

DATE: OCTOBER 28, 2019

ARC REVIEW CODE: V1910281

TO: Mayor Nancy Harris, City of Duluth
ATTN TO: Bill Aiken, City of Duluth, City of Duluth
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-19-01D Encore

Review Type: Metro River

MRPA Code: RC-19-01D

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a Master Planned Subdivision (Tracts A&E), a Residential Subdivision (Tract B), and City Park Uses (Tracts C&D).

Preliminary Finding: ARC staff has begun the review of the application for a MRPA 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 Duluth

Land Lot: 243-346 **District:** 7 **Section:** 1

Date Opened: October 28, 2019

Deadline for Comments: November 7, 2019

Earliest the Regional Review can be Completed: November 8, 2019 (next business day after Deadline for Comments)

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

ARC LAND USE PLANNING
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA CONSERVANCY
CITY OF JOHNS CREEK

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before November 7, 2019, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. **The ARC review website is located at:** <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

[illegible]

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Duluth

2. Owner(s) of Record of Property to be Reviewed:
Name(s): Bogopa Hooch LLC & Bogopa Peachtree LLC
Mailing Address: 650 Fountain Ave
City: Brooklyn State: NY Zip: 11208
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): Ashton Atlanta Residential LLC
Mailing Address: 3820 Mansell Road, Suite 300
City: Alpharetta State: GA Zip: 30022
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770.642.6123 Fax: _____
Other Numbers: Agent for Applicant: Christopher Planning & Engineering
Mr. Sotir Christopher 770.331.7303

4. Proposed Land or Water Use:
Name of Development: Encore
Description of Proposed Use: Master Planned Subdivision (Tracts A & E), Residential
Subdivision (Tract B) & City Park Uses (Tracts C & D)

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
LL 243-346, 7th District, 1st Section, Gwinnett County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Just west of intersection of Peachtree Industrial Blvd & Rogers Bridge Road
Size of Development (Use as Applicable):
Acres: Inside Corridor: 179.47 ac total +/-
Outside Corridor: 8.71 ac total +/-
Total: 188.18 ac total +/-
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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-96-01D, RC-96-02D - Family Golf Centers (Peachtree Golf Center) Reviews (Tract E); RC-96-04D - Olde Towne (Hooch) Golf Course (Tracts A – D)

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90) ____	(75) ____
B	_____	_____	_____	(80) ____	(60) ____
C	<u>5,671,907 SF</u>	<u>3,970,335 SF</u>	<u>2,552,358 SF</u>	(70) <u>70</u>	(45) <u>45</u>
D	<u>1,485,106 SF</u>	<u>796,306 SF*</u>	<u>482,183 SF**</u>	(50) <u>53.6*</u>	(30) <u>32.5**</u>
E	<u>660,164 SF</u>	<u>162,214 SF*</u>	<u>74,591 SF**</u>	(30) <u>24.6*</u>	(15) <u>11.3**</u>
F	_____	_____	_____	(10) ____	(2) ____
Total:	<u>7,817,177 SF</u>	<u>4,928,855 SF</u>	<u>3,109,132 SF</u>	N/A	N/A

*Includes a transfer of 35,835 SF of land disturbance from E to D at 1-to-1.5 (35,835 x 1.5 = 53,753) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

**Includes a transfer of 24,434 SF of impervious surface from E to D at 1-to-1.5 (24,434 x 1.5 = 36,651) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

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

If "yes", indicate the 100-year floodplain elevation: 901.0

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? Yes

If "yes", indicate the 500-year flood plain elevation: 902 +/-

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:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries). Survey attached for Tracts A & E

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

X Existing vegetation plan.

X Proposed grading plan. As noted on the plans, subject to final zoning approval/land plan

X Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan. Matched Final Platted allocations for adjacent developed s/d (and matched allotment for Tracts C & D for future City Parks) As noted on the plans, subject to final zoning approval/land plan

X 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.

N/A 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 5/24/19
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:

Michael J. Bisher
Division President - Land

Michael J. Bisher 5-29-19
Date
Signature(s) of Applicant(s) or Agent(s)

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

R. J. A. 8/14/12
Date
Signature of Chief Elected Official or Official's Designee



City of Duluth Department of Planning & Development

3167 Main Street
Duluth, Georgia 30096
Phone: (770) 476-1790
Fax: (770) 814-3008
www.duluthga.net

August 14, 2019

The Atlanta Regional Commission
c/o Mr. Jim Santo
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303-2538
Sent Via Email to: JSanto@atlantaregional.org

RE: Encore by Ashton Woods – Metropolitan River Protection Act, New Review

Dear Mr. Santo:

Please accept this letter on behalf of the City of Duluth requesting a new Metropolitan River Protection Act review for the Encore by Ashton Woods project being proposed in the City of Duluth on the land containing the Hooch Golf Course and the Family Golf Course. City staff met with the applicant's engineer, Sotir Christopher, on August 14, 2019 to discuss the project and its implications to the Chattahoochee River Corridor. It is the City's understanding that the other properties contained within the original study from 1996 and updated in 1999 will retain at a minimum the land disturbance and impervious surface they were assigned originally or the amount on the ground – whichever is larger. Furthermore, the City understands that the other property owners also have the right to request that additional land disturbance and/or impervious be allocated to their properties – and can refuse to sign or can protest the review if they are not satisfied.

It is also the City of Duluth's understanding that the multiple owners of the property within the study area are co-applicants in any new review and must have their signatures approving the review before the Atlanta Regional Commission (ARC) can open it. While the primary applicant can request a waiver of signatures for the individual subdivision homeowners with proof of notification, the ARC will still require the signatures of larger, single owners involved in the project, such as the City, before the review could be opened. Please accept this letter as said signature on behalf of the City of Duluth with the caveat that the City is requesting additional land disturbance and impervious be allocated to the City's adjacent land so it may be developed to satisfy the needs of our residents. The master plan for the City's land in the study area is attached hereto as Exhibit "A".

Please let me know if you have any questions.

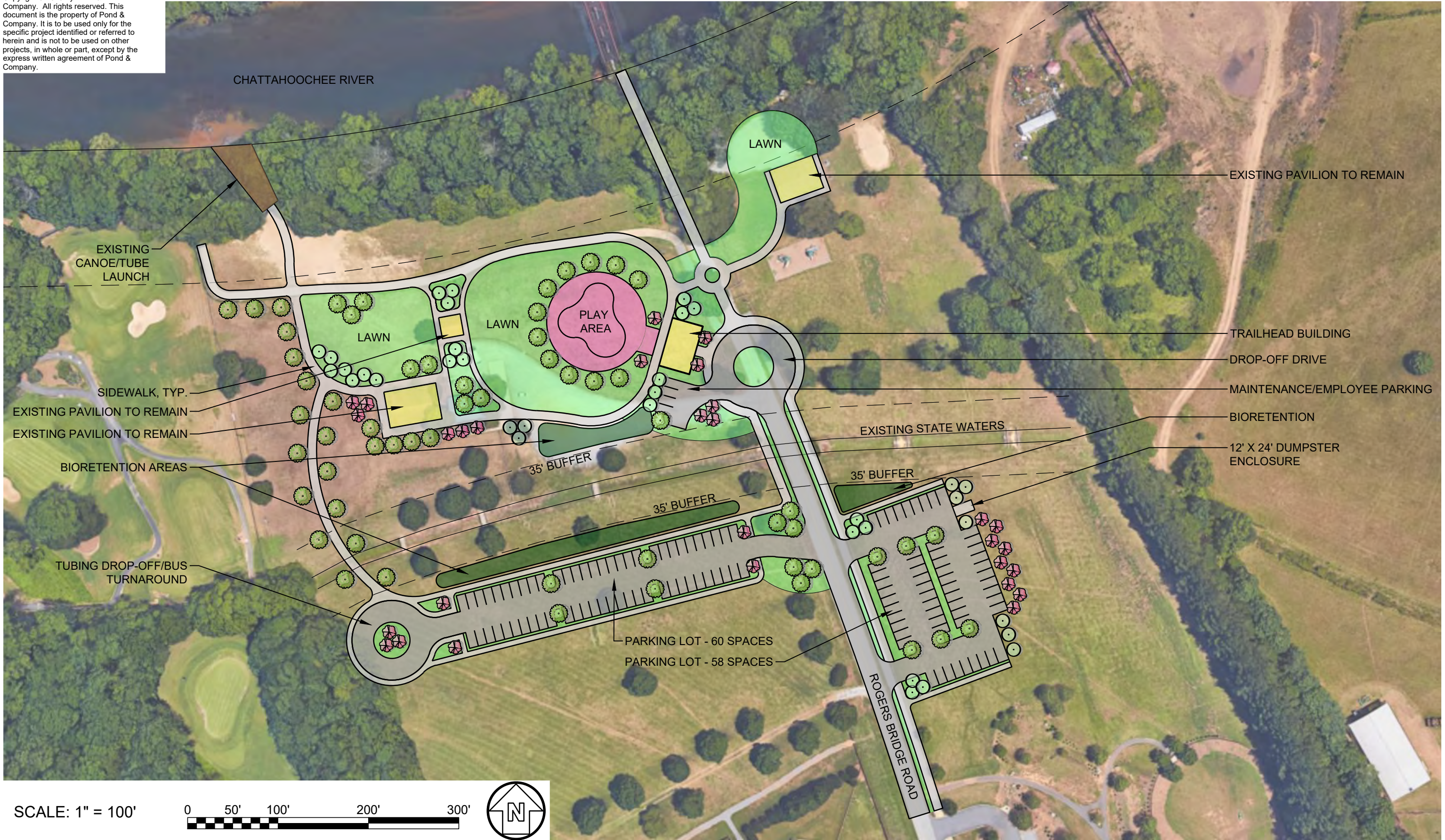
Best regards,

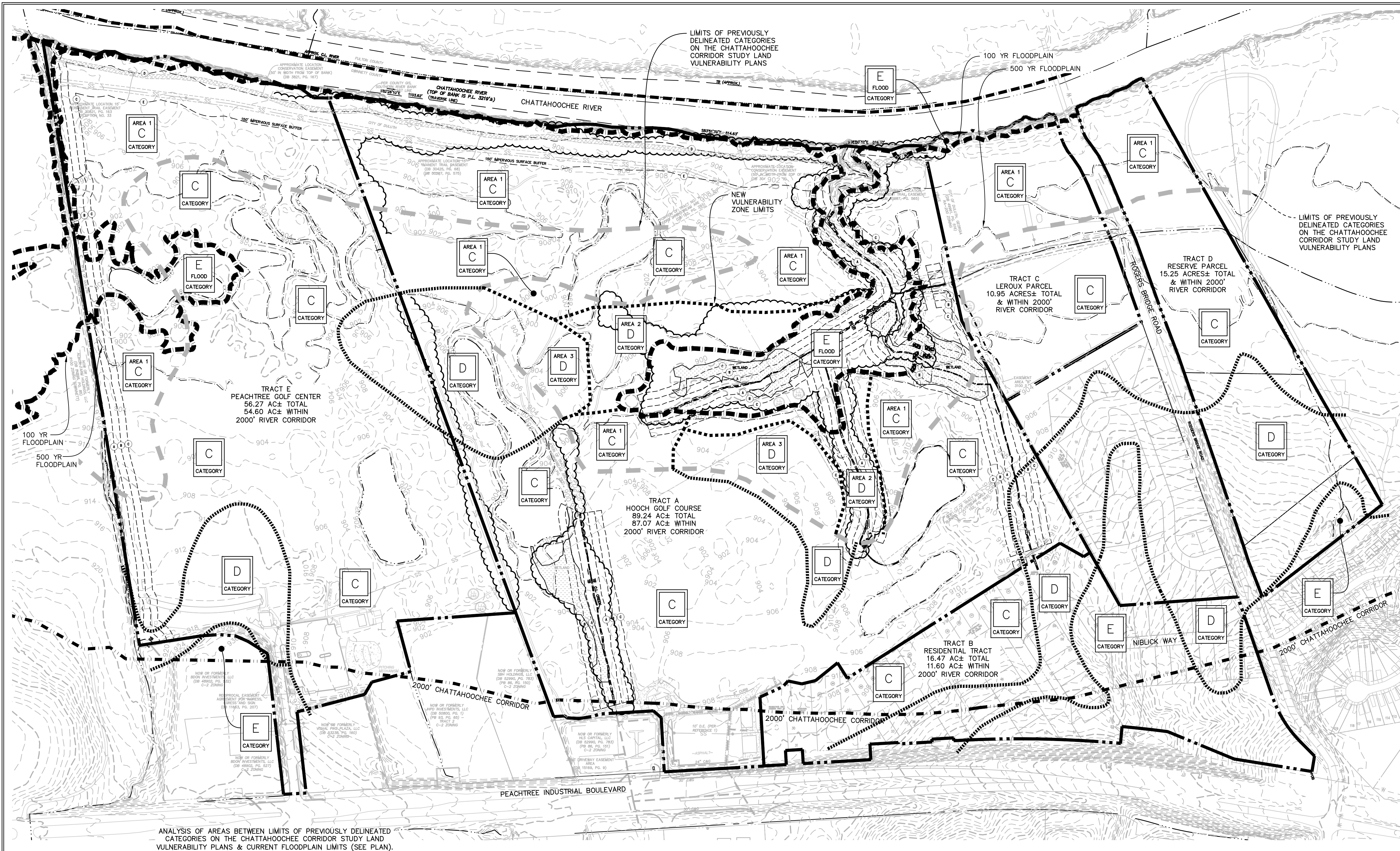
A handwritten signature in blue ink, appearing to read "Bill Aiken", is written over a horizontal line.

