



# 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: February 24, 2015

ARC REVIEW CODE: V1502241

TO: Mayor Rusty Paul, City of Sandy Springs  
ATTN TO: Michael Barnett, Chief Environmental Compliance Officer  
FROM: Douglas R. Hooker, Executive Director, ARC

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-15-02SS Meadow Gate Subdivision

**Review Type:** Metro River

**MRPA Code:** RC-15-02SS

**Description:** An application for a Metropolitan River Protection Act Certificate for a residential subdivision, originally reviewed in 1999 (RC-99-02FC) and already developed, as well as for the construction of a pool on a property in the subdivision at 4070 Meadow Gate Drive.

**Preliminary Finding:** ARC staff has begun the review of this application for a Metropolitan River Protection Act Certificate. 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:** 336 **District:** 6 **Section:**

**Date Opened:** February 24, 2015

**Deadline for Comments:** March 6, 2015

**Earliest the Regional Review Can Be Completed:** March 6, 2015

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

ARC COMMUNITY DEVELOPMENT DIVISION  
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC staff does not receive comments from you by close of business on March 6, 2015, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are 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: SANDY SPRINGS, GEORGIA  
MIKE BARNETT
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): SCOTT BOHRER  
Mailing Address: 4070 MEADOW GATE DRIVE  
City: SANDY SPRINGS State: GEORGIA Zip: 30350  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-366-1440 Fax: N/A  
Other Numbers: N/A
3. Applicant(s) or Applicant's Agent(s):  
Name(s): DAVID A. BURR CONSULTING, L.L.C.  
Mailing Address: P.O. BOX 791  
City: ROSWELL State: GA. Zip: 30077  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-372-8451 Fax: N/A  
Other Numbers: N/A
4. Proposed Land or Water Use:  
Name of Development: MEADOW GATE  
Description of Proposed Use: 23 LOT SUBDIVISION
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: 336, 6<sup>TH</sup> DISTRICT, FULTON CO.  
GEORGIA  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: LOT 4  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 5.14  
Outside Corridor: 9.55  
Total: 14.69  
Lots: Inside Corridor: 13  
Outside Corridor: 10  
Total: 23  
Units: Inside Corridor: N/A  
Outside Corridor: N/A  
Total: N/A  
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? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-99-02FC ; MARCH 17, 1999

MEADOW LATE SUBDIVISION 23 LOTS

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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
------------------------	--------------------------------	---	--	---	---

A	_____	_____	_____	(90)	(75)
---	-------	-------	-------	------	------

B	_____	_____	_____	(80)	(60)
---	-------	-------	-------	------	------

C	<u>223,880 SF</u>	<u>156,716 SF</u>	<u>100,746 SF</u>	(70)	<u>70</u> (45) <u>45</u>
---	-------------------	-------------------	-------------------	------	--------------------------

D	_____	_____	_____	(50)	(30)
---	-------	-------	-------	------	------

E	_____	_____	_____	(30)	(15)
---	-------	-------	-------	------	------

F	_____	_____	_____	(10)	(2)
---	-------	-------	-------	------	-----

Total:	<u>223,880 SF</u>	<u>156,716 SF</u>	<u>100,746 SF</u>	N/A	N/A
--------	-------------------	-------------------	-------------------	-----	-----

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES  
If "yes", indicate the 100-year floodplain elevation: NO BASE 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)

X 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.

X 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:

AS CONSULTANT FOR REANALYSIS AND  
LAND SURVEY EXHIBIT FOR LOT 4 MEADOW  
GATE  
Carl 1965 1-15-2015  
Signature(s) of Applicant(s) or Agent(s) 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

- see next page for additional signature  
JMS 2/23/15

Signature of Chief Elected Official or Official's Designee \_\_\_\_\_ Date 1-29-15

## **Note to File:**

### **Meadow Gate Subdivision Re-review**

This review is a re-review of a subdivision in the City of Sandy Springs that was first reviewed in 1999 (RC-99-02 FC) when the area was in unincorporated Fulton County. The subdivision has already been developed. In working with a property owner in the subdivision, it was found that there were discrepancies between the mapped categories in the review and the lot allocations in the review table. It was also found that the 2000-foot Corridor boundary was mapped incorrectly. The only way to correct these issues was with a new review. A reanalysis showed the property was entirely in the C category. The new category classification and the reviewed Corridor line are included in this review.



