



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Sept 1, 2005

ARC REVIEW CODE: R508021

TO: Chairman Karen Handel  
ATTN TO: Morgan Ellington, Planner III  
FROM: Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Submitting Local Government:** Fulton County  
**Name of Proposal:** D7 Webb Road

**Review Type:** Development of Regional Impact

**Date Opened:** Aug 2 2005

**Date Closed:** Sep 1 2005

**FINDING:** After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

**Additional Comments:** The proposed project is located within the Big Creek watershed, a small water supply watershed, and is more than seven miles upstream of the City of Roswell's water supply intake. Under the Georgia Planning Act, all development in the watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01 Criteria for Water Supply Watersheds) unless alternative criteria are developed in a study with participation by all jurisdictions in the watershed. The minimum criteria include a limit of 25 percent impervious surface in the watershed, or the existing amount, whichever is greater, unless alternate criteria are developed and approved by the State. ARC recently adopted a policy regarding impervious surface limits in small water supply watersheds. The policy resolution is attached at the end of this report. ARC staff has reviewed this policy, and evaluated the proposed development and Fulton County's implementation of protection measures of the watershed. Through discussions with Fulton County staff and the developer, it has been agreed upon by all parties that Fulton County will implement a zoning condition requiring that the proposed development will meet all the requirements and standards of the Metropolitan North Georgia Water Planning District's Post Development Stormwater Management Ordinance and the Georgia Stormwater Management Criteria. The agreement is attached at the end of this report.

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY  
CITY OF ATLANTA  
CITY OF MOUNTAIN PARK

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF ALPHARETTA  
FULTON COUNTY SCHOOLS

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF ROSWELL  
CHEROKEE COUNTY

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

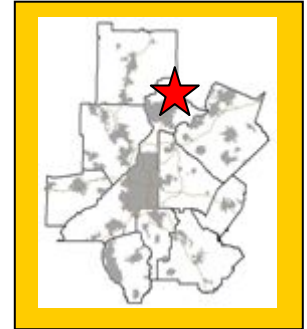
The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
| Preliminary Report: | August 2, 2005    | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | D7 Webb Road #852 |
| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

## **FINAL REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed D7 Webb Road development, is located on 32 acres in north Fulton. The mixed-use proposed development includes 256 townhomes, and 56,400 square feet of commercial office space. The site is located along Webb Road with a majority of the 32 acre site bound by Deerfield Parkway to the west and Morris Road to the east. A portion of the site, 1.44 acres, is located in the southwest quadrant of Deerfield Parkway and Webb Road. Access to the site is proposed at six site driveways. Two driveways will be located along Morris Road, two along Webb Road, and two along Deerfield Parkway



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2008.

### **GENERAL**

According to information on the review form or comments received from potentially affected governments:

**Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.**

The project site is currently zoned AG-1 (agricultural) and C-1 (commercial). The proposed zoning for the site is MIX mixed use. Information submitted for the review states that the proposed zoning is consistent with Fulton County's Future Land Use Map which designates the area as commercial and residential (5-8 du/ac).

**Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.**

No comments were received from local governments identifying inconsistencies with comprehensive plans.

**Will the proposed project impact the implementation of any local government's short-term work program? If so, how?**

No comments were received from local governments concerning impacts to the implementation of short term work programs.

**Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
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Yes, the proposed development would increase the need for services in the area for existing and future residents. It is estimated that the proposed development will house approximately 678 people and, of those, 374 workers.

**What other major development projects are planned near the proposed project?**

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a three mile radius of the proposed project.

| YEAR | NAME                 |
|------|----------------------|
| 1999 | Carson Webb Road MUD |
| 1996 | Orkin-Hines MUD      |
| 1992 | Windward             |
| 1989 | Oxford Green         |
| 1987 | The Pavilion         |
| 1984 | Piedmont Properties  |

**Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.**

Based on information submitted for the review, two single family houses will be displaced. Currently one house is abandoned and the other is being rented, but will soon be unoccupied.

**Will the development cause a loss in jobs? If yes, how many?**

No.