Bill Aiken
Planning and Development Director
City of Duluth

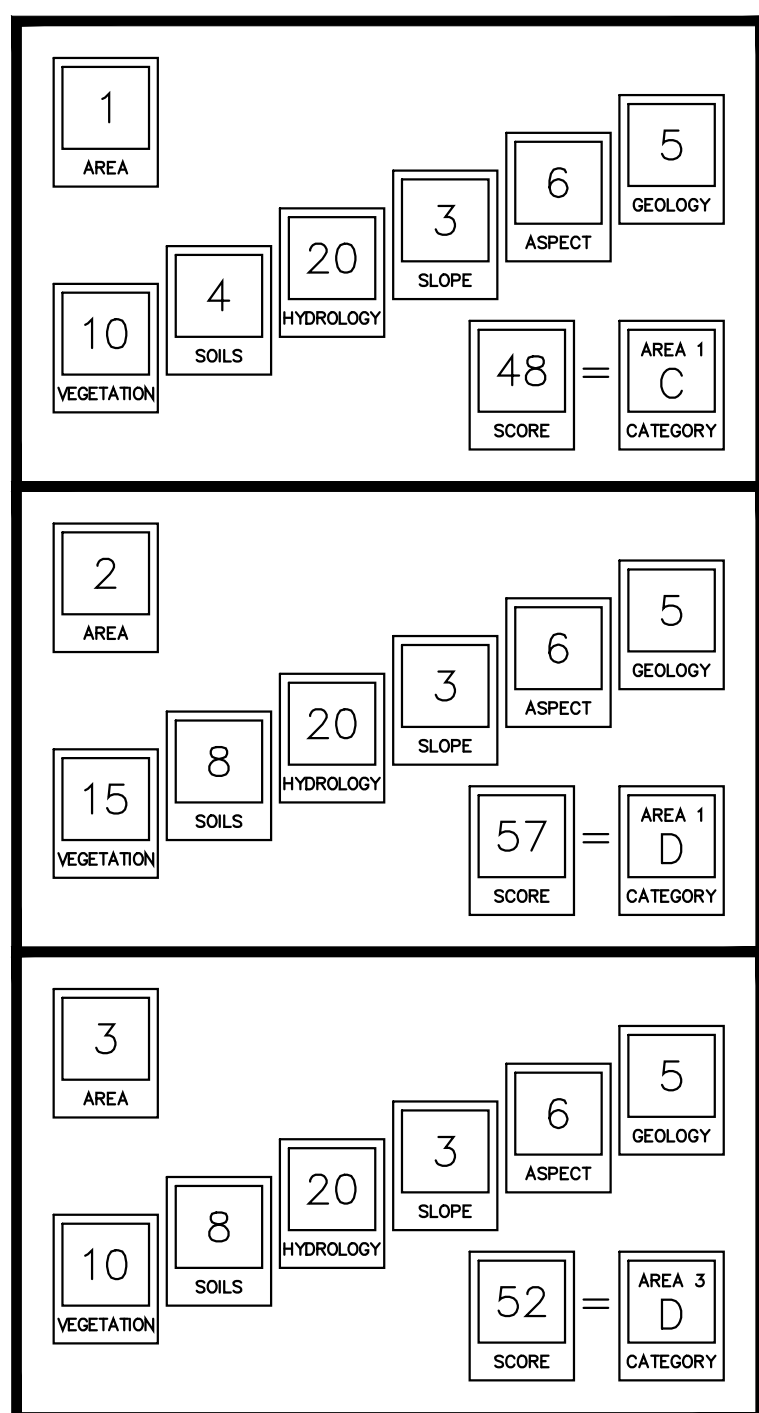
Exhibit "A"

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ANALYSIS OF AREAS BETWEEN LIMITS OF PREVIOUSLY DELINEATED CATEGORIES ON THE CHATTAHOOCHEE CORRIDOR STUDY LAND VULNERABILITY PLANS & CURRENT FLOODPLAIN LIMITS (SEE PLAN).



ARC/MRPA AREA TABLE

Vulnerability Category	Total Area within Category	TRACT A Hooch Golf Course	TRACT B Residential Tract	TRACT C Leroux Parcel	TRACT D Reserve Parcel	TRACT E Peachtree Golf Center
Area within C	5,671,907	2,645,169	215,826	463,104	372,275	1,975,533
Area within D	1,485,106	795,136	179,453	0	253,832	256,685
Area within E*	660,164	352,252	110,114	13,827	37,980	145,991
Total Area within 2000'	7,817,177	3,792,557	505,393	476,931	664,087	2,378,209

TABLE 1.0

ARC/MRPA DISTURBANCE TABLE

Allowables per Category	Total Disturbance Allowed	TRACT A	TRACT B					TRACT C					TRACT D					TRACT E
		Hooch Golf Course	Residential Tract					Leroux Parcel					Reserve Parcel					Peachtree Golf Center
		See Pod Distribution for Proposed Conditions	Current Conditions	Future Allocation	Totals		Current Conditions	Future Allocation	Totals		Current Conditions	Future Allocation	Totals		Combined with Tract A			
70% of Area C	3,970,335	3,486,791	191,406	+	0	=	191,406	64,260	+	91,075	=	155,335	87,887	+	48,916	=	136,803	combined with Tract A
50% of Area D	742,553	493,469	147,714	+	0	=	147,714	0	+	0	=	0	74,174	+	27,196	=	101,370	combined with Tract A
30% of Area E*	198,049	107,600	90,449	+	0	=	90,449	0	+	0	=	0	0	+	0	=	0	combined with Tract A
Totals	4,910,937	4,087,860	429,569					155,335					238,173					combined with Tract A

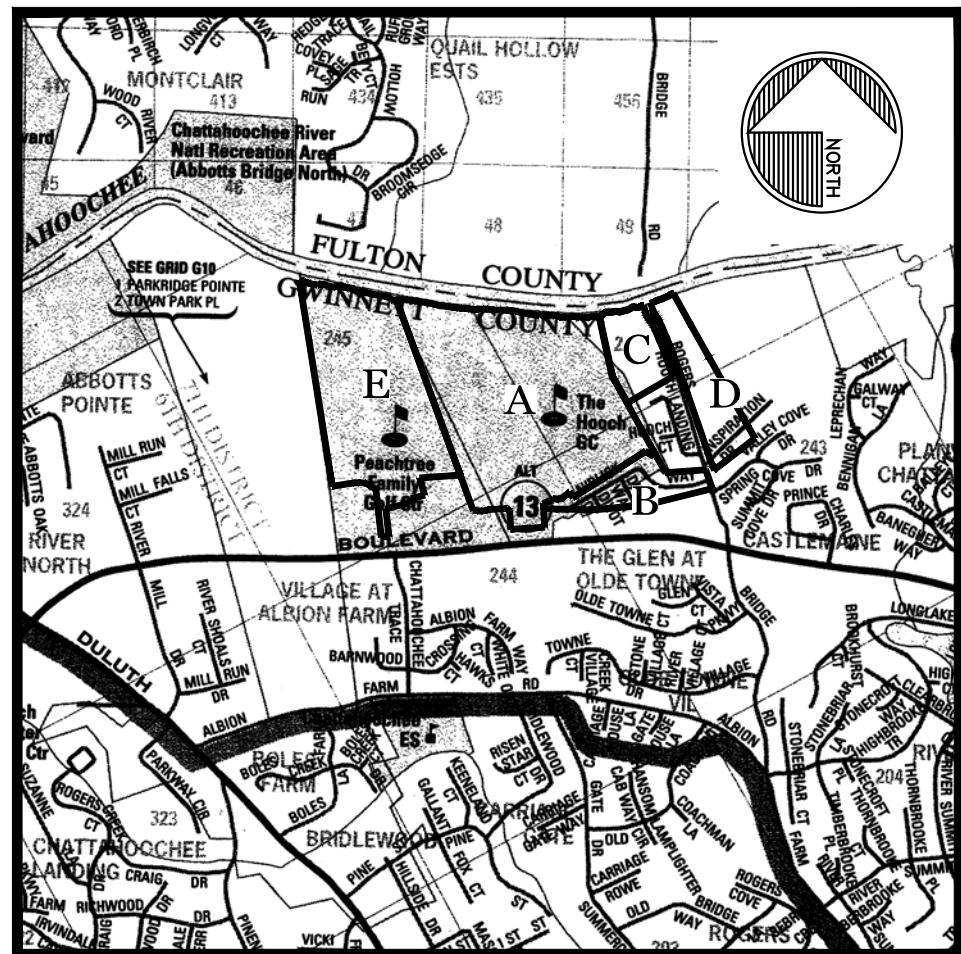
REFER TO TABLE 2.2 FOR FINAL DISTURBANCE TABLE

ARC/MRPA IMPERVIOUS TABLE

Allowables per Category	Total Impervious Allowed	TRACT A	TRACT B					TRACT C					TRACT D					TRACT E
		Hooch Golf Course	Residential Tract					Leroux Parcel					Reserve Parcel					Peachtree Golf Center
		See Pod Distribution for Proposed Conditions	Current Conditions	Future Allocation	Totals			Current Conditions	Future Allocation	Totals			Current Conditions	Future Allocation	Totals			Combined with Tract A
45% of Area C	2,552,358	2,217,941	117,145	+	44,102	=	161,247	24,867	+	79,903	=	104,770	23,469	+	44,931	=	68,400	combined with Tract A
30% of Area D	445,532	276,377	84,833	+	23,500	=	108,333	0	+	0	=	0	10,226	+	50,596	=	60,822	combined with Tract A
15% of Area E*	99,025	28,134	53,641	+	17,250	=	70,891	0	+	0	=	0	0	+	0	=	0	combined with Tract A
Totals	3,096,915	2,522,452	340,471					104,770					129,222					combined with Tract A