Handwritten signature and date: 2/23/15



Description of Property  
Portions of Lots One and Two and all of Lot Three  
Nesbit Ferry Road Tract

All of that tract or parcel of land lying and being in Land Lot 336 of the 6<sup>th</sup> District of Fulton County, Georgia and being more particularly described as follows:

To reach the Point of Beginning: commence at a point formed by the intersection of the northerly right-of-way of Nesbit Downs Drive (50' right-of-way) and the southwesterly right-of-way of Nesbit Ferry Road (60' right-of-way) and proceeding thence northwesterly along southwesterly right-of-way of Nesbit Ferry Road (60' right-of-way) for a distance of 549.54 feet to the Point of Beginning; from the Point of Beginning thus established; thence departing the southwesterly right-of-way of Nesbit Ferry Road (60' right-of-way) South 70°32'32" West, a distance of 875.00 feet to a point; thence North 28°53'00" West for a distance of 846.62 feet to a point; thence North 69°14'59" East for a distance of 519.68 feet to a point; thence South 16°08'47" East for a distance of 80.00 feet to a point; thence North 69°14'59" East for a distance of 96.25 feet to a point; thence South 11°51'22" East for a distance of 172.49 feet to a point; thence North 78°08'38" East for a distance of 331.46 feet to a point on the southwesterly right-of-way of Nesbit Ferry Road (60' right-of-way); thence proceeding along the southwesterly right-of-way of Nesbit Ferry Road (60' right-of-way) for the following courses and distances; 1) South 12°24'45" East for a distance of 16.64 feet to a point; 2) thence 255.27 feet along the arc of a curve to the left, said curve having a radius of 622.47 feet and being subtended by a chord of South 24°09'39" East, 253.49 feet to a point; 3) thence South 35°54'33" East for a distance of 207.54 feet to a point; 4) thence 88.40 feet along the arc of a curve to the right, said curve having a radius of 655.55 feet and being subtended by a chord of South 32°02'46" East, 88.33 feet to the Point of Beginning. Said tract or parcel containing 14.69387 Acres, or 640,065 square feet.

**Subject:** Fwd: Neighborhood Special Meeting Called re: Environmental Survey

**From:** David <dabesi@aol.com>

**Date:** 1/29/2015 9:51 AM

**To:** r\_cadscan@aaadi.com

Mike need 2 each please

Sent from my iPhone

Begin forwarded message:

**From:** Scott Bohrer <sdbohrer@gmail.com>

**Date:** January 28, 2015, 3:18:53 PM EST

**To:** "DABESI@aol.com" <dabesi@aol.com>

**Subject:** Fwd: Neighborhood Special Meeting Called re: Environmental Survey

----- Forwarded message -----

**From:** Dave Graf <dgrafjr@yahoo.com>

**Date:** Tue, Dec 23, 2014 at 6:29 PM

**Subject:** Neighborhood Special Meeting Called re: Environmental Survey

**To:** Scott Bohrer <sdbohrer@gmail.com>, "forrestday@dayico.com"

<forrestday@dayico.com>, "parkeday@dayico.com" <parkeday@dayico.com>,

"randi@greenwoodicecream.com" <randi@greenwoodicecream.com>, Tom Purcell

<vtpurcell@gmail.com>, June Purcell <junepurcell@gmail.com>, Lori Bohrer

<loribohrer@gmail.com>, "rparrish@aplsales.com" <rparrish@aplsales.com>,

"dparrish1213@earthlink.net" <dparrish1213@earthlink.net>, "masakoh16@yahoo.com"

<masakoh16@yahoo.com>, "mjcarrier@comcast.net" <mjcarrier@comcast.net>,

"juliecarrier63@comcast.net" <juliecarrier63@comcast.net>, "grafmom@aol.com"

<grafmom@aol.com>, "rodgerlaurite@hotmail.com" <rodgerlaurite@hotmail.com>,

"alaurite@me.com" <alaurite@me.com>, webbnoriko <webbnoriko@mac.com>,

"eclark@cw13.com" <eclark@cw13.com>, ajstraker <andy.straker@xspanresults.com>,

"debbie@xspanresults.com" <debbie@xspanresults.com>, "hokot@bellsouth.net"

<hokot@bellsouth.net>, Kevin Malone <Kevin.malone@chick-fil-a.com>, katherine

malone <katmalone@bellsouth.net>, "jmodak@bellsouth.net" <jmodak@bellsouth.net>,

Ho Hyun Chung <chh@jwenterprise.com>, "onlylhs@yahoo.com" <onlylhs@yahoo.com>,

"andrew.litvak@nelsonmullins.com" <andrew.litvak@nelsonmullins.com>, Heather Litvak

