

DATE: JUNE 27, 2022

TO: Mayor Kurt Wilson, City of Roswell
ATTN TO: Jackie Diebel, Planning and Zoning Director, City of Roswell
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: 300 South Atlanta Street RC-22-02R

Description: A DRI review of a proposal to build a parking lot for an existing church (340 South Atlanta Street) and five new townhomes on a roughly 1.5 acre site at 300 South Atlanta Street in the city of Roswell in Fulton County. The entire site falls within the Chattahoochee River Corridor. The total proposed disturbed area is 45,492 SF (70% of the site) which is within the 70% Vulnerability Category C disturbed area maximum. The total proposed impervious area is 29,245 SF (45% of the site) which is within the 45% Vulnerability Category C impervious area maximum.

Preliminary Finding: ARC staff have initiated a review of the application for a MRPA Certificate for this proposed project within the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Roswell

Land Lot: **District:** 0 **Section:**

Date Opened: June 27, 2022

Deadline for Comments: July 7, 2022

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER
RIVERLINE HISTORIC AREA
COBB COUNTY

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before July 7, 2022, 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>.

Review materials are attached.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: CITY of ROSWELL
2. Owner(s) of Record of Property to be Reviewed:
Name(s): ATLANTA STREET BAPTIST CHURCH (JAMES CALDWELL)
Mailing Address: 340 SOUTH ATLANTA STREET.
City: ROSWELL State: GA. Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: 304-533-7998 Fax: _____
Other Numbers: E-MAIL: JCALDWELL59@GMAIL.COM
3. Applicant(s) or Applicant's Agent(s):
Name(s): AEC, INC. (STEVE ROWE)
Mailing Address: 50 WARM SPRINGS CL.
City: ROSWELL State: GA. Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-641-1942 Fax: _____
Other Numbers: 404-906-1639 E-MAIL: S/R@AECETI.COM
4. Proposed Land or Water Use:
Name of Development: 300 SOUTH ATLANTA ST
Description of Proposed Use: MIXED USE DEVELOPMENT (COMMERCIAL & RESIDENTIAL)
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 417, 1ST DIST, 2ND SECT., FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: AS SOUTHEAST INTERSECTION OF SOUTH ATLANTA ST. AND CHURCH ST.
Size of Development (Use as Applicable):
- | | | |
|--------|-------------------|---------------------|
| Acres: | Inside Corridor: | <u>1.492 AC.</u> |
| | Outside Corridor: | <u>Ø</u> |
| | Total: | <u>1.492 AC.</u> |
| Lots: | Inside Corridor: | <u>5 (PROPOSED)</u> |
| | Outside Corridor: | <u>Ø</u> |
| | Total: | <u>5</u> |
| Units: | Inside Corridor: | <u>N/A</u> |
| | Outside Corridor: | <u>N/A</u> |
| | Total: | <u>N/A</u> |
- Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system ✓ (Fulton County)

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 | <u>-</u> | | | (90) | (75) |
| B | <u>-</u> | | | (80) | (60) |
| C | <u>64,989</u> | | | (70) <u>70%</u> | (45) <u>45%</u> |
| D | <u>-</u> | | | (50) | (30) |
| E | <u>-</u> | | | (30) | (15) |
| F | <u>-</u> | | | (10) | (2) |
| Total: | <u>-</u> | | | N/A | N/A |

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

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

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No

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

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

- ☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- ☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- ☒ Written consent of all owners to this application. (Space provided on this form)
- ☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- ☒ Description of proposed use(s). (Space provided on this form)
- ☒ Existing vegetation plan.
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ☒ Approved erosion control plan.
- ☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

N/A 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.

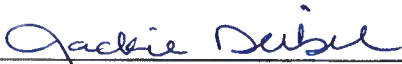
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