* Includes Floodplain

REFER TO TABLE 2.3 FOR IMPERVIOUS TABLE



VICINITY MAP

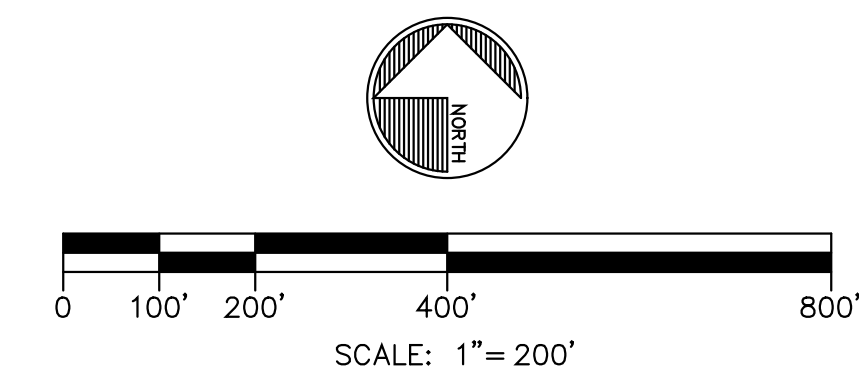
SCALE 1"=2,000'

PLAN NOTES:

- INFORMATION TAKEN FROM BOUNDARY SURVEY FOR ASHTON ATLANTA RESIDENTIAL, LLC DATED JULY 29, 2018 BY GUNNIN LAND SURVEYING (TRACTS A & E) AND GWINNETT COUNTY GIS (TRACTS B-D).
- PROPERTY IS LOCATED IN LAND LOTS 243, 244, 245 & 246, 7TH DISTRICT, 1ST SECTION, CITY OF DULUTH, GWINNETT COUNTY, GEORGIA.
- THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE AE) PER GWINNETT COUNTY FIRM PANEL 13135C0041H, EFFECTIVE DATE MARCH 4, 2013.
- EXISTING ZONING: C2 & RA-200
PROPOSED ZONING: PUD
- THIS PROPERTY CONTAINS BUFFERED STATE WATERS & JURISDICTIONAL WETLANDS AS FIELD DELINEATED BY CORBLU ECOLOGY GROUP.
- THE MAJORITY OF THIS PROPERTY FALLS WITHIN THE ARC/MRPA 2000 FT CHATTAHOOCHEE CORRIDOR AS DELINEATED ON THE PLAN.
- PROPOSED DEVELOPMENT TO TIE TO EXISTING SANITARY SEWER OUTFALL LINE (SERVICE PROVIDED BY GWINNETT COUNTY).
- APPLICANT: ASHTON ATLANTA RESIDENTIAL, LLC
3820 MANSELL ROAD, SUITE 300
ALPHARETTA, GA 30022
CONTACT: MR. MIKE BUSHER
770.642.6123
- THE PURPOSE OF THESE PLANS ARE FOR ARC/MRPA RE-REVIEW FOR THE ALLOWABLE DISTURBANCE & IMPERVIOUS SURFACE AREAS FOR THE NEW PROJECT/REVIEW LIMITS. TRACTS A-D AS DETAILED ON THESE PLANS WERE REVIEWED IN 1999 FOR HAMILTON CORP. LEROUX ENTERTAINMENT/TROON GOLF PARTNERS, INC. DUE TO CHANGE IN PUBLISHED FLOODPLAIN LIMITS, TRACT E (PEACHTREE GOLF CENTER) WAS ADDED TO THE REVIEW. AREAS PREVIOUSLY NOT DELINEATED ON THE CHATTAHOOCHEE CORRIDOR STUDY LAND VULNERABILITY PLANS HAVE BEEN ANALYZED CONSISTENT WITH ARC CHATTAHOOCHEE CORRIDOR STUDY RULES/REGULATIONS.
- ALLOWABLE DISTURBANCE & IMPERVIOUS SURFACE THRESHOLDS ARE ESTABLISHED WITH THESE PLANS. THE ACTUAL SITE PLAN (DISTURBANCE/IMPERVIOUS) FOR TRACTS A & E ARE SUBJECT TO FINAL ZONING AND DEVELOPMENT PLAN APPROVAL. ALLOCATIONS FOR TRACTS B-D HAVE BEEN PROVIDED CONSISTENT WITH PREVIOUS REVIEW/PERMIT/APPROVAL, INCLUDING RESERVES. REFER TO PROPOSED ARC/MRPA TABLES.
- THE 500YR FLOODPLAIN LIMITS HAS BEEN DELINEATED ON THE PLANS BASED UPON THE AERIAL SURVEY. FIELD RUN SURVEY INFORMATION WILL BE USED TO FURTHER DELINEATE THE LIMITS OF THE 500YR FLOODPLAIN. PER THE CHATTAHOOCHEE CORRIDOR PLAN (PART 2.B.4.) NO STRUCTURES, EXCEPT FOR BRIDGES, SHALL HAVE A HEIGHT GREATER THAN THIRTY-FIVE (35) FEET WITHIN THE 500YR FLOODPLAIN.

SITE LEGEND

- 100 YR FLOODPLAIN (ZONE AE)
PER FIELD RUN TOPO
- 500 YR FLOODPLAIN (ZONE AE)
PER AERIAL TOPO
- STREAM CENTERLINE
- 25' STATE UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED VEGETATION)
- 50' CITY UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED VEGETATION)
- 75' CITY NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED VEGETATION)
- 50' ARC/MRPA UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED VEGETATION)
- 150' ARC/MRPA NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED VEGETATION)
- ARC/MRPA 2000 FT CHATTAHOOCHEE CORRIDOR



CP&E

CHRISTOPHER PLANNING & ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2021)

12460 CRABAPPLE ROAD
SUITE 202-612
ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303

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ARC/MRPA PLANS

FOR:



ENCORE

PEACHTREE INDUSTRIAL BOULEVARD
LAND LOTS 243, 244, 245 & 246
7TH DISTRICT, 1ST SECTION
CITY OF DULUTH
GWINNETT COUNTY, GEORGIA

FOR:



ASHTON WOODS

ASHTON ATLANTA RESIDENTIAL LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123

REVISIONS

08.12.2019	CITY & ARC/MRPA COMMENTS
08.15.2019	CITY COMMENTS
10.02.2019	ARC/MRPA COMMENTS

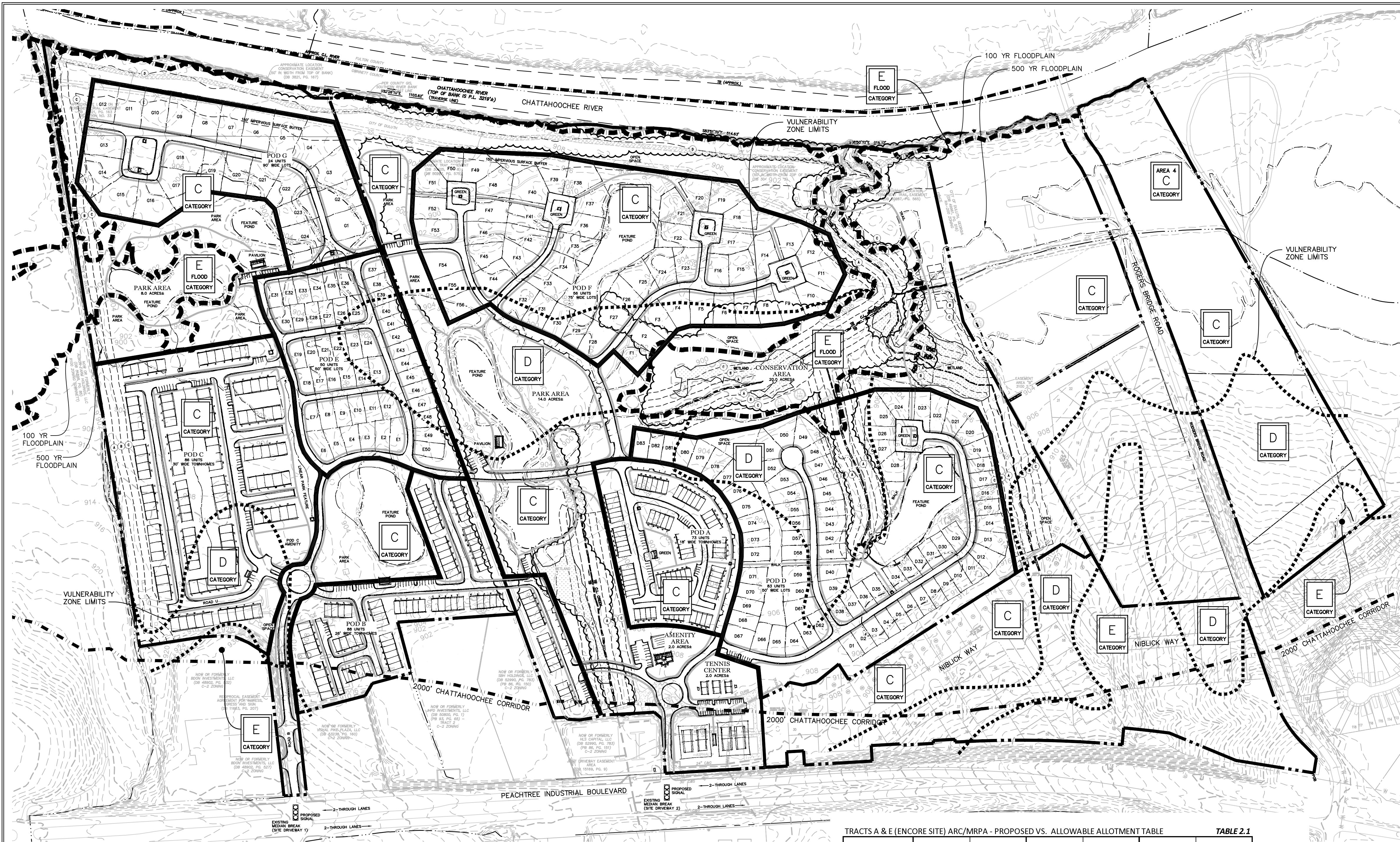
DATE:
MAY 22, 2019

CP&E DRAWING NO:
2006131arc.dwg

ARC/MRPA EXISTING CONDITIONS PLAN

SHEET NO.

1 OF 7



TRACTS A & E (ENCORE SITE) ARC/MRPA - PROPOSED CONDITIONS TABLE (as shown on site plans)										TABLE 2.0
POD DESIGNATION	Total Lot Area	Lot Area Within 2000' Corridor	C Impervious	C Disturbance	D Impervious	D Disturbance	E Impervious	E Disturbance	TOTAL Impervious	TOTAL Disturbance
POD A	244,449	244,449	163,599	210,300	0	0	0	0	163,599	210,300
POD B	369,739	325,121	195,294	312,680	0	0	0	0	195,294	312,680
POD C	664,338	664,338	258,373	460,765	77,890	132,339	0	0	336,263	593,104
POD D	877,899	877,899	218,162	579,063	82,491	163,179	0	0	300,653	742,242
POD E	364,909	364,909	165,768	267,333	50,376	62,383	0	0	216,144	329,716
POD F	794,462	794,462	221,486	640,462	47,823	104,652	0	879	269,309	745,993
POD G	426,726	426,726	152,128	390,015	0	0	0	0	152,128	390,015
AMENITY/PARKS/ OPEN SPACE	2,595,806	2,472,865	92,071	608,091	30,079	80,789	3,700	70,886	125,850	759,766
TOTALS	6,338,328	6,170,769	1,466,881	3,468,709	288,659	543,342	3,700	71,765	1,759,240	4,083,816

NOTES:

1. Impervious Calculation for the Pods with detached lots include an allowance for the largest proposed house/drive/deck/patio for each lot as follows:

POD D	Category C	50,162 sf roads + (60 houses x 2,800 sf impervious/house) = 218,162 sf total
	Category D	18,091 sf roads + (23 houses x 2,800 sf impervious/house) = 82,491 sf total
POD E	Category C	62,168 sf roads + (37 houses x 2,800 sf impervious/house) = 165,768 sf total
	Category D	13,976 sf roads + (13 houses x 2,800 sf impervious/house) = 50,376 sf total
POD F	Category C	63,986 sf roads + (45 houses x 3,500 sf impervious/house) = 221,486 sf total
	Category D	9,323 sf roads + (11 houses x 3,500 sf impervious/house) = 47,823 sf total
POD G	Category C	41,728 sf roads + (24 houses x 4,600 sf impervious/house) = 152,128 sf total