<heather.litvak@gmail.com>, Len Barlik <lbarlik@gmail.com>, Lynn Barlik

<lynnbarlik@gmail.com>, "lisagregory@mac.com" <lisagregory@mac.com>,

"spitzlerj@bellsouth.net" <spitzlerj@bellsouth.net>, "rkdonahoo@comcast.net"

<rkdonahoo@comcast.net>, "sstokes@westernsummit.com"

<[ssstokes@westernsummit.com](mailto:ssstokes@westernsummit.com)>, "[lishastokes@yahoo.com](mailto:lishastokes@yahoo.com)" <[lishastokes@yahoo.com](mailto:lishastokes@yahoo.com)>,  
"[akarsch@comcast.net](mailto:akarsch@comcast.net)" <[akarsch@comcast.net](mailto:akarsch@comcast.net)>, Jason Bohrer  
<[jasonbohrer7@gmail.com](mailto:jasonbohrer7@gmail.com)>, Jami Bohrer <[jami.bohrer@gmail.com](mailto:jami.bohrer@gmail.com)>

Hello Neighbors-

As I believe you are aware, Scott Bohrer has petitioned the Board to conduct a special meeting to discuss his interest in using HOA funds for an environmental survey.

The meeting will be held on **Sunday, January 4th at 8:30 pm at 463 Meadow Watch Lane.**

At this meeting, we will review the findings of the survey Scott commissioned to rezone the river corridor boundaries and the required next steps/costs for possible approval by the ARC. Also, neighbors will have an opportunity to hear and discuss the for and against of providing reimbursement to Scott for the survey. At it's conclusion, we will determine if a written vote is warranted for full neighborhood input and final approval or denial.

We hope everyone has a Happy Holiday.

Sincerely,  
The Meadow Gate HOA

**5.14 ACRE MEADOW GATE A.R.C. "C" CATEGORY SUMMARY OF AREAS  
REPORTED ON PREVIOUSLY RECORDED FINAL PLATS BY OTHERS  
AND NEW ALLOWABLE AREAS AS DETERMINED BY 2015 UPDATED  
M.R.P.A. CERTIFICATE**

02/18/15

ACTIVITY	ALLOWABLE DISTURBANCE IN S.F.				ALLOWABLE IMPERVIOUS IN S.F.			
AREA I.D. UNITS	RECORDED AREA OF LOT (S.F.)	LOT AREA WITHIN 2000' CORRIDOR	TOTAL ALLOWABLE (S.F.) ***	PREVIOUS ALLOWABLE RECORDED	RECORDED AREA OF LOT (S.F.)	LOT AREA WITHIN 2000' CORRIDOR	TOTAL ALLOWABLE (S.F.)	PREVIOUS ALLOWABLE RECORDED
R/W STREETS	*	27,233	27,233	*	*	27,233	16,053 **	*
LOT 1	18,000	18,000	11,852	8,060	18,000	18,000	8,500	5,600
LOT 2	18,000	18,000	11,852	8,340	18,000	18,000	8,600	5,230
LOT 3	19,368	19,368	12,753	8,700	19,368	19,368	8,600	5,230
LOT 4	20,314	17,779	11,706	8,700	20,314	17,779	8,600	5,230
LOT 5	21,745	4,650	3,062	8,700	21,745	4,650	2,000	5,230
LOT 6	24,092	24,092	15,863	8,700	24,092	24,092	9,000	5,230
LOT 7	22,628	21,871	14,401	8,700	22,628	21,871	8,800	5,230
LOT 8	36,540	3,910	2,575	8,460	36,540	3,910	1,700	5,230
LOT 9	49,649	0	0	600	49,649	0	0	360
LOT 10	32,016	0	0	0	32,016	0	0	0
LOT 16	18,780	0	0	2,080	18,780	0	0	1,250
LOT 17	18,000	512	337	8,700	18,000	512	220	5,230
LOT 18	18,000	9,590	6,315	8,700	18,000	9,590	3,600	5,230
LOT 19	21,837	0	0	1,200	21,837	0	0	720
LOT 20	19,327	402	265	7,100	19,327	402	173	4,260
LOT 21	25,632	22,413	14,758	9,360	25,632	22,413	9,400	6,710
LOT 22	18,350	18,060	11,892	8,150	18,350	18,060	8,500	5,230
LOT 23	18,000	18,000	11,852	8,190	18,000	18,000	7,000	4,080
TOTAL	420,278	223,880	156,716	122,440	420,278	223,880	100,746	75,280

\* NO VALUE WAS LISTED FOR THIS ITEM/AREA ON THE PREVIOUSLY RECORDED FINAL PLATS.

