

Date: May 26, 2014

To: City of Roswell, Planning and Zoning Division

From: Residents HOA of Orchard Lake Subdivision, Roswell, GA

Subject: Petition Number: Parkway Village 201401064

We have concerns regarding the above petition:

- Storm Water Management
- Excessive Specimen Tree Removals
- Density Violations
- Violations to Berm Buffer Requirements
- Substantially Increased Traffic Problems



Our city has pledged (see Roswell Green visions, missions, and goals) to limit development that harm the aesthetics and environment of Roswell for the current as well as future residents. We believe this development will negatively impact this area. <http://www.roswellgov.com/index.aspx?nid=572>

Storm Water Management

Our neighborhood is experiencing erosion problems due to storm water runoff (attached picture). The plans call for using the existing pond that our neighborhood and Roswell Green drain into. This pond is at or near capacity and cannot sustain additional runoff due to increase in urban development. Is there a hydrology study available for independent evaluation? Environmental impact studies need to be completed and submitted for review before plan approval.

Excessive Specimen Tree Removals

Roswell ordinances require tree removal permits with special consideration given to specimen trees over 3" in diameter. This property has many such trees and their removal will violate current ordinances.

Density Violations

We believe that based on the limited data provided this proposed development violates Roswell City UDC

Violations to Berm Buffer Requirements

We oppose the variance to current berm buffer requirements. Current requirements should not change nor exceptions made to protect current and future residents of Roswell.

Substantially Increased Traffic Problems

Traffic on Highway 92 and Crabapple are extremely congested. The need to make U-Turns to enter and exit the proposed community will substantially increase congestion and accidents. Of course increased noise and pollution will also occur.