRUST
<u>Louise W. Hobby</u>	- ATTORNEY IN FACT FOR IRENE SEWELL HOBBY
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:

N/A

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

Date

14. The governing authority of The 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.

Signature of Chief Elected Official or Official's Designee

Date

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 211, 17<sup>th</sup> DISTRICT, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN ON THE SOUTH LINE OF LAND LOT 211, SAID POINT BEING 100 FEET FROM THE TOP OF THE EASTERLY BANK OF THE CHATTAHOOCHE RIVER; THENCE NORTH 09 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 69.90 FEET, TO AN IRON PIN; THENCE NORTH 35 DEGREES 02 MINUTES 00 SECONDS WEST, A DISTANCE OF 133.40 FEET, TO AN IRON PIN; THENCE NORTH 32 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 177.34 FEET, TO A REBAR; THENCE NORTH 47 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET, TO A REBAR; THENCE NORTH 56 DEGREES 40 MINUTES 00 SECOND EAST, A DISTANCE OF 200.00 FEET, TO A ½" SOLID PIN; THENCE NORTH 76 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 167.00 FEET, TO ½" REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 192.65 FEET, TO A ½" REBAR; THENCE NORTH 47 DEGREES 37 MINUTES 32 SECONDS EAST, A DISTANCE OF 192.72 FEET, TO A ½" REBAR; THENCE NORTH 50 DEGREES 51 MINUTES 37 SECONDS EAST, A DISTANCE OF 137.18 FEET, TO A ½" REBAR; THENCE NORTH 11 DEGREES 10 MINUTES 39 SECONDS EAST, A DISTANCE OF 172.20 FEET, TO A ½" RABER; THENCE NORTH 73 DEGREES 17 MINUTES 06 SECONDS EAST, A DISTANCE OF 32.87 FEET, TO A ½" REBAR; THENCE SOUTH 62 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 84.94 FEET., TO A ½" REBAR; THENCE NORTH 39 DEGREES 16 MINUTES 08 SECONDS EAST, A DISTANCE OF 179.88 FEET, TO A ½" REBAR; THENCE SOUTH 32 DEGREES 54 MINUTES 30 SECONDS EAST, A DISTANCE OF 226.85 FEET, TO A 1" CRIMP TOP PIPE; THENCE SOUTH 36 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 61.99 FEET, TO A 3/8" REBAR; THENCE NORTH 89 DEGREES 46 MINUTES 52 SECONDS EAST, A DISTANCE OF 349.95 FEET, TO A 1" OPEN TOP PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVERVIEW ROAD (30' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 02 DEGREE 44 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.51 FEET, SOUTH 07 DEGREES 35 MINUTES 07 SECONDS WEST, A DISTANCE OF 40.32 FEET, SOUTH 14 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 45.65 FEET, SOUTH 22 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 45.54 FEET, SOUTH 33 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 43.23 FEET, SOUTH 35 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 284.57 FEET, TO A ½" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 79 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 103.00 FEET, TO A ¾" OPEN TOP PIPE; THENCE SOUTH 85 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 229.64 FEET, TO A ½" SOLID PIN; THENCE NORTH 87 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 202.34 FEET, TO A ½" SOLID PIN; THENCE SOUTH 77 DEGREES 08 MINUTES 31 SECONDS WEST, A DISTANCE OF 188.14 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 8.77 ACRES, MORE OR LESS, AND IS AS SHOWN ON THE BOUNDARY SURVEY PREPARED FOR YELLANSA & SUTHERLAND ENGINEERING, INC., DATED NOVEMBER 01, 2005.