



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: Jun 17 2010

ARC REVIEW CODE: V106171

TO: Mayor Eva Galambos
ATTN TO: David Schmid, 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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-10-02SS 8060 Habersham Waters Rd

Review Type: Metro River

MRPA Code: RC-10-02SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a tennis court.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Sandy Springs

Land Lot: 351 **District:** 6 **Section:**

Date Opened: Jun 17 2010

Deadline for Comments: Jun 27 2010

Earliest the Regional Review can be Completed: Jun 27 2010

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

ARC LAND USE PLANNING
CITY OF ROSWELL
NATIONAL PARK SERVICE

CITY OF SANDY SPRINGS
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2010-06-27 00:00:00, 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> .

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): Mark & Patty Gessner
Mailing Address: 8060 Habersham Waters Road
City: Atlanta State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 913-0039 home Fax: _____
Other Numbers: (770) 378-2400 Patty-cell, (770) 329-7369 Mark-cell
3. Applicant(s) or Applicant's Agent(s):
Name(s): Mark & Patty Gessner
Mailing Address: 8060 Habersham Waters Road
City: Atlanta State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 913-0039 home Fax: _____
Other Numbers: (770) 378-2400 Patty-cell, (770) 329-7369 Mark-cell
4. Proposed Land or Water Use:
Name of Development: Single family residence
Description of Proposed Use: tennis court
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Landlot 351, 6th District, Block unit 1
Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Rivergate Subdivision, lots 5, 8060 Habersham Waters Rd. Atlanta 30350
Size of Development (Use as Applicable): Block B
- Acres: Inside Corridor: 1.02
Outside Corridor: _____
Total: 1.02
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? ~~not sure~~ No one I know

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? project will not require new sewage

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 _____

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)
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A				(90)	(75)
B				(80)	(60)
C	38564	26994	17354	(70)	70 (45) 45
D	4878	2439	1463	(50)	50 (30) 30
E	803	241	120	(30)	30 (15) 15
F				(10)	(2)
Total:	44245			N/A	N/A

NOTE: ACTUAL CLEARANCE AND IMPERVIOUS NUMBERS HAVE BEEN ADJUSTED TO INCLUDE POSSIBLE FUTURE IMPROVEMENTS NOT SHOWN HEREIN.

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)

Patty Gessner
[Signature]
Signature(s) of Owner(s) of Record Date 10/18/09

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:





Patty Gessner
[Signature]
Signature(s) of Applicant(s) or Agent(s) Date 10/18/09

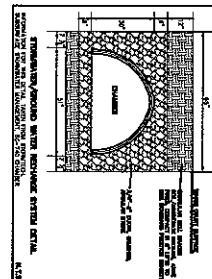
14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee Date

[illegible]

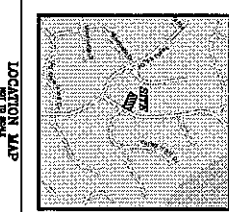
SYMBOL LEGEND:

 = CONCRETE
 = WOOD FENCE
 = TREE
 = GRASS



TRACT AREA:
44,244.85 S.F.
1.0157 ACRES

ZONING DISTRICT NOTE:
THIS PROPERTY IS ZONED R-2 AS PER
SAVING SPRINGS ZONING MAP AS ADOPTED
FROM FULTON COUNTY, GEORGIA.

LOCATION **WA**
NET TO RECIPIENT

STUDY DESIGN: A descriptive study.

1. BUREAU OF FORESTRY, UNITED STATES DEPARTMENT OF AGRICULTURE, "RECORDS OF THE FOREST SERVICE, PLAT BOOK 2A, PLAT 79, PLUTON COUNTY RECORDS."
2. SURVEY OF ROADS, UNIT 1, RECORDED IN PLAT BOOK 2A, PLAT 79, PLUTON COUNTY RECORDS.
3. UNITED STATES DEPARTMENT OF THE INTERIOR, GEOLOGICAL SURVEY, CHANGELIE RIVER, DRAINAGE, DATED 1924 AND REKIND 1974.
4. TENNIS COURT ADDRESS PLANS FOR 0400 HARBESIDE WATERS ROAD, PREPARED BY PLANET E. P.C., DATED OCTOBER 20, 2004.

SURVEYOR'S NOTE

UNDER UNCHARGED CIRCUMSTANCES (U.U.C.) WATER, NATURAL GAS, ELECTRICITY, AND TELEPHONE SERVICE. THE ABOVE-RECORDED PARTICIPATIONS ARE NOT SHOWN HEREIN, MATTERS OF RECORD NOT SHOWN HEREIN ARE EXCEPTED.

ALL PROPERTY CORNERS MARKED BY THE (OWN OR SUCR) ARE 17-2-84-1185

SHOULD STRAYING LINES AND UTILITIES ARE NOT SHOWN HEREIN, SERVICES AND UTILITIES ARE CONSIDERED BY THE LOCAL GOVERNMENT TO BE UNDER THE JURISDICTION OF THE REGIONAL COMMISSION AND ARE SUBJECT TO CHANGE.

THE PROPERTY IS LOCATED IN TOWN 200 NORTH 100 WEST, SECTION 36, T100N R100W, S46E, A.C.C. CORNER.