\*\* MAXIMUM ALLOWABLE S.F. EXCLUDES DRIVEWAY APRONS WITHIN RIGHT-OF-WAY.

\*\*\* LOT DISTURBANCE SHALL BE MEASURED AT FIVE FEET OUTSIDE OF ALL IMPERVIOUS SURFACES.

**5.14 ACRE MEADOW GATE A.R.C. "C" CATEGORY SUMMARY OF AREAS  
REPORTED ON PREVIOUSLY RECORDED FINAL PLATS BY OTHERS  
AND NEW ALLOWABLE AREAS AS DETERMINED BY 2015 UPDATED  
M.R.P.A. CERTIFICATE**

02/18/15

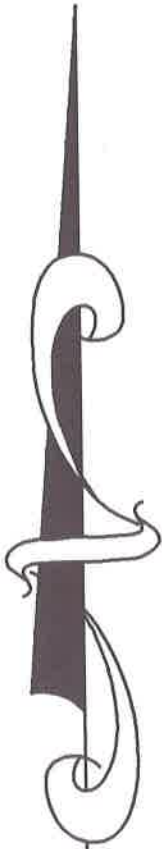
ACTIVITY	ALLOWABLE DISTURBANCE IN S.F.				ALLOWABLE IMPERVIOUS IN S.F.			
AREA I.D. UNITS	RECORDED AREA OF LOT (S.F.)	LOT AREA WITHIN 2000' CORRIDOR	TOTAL ALLOWABLE (S.F.) ***	PREVIOUS ALLOWABLE RECORDED	RECORDED AREA OF LOT (S.F.)	LOT AREA WITHIN 2000' CORRIDOR	TOTAL ALLOWABLE (S.F.)	PREVIOUS ALLOWABLE RECORDED
R/W STREETS	*	27,233	27,233	*	*	27,233	16,053 **	*
LOT 1	18,000	18,000	11,852	8,060	18,000	18,000	8,500	5,600
LOT 2	18,000	18,000	11,852	8,340	18,000	18,000	8,600	5,230
LOT 3	19,368	19,368	12,753	8,700	19,368	19,368	8,600	5,230
LOT 4	20,314	17,779	11,706	8,700	20,314	17,779	8,600	5,230
LOT 5	21,745	4,650	3,062	8,700	21,745	4,650	2,000	5,230
LOT 6	24,092	24,092	15,863	8,700	24,092	24,092	9,000	5,230
LOT 7	22,628	21,871	14,401	8,700	22,628	21,871	8,800	5,230
LOT 8	36,540	3,910	2,575	8,460	36,540	3,910	1,700	5,230
LOT 9	49,649	0	0	600	49,649	0	0	360
LOT 10	32,016	0	0	0	32,016	0	0	0
LOT 16	18,780	0	0	2,080	18,780	0	0	1,250
LOT 17	18,000	512	337	8,700	18,000	512	220	5,230
LOT 18	18,000	9,590	6,315	8,700	18,000	9,590	3,600	5,230
LOT 19	21,837	0	0	1,200	21,837	0	0	720
LOT 20	19,327	402	265	7,100	19,327	402	173	4,260
LOT 21	25,632	22,413	14,758	9,360	25,632	22,413	9,400	6,710
LOT 22	18,350	18,060	11,892	8,150	18,350	18,060	8,500	5,230
LOT 23	18,000	18,000	11,852	8,190	18,000	18,000	7,000	4,080
TOTAL	420,278	223,880	156,716	122,440	420,278	223,880	100,746	75,280

\* NO VALUE WAS LISTED FOR THIS ITEM/AREA ON THE PREVIOUSLY RECORDED FINAL PLATS.

\*\* MAXIMUM ALLOWABLE S.F. EXCLUDES DRIVEWAY APRONS WITHIN RIGHT-OF-WAY.

\*\*\* LOT DISTURBANCE SHALL BE MEASURED AT FIVE FEET OUTSIDE OF ALL IMPERVIOUS SURFACES.