**Is the proposed development consistent with regional plans and policies?**

The proposed project is located within the Big Creek watershed, a small water supply watershed, and is more than seven miles upstream of the City of Roswell's water supply intake. Under the Georgia Planning Act, all development in the watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01 Criteria for Water Supply Watersheds) unless alternative criteria are developed in a study with participation by all jurisdictions in the watershed. The minimum criteria include a limit of 25 percent impervious surface in the watershed, or the existing amount, whichever is greater, unless alternate criteria are developed and approved by the State.

To meet the Watershed District requirements, the project needs to meet the impervious surface limits on site or the Fulton County must show how the proposed impervious area over 25 percent is permanently offset elsewhere in the County's portion of the watershed.

ARC recently adopted a policy regarding impervious surface limits in small water supply watersheds. The policy resolution is attached at the end of this report. ARC staff has reviewed this policy, and

|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
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evaluated the proposed development and Fulton County's implementation of protection measures of the watershed.

Through discussions with Fulton County staff and the developer, it has been agreed upon by all parties that Fulton County will implement a zoning condition requiring that the proposed development will meet all the requirements and standards of the Metropolitan North Georgia Water Planning District's Post Development Stormwater Management Ordinance and the Georgia Stormwater Management Criteria. The agreement is attached at the end of this report.

The proposed D7 Webb Road mixed use development meets many of ARC's Regional Development Policies. The proposed development includes both vertical and horizontal mix of uses with the incorporation of live work units. The site plan depicts interconnected streets, alleys for garage access, and on street parking to create a pedestrian friendly environment. The development also proposes pockets of greenspace throughout the development. The Regional Development Policies promote development strategies that accommodate forecasted population and employment growth efficiently, encourage opportunities for mixed use development, infill, and redevelopment, support housing choices for individuals and families of diverse incomes and age groups, and advances a network of greenspace that has the potential to connect across jurisdictional boundaries. The proposed development effectively implements various components of these policies.

It is recommended that the site plan be revised so that the potential vehicle traffic conflict between Road C and Road A on the eastern portion of the site is resolved. Realigning to the two segments of Road C with each other at the intersection with Road A should be considered.

|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
| Preliminary Report: | August 2, 2005    | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | D7 Webb Road #852 |
| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

## **FINAL REPORT**

### **Regional Development Plan Policies**

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

### **BEST LAND USE PRACTICES**

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
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| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

## BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

## BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

## BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
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| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.  
Practice 4: Design of energy-saving features. Natural shading and solar access.  
Practice 5: Supply affordable single-family homes for moderate-income households.  
Practice 6: Supply affordable multi-family and accessory housing for low-income households.  
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.  
Practice 8: Mix housing to the extent the market will bear.

## **LOCATION**

### **Where is the proposed project located within the host-local government's boundaries?**

The proposed project is located in Fulton County at the intersection of Deerfield Parkway and Webb Road.

### **Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.**

It is entirely within the Fulton County's boundaries; however, it is less than a mile from the City of Alpharetta.

### **Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.**

None were determined during the review.

## **ECONOMY OF THE REGION**

According to information on the review form or comments received from potentially affected governments:

### **What new taxes will be generated by the proposed project?**

Estimated value of the development is \$72,000,000 with an expected \$985,939 in annual local tax revenues.

### **How many short-term jobs will the development generate in the Region?**

Short-term jobs will depend upon construction schedule.

### **Is the regional work force sufficient to fill the demand created by the proposed project?**

Yes.

### **In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?**

|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
| Preliminary Report: | August 2, 2005    | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | D7 Webb Road #852 |
| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

The proposed development will off an opportunity for residents to live and work within close proximity to one another.

## **NATURAL RESOURCES**

**Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.**

### **Watershed Protection and Storm Water/Water Quality**

The proposed project is located within the Big Creek watershed, a small water supply watershed, and is more than seven miles upstream of the City of Roswell's water supply intake. Under the Georgia Planning Act, all development in the watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01 Criteria for Water Supply Watersheds) unless alternative criteria are developed in a study with participation by all jurisdictions in the watershed. The minimum criteria include a limit of 25 percent impervious surface in the watershed, or the existing amount, whichever is greater, unless alternate criteria are developed.

