Chattahoochee River Corridor Calculations

Cottage School — 1/9/2008
EAI Job #: 06-157 — By: PF

Vulnerability Category	Total SF	Allowed Impervious (%)	Allowed Impervious (SF)	Existing Impervious (SF) Pre-2007	Proposed Impervious 2007 (SF)	Total Impervious 2007 (SF)	Total Impervious Remaining (SF)	
Category B	148,793	60%	89,276	25,295	63,981	89,276	0	No Transfers
Category C	196,105	45%	88,247	39,733	48,514	88,247	0	No Transfers
Category D	352,602	30%	105,781	58,546	57,251	115,797**	0**	**
Category E	51,602	15%	7,740	0	5,000	5,000**	0**	**
Category F	196,861	2%	3,937	0	0	0**	0**	**

Vulnerability Category	Total SF	Clearing Area Allowed (%)	Clearing Area Allowed (SF)	Existing Cleared Area (SF) Pre-2007	Proposed Cleared Area 2007 (SF)	Max Land Disturbance 2007 (SF)	Total Cleared Area Remaining (SF)	
Category B	148,793	80%	119,034	64,005	55,029	119,034	0	No Transfers
Category C	196,105	70%	137,274	66,563	70,711	137,274	0	No Transfers
Category D	352,602	50%	176,301	171,943	47,439	219,382*	0*	*
Category E	51,602	30%	15,481	6,446	0	6,446*	0*	*
Category F	196,861	10%	19,686	0	0	0*	0*	*

* Includes a transfer of 9,035 SF of land disturbance from E to D and 19,686 SF of land disturbance from F to D (total 28,721 SF) at a ratio of 1.5:1 (28,721 x 1.5 = 43,081 SF)as per Part 2.A.3.c (1) of the Chattahoochee Corridor Plan

**Includes a transfer of 2,740 SF of impervious surface from E to D and 3,937 SF of impervious surface from F to D (total 6,677 SF) at 1 to 1.5 (6,677 x 1.5 = 10,016 SF) as per Part 2.A.3.c(1) of the Chattahoochee Corridor Plan)

NOTE: THESE FIGURES ARE BASED ON A CURRENT ELECTRONIC AS-BUILT SURVEY AND APPROVED VULNERABILITY CATEGORY MAPS FROM ARC ARCHIVES DATED 6/7/91 AND 3/29/99

NOTE: THE AREAS LISTED IN THE "TOTAL IMPERVIOUS" AND "MAX LAND DISTURBANCE" COLUMNS OF THE "CHATTAHOOCHEE RIVER CORRIDOR CALCULATIONS" CHART REFLECT THE MAXIMUM AREAS ALLOWED (INCLUDING TRANSFERS) AND DO NOT MATCH THE AREAS LISTED IN THE "DEVELOPMENT STATISTICS SUMMARY CHART". THE AREAS IN THE "DEVELOPMENT STATISTICS SUMMARY CHART" REFLECT THE CURRENT ACTIVITY PROPOSED WHICH IS LESS THAN THE MAXIMUM AREAS ALLOWED. MR. JIM SANTO WITH THE ARC REQUESTED THE PRESENTATION OF THE "CHATTAHOOCHEE RIVER CORRIDOR CALCULATIONS" CHART IN THIS FORMAT.

PARKING REQUIREMENTS

1 SPACE REQUIRED PER 300 SQ. FT. OF BUILDING

EXISTING BUILDING SQ.FT.= 27,746
PROPOSED BUILDING SQ.FT.= 18,860
TOTAL FINAL BUILDING SQ.FT.= 45,510
45,510 / 300= 152

=152 TOTAL SPACES REQUIRED

108 SPACES EXISTING
44 ADDITIONAL SPACES REQUIRED

TOTAL ADDITIONAL SPACES REQUIRED = 44
TOTAL ADDITIONAL SPACES PROVIDED = 57
(NOTE, 13 OF THE 57 NEW SPACES MAY BE MADE INTO GRAVEL OVERFLOW SPACES)