REFER TO TABLE 4.1
for Pod D detailed allocation

REFER TO TABLE 4.2
for Pod E detailed allocation

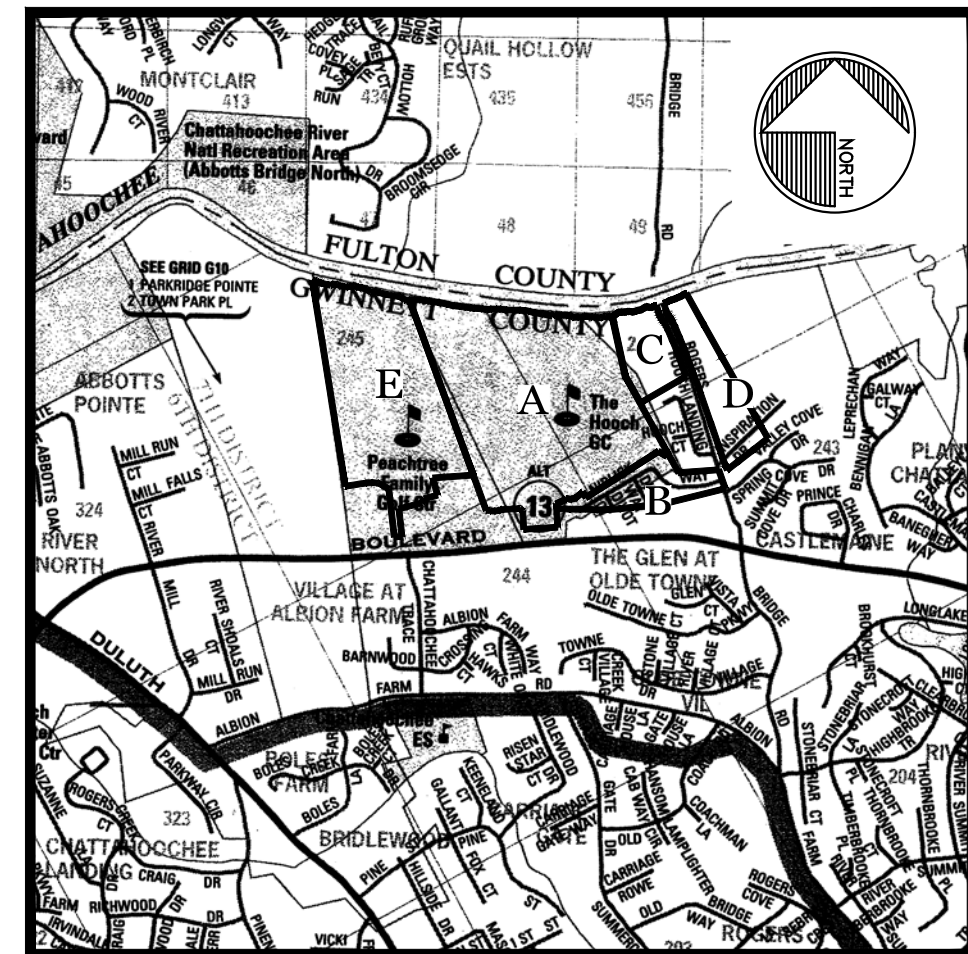
REFER TO TABLE 4.3
for Pod F detailed allocation

REFER TO TABLE 4.4
for Pod G detailed allocation

2. Impervious Calculation for the Amenity/Parks/Open Space include all proposed roadways, sidewalks, trails, parking, amenity buildings, courts, etc. within the boundary of the combined Amenity Areas, Tennis Center, Park Areas & Conservation Area as labeled/designated on the plans.

TRACTS A & E (ENCORE SITE) ARC/MRPA - PROPOSED VS. ALLOWABLE ALLOTMENT TABLE							TABLE 2.1
TABLE REFERENCE	C Impervious	C Disturbance	D Impervious	D Disturbance	E Impervious	E Disturbance	
ALLOWABLE (FROM TABLE 1.1)	2,217,941	3,486,791	276,377	493,469	28,134	107,600	
PROPOSED (FROM TABLE 2.0)	1,466,881	3,468,709	288,659	543,342	3,700	71,765	
Reserves Available	751,060	18,082	-12,282	-49,873	24,434	35,835	
Transfer from Category E to D	n/a	n/a	36,650	53,753	-24,434	-35,835	
Updated Reserves Available	751,060	18,082	24,368	3,880	0	0	

FINAL ARC/MRPA DISTURBANCE TABLE						TABLE 2.2
Final Allowables per Category	Total Disturbance Allowed	TRACTS A & E Encore	TRACT B Residential Tract	TRACT C Leroux Parcel	TRACT D Reserve Parcel	
C	3,970,335	3,486,791	191,406	155,335	136,803	
D	796,306 *	547,222 *	147,714	0	101,370	
E	162,214 *	71,765 *	90,449	0	0	
Totals	4,928,855	4,105,778	429,569	155,335	238,173	
* includes a transfer of 35,835 sf of land disturbance from E to D at 1-1.5 (35,835 x 1.5 = 53,753) as shown in Table 2.1						
FINAL ARC/MRPA IMPERVIOUS TABLE						TABLE 2.3
Final Allowables per Category	Total Impervious Allowed	TRACTS A & E Encore	TRACT B Residential Tract	TRACT C Leroux Parcel	TRACT D Reserve Parcel	
C	2,552,358	2,217,941	161,247	104,770	68,400	
D	482,183 *	313,028 *	108,333	0	60,822	
E	74,591 *	3,700 *	70,891	0	0	
Totals	3,109,132	2,534,669	340,471	104,770	129,222	
* includes a transfer of 24,434 sf of impervious surface from E to D at 1-1.5 (24,434 x 1.5 = 36,651) as shown in Table 2.1						

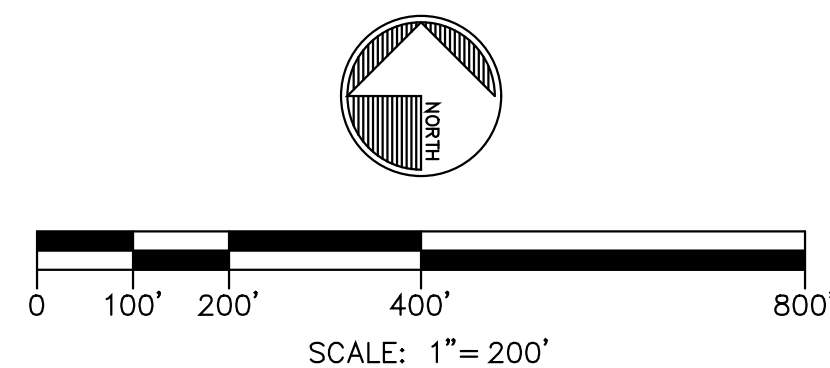


VICINITY MAP
SCALE: 1"=2,000'

PLAN NOTES:

- INFORMATION TAKEN FROM BOUNDARY SURVEY FOR ASHTON ATLANTA RESIDENTIAL, LLC DATED JULY 29, 2018 BY GUNNIN LAND SURVEYING (TRACTS A & E) AND GWINNETT COUNTY GIS (TRACTS B-D).
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- EXISTING ZONING: C2 & RA-200
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- APPLICANT: ASHTON ATLANTA RESIDENTIAL, LLC
3820 MANSELL ROAD, SUITE 300
ALPHARETTA, GA 30022
CONTACT: MR. MIKE BUSHER
770.642.6123
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SITE LEGEND	
	100 YR FLOODPLAIN (ZONE AE) PER FIELD RUN TOPO
	500 YR FLOODPLAIN (ZONE AE) PER AERIAL TOPO
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	25' STATE UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
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	75' CITY NON-IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)
	50' ARC/MRPA UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
	150' ARC/MRPA NON-IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)
	ARC/MRPA 2000 FT CHATTAHOOCHEE CORRIDOR



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2021)

12460 CRABAPPLE ROAD
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ARC/MRPA PLANS

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PEACHTREE INDUSTRIAL BOULEVARD
LAND LOTS 243, 244, 245 & 246
7TH DISTRICT, 1ST SECTION
CITY OF DULUTH
GWINNETT COUNTY, GEORGIA

FOR:



ASHTON WOODSSM

ASHTON ATLANTA RESIDENTIAL LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123

REVISIONS

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	08.15.2019	CITY COMMENTS
	10.02.2019	ARC/MRPA COMMENTS

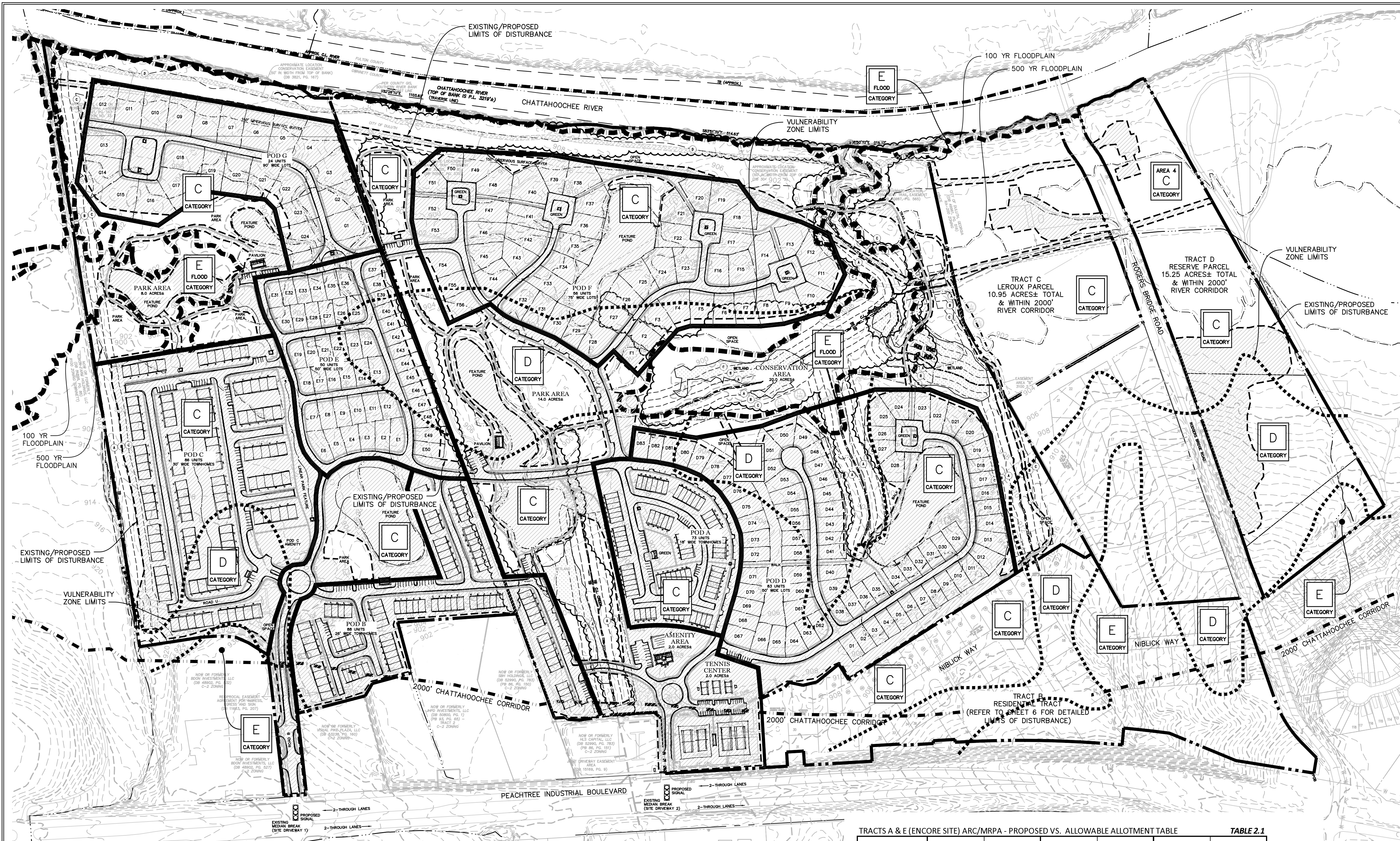
DATE:
MAY 22, 2019

CP&E DRAWING NO:
2006131arc.dwg

ARC/MRPA
PROPOSED CONDITIONS
SITE PLAN

SHEET NO.