The Big Creek Watershed Study was completed in December 2000. It was a cooperative study including all jurisdictions in the basin to provide for the protection of water quality in the watershed. The recommended watershed management plan was based on projected 2020 land use based on each jurisdiction's land use plan and proposed BMPs to control stormwater flows and pollutant loads resulting from increased development. If the proposed project is within the amounts of impervious surface projected for 2020 in unincorporated Fulton in the Big Creek Study and it uses BMPs consistent with Water District Post Development Stormwater Management Ordinance and Georgia Stormwater Manual criteria, it should provide protection equal to the minimum water supply watershed criteria.

No perennial streams are shown on the property; therefore the water supply watershed buffers do not apply. Any state waters on the property are subject to the 25-foot Erosion and Sedimentation Act buffers, which are administered by the Environmental Protection Division of Georgia DNR. Any work within the Erosion and Sedimentation buffers will require a variance.

### **Storm Water/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on regional storm water monitoring data from the Atlanta Region. Actual loading factors will depend on the amount of impervious surface in the final project design. The following table summarizes the results of the analysis:



|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
| Preliminary Report: | August 2, 2005    | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | D7 Webb Road #852 |
| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

**Estimated Pounds of Pollutants Per Year:**

| Land Use            | Land Area (ac) | Total Phosphorus | Total Nitrogen | BOD     | TSS      | Zinc  | Lead |
|---------------------|----------------|------------------|----------------|---------|----------|-------|------|
| Townhouse/Apartment | 32.03          | 33.63            | 343.04         | 2146.01 | 19378.15 | 24.34 | 4.48 |
| TOTAL               | 32.03          | 33.63            | 343.04         | 2146.01 | 19378.15 | 24.34 | 4.48 |

Total % impervious 48

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

**HISTORIC RESOURCES**

**Will the proposed project be located near a national register site? If yes, identify site.**

None have been identified.

**In what ways could the proposed project create impacts that would damage the resource?**

Not applicable.

**In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?**

Not applicable.

**INFRASTRUCTURE  
Transportation**

**Georgia Regional Transportation Authority Review Findings**

**How many site access points will be associated with the proposed development? What are their locations?**

Access to the proposed development will be provided by six full-movement site driveways: two along the west side of Morris Road, two along the north side of Webb Road, and one along each side of Deerfield Parkway. The Deerfield Parkway site driveways will align, and the development plan proposes to relocate the existing median break approximately 100 feet to the north to serve these drives. All site driveways are proposed as full-movement access points and have been analyzed with one ingress and one egress lane.

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**



|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
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| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

Kimley-Horn and Associates performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

| Land Use               | A.M. Peak Hour |            |            | P.M. Peak Hour |            |            | 24-Hour     |
|------------------------|----------------|------------|------------|----------------|------------|------------|-------------|
|                        | Enter          | Exit       | 2-Way      | Enter          | Exit       | 2-Way      | 2-Way       |
| 256 Town Homes         | 19             | 91         | 110        | 87             | 43         | 130        | 1428        |
| 56,400 sq ft Office    | 105            | 14         | 119        | 24             | 118        | 142        | 858         |
| Mixed-Use Reduction    | 0              | 0          | 229        | -2             | -2         | -4         | -18         |
| <b>TOTAL NEW TRIPS</b> | <b>124</b>     | <b>105</b> | <b>229</b> | <b>109</b>     | <b>159</b> | <b>268</b> | <b>2268</b> |

\*Above data represent net trip generation

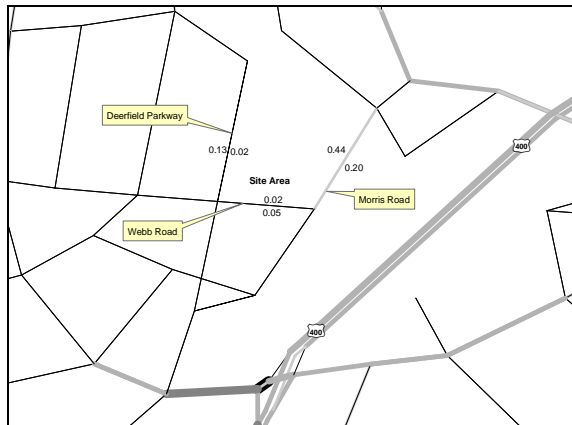
### **What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?**