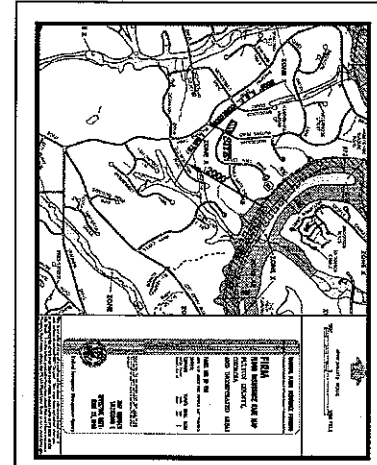
THE BOUNDARY FOR THIS SURVEY IS THE UNCHARGED CIRCUMSTANCES (U.U.C.) OF THE NATIONAL WATER RIGHT ELEVATION OF THE SURVEY. THE SURVEY IS NOT SHOWN HEREIN, AS IT IS NOT RECORDED IN THE REGIONAL RECORD.

RECESSION OF CONSENT:
THE BLDN DATA UPON WHICH THE

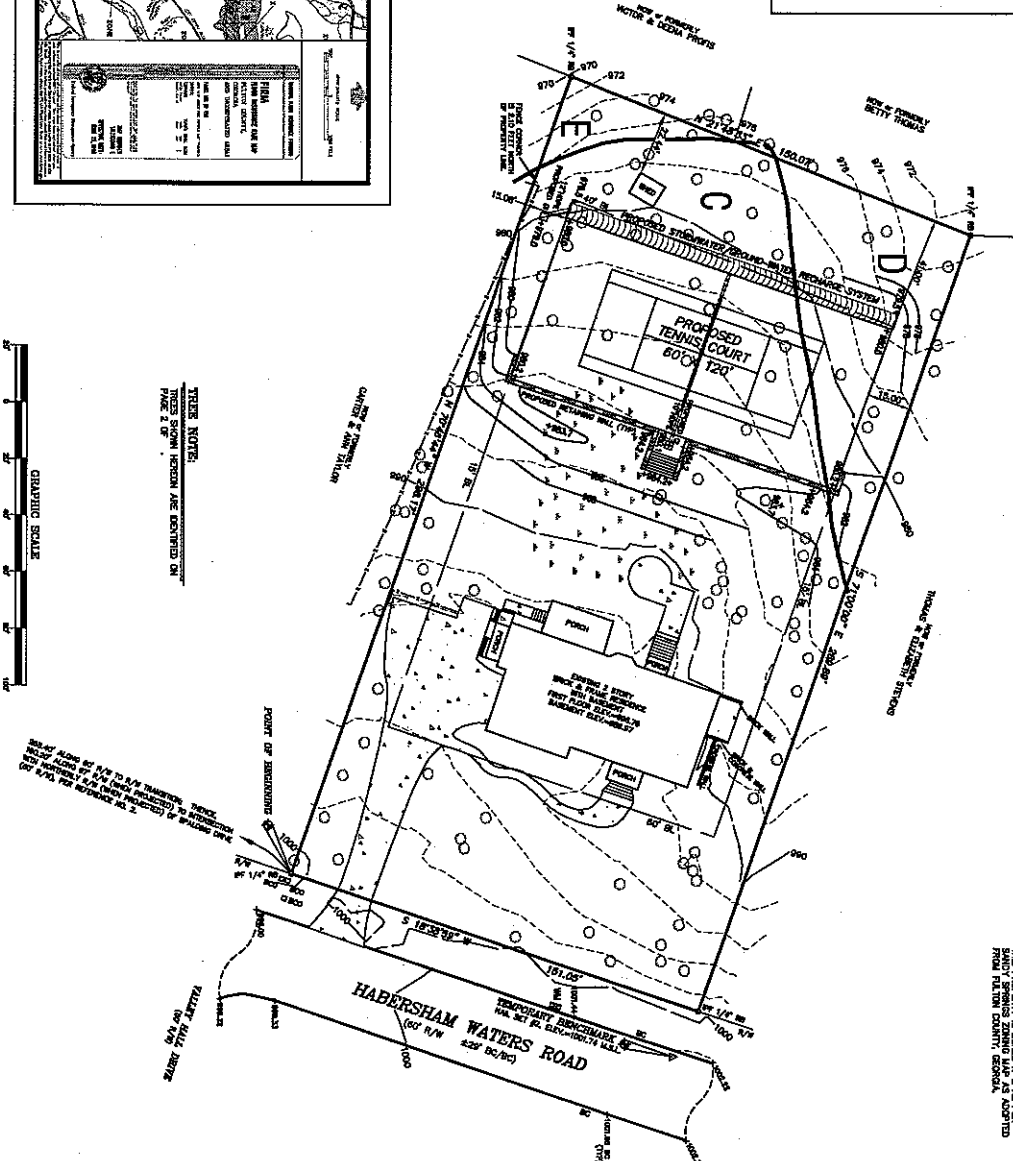
THIS PLAY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 120,000 FEET.



TREE NOTE:
TREES SHOWN HEREON ARE IDENTIFIED ON
PAGE 2 OF *



FLOOD HAZARD NOTE:
THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF FULTON COUNTY. (COMMUNITY PANEL NO. 1312010002), EFFECTIVE DATE OF JUNE 22, 1998.



DRAWING YEAR	NO.	DESCRIPTION	DATE	BY	APPRO.
DATED DECEMBER 26, 2008					
SCALE: HORIZ. 1" = 20'					
VERT. 1" = 5'/A					
LAND LOT 301					
SECTION 673					
SECTION 16/A					
CITY OF SANDY SPRINGS					
COLUMBIA COUNTY, GEORGIA					



SITE AND GRADING PLAN
WITH PROPOSED TOWN COURT FOR:
MARK & PATRICIA GESSNER
LOT 6 BLOCK B UNIT 1 RIVERSIDE

DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.
11680 ALPHARETTA HWY. SUITE 100
ROSWELL, GEORGIA 30076 (770)442-0600