3 OF 7



TRACTS A & E (ENCORE SITE) ARC/MRPA - PROPOSED CONDITIONS TABLE (as shown on site plans)

POD DESIGNATION	Total Lot Area	Lot Area Within 2000' Corridor	C		D		E		TOTAL IMPERVIOUS	TOTAL DISTURBANCE
			Impervious	Disturbance	Impervious	Disturbance	Impervious	Disturbance		
POD A	244,449	244,449	163,599	210,300	0	0	0	0	163,599	210,300
POD B	369,739	325,121	195,294	312,680	0	0	0	0	195,294	312,680
POD C	664,338	664,338	258,373	460,765	77,890	132,339	0	0	336,263	593,104
POD D	877,899	877,899	218,162	579,063	82,491	163,179	0	0	300,653	742,242
POD E	364,909	364,909	165,768	267,333	50,376	62,383	0	0	216,144	329,716
POD F	794,462	794,462	221,486	640,462	47,823	104,652	0	879	269,309	745,993
POD G	426,726	426,726	152,128	390,015	0	0	0	0	152,128	390,015
AMENITY/PARKS/OPEN SPACE	2,595,806	2,472,865	92,071	608,091	30,079	80,789	3,700	70,886	125,850	759,766
TOTALS	6,338,328	6,170,769	1,466,881	3,468,709	288,659	543,342	3,700	71,765	1,759,240	4,083,816

NOTES:

1. Impervious Calculation for the Pods with detached lots include an allowance for the largest proposed house/drive/deck/patio for each lot as follows:

POD D Category C 50,162 sf roads + (60 houses x 2,800 sf impervious/house) = 218,162 sf total
Category D 18,091 sf roads + (23 houses x 2,800 sf impervious/house) = 82,491 sf total

REFER TO TABLE 4.1
for Pod D detailed allocation

POD E Category C 62,168 sf roads + (37 houses x 2,800 sf impervious/house) = 165,768 sf total
Category D 13,976 sf roads + (13 houses x 2,800 sf impervious/house) = 50,376 sf total

REFER TO TABLE 4.2
for Pod E detailed allocation

POD F Category C 63,986 sf roads + (45 houses x 3,500 sf impervious/house) = 221,486 sf total
Category D 9,323 sf roads + (11 houses x 3,500 sf impervious/house) = 47,823 sf total

REFER TO TABLE 4.3
for Pod F detailed allocation

POD G Category C 41,728 sf roads + (24 houses x 4,600 sf impervious/house) = 152,128 sf total

REFER TO TABLE 4.4
for Pod G detailed allocation

2. Impervious Calculation for the Amenity/Parks/Open Space include all proposed roadways, sidewalks, trails, parking, amenity buildings, courts, etc. within the boundary of the combined Amenity Areas, Tennis Center, Park Areas & Conservation Area as labeled/designated on the plans.

TRACTS A & E (ENCORE SITE) ARC/MRPA - PROPOSED VS. ALLOWABLE ALLOTMENT TABLE

TABLE REFERENCE	C		D		E	
	Impervious	Disturbance	Impervious	Disturbance	Impervious	Disturbance
ALLOWABLE (FROM TABLE 1.1)	2,217,941	3,486,791	276,377	493,469	28,134	107,600
PROPOSED (FROM TABLE 2.0)	1,466,881	3,468,709	288,659	543,342	3,700	71,765
Reserves Available	751,060	18,082	-12,282	-49,873	24,434	35,835
Transfer from Category E to D	n/a	n/a	36,650	53,753	-24,434	-35,835
Updated Reserves Available	751,060	18,082	24,368	3,880	0	0

FINAL ARC/MRPA DISTURBANCE TABLE

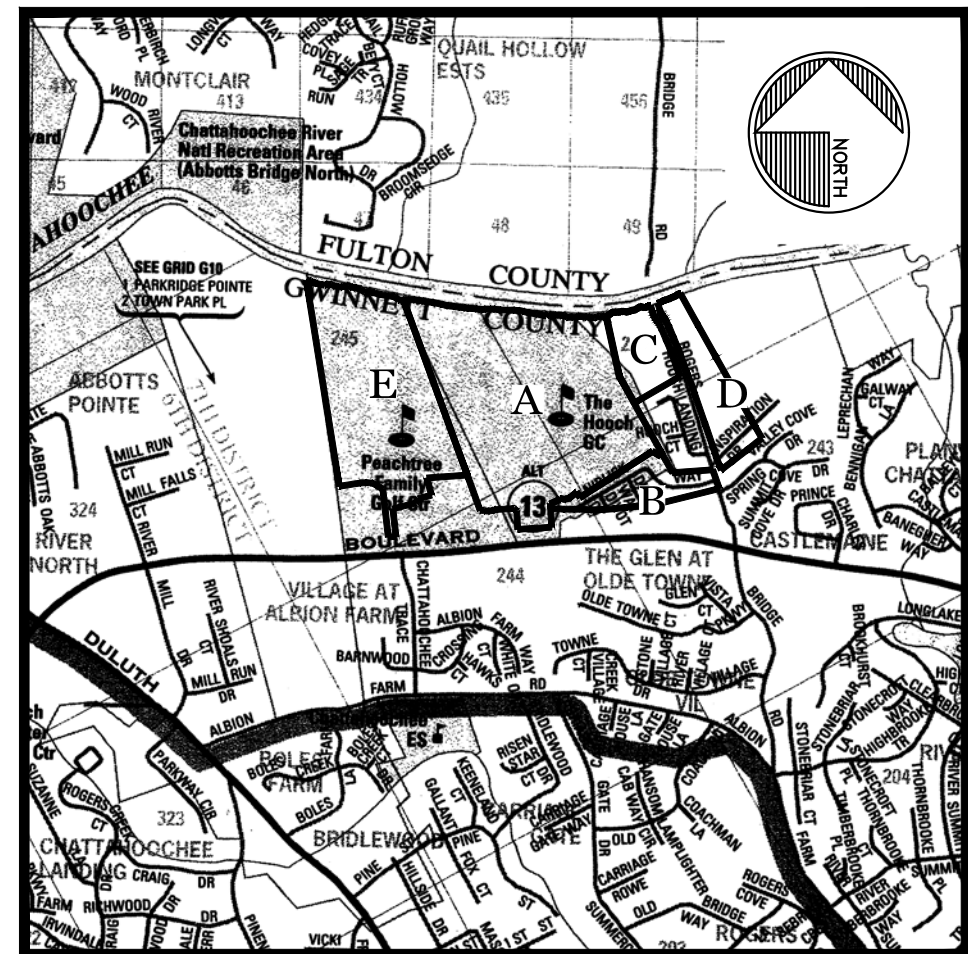
Final Allowables per Category	Total Disturbance Allowed	TRACTS A & E Encore		TRACT B Residential Tract		TRACT C Leroux Parcel		TRACT D Reserve Parcel	
		C	D	C	D	C	D	C	D
C	3,970,335	3,486,791		191,406		155,335		136,803	
D	796,306 *	547,222 *		147,714		0		101,370	
E	162,214 *	71,765 *		90,449		0		0	
Totals	4,928,855	4,105,778		429,569		155,335		238,173	

* includes a transfer of 35,835 sf of land disturbance from E to D at 1-1.5 (35,835 x 1.5 = 53,753) as shown in Table 2.1

FINAL ARC/MRPA IMPERVIOUS TABLE

Final Allowables per Category	Total Impervious Allowed	TRACTS A & E Encore		TRACT B Residential Tract		TRACT C Leroux Parcel		TRACT D Reserve Parcel	
		C	D	C	D	C	D	C	D
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D	482,183 *	313,028 *		108,333		0		60,822	
E	74,591 *	3,700 *		70,891		0		0	
Totals	3,109,132	2,534,669		340,471		104,770		129,222	

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VICINITY MAP

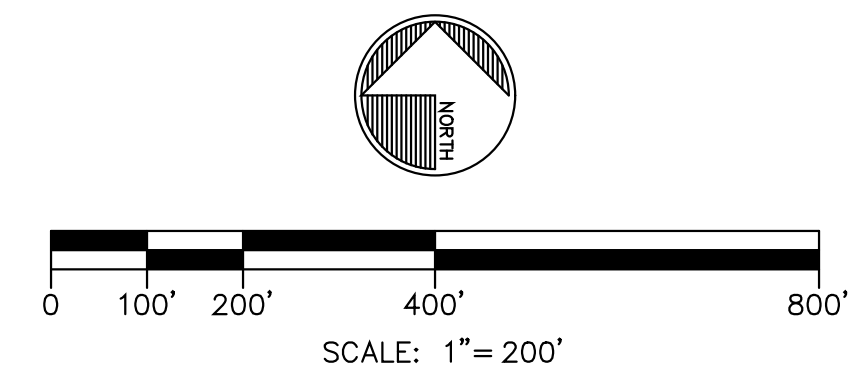
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SITE LEGEND

- 100 YR FLOODPLAIN (ZONE AE) PER FIELD RUN TOPO
- 500 YR FLOODPLAIN (ZONE AE) PER AERIAL TOPO
- STREAM CENTERLINE
- 25' STATE UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
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CP&E

CHRISTOPHER PLANNING & ENGINEERING



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
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ARC/MRPA PLANS

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7TH DISTRICT, 1ST SECTION
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FOR:



ASHTON WOODS

ASHTON ATLANTA RESIDENTIAL LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GEORGIA 30022
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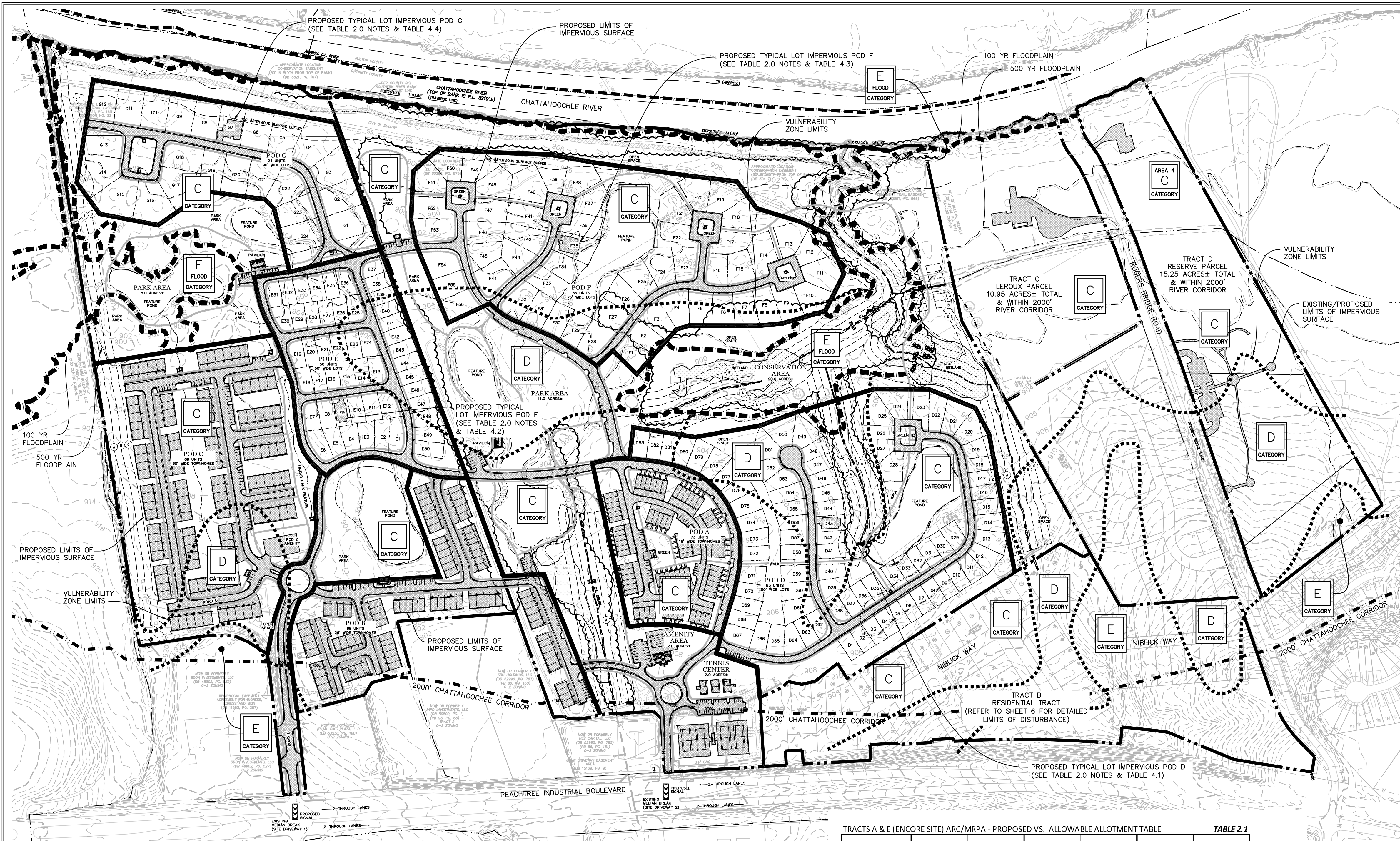
DATE:
MAY 22, 2019