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

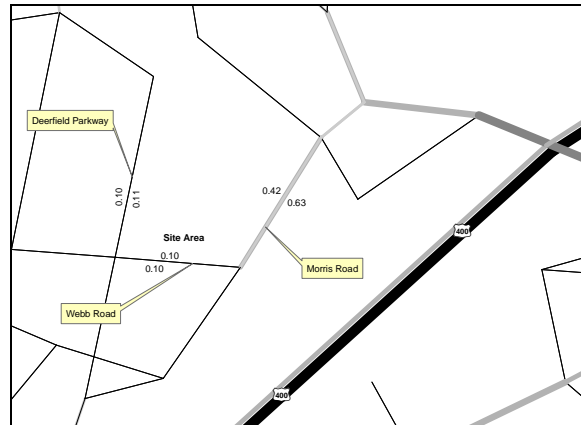
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

### **V/C Ratios**

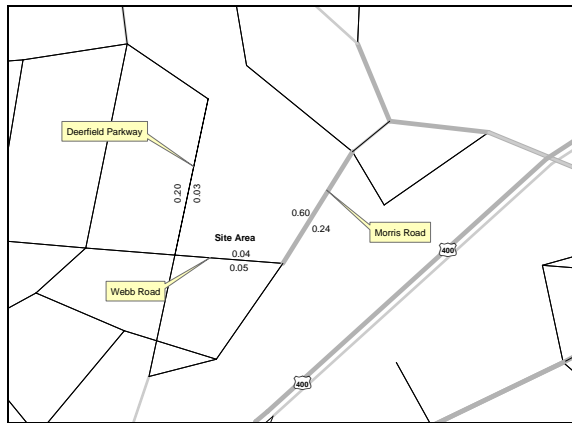
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|---------------------|-------------------|---|------------------|-------------------|
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| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |



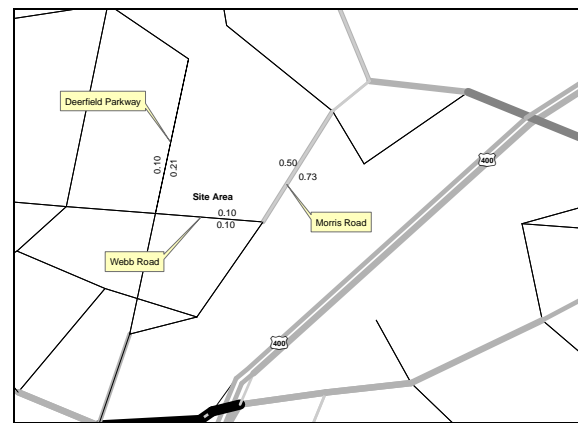
**2005 AM Peak**



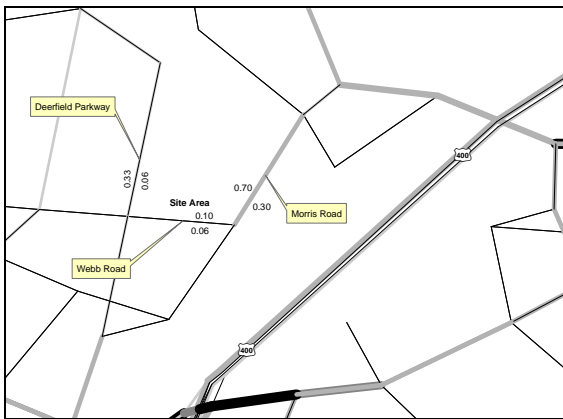
**2005 PM Peak**



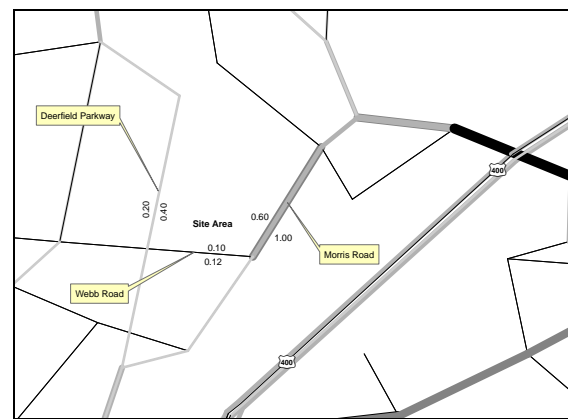
**2010 AM Peak**



**2010 PM Peak**



**2030 AM Peak**



**2030 PM Peak**

| Legend               |  |
|----------------------|--|
| AM/PM Peak V/C Ratio | LOS A: 0 - 0.3   LOS B: 0.31 - 0.5   LOS C: 0.51 - 0.75   LOS D: 0.76 - 0.90   LOS E: 0.91 - 1.00   LOS F: 1.01+ |