OF DAVID A. BURRIS ENGINEERS & SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR FURNISHING ANY OTHER PURPOSE DETRIMENTAL TO THE INTEREST OF DAVID A. BURRIS ENGINEERS & SURVEYORS, INC. AND IS TO BE RETURNED UPON REQUEST



GEORGIA STATE PLANE WEST



LOCATION MAP  
NOT TO SCALE

## TRACT AREA SUMMARY

AREA INSIDE A.R.C.	223,880 S.F.
AREA OUTSIDE A.R.C.	416,183 S.F.
TOTAL TRACT AREA	640,063 S.F.

2000' FROM CHATTAH

CORRECTED  
2000' CORRIDOR

35' BL  
20' D.E.  
40'

## **REFERENCE MATERIAL:**

---

EROSION AND SEDIMENT CONTROL PLANS PHASE I FOR MEADOW GATE S/D, PREPARED BY WATTS & BROWNING ENGINEERS, INC., DATED DECEMBER 14, 1998. MOST RECENTLY REVISED FEBRUARY 18, 1999.

SITE AND GRADING PLAN FOR MEADOW GATE S/D, PREPARED BY WATTS & BROWNING ENGINEERS, INC., DATED DECEMBER 14, 1998. MOST RECENTLY REVISED FEBRUARY 18, 1999.

MEADOW GATE SUBDIVISION RIVER CORRIDOR BOUNDARY EXHIBIT, SOURCE UNKNOWN, DATE UNKNOWN.

PLAT EXHIBIT FOR MEADOW GATE SUBDIVISION, RECORDED IN PB 232, PG 94, ON SEPTEMBER 19, 2002, FULTON COUNTY RECORDS.

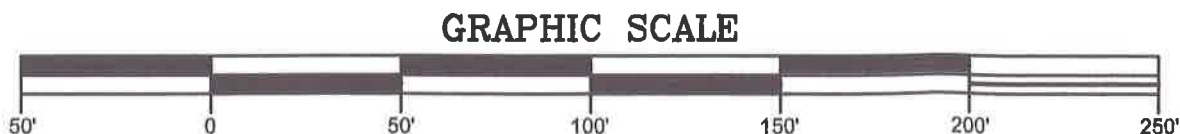
LETTER FROM WATTS & BROWNING ENGINEERS, INC. TO THE ATLANTA REGIONAL COMMISSION FOR MEADOW GATE SUBDIVISION, DATED FEBRUARY 23, 1999. THREE ATTACHMENTS CONTAINING A.R.C. IMPERVIOUS ALLOTMENTS BY LOT FOR NESBIT FERRY ROAD TRACT, ZONING CONDITIONS, SITE DEVELOPMENT DATA, AND PLAT CHECKLIST.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE, DATE UNKNOWN, ASSUMED TO BE IN FEBRUARY-MARCH OF 1999 TO GO WITH REVIEW NOTES ATTACHED.

MEADOW GATE SUBDIVISION RENANALYSIS, CITY OF SANDY SPRINGS, PREPARED BY UNKNOWN, DATED AUGUST 2, 2006.



**GOOGLE EARTH MAPPING FOR LOCATION OF PROPERTY.**



THIS PROPERTY IS NOT CONTAINED WITHIN THE  
LIMITS OF A FLOOD HAZARD ZONE AS DEFINED  
BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY FLOOD INSURANCE RATE MAP OF  
THE CITY OF SANDY SPRINGS, FULTON COUNTY,  
GA. (COMMUNITY MAP NO. 13121C0157G )  
MOST RECENTLY REVISED SEPTEMBER 18, 2013

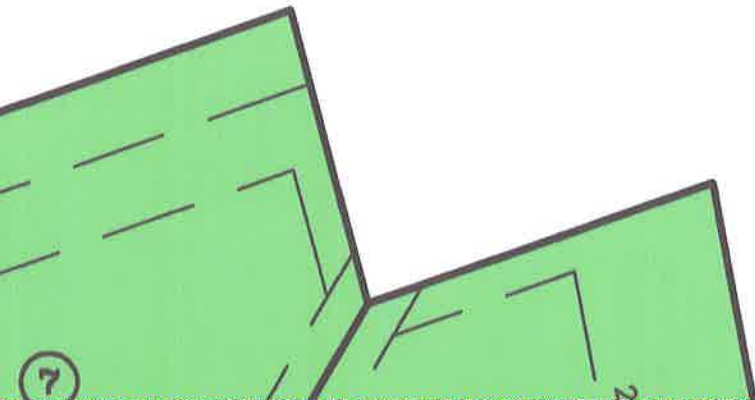


5.14 AC.

9.55 AC.

4.69 AC.

M NEAR BANK  
OOCHEE RIVER



### A.R.C. CATEGORY NOTE:

FOR THE CATEGORY OF "HYDROLOGY", THE ENTIRETY OF THIS PROPERTY IS SECOND ORDER (SEE DIAGRAM SHEET), THEREFORE THE VALUE FOR THIS CATEGORY IS A STANDARD 5.