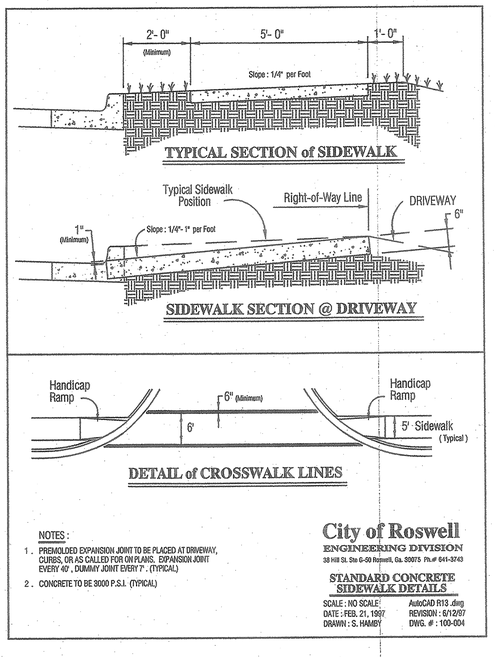
SITE DATA

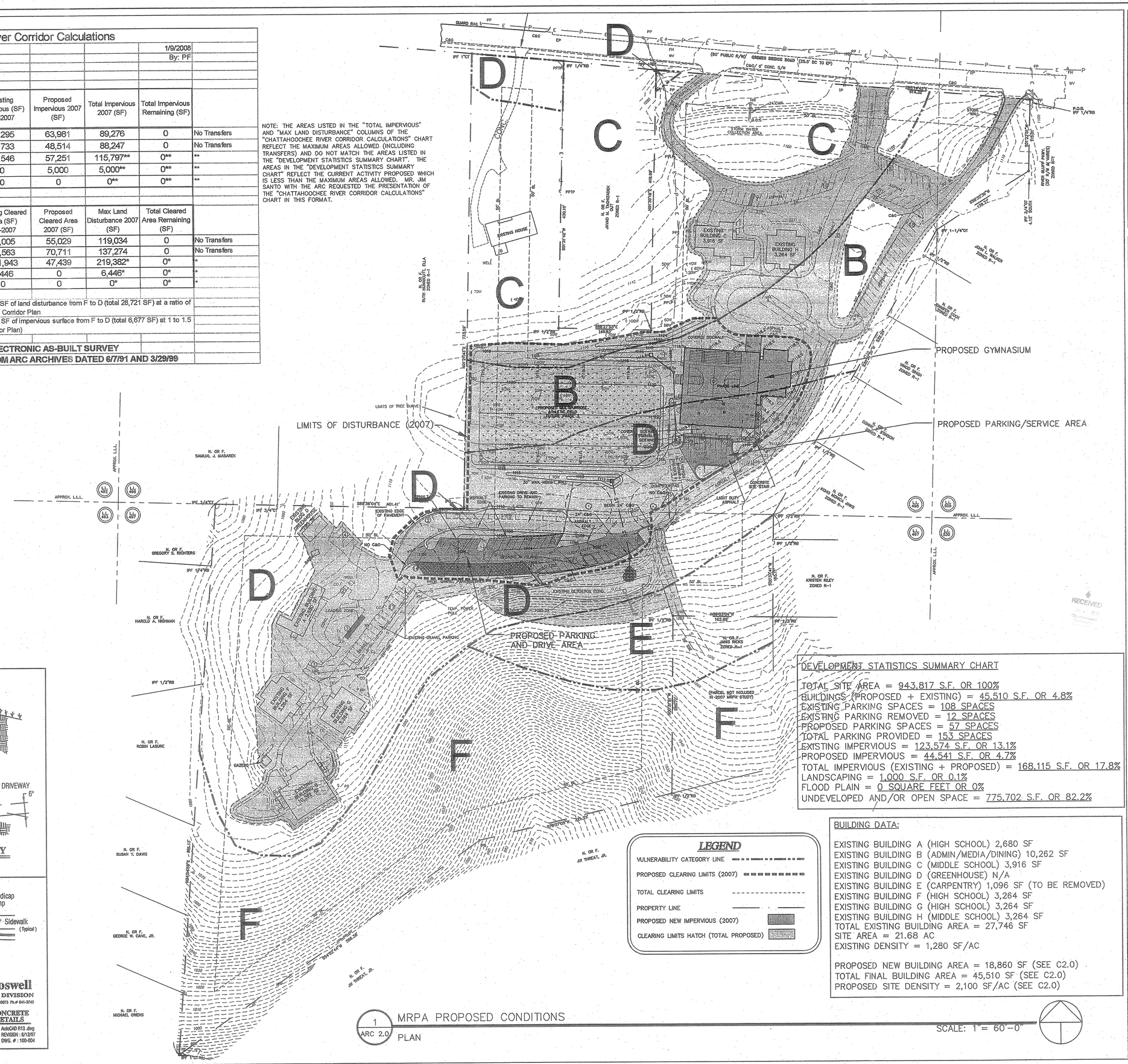
TOTAL SITE AREA = 943,817 SF OR 21.67 ACRES
TOTAL SITE IMPERVIOUS AREA (EXISTING + PROPOSED) = 168,115 SF OR 3.86 ACRES