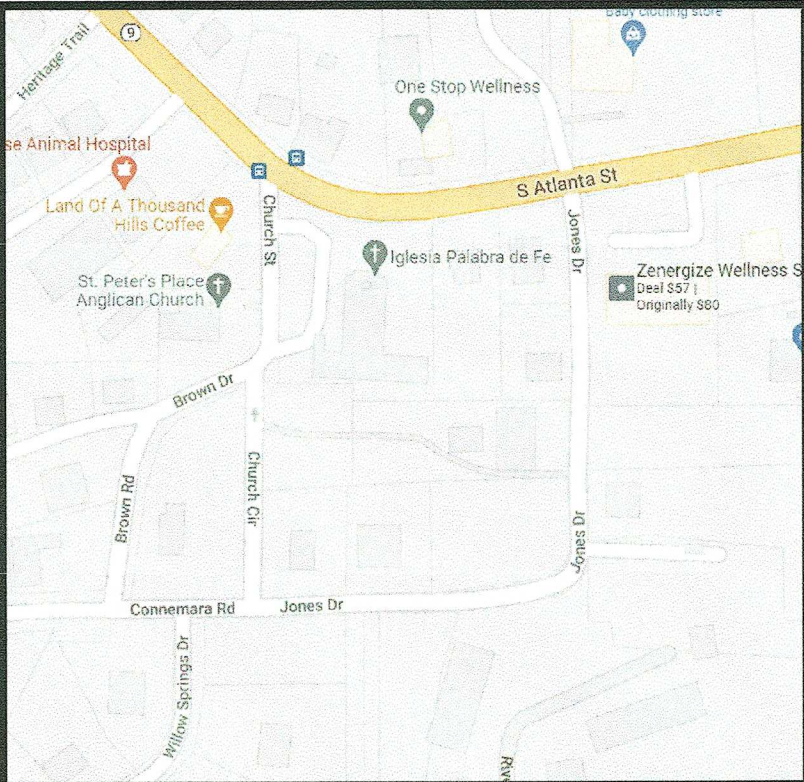
 CEO April 7, 2022
Signature(s) of Owner(s) of Record Date

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

 4/7/2022
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.

 5/4/22
Signature of Chief Elected Official or Official's Designee Date



EROSION CONTROL LEGEND

- CD-S** CHECK DAM, STONE
- CD-Hb** CHECK DAM, HAYBALE
- Co** CONSTRUCTION EXIT
- Di** DIVERSION DIKE
- Fr** FILTER RING
- Lv** LEVEL SPREADER
- Rd** ROCK FILTER DAM
- Re** RETAINING WALL
- Sd1-BB** BRUSH BARRIER
- Sd1-NS** SILT BARRIER TYPE "NS" (MAX. 6' O.C.)
- Sd1-S** SILT BARRIER TYPE "S" (MAX. 4' O.C.)
- Sd2-F** TEMPORARY SEDIMENT STORAGE FILTER FABRIC
- Sd2-P** TEMPORARY SEDIMENT STORAGE "PIG IN A BLANKET"
- Sd3** TEMPORARY SEDIMENT BASIN
- Sd4** TEMPORARY SEDIMENT TRAP
- Sd4-C** TEMPORARY SEDIMENT TRAP, ROCK OUTLET
- Sk** FLOATING SURFACE SKIMMER
- St** STORM DRAIN OUTLET PROTECTION
- Su** SURFACE ROUGHENING
- Tr** TREE PROTECTION
- RIPRAP**
- Ds1** DISTURBED AREA STABILIZATION (MULCH)
- Ds2** DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
- Ds3** DISTURBED AREA STABILIZATION (PERMANENT GRASSING)
- Ds4** DISTURBED AREA STABILIZATION (SODDING)
- Du** DUST CONTROL
- LIMITS OF DISTURBANCE
- EXISTING GRADE
- PROPOSED GRADE
- STORM DRAINAGE BASIN BOUNDARIES
- SOIL TYPE BOUNDARIES