FOR THE CATEGORY OF "SOILS", THE ENTIRETY OF THIS PROPERTY IS MADE UP OF LOW TO MODERATE ERODABILITY SOILS, THEREFORE THE VALUE FOR THIS CATEGORY IS A MINIMUM OF 8 FOR LOW SOILS / MAXIMUM OF 12 FOR MODERATE SOILS.

FOR THE CATEGORY OF "GEOLOGY", THE ENTIRETY OF THIS PROPERTY IS MADE UP OF BIOTITE / PLAGIOCLASE, THEREFORE THE VALUE FOR THIS CATEGORY IS A STANDARD 5.



**SURVEYOR'S NOTE:**

THE METES AND BOUNDS SHOWN HEREON ARE FROM A REFERENCE SURVEY DATED IN 1985. THE CURVE INFORMATION WAS INCOMPLETE AND HAD TO BE RECALCULATED FOR A BEST FIT TO MATCH THE AREA. THEREFORE, SOME OF THE CURVE DATA HAS CHANGED FROM SAID REFERENCE DOCUMENT.

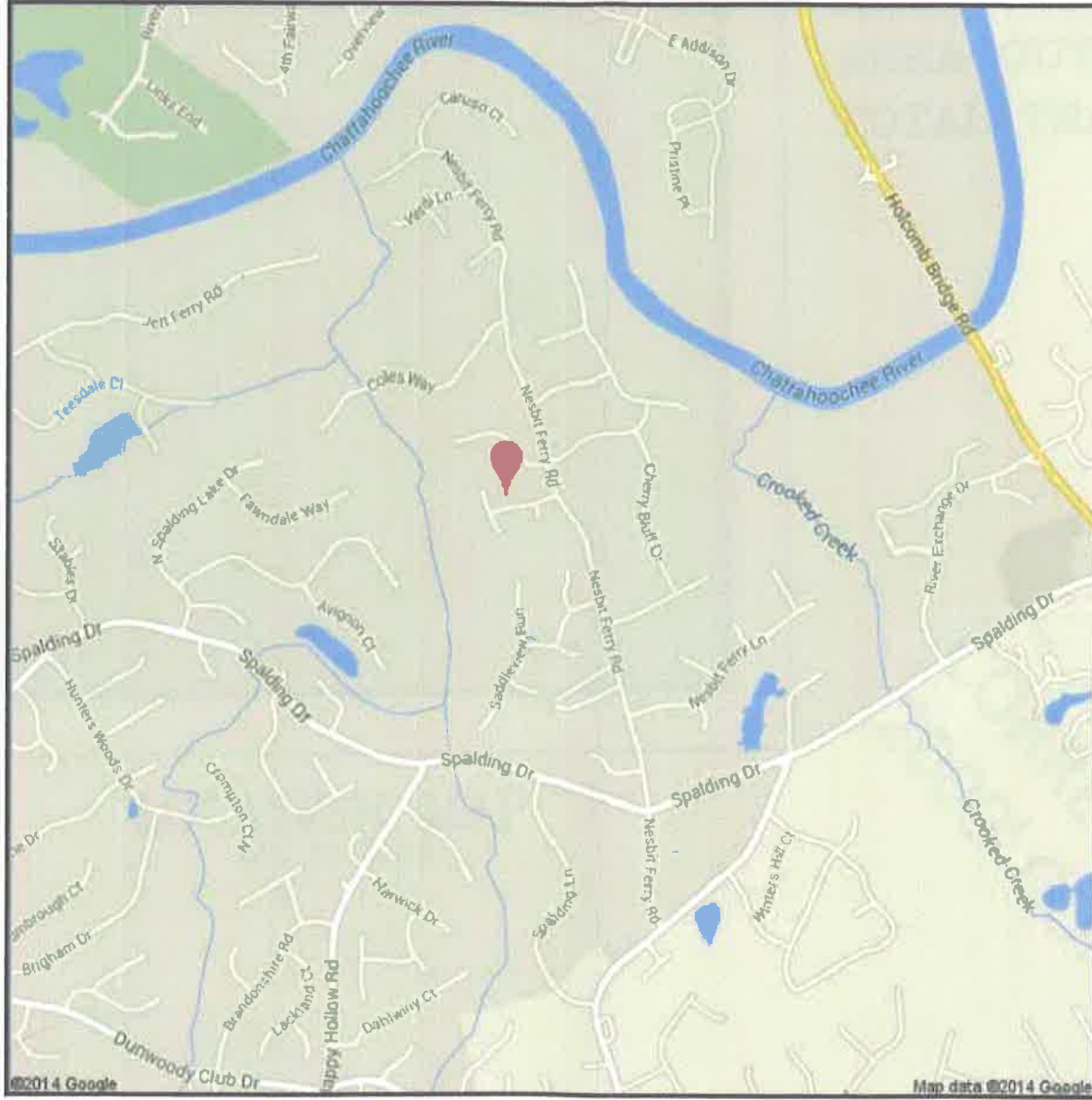
A.R.C. LEGEND	
ZONE I.D.	COLOR
C	
D	
E	

PROPERTY OF  
THIS  
DRY IS

THIS

THIS  
D A

Y OF  
LASE,



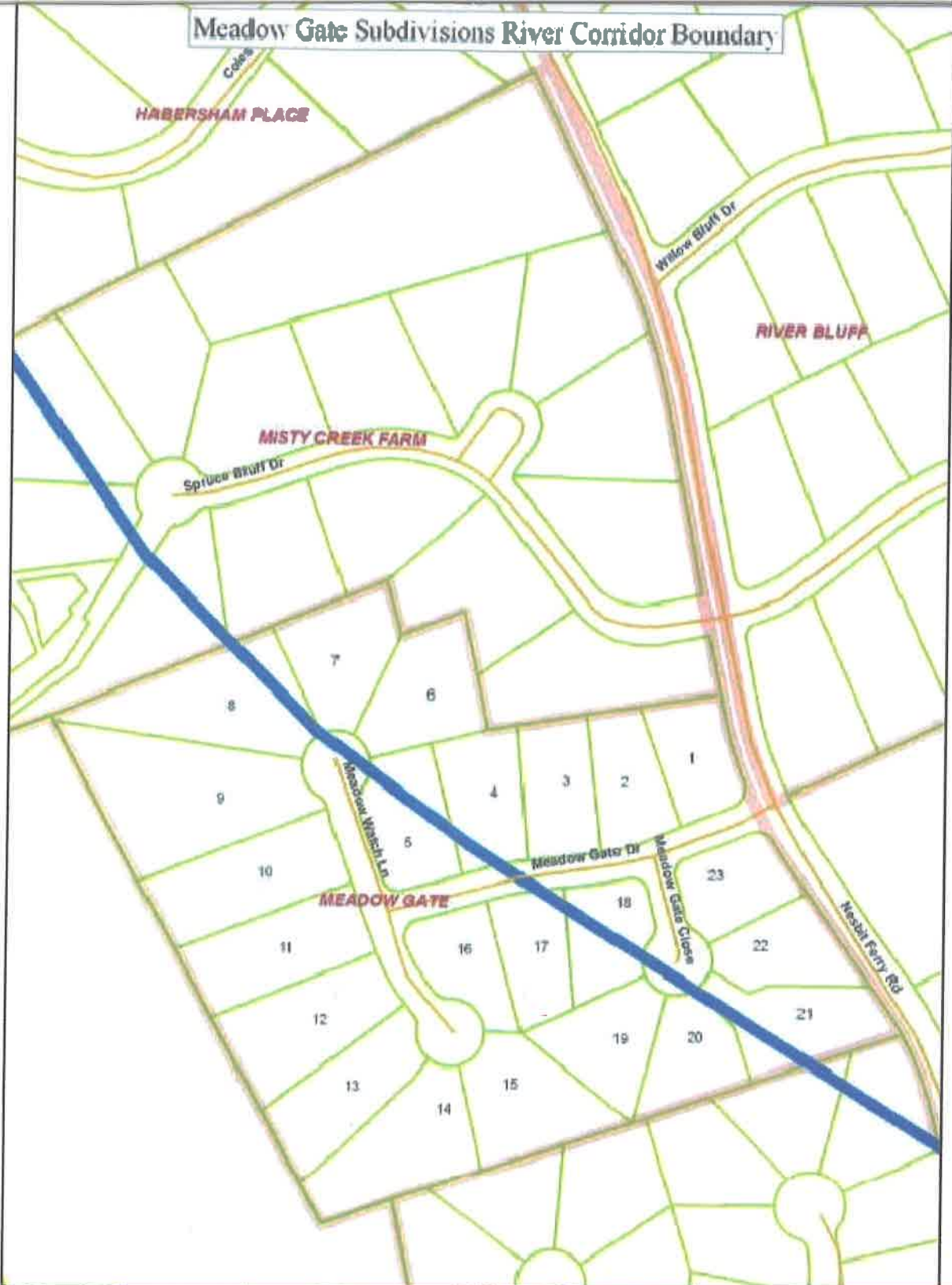
DAVID A. BURRE  
CONSULTING, L.L.C.  
404-372-8451 DABESI@AOL.COM  
P.O. BOX 0791, ROSWELL, GA 30077  
R.L.S., C.P.E.S.C., G.S.W.C.C. 1-A, 1-B, II