943,817 – 168,115 = 775,702 SF OR 17.81 ACRES

TOTAL SITE PERVIOUS AREA = 783,152 SF OR 17.98 ACRES
775,702 / 943,817 = 82.2% SITE PERVIOUS AREA

NOTES:
1. MULTI–PURPOSE FIELD TO BE USED FOR SOCCER AND P.E., THERE IS NO TRACK PROPOSED AT THE FIELD.
2. PROPOSED GYMNASIUM HEIGHT IS 34 FEET.
3. NO NEW SITE LIGHTING IS PROPOSED.
4. SITE IS 82.2% OPEN SPACE.
5. STORMWATER DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL DURING THE DEVELOPMENT PERMIT REVIEW PROCESS.
6. TRANSFERS FROM E TO D AND F TO D ARE SHOWN AT THE REQUEST OF THE ARC TO COMPENSATE FOR EXISTING CLEARED AREA. THE ARC REQUESTED THAT ALL CLEARING AN IMPERVIOUS AREAS BE TRANSFERRED FROM E AND F SINCE LAND IN E AND F IS NOT BUILDABLE DUE TO TOPOGRAPHY.





DEVELOPMENT STATISTICS SUMMARY CHART

TOTAL SITE AREA = 943,817 S.F. OR 100%
BUILDINGS (PROPOSED + EXISTING) = 45,510 S.F. OR 4.8%
EXISTING PARKING SPACES = 108 SPACES
EXISTING PARKING REMOVED = 12 SPACES
PROPOSED PARKING SPACES = 57 SPACES
TOTAL PARKING PROVIDED = 153 SPACES
EXISTING IMPERVIOUS = 123,574 S.F. OR 13.1%
PROPOSED IMPERVIOUS = 44,541 S.F. OR 4.7%
TOTAL IMPERVIOUS (EXISTING + PROPOSED) = 168,115 S.F. OR 17.8%
LANDSCAPING = 1,000 S.F. OR 0.1%
FLOOD PLAIN = 0 SQUARE FEET OR 0%
UNDEVELOPED AND/OR OPEN SPACE = 775,702 S.F. OR 82.2%

LEGEND

- VULNERABILITY CATEGORY LINE
- PROPOSED CLEARING LIMITS (2007)
- TOTAL CLEARING LIMITS
- PROPERTY LINE
- PROPOSED NEW IMPERVIOUS (2007)
- CLEARING LIMITS HATCH (TOTAL PROPOSED)

BUILDING DATA:

EXISTING BUILDING A (HIGH SCHOOL) 2,680 SF
EXISTING BUILDING B (ADMIN/MEDIA/DINING) 10,262 SF
EXISTING BUILDING C (MIDDLE SCHOOL) 3,916 SF
EXISTING BUILDING D (GREENHOUSE) N/A
EXISTING BUILDING E (CARPENTRY) 1,096 SF (TO BE REMOVED)
EXISTING BUILDING F (HIGH SCHOOL) 3,264 SF
EXISTING BUILDING G (HIGH SCHOOL) 3,264 SF
EXISTING BUILDING H (MIDDLE SCHOOL) 3,264 SF
TOTAL EXISTING BUILDING AREA = 27,746 SF
SITE AREA = 21.68 AC
EXISTING DENSITY = 1,280 SF/AC

PROPOSED NEW BUILDING AREA = 18,860 SF (SEE C2.0)
TOTAL FINAL BUILDING AREA = 45,510 SF (SEE C2.0)
PROPOSED SITE DENSITY = 2,100 SF/AC (SEE C2.0)

1 ARC 2.0 — MRPA PROPOSED CONDITIONS PLAN

SCALE: 1" = 60'–0"

EBERLY & ASSOCIATES
TEL 770.452.7849 FAX 770.452.0086
1852 CENTURY PLACE, SUITE 202
ATLANTA, GEORGIA 30345
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

GEORGIA REGISTERED No. 28688 PROFESSIONAL ENGINEER

PROJECT:
THE COTTAGE SCHOOL
MULTI–USE REC. FACILITY
LAND LOTS 497, 498, & 529
1st DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
700 GRIMES BRIDGE ROAD

REVISIONS:

12/13/07	ARC COMMENTS

MRPA PROPOSED CONDITIONS PLAN

SCALE: 1"=60'
DATE: 10/17/07
DRAWN BY: WA
PROJECT MANAGER: DP
QA/QC CHECK:

PROJECT NO. 06–157

ARC 2.0

© 2005, EBERLY & ASSOCIATES, INC.

G:\PROJECTS\2006\06-157 Cottage School ARC\Drawing\05-157 MRPA 10-16-07.dwg January 15, 2008