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2005-2010 TIP, adopted in December 2004. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
| Preliminary Report: | August 2, 2005    | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | D7 Webb Road #852 |
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**List the transportation improvements that would affect or be affected by the proposed project.**

**2005-2010 TIP\***

| ARC Number    | Route  | Type of Improvement | Scheduled Completion Year |
|---------------|--|---------------------|---------------------------|
| FN-199        | SR 9 ATMS  | Roadway Operations  | 2007                      |
| FN-201        | WINDWARD PARKWAY TRAFFIC SIGNAL INTERCONNECTIONS | Roadway Operations  | 2007                      |
| AR-435A, B    | SR 400 ATMS COMMUNICATIONS / SURVEILLANCE        | Roadway Operations  | 2008                      |
| FN-AR-400A, B | SR 400: SEGMENT 1                                | Roadway Capacity    | 2009                      |

**2030 RTP\***

| ARC Number   | Route                  | Type of Improvement | Scheduled Completion Year |
|--------------|------------------------|---------------------|---------------------------|
| FN-222       | SR 9 (CUMMING HIGHWAY) | Roadway Capacity    | 2020                      |
| AR-H-400A, B | SR 400 HOV LANES       | HOV Lanes           | 2015                      |

*\*The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004. USDOT approved in December 2004.*

**Summarize the transportation improvements as recommended by consultant in the traffic study for Webb Road.**

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

**Morris Road at Webb Road**

- Install a traffic signal and coordinate timings with the existing signal at the intersection of Webb Road and Deerfield Parkway.
- Provide a southbound right-turn lane from Morris Road to Webb Road.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic; however, the transportation consultant has made no additional recommendations for improvements to be carried out in order to upgrade the existing level of service. The recommendations stated in the no-build condition are also applicable to the build condition.

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The site is served by MARTA bus route #143 with southbound headways every 30 minutes from 5:35 am till 10:05 am, Monday through Friday. Northbound headways are every 25 minutes from 3:00 pm till 7:35 pm, Monday through Friday.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**



|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
| Preliminary Report: | August 2, 2005    | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | D7 Webb Road #852 |
| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

None proposed.

The development **DOES NOT PASS** the ARC's Air Quality Benchmark test.

| <b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>                       | <b>Credits</b> | <b>Total</b> |
|---|----------------|--------------|
| Where Residential is dominant, 10% Retail or 10% Office                               | 4%             | 4%           |
| w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)   | 3%             | 3%           |
| Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses | 5%             | 5%           |
| <b>Total</b>  |                | <b>12%</b>   |

Although the proposed development does not meet the necessary 15% credit, that are several aspects of this proposed mixed development that help to achieve a reduction in mobile source emissions (VMT credits). The live work units will offer residents of the proposed development to work within close proximity to where they live. The passive recreational space and parks provide additional opportunities for residents and employees of the proposed development.

**What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?**

Traffic impacts by this development are minimal. However, the area around this development is quickly developing. All recommended improvements should be implemented prior to completion of this project to minimize increasing congestion in this area.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Based on regional averages, wastewater is estimated at 0.077 MGD.

**Which facility will treat wastewater from the project?**

Big Creek will provide wastewater treatment for the proposed development.

**What is the current permitted capacity and average annual flow to this facility?**

The capacity of Big Creek Site is listed below:

| <b>PERMITTED CAPACITY<br/>MMF, MGD<sub>1</sub></b> | <b>DESIGN CAPACITY<br/>MMF, MGD</b> | <b>2001 MMF, MGD</b> | <b>2008 MMF, MGD</b> | <b>2008 CAPACITY AVAILABLE +/-, MGD</b> | <b>PLANNED EXPANSION</b> | <b>REMARKS</b> |
|--|-------------------------------------|----------------------|----------------------|---|--------------------------|----------------|
|  |                                     |                      |                      |   |                          |                |

|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
| Preliminary Report: | August 2, 2005    | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | D7 Webb Road #852 |
| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

|    |    |    |    |    |  |  |
|----|----|----|----|----|--|--|
| 24 | 24 | 25 | 26 | -2 | Planned expansion to 36 or 48 mgd by 2008, subject to permitting |  |
|----|----|----|----|----|--|--|

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

<sup>1</sup> Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.

