

PROJECT DESCRIPTION:

CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.

EXISTING SITE CONDITION: THE LOT IS CURRENTLY WOODED WITH A SMALL STREAM ORIGINATING FROM A SPRING ON THE EAST SIDE OF THE LOT AND FLOWS INTO A METAL PIPE ON THE WEST SIDE OF THE LOT. THE TOPOGRAPHY OF THE LOT IS HILLY WITH 15-20% SLOPES. THE SOILS ON THE SITE CONSIST OF LOUISA GRAVELLY SANDY LOAM AND MADISON CLAY LOAM.

PROPERTY INFORMATION:

ADDRESS: 220 EARLY PKWY SE, SMYRNA, GA 30082

PIN: 17026600240

LAND LOTS: 265 & 266 DISTRICT: 17TH

ZONING: R-20 TOTAL PROPERTY AREA: 0.76 ACRES

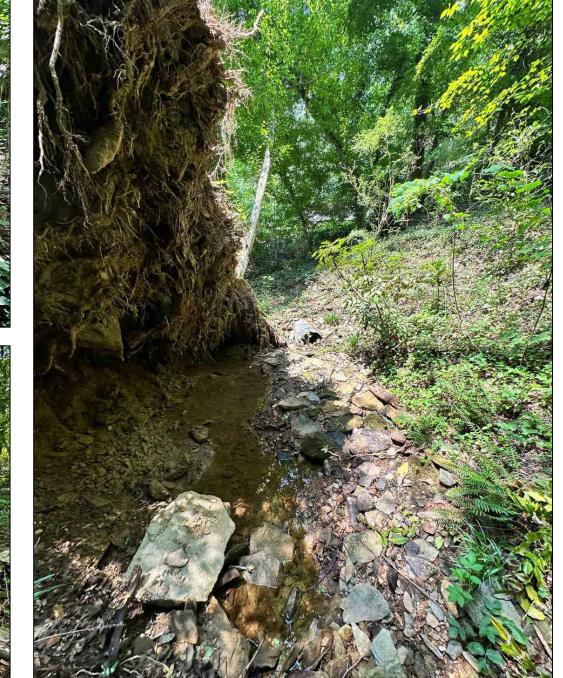
PROPOSED IMPERVIOUS AREA: 4,950 SF OR 0.114 AC

PROPOSED IMPERVIOUS COVER: 0.114 AC / 0.76 AC = <0.15 OR <15% PROPOSED DISTURBED AREA: 21,750 SF OR 0.50 AC

MITIGATION THROUGH RESTORATION OF BUFFER AREAS MEETING THE CRITERIA FOR EPD'S STREAMBANK AND SHORELINE STABILIZATION GUIDANCE, INCLUDING BUT NOT LIMITED TO, REMOVAL OF DEAD, FALLEN AND UPROOTED TREES, REMOVAL OF INVASIVE ENGLISH IVY AND ESTABLISHMENT OF NATIVE RIPARIAN VEGETATION.







BUFFER MITIGATION CALCULATIONS:

AREA OF CITY BUFFER IMPACTS: 600 (75') + 100 (50') = 700 SF

CITY RESTORATION AREA REQUIRED = 700 SF

AREA OF STATE BUFFER IMPACTS = 500 SF STATE RESTORATION AREA REQUIRED = 500 X 1.5 (ON-SITE) = 750 SF

TOTAL REQUIRED RESTORATION AREA = 750 + 500 = 1,250 SF

TOTAL PROVIDED RESTORATION AREA = 2,000 SF