CP&E DRAWING NO:
2006131arc.dwg

ARC/MRPA
PROPOSED LIMITS OF
DISTURBANCE

SHEET NO.

4 OF 7



TRACTS A & E (ENCORE SITE) ARC/MRPA - PROPOSED CONDITIONS TABLE (as shown on site plans)

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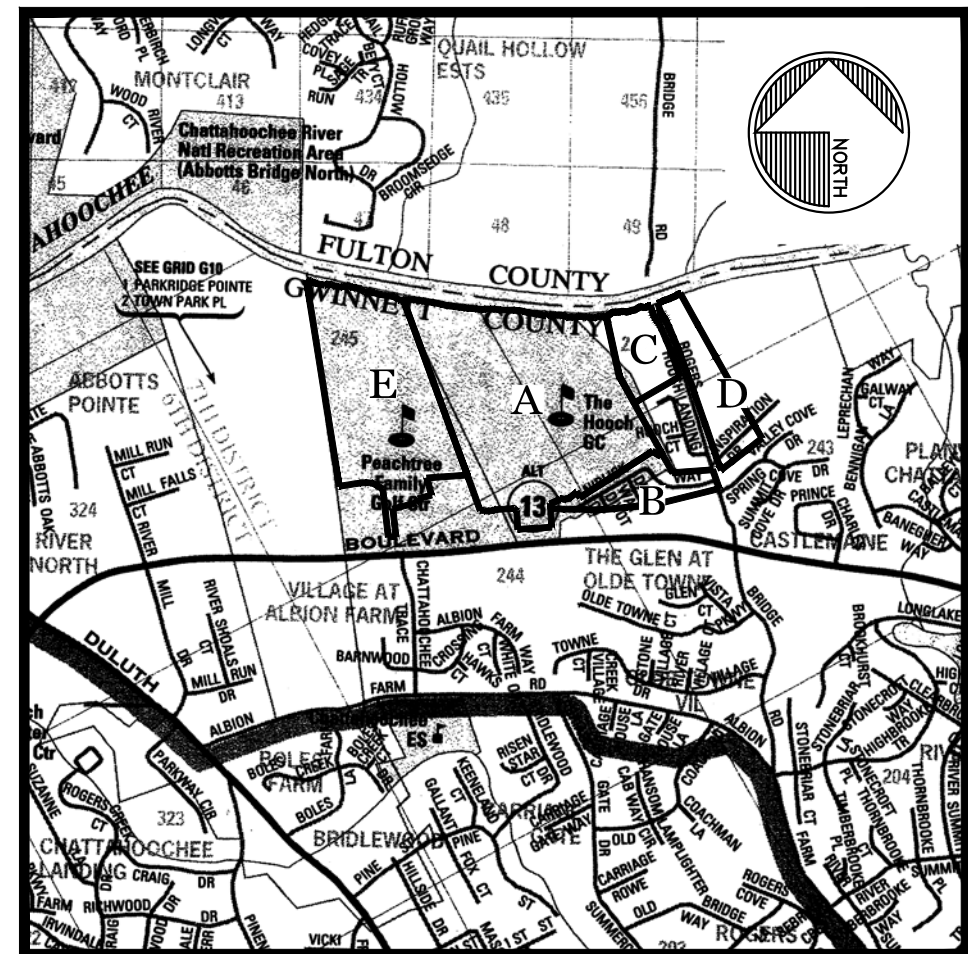
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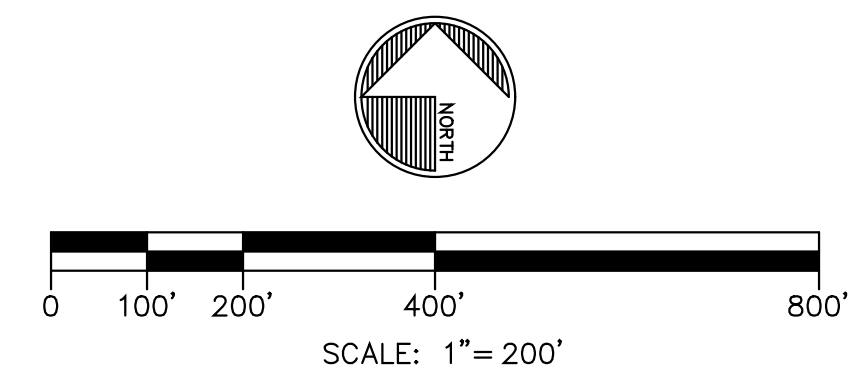
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- 50' CITY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- 75' CITY NON-IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- 50' ARC/MRPA UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- 150' ARC/MRPA NON-IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- ARC/MRPA 2000 FT CHATTAHOOCHEE CORRIDOR



CP&E

CHRISTOPHER PLANNING
& ENGINEERINGGSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2021)12460 CRABAPPLE ROAD
SUITE 202-612
ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303

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ARC/MRPA PLANS

FOR:



ENCORE

PEACHTREE INDUSTRIAL BOULEVARD
LAND LOTS 243, 244, 245 & 246
7TH DISTRICT, 1ST SECTION
CITY OF DULUTH
GWINNETT COUNTY, GEORGIA

FOR:



ASHTON WOODS

ASHTON ATLANTA RESIDENTIAL LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123