CITY OF ROSWELL EROSION SEDIMENTATION AND POLLUTION CONTROL NOTES

- PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE. ALL SILT BARRIERS AND CONSTRUCTION ENTRANCE PADS MUST BE PLACED PRIOR TO ANY CLEARING AND/OR GRADING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE AND A GRADING PERMIT IS ISSUED BY THE LAND DEVELOPMENT INSPECTOR.
- ALL OPEN DRAINAGE SWALES MUST BE GRASSED, AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 LB. STONE SHALL BE PLACED AT ALL HEADWALLS OR FLUMES.
- DEVELOPMENT PLANS MUST CONFORM TO TOPOGRAPHY AND SOIL TYPE SO AS TO CREATE THE LOWEST PRACTICABLE EROSION POTENTIAL.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR WITHIN THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
- IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH THE CITY OF ROSWELL ENGINEERING DIVISION WITH A SCHEDULE OF ANTICIPATED STARTING AND COMPLETION DATES FOR EACH SEQUENCE OF LAND DISTURBING ACTIVITY.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT-OF-WAY OR PRIVATE ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMANDS, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC/PRIVATE ROADWAY OR INTO STORM DRAIN MUST BE REMOVED.
- CONTRACTOR/OPERATOR UPON FILING THE NOI AND NOT FOR THE STATE NPDES CONSTRUCTION GENERAL PERMIT, SHALL SUBMIT COPIES OF THE NOI AND NOT TO THE CITY ENGINEER.
- SILT FENCE FABRIC SHALL BE COMPOSED OF GA. DEPARTMENT OF TRANSPORTATION QUALIFIED PRODUCTS LIST (QPL) 30 FOR SILT FENCE FABRIC. TYPE "A" SILT FENCE FABRIC AND CONSTRUCTION MAY BE ALLOWED WITH PRIOR WRITTEN APPROVAL FROM THE LAND DEVELOPMENT INSPECTOR.
- SILT FENCES SHALL NOT BE PLACED IN STREAM BUFFER, FLOOD PLAINS OR ACROSS AREAS OF CONCENTRATED FLOW. CHECK DAMS OR ROCK FILTER DAMS, AS APPROPRIATE ARE TO BE INSTALLED ACROSS AREAS OF CONCENTRATED FLOW.
- TOPSOIL SHALL BE STOCKPILED AND USED TO DRESS FINAL GRADES.
- ALL CURBED ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND GRASSED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA AND APPLICABLE UPDATES THERETO ON THE GASMCO WEBSITE.
- IN AREAS WHERE THE SLOPE IS GREATER THAN OR EQUAL TO 33% AND HIGHER THAN 10 FEET, A FLAT AREA LENGTH OF 10 FEET BETWEEN THE TOE OF THE SLOPE TO THE FENCE SHALL BE PROVIDED.
- CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UP GRADIENT GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED CONSISTENT WITH THE CITY OF ROSWELL SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL ORDINANCE.
- A CONSTRUCTION SITE COPY OF THE EROSION SEDIMENT AND/OR POLLUTION CONTROL PLAN MUST BE KEPT UP TO DATE. REVISIONS TO THE PLAN SHALL BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR. REVISIONS WHICH INVOLVE A HYDRAULIC COMPONENT MUST BE REVISED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL FURNISH WEEKLY REPORTS TO THE CITY, WHICH INDICATES THE DATE, PERSON RESPONSIBLE, AND NOTATION OF ALL DEFICIENCIES AND CORRECTIONS MADE TO ALL EROSION AND SEDIMENT CONTROL DEVICES.
- STRIPPING OF VEGETATION, RE-GRADING AND OTHER DEVELOPMENT ACTIVITIES SHALL BE CONDUCTED IN A MANNER SO AS TO MINIMIZE EROSION.
- CUT-FILL OPERATIONS MUST BE KEPT TO A MINIMUM AND SHOULD NOT ENDANGER ADJOINING PROPERTY.