RIVE



ACCESS EASEMENT

NESBIT FERRY ROAD



2015 A.R.C. CORRECTED ALLOW

FOR:

4070 MEADOW GAT

CATEGORY EXHIBIT - ALL ZON



STED  
CORRIDOR

# SUPPLEMENTAL CORRIDOR LIMIT EXHIBIT PREPARED BY A.R.C. STAFF

## 5.14 ACRE MEADOW GATE A.R.C. "C" CATEGORY SUMMARY OF AREAS REPORTED ON PREVIOUSLY RECORDED FINAL PLATS BY OTHERS AND NEW ALLOWABLE AREAS AS DETERMINED BY 2015 UPDATED M.R.P.A. CERTIFICATE

02/18/15

ACTIMTY	ALLOWABLE DISTURBANCE IN S.F.				ALLOWABLE IMPERVIOUS IN S.F.			
AREA I.D. UNITS	RECORDED AREA OF LOT (S.F.)	LOT AREA WITHIN 2000' CORRIDOR	TOTAL ALLOWABLE (S.F.) ***	PREVIOUS ALLOWABLE RECORDED	RECORDED AREA OF LOT (S.F.)	LOT AREA WITHIN 2000' CORRIDOR	TOTAL ALLOWABLE (S.F.)	PREVIOUS ALLOWABLE RECORDED
R/W STREETS	*	27,233	27,233	*	*	27,233	16,053 **	*
LOT 1	18,000	18,000	11,852	8,060	18,000	18,000	8,500	5,600
LOT 2	18,000	18,000	11,852	8,340	18,000	18,000	8,600	5,230
LOT 3	19,368	19,368	12,753	8,700	19,368	19,368	8,600	5,230
LOT 4	20,314	17,779	11,706	8,700	20,314	17,779	8,600	5,230
LOT 5	21,745	4,650	3,062	8,700	21,745	4,650	2,000	5,230
LOT 6	24,092	24,092	15,863	8,700	24,092	24,092	9,000	5,230
LOT 7	22,628	21,871	14,401	8,700	22,628	21,871	8,800	5,230
LOT 8	36,540	3,910	2,575	8,460	36,540	3,910	1,700	5,230
LOT 9	49,649	0	0	600	49,649	0	0	360
LOT 10	32,016	0	0	0	32,016	0	0	0
LOT 16	18,780	0	0	2,080	18,780	0	0	1,250
LOT 17	18,000	512	337	8,700	18,000	512	220	5,230
LOT 18	18,000	9,590	6,315	8,700	18,000	9,590	3,600	5,230
LOT 19	21,837	0	0	1,200	21,837	0	0	720
LOT 20	19,327	402	265	7,100	19,327	402	173	4,260
LOT 21	25,632	22,413	14,758	9,360	25,632	22,413	9,400	6,710
LOT 22	18,350	18,060	11,892	8,150	18,350	18,060	8,500	5,230
LOT 23	18,000	18,000	11,852	8,190	18,000	18,000	7,000	4,080
TOTAL	420,278	223,880	156,716	122,440	420,278	223,880	100,746	75,280

\* NO VALUE WAS LISTED FOR THIS ITEM/AREA ON THE PREVIOUSLY RECORDED FINAL PLATS

SHEET

4

OF

5

PROJECT NUMBER

DRAWN: LAS

DATE: 12/04/2014

SCALE: HORIZ. 1"= 50'

VERT. 1"= N/A

LAND LOT(S): 336

DISTRICT: 6 TH

SECTION: N/A

CITY OF: CITY OF SANDY SPRINGS

COUNTY: FULTON CO., GA.

NO. DATE DESCRIPTION

1.

02/18/15

REPLACE CHART DATED

CHART DATED 02-18-2015

TITLE BLOCK AS REQUEST