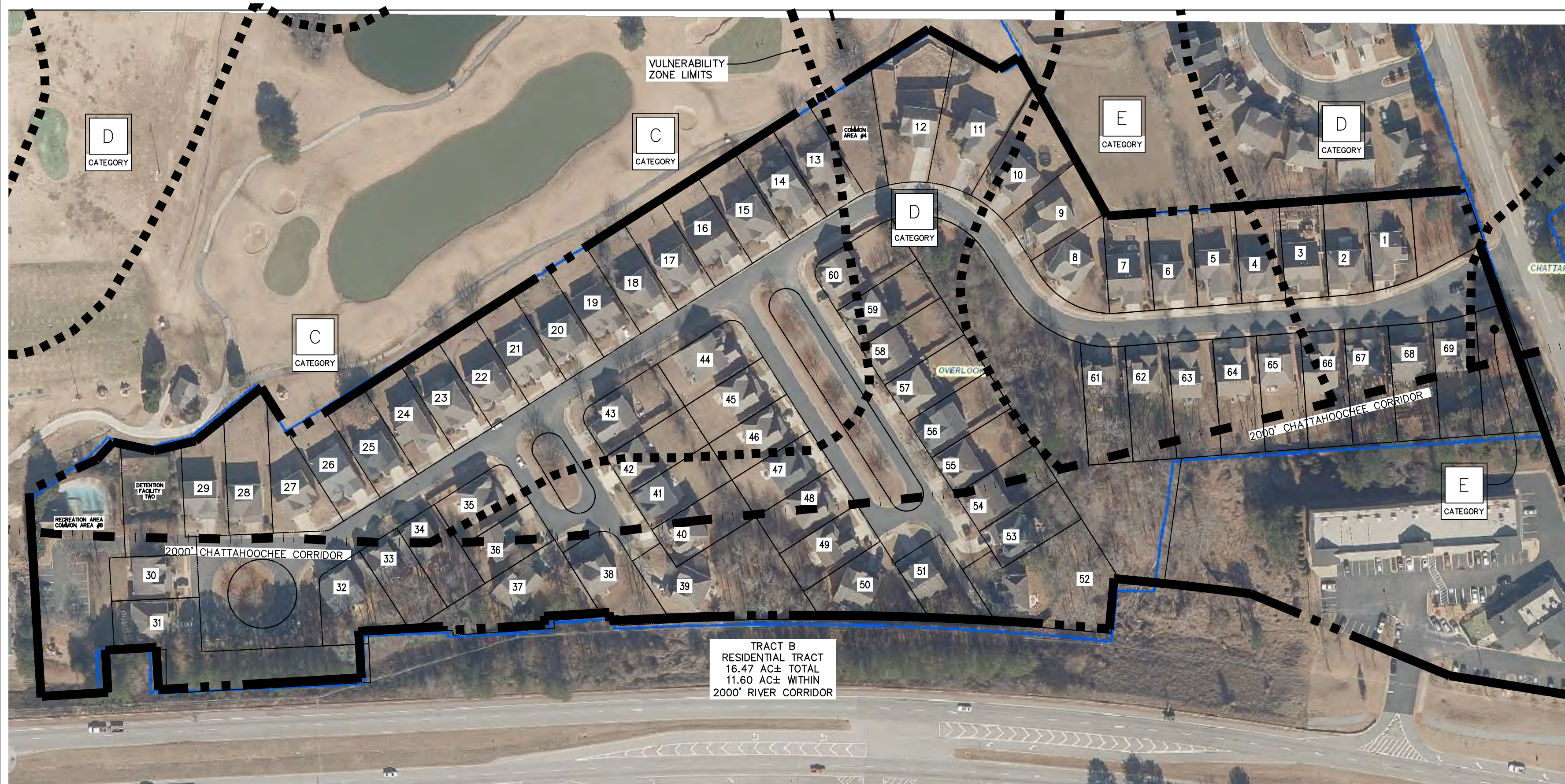
REVISIONS

08.12.2019	CITY & ARC/MRPA COMMENTS
08.15.2019	CITY COMMENTS
10.02.2019	ARC/MRPA COMMENTS

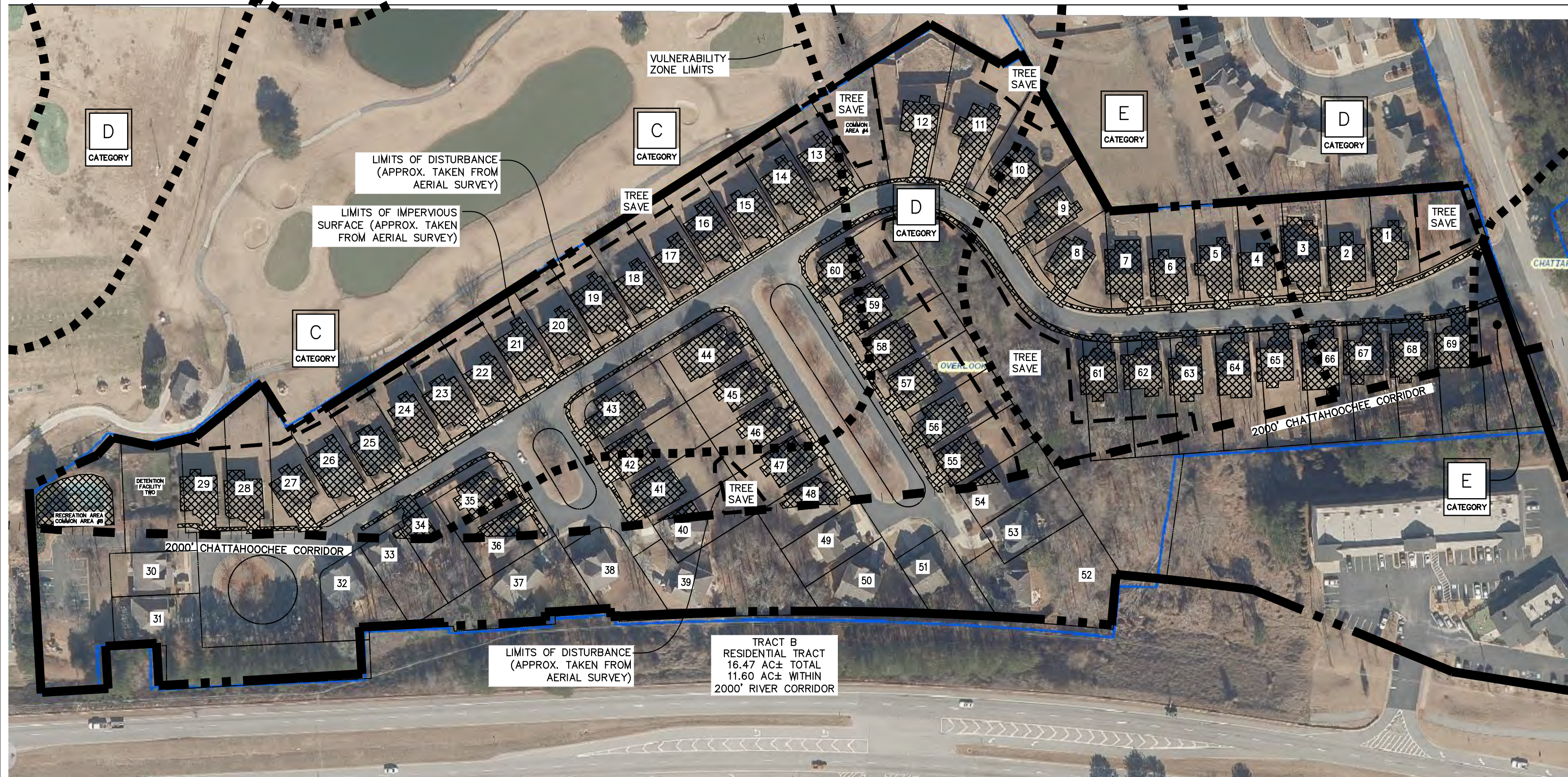
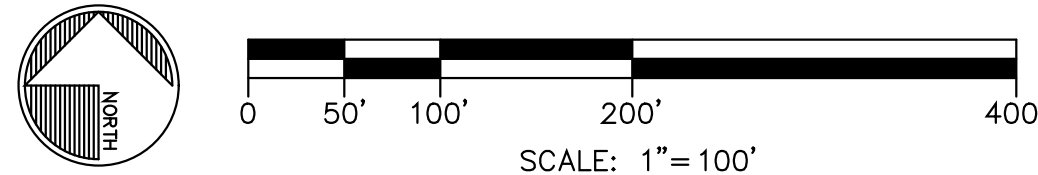
DATE:
MAY 22, 2019CP&E DRAWING NO:
2006131arc.dwgARC/MRPA
PROPOSED LIMITS OF
IMPERVIOUS SURFACE

SHEET NO.

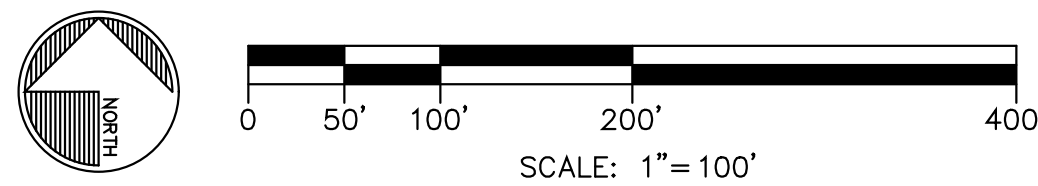
5 OF 7



EXISTING CONDITIONS
AERIAL OVERLAY
(REFER TO TABLE 3.0)



LIMITS OF DISTURBANCE &
IMPERVIOUS SURFACE
LIMITS ESTABLISHED FROM AERIAL SURVEY
(AS SHOWN ON PLAN AND IN TABLE 3.0)



TRACT B RESIDENTIAL TRACT ARC/MRPA - CURRENT CONDITIONS + FUTURE IMPERVIOUS ALLOCATION (taken from aerial photography)

LOT NUMBER	Total Lot Area	C Impervious (As-built)	C Impervious (Allocation)	C Disturbance (As-built)	D Impervious (As-built)	D Impervious (Allocation)	D Disturbance (As-built)	E Impervious (As-built)	E Impervious (Allocation)	E Disturbance (As-built)	TOTAL Impervious	TOTAL Disturbance
R/W	117,063	94,182	43,804	0	43,804	31,613	0	31,613	18,765	0	94,182	94,182
COMMON REC/DET	83,651	63,749	0	7,810	9,198	1,076	0	2,241	1,098	0	9,984	14,160
1	5,513	5,513	0	0	0	2,738	1,500	5,513	0	0	4,238	5,513
2	5,853	5,853	0	0	0	2,674	1,500	5,853	0	0	4,174	5,853
3	5,873	5,873	0	0	0	3,799	1,500	5,873	0	0	5,299	5,873
4	5,873	5,873	0	0	0	0	500	1,991	2,517	1,000	3,882	4,017
5	5,872	5,872	0	0	0	0	0	2,588	1,500	5,872	4,088	5,872
6	5,872	5,872	0	0	0	0	0	2,550	1,500	5,872	4,050	5,872
7	6,081	6,081	0	0	0	0	0	3,197	1,500	6,081	4,697	6,081
8	6,392	6,392	0	0	0	0	0	3,025	1,500	6,392	4,525	6,392
9	6,496	6,496	0	0	0	0	0	2,972	1,500	6,496	4,472	6,496
10	9,418	9,418	0	0	0	412	1,000	1,897	2,585	500	5,984	7,881
11	11,964	11,964	0	0	0	3,309	1,500	10,003	0	0	4,809	10,003
12	12,007	12,007	0	0	0	2,916	1,500	12,007	0	0	4,416	12,007
13	5,842	5,842	2,288	1,500	4,183	488	0	909	0	0	4,276	5,092
14	5,824	5,824	2,762	1,500	5,074	0	0	0	0	0	4,262	5,074
15	5,824	5,824	2,676	1,500	5,074	0	0	0	0	0	4,176	5,074
16	5,824	5,824	3,163	1,500	5,074	0	0	0	0	0	4,663	5,074
17	5,824	5,824	2,588	1,500	5,074	0	0	0	0	0	4,088	5,074
18	5,824	5,824	2,610	1,500	5,074	0	0	0	0	0	4,110	5,074
19	5,824	5,824	3,121	1,500	5,074	0	0	0	0	0	4,621	5,074
20	5,824	5,824	2,612	1,500	5,074	0	0	0	0	0	4,112	5,074
21	5,824	5,824	3,177	1,500	5,074	0	0	0	0	0	4,677	5,074
22	5,824	5,824	2,619	1,500	5,074	0	0	0	0	0	4,119	5,074
23	5,824	5,824	2,860	1,500	5,074	0	0	0	0	0	4,360	5,074
24	5,824	5,824	2,684	1,500	5,074	0	0	0	0	0	4,184	5,074
25	5,824	5,824	2,692	1,500	5,074	0	0	0	0	0	4,192	5,074
26	5,816	5,816	3,198	1,500	5,066	0	0	0	0	0	4,698	5,066
27	6,652	6,652	2,842	1,500	5,452	0	0	0	0	0	4,342	5,452
28	8,021	8,021	2,751	1,500	4,895	0	0	0	0	0	4,251	4,895
29	5,960	5,960	2,609	1,500	5,754	0	0	0	0	0	4,109	5,754
34	5,824	1,727	1,205	0	1,727	0	0	0	0	0	1,205	1,727
35	5,772	5,722	2,962	1,000	4,007	50	0	1,715	0	0	4,012	5,722
36	5,056	2,182	0	0	0	1,616	0	2,182	0	0	1,616	2,182
40	5,720	2,480	0	0	0	434	750	2,480	0	0	1,184	2,480
41	5,720	5,720	0	0	253	2,846	1,500	5,467	0	0	4,346	5,720
42	5,720	5,720	1,118	1,250	3,814	1,494	250	1,906	0	0	4,112	5,720
43	6,538	6,538	3,403	1,500	6,538	0	0	0	0	0	4,903	6,538
44	6,538	6,538	3,844	1,500	6,538	0	0	0	0	0	5,344	6,538
45	5,720	5,720	2,705	1,500	5,720	0	0	0	0	0	4,205	5,720
46	5,720	5,720	2,706	1,000	4,695	40	500	1,025	0	0	4,246	5,720
47	5,720	5,720	5	0	612	2,681	1,500	5,108	0	0	4,186	5,720
48	5,720	2,584	0	0	0	1,965	0	2,584	0	0	1,965	2,584
54	5,835	2,070	0	0	0	354	500	1,570	0	0	854	1,570
55	5,835	5,835	0	0	0	2,636	1,500	5,835	0	0	4,136	5,835
56	5,835	5,835	0	0	0	2,805	1,500	5,835	0	0	4,305	5,835
57	5,835	5,835	0	0	0	2,693	1,500	5,835	0	0	4,193	5,835
58	5,835	5,835	0	0	0	2,811	1,500	5,835	0	0	4,311	5,835
59	5,835	5,835	607	0	883	2,216	1,500	4,952	0	0	4,323	5,835
60	6,636	6,636	2,634	0	2,823	750	1,500	4,213	0	0	4,884	7,036
61	7,339	6,877	0	0	0	0	0	2,717	1,500	5,077	4,217	5,077
62	7,225	6,176	0	0	0	0	0	2,656	1,500	5,009	4,156	5,009
63	7,225	5,941	0	0	0	0	0	2,698	1,500	5,941	4,198	5,941
64	7,225	5,351	0	0	0	0	0	2,826	1,500	5,351	4,326	5,351
65	7,225	4,901	0	0	0	0	0	2,491	1,500	4,901	3,991	4,901
66	7,225	4,477	0	0	0	2,264	500	2,911	956	250	3,970	4,477
67	7,225	4,042	0	0	0	2,678	0	4,042	0	500	3,178	4,042
68	7,227	3,567	0	0	0	2,935	0	3,567	0	0	2,935	3,567
69	7,399	3,291	0	0	0	2,540	0	2,752	0	539	2,540	3,291
TOTALS	600,358	500,755	117,145	44,102	191,406	84,833	23,500	147,714	53,641	17,250	340,471	429,569

- TABLE 3.0 NOTES:
- AS-BUILT DISTURBANCE WAS BASED UPON AERIAL OVERLAY (EXCEEDS THE PLATTED ALLOCATIONS FOR EACH LOT).
 - AS-BUILT IMPERVIOUS SURFACE WAS BASED UPON AERIAL OVERLAY. AN ALLOCATION FOR FUTURE IMPERVIOUS WAS GIVEN TO EACH LOT TO MAKE UP THE DIFFERENCE IN THE PLATTED ALLOCATION VS. THE AS-BUILT TO BE SURE NEW ALLOCATION FOR SUBDIVISION MATCHED PREVIOUSLY PLATTED ALLOCATION FOR TOTAL IMPERVIOUS AREA.