- FILLS MAY NOT ENCROACH UPON NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS.
- WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED.
- THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSION ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM.
- DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICABLE.
- TEMPORARY VEGETATION AND/OR HEAVY MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. IN NO CASE SHALL A CRITICAL AREA BE LEFT BARE FOR MORE THAN SEVEN (7) DAYS.
- ADEQUATE PROVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING OF FILLS.
- TO THE EXTENT NECESSARY, SEDIMENT IN RUN-OFF WATER MUST BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS, OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED. AS USED IN THIS PARAGRAPH, A DISTURBED AREA IS STABILIZED WHEN IT IS BROUGHT TO A CONDITION OF CONTINUOUS COMPLIANCE WITH THE REQUIREMENTS OF O.C.G.A. § 12-2-1 ET SEQ.
- GRADING EQUIPMENT MUST CROSS FLOWING STREAMS BY MEANS OF BRIDGES OR CULVERTS EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE, PROVIDED, IN ANY CASE, THAT SUCH CROSSINGS ARE KEPT TO A MINIMUM.
- EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E., CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
- ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND PRIOR APPROVAL FROM THE CITY OF ROSWELL ENGINEERING DIVISION.
- ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY CITY LAND DEVELOPMENT INSPECTORS.
- EROSION CONTROL BLANKETS AND PERMANENT VEGETATION SHALL BE USED ON ALL SLOPES EXCEEDING 3:1.
- NO CLEARING BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE APPROVED PLANS SHALL BE ALLOWED.
- NO LAND DISTURBING ACTIVITY OR STORAGE OF MATERIALS WITHIN ANY TREE SAVE AREA SHALL BE ALLOWED.
- REVISIONS TO THE PLAN SHALL BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR.
- THE PROPERTY OWNER AND CONTRACTOR ARE EQUALLY RESPONSIBLE FOR ALL EROSION CONTROL ACTIVITIES.
- NOTICE IS HEREBY GIVEN THAT ALL EROSION AND SEDIMENT DEVICES AND PRACTICES MUST BE INSTALLED AND MAINTAINED AT ALL TIMES. NO FURTHER NOTICE WILL BE GIVEN, ANY SITE UPON WHICH THE LAND DEVELOPMENT INSPECTOR FINDS ANY DEFICIENCY WILL BE SUBJECT TO AN IMMEDIATE ENFORCEMENT ACTION WITHOUT WARNING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES, NOT THE CITY OF ROSWELL.
- EROSION CONTROL DEVICES THAT ARE INSTALLED AS DIRECTED BY THE LAND DEVELOPMENT INSPECTOR BUT NOT SHOWN ON THE APPROVED PLAN AND WHICH ALSO SUBSEQUENTLY FAIL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW. THE LAND DEVELOPMENT INSPECTOR WILL DETERMINE ADEQUATE COVER OF NEW PLANTINGS.
- ALL SLOPES STEEPER THAN 2.5:1 SHALL BE HYDRAULICALLY SEEDDED AND COVERED WITH GOOD APPROVED WHEAT STRAW, WOOD FIBER MATTING OR COCONUT FIBER MATTING. ALL SLOPES MUST BE PROTECTED UNTIL A PERMANENT VEGETATIVE STAND IS ESTABLISHED.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- UPON FILING ANY NOI AND NOT FOR THE STATE NPDES CONSTRUCTION GENERAL PERMIT WITH GEORGIA EPD, COPIES OF THE NOI AND NOT ALONG WITH PROOF OF SENDING TO EPD SHALL ALSO BE SUBMITTED TO THE ENGINEERING DIVISION OF CITY OF ROSWELL DEPARTMENT OF COMMUNITY DEVELOPMENT.
- TO SCHEDULE AN INSPECTION CONTACT YOUR INSPECTOR OR CALL ROSWELL ENGINEERING AT 770-641-9100.