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2021)

12460 CRABAPPLE ROAD
SUITE 202-612
ALPHARETTA, GEORGIA 30004
PHONE 770.331.7303

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ARC/MRPA PLANS

FOR:



ENCORE

PEACHTREE INDUSTRIAL BOULEVARD
LAND LOTS 243, 244, 245 & 246
7TH DISTRICT, 1ST SECTION
CITY OF DULUTH
GWINNETT COUNTY, GEORGIA

FOR:



ASHTON WOODS™

ASHTON ATLANTA RESIDENTIAL LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GEORGIA 30022
PHONE 770.642.6123

REVISIONS

08.12.2019	CITY & ARC/MRPA COMMENTS
08.15.2019	CITY COMMENTS
10.02.2019	ARC/MRPA COMMENTS

DATE:
MAY 22, 2019

CP&E DRAWING NO:
2006131arc.dwg

TRACT B
ARC/MRPA PLANS

POD D PROPOSED ARC/MRPA ALLOCATION

LOT NUMBER	Total Lot Area	Lot Area Within 2000' Corridor	C Impervious	C Disturbance	D Impervious	D Disturbance	E Impervious	E Disturbance	TOTAL Impervious	TOTAL Disturbance
ROADS/ OPEN SPACE	373,275	373,275	50,162	229,415	18,091	38,984	0	0	68,253	268,399
D1	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D2	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D3	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D4	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D5	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D6	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D7	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D8	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D9	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D10	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D11	5,993	5,993	2,800	5,993	0	0	0	0	2,800	5,993
D12	6,950	6,950	2,800	6,950	0	0	0	0	2,800	6,950
D13	7,244	7,244	2,800	7,244	0	0	0	0	2,800	7,244
D14	6,421	6,421	2,800	6,421	0	0	0	0	2,800	6,421
D15	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D16	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D17	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D18	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D19	6,325	6,325	2,800	6,325	0	0	0	0	2,800	6,325
D20	8,411	8,411	2,800	7,211	0	0	0	0	2,800	7,211
D21	9,188	9,188	2,800	7,817	0	0	0	0	2,800	7,817
D22	7,309	7,309	2,800	7,067	0	0	0	0	2,800	7,067
D23	6,939	6,939	2,800	6,668	0	0	0	0	2,800	6,668
D24	9,069	9,069	2,800	8,012	0	0	0	0	2,800	8,012
D25	8,802	8,802	2,800	7,883	0	0	0	0	2,800	7,883
D26	5,000	5,000	2,800	4,558	0	0	0	0	2,800	4,558
D27	7,809	7,809	2,800	4,984	0	0	0	0	2,800	4,984
D28	8,740	8,740	2,800	7,165	0	0	0	0	2,800	7,165
D29	5,761	5,761	2,800	5,761	0	0	0	0	2,800	5,761
D30	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D31	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D32	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D33	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D34	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D35	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D36	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D37	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D38	5,635	5,635	2,800	5,000	0	635	0	0	2,800	5,635
D39	6,490	6,490	0	875	2,800	5,115	0	0	2,800	5,990
D40	5,476	5,476	0	0	2,800	4,976	0	0	2,800	4,976
D41	5,000	5,000	0	0	2,800	4,500	0	0	2,800	4,500
D42	5,000	5,000	0	0	2,800	4,500	0	0	2,800	4,500
D43	5,000	5,000	0	0	2,800	4,500	0	0	2,800	4,500
D44	5,894	5,894	0	0	2,800	5,394	0	0	2,800	5,394
D45	5,653	5,653	0	0	2,800	5,153	0	0	2,800	5,153
D46	5,037	5,037	0	0	2,800	4,537	0	0	2,800	4,537
D47	5,325	5,325	0	0	2,800	4,788	0	0	2,800	4,788
D48	5,202	5,202	0	0	2,800	4,800	0	0	2,800	4,800
D49	7,509	7,509	0	0	2,800	4,566	0	0	2,800	4,566
D50	9,274	9,274	0	0	2,800	5,807	0	0	2,800	5,807
D51	8,285	8,285	0	0	2,800	5,102	0	0	2,800	5,102
D52	5,879	5,879	0	0	2,800	5,879	0	0	2,800	5,879
D53	6,485	6,485	0	0	2,800	6,485	0	0	2,800	6,485
D54	6,654	6,654	0	0	2,800	6,654	0	0	2,800	6,654
D55	6,156	6,156	0	300	2,800	5,856	0	0	2,800	6,156
D56	5,085	5,085	700	1,900	2,100	3,185	0	0	2,800	5,085
D57	5,000	5,000	1,700	3,647	1,100	1,353	0	0	2,800	5,000
D58	5,000	5,000	2,800	5,000	0	0	0	0	2,800	5,000
D59	6,188	6,188	2,800	6,188	0	0	0	0	2,800	6,188
D60	6,099	6,099	2,300	5,699	500	400	0	0	2,800	6,099
D61	8,360	8,360	1,300	5,810	1,500	2,550	0	0	2,800	8,360
D62	5,776	5,776	2,100	3,827	700	1,949	0	0	2,800	5,776
D63	5,748	5,748	2,800	5,748	0	0	0	0	2,800	5,748
D64	6,441	6,441	2,800	6,441	0	0	0	0	2,800	6,441
D65	6,685	6,685	2,800	6,685	0	0	0	0	2,800	6,685
D66	6,099	6,099	2,800	6,099	0	0	0	0	2,800	6,099
D67	7,293	7,293	2,800	7,293	0	0	0	0	2,800	7,293
D68	6,019	6,019	2,800	6,019	0	0	0	0	2,800	6,019
D69	5,428	5,428	2,800	5,428	0	0	0	0	2,800	5,428
D70	5,982	5,982	2,800	5,982	0	0	0	0	2,800	5,982
D71	6,125	6,125	2,800	6,125	0	0	0	0	2,800	6,125
D72	5,417	5,417	2,800	5,417	0	0	0	0	2,800	5,417
D73	5,788	5,788	2,800	5,788	0	0	0	0	2,800	5,788
D74	6,512	6,512	2,800	6,512	0	0	0	0	2,800	6,512
D75	7,212	7,212	2,800	6,812	0	400	0	0	2,800	7,212
D76	6,813	6,813	2,200	4,184	600	2,629	0	0	2,800	6,813
D77	6,612	6,612	900	1,815	1,900	4,908	0	0	2,800	6,723
D78	7,144	7,144	0	0	2,800	5,700	0	0	2,800	5,700
D79	7,238	7,238	0	0	2,800	5,920	0	0	2,800	5,920
D80	6,849	6,849	0	0	2,800	5,829	0	0	2,800	5,829
D81	5,485	5,485	2,800	4,400	0	125	0	0	2,800	4,525
D82	5,692	5,692	2,800	4,905	0	0	0	0	2,800	4,905
D83	6,619	6,619	2,800	5,690	0	0	0	0	2,800	5,690
TOTALS	877,899	877,899	218,162	579,063	82,491	163,179	0	0	300,653	742,242

POD E PROPOSED ARC/MRPA ALLOCATION

LOT NUMBER	Total Lot Area	Lot Area Within 2000' Corridor	C Impervious	C Disturbance	D Impervious	D Disturbance	E Impervious	E Disturbance	TOTAL Impervious	TOTAL Disturbance
ROADS/ OPEN SPACE	88,027	88,027	62,168	65,042	13,976	7,444	0	0	76,144	72,486
E1	7,324	7,324	2,800	7,324	0	0	0	0	2,800	7,324
E2	5,858	5,858	2,800	5,858	0	0	0	0	2,800	5,858
E3	5,696	5,696	2,800	5,696	0	0	0	0	2,800	5,696
E4	5,799	5,799	2,800	5,799	0	0	0	0	2,800	5,799
E5	5,578	5,578	2,800	5,578	0	0	0	0	2,800	5,578
E6	7,497	7,497	2,800	7,497	0	0	0	0	2,800	7,497
E7	6,184	6,184	2,800	6,184	0	0	0	0	2,800	6,184
E8	5,900	5,900	2,800	5,900	0	0	0	0	2,800	5,900
E9	5,913	5,913	2,800	5,913	0	0	0	0	2,800	5,913
E10	5,810	5,810	2,800	5,810	0	0	0	0	2,800	5,810
E11	6,021	6,021	2,800	6,021	0	0	0	0	2,800	6,021
E12	6,241	6,241	2,720	6,101	80	140	0	0	2,800	6,241
E13	5,997	5,997	230	297	2,570	5,700	0	0	2,800	5,997
E14	5,212	5,212	1,800	3,302	1,000	1,910	0	0	2,800	5,212
E15	5,335	5,335	2,800	5,335	0	0	0	0	2,800	5,335
E16	5,120	5,120	2,800	5,120	0	0	0	0	2,800	5,120
E17	5,120	5,120	2,800	5,120	0	0	0	0	2,800	5,120
E18	5,207	5,207	2,800	5,207	0	0	0	0	2,800	5,207
E19	5,501	5,501	2,800	5,501	0	0	0	0	2,800	5,501
E20	5,120	5,120	2,800	5,120	0	0	0	0	2,800	5,120
E21	5,500	5,500	2,800	5,500	0	0	0	0	2,800	5,500
E22	5,650	5,650	1,850	4,430	950	1,220	0	0	2,800	5,650
E23	5,120	5,120	0	0	2,800	5,120	0	0	2,800	5,120
E24	6,219	6,219	0	0	2,800	6,219	0	0	2,800	6,219
E25	5,780	5,780	900	3,260	1,900	2,520	0	0	2,800	5,780
E26	5,100	5,100	2,550	4,690	250	410	0	0	2,800	5,100
E27	5,100	5,100	2,800	5,100	0	0	0	0	2,800	5,100
E28	5,100	5,100	2,800	5,100	0	0	0	0	2,800	5,100
E29	5,100	5,100	2,800	5,100	0	0	0	0	2,800	5,100
E30	5,900	5,900	2,800	5,900	0	0	0	0	2,800	5,900
E31	5,350	5,350	2,800	5,350	0	0	0	0	2,800	5,350
E32	5,100	5,100	2,800	5,100	0	0	0	0	2,800	5,100
E33	5,100	5,100	2,800	5,100	0	0	0	0	2,800	5,100
E34	5,100	5,100	2,800	5,100	0	0	0	0	2,800	5,100
E35	5,200	5,200	2,800	5,200	0	0	0	0	2,800	5,200
E36	5,983	5,983	2,800	5,983	0	0	0	0	2,800	5,983
E37	5,547	5,547	2,800	4,580	0	0	0	0	2,800	4,580
E38	5,000	5,000	2,800	3,700	0	0	0	0	2,800	3,700
E39	5,000	5,000	1,900	2,450	900	1,250	0	0	2,800	3,700
E40	5,000	5,000	0	0	2,800	3,700	0	0	2,800	3,700
E41	5,000	5,000	0	0	2,800	3,700	0	0	2,800	3,700
E42	5,000	5,000	0	0	2,800	3,700	0	0	2,800	3,700
E43	5,000	5,000	0	0	2,800	3,700	0	0	2,800	3,700
E44	5,000	5,000	0	0	2,800	3,700	0	0	2,800	3,700
E45	5,000	5,000	0	0	2,800	3,700	0	0	2,800	3,700
E46	5,000	5,000	0	0	2,800	3,700	0	0	2,800	3,700
E47	5,000	5,000	150	500	2,650	3,200	0	0	2,800	3,700
E48	6,670	6,670	1,900	2,500	900	1,350	0	0	2,800	3,850
E49	6,050	6,050	2,800	4,265	0	0	0	0	2,800	4,265
E50	5,780	5,780	2,800	4,700	0	0	0	0	2,800	4,700
TOTALS	364,909	364,909	165,768	267,333	50,376	62,383	0	0	216,144	329,716