PROPOSED CONDITIONS

Proposed Property to be modified after Right of Way taking

| Vulnerability Category | Total Area (s.f.) | Maximum Clearing % | Maximum Clearing | Proposed Cleared Area | Maximum Impervious % | Maximum Impervious s.f. | Proposed Impervious Area |
|------------------------|-------------------|--------------------|------------------|-----------------------|----------------------|-------------------------|--------------------------|
| B | 0 | 80% | 0 | 0 | 60% | 0 | 0 |
| C | 64,989 | 70% | 45,492 | 45,492 | 45% | 29,245 | 29,245 |

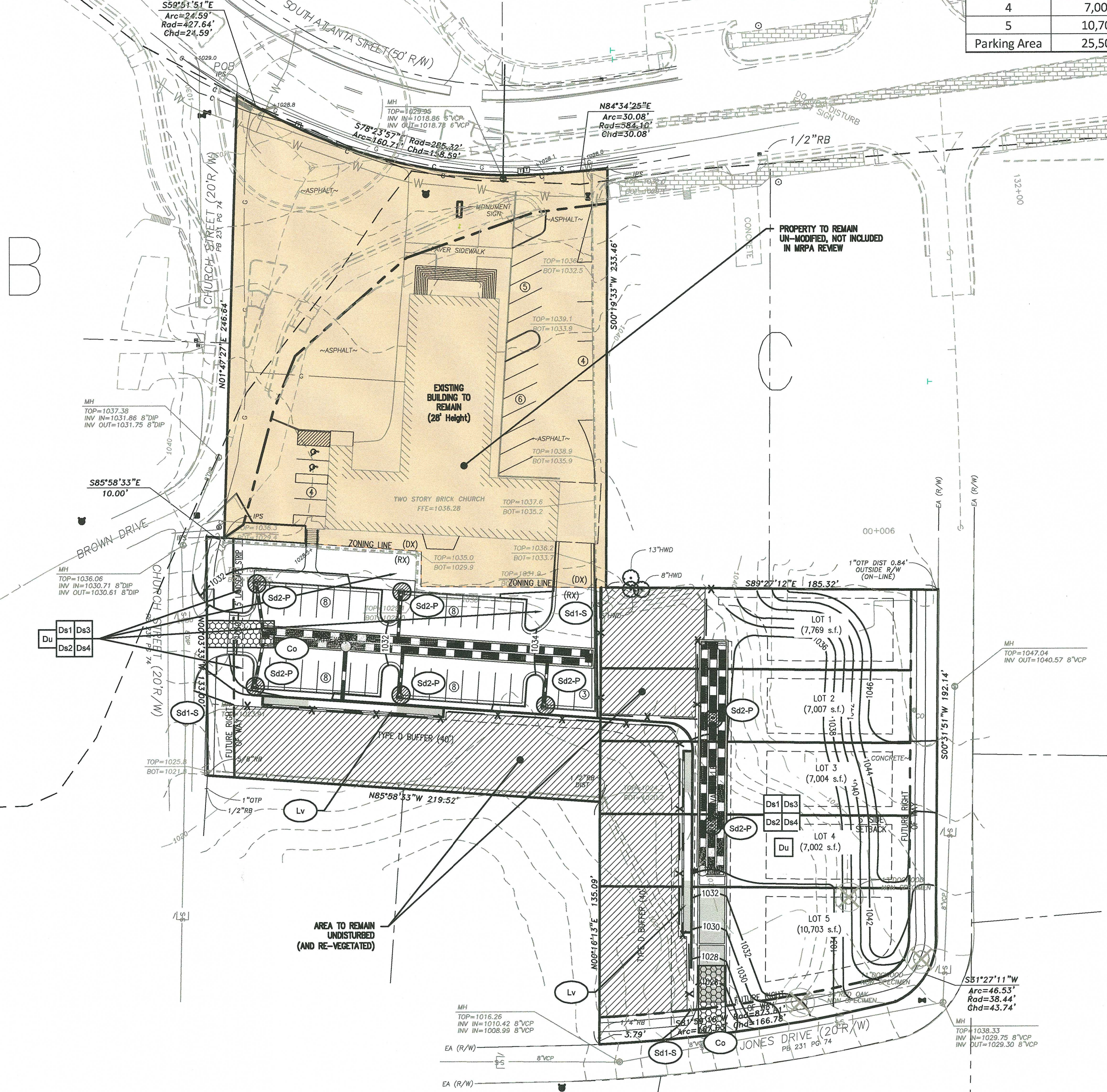
MRPA LOT TABLE

| LOT NUMBER | LOT AREA | MAXIMUM CLEARED AREA | MAXIMUM IMPERVIOUS AREA |
|--------------|----------|----------------------|-------------------------|
| 1 | 7,769 | 5,260 | 3,167 |
| 2 | 7,007 | 5,238 | 3,584 |
| 3 | 7,004 | 5,227 | 3,584 |
| 4 | 7,002 | 5,219 | 3,584 |
| 5 | 10,703 | 7,366 | 4,013 |
| Parking Area | 25,504 | 17,182 | 11,313 |

SITE DATA:

EXISTING ZONING: DX and RS12
PROPOSED ZONING: DX and RX
LAND LOT: 417, 1ST. DISTRICT, 2ND SECTION

TOTAL AREA OF MRPA REVIEW: 64,989 SF OR 1.492 AC



NOTE:

- THE CURRENT PROPERTY BOUNDARY HAS BEEN FULLY CLEARED AND GRADED PRIOR TO THE MRPA LEGISLATION.
- THERE ARE NO EXISTING TREE STANDS LOCATED ON THE PROPERTY.
- SEDIMENT AND EROSION CONTROL PLANS ON THIS DRAWING ARE FOR MRPA APPROVAL ONLY.

Date: 06-17-22
City Engineer
Approved for ARC only.

PROJECT INFORMATION

PROJECT NO.: 21-4681
DATE: APRIL 6, 2022, REVISED: JUNE 10, 2022
SCALE: 1" = 40'
FILE NAME: AEC-PRELIM TITLEBLOCK.dwg
DESIGN/DRAWN: SLR/ SLR