### **What other major developments will be served by the plant serving this project?**

ARC has reviewed a number of major developments that will be served by this plant.

## **INFRASTRUCTURE**

### **Water Supply and Treatment**

#### **How much water will the proposed project demand?**

Water demand also is estimated at 0.077 MGD based on regional averages.

#### **How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?**

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

## **INFRASTRUCTURE**

### **Solid Waste**

#### **How much solid waste will be generated by the project? Where will this waste be disposed?**

Information submitted with the review 764.2 tons of solid waste per year and the waste will be disposed of in Fulton County.

#### **Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?**

No.

#### **Are there any provisions for recycling this project's solid waste?**

None stated.

## **INFRASTRUCTURE**

### **Other facilities**

#### **According to information gained in the review process, will there be any unusual intergovernmental impacts on:**



|                     |                   |   |                  |                   |
|---------------------|-------------------|---|------------------|-------------------|
| Preliminary Report: | August 2, 2005    | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | D7 Webb Road #852 |
| Final Report Due:   | September 1, 2005 |   | Comments Due By: | August 16, 2005   |

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

## **HOUSING**

### **Will the proposed project create a demand for additional housing?**

No, the project will provide an additional 256 housing units.

### **Will the proposed project provide housing opportunities close to existing employment centers?**

Yes, once developed, this project will provide housing opportunities for existing employment centers.

### **Is there housing accessible to the project in all price ranges demanded?**

The site proposed for the development is located in Census Tract 116.04. This tract had a 32.6 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 63 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a variety of housing options around the development area.

### **Is it likely or unlikely that potential employees of the proposed project will be able to find affordable\* housing?**

Likely, assuming the development is approved with multiple price ranges of housing.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.



August 12, 2005

Mr. Mike Alexander  
Principle Planner  
Atlanta Regional Commission  
40 Courtland Avenue  
Atlanta, Georgia 30303

RE: DRI Case # 852 (D7 Webb Road Development)

Dear Mr. Alexander:

Fulton County hereby agrees to implement a zoning condition requiring that the D7 Webb Road Site Development will meet all the requirements and standards of:

1. the Metropolitan North Georgia Water Planning District's Post Development Stormwater Management Ordinance, and
2. the Georgia Stormwater Management Criteria.

Please call, Ms. Morgan Ellington of my office, with any questions at 404-730-8049. Thank you.

Sincerely,

Ms. Alice Wakefield, AICP  
Deputy Director  
Environment and Community Development  
Fulton County Government

cc: Haley Fleming, ARC  
Via FAX



## **RESOLUTION BY THE ATLANTA REGIONAL COMMISSION CONCERNING SMALL WATER SUPPLY WATERSHEDS IN THE 10 COUNTY ATLANTA REGION**

**WHEREAS**, pursuant to the Georgia Planning Act of 1989, and Georgia Department of Community Affairs Rules for the Review of Developments of Regional Impact (DRI), the Atlanta Regional Commission currently reviews large scale developments that are determined to be Developments of Regional Impact; and

**WHEREAS**, under the Georgia Planning Act of 1989 (Georgia Code Section 12-2-8), minimum criteria were required for the protection of public water supply watersheds; and

**WHEREAS**, the Georgia Department of Natural Resources and the Georgia Department of Community Affairs have adopted minimum criteria for the protection of public water supply watersheds; and

**WHEREAS**, local jurisdictions that are all or partly within public water supply watersheds are required to adopt water supply watershed ordinances that address the adopted minimum criteria; and

**WHEREAS**, a small public water supply watershed is defined as having a drainage basin of less than 100 square miles of land upstream of a public drinking water supply intake; and

**WHEREAS**, small water supply watersheds are more vulnerable to contamination by land development, more stringent watershed protection criteria were established for such watersheds; and

**WHEREAS**, under the adopted minimum protection criteria for small water supply watersheds, the impervious surface area of the entire water supply watershed shall be limited to either 25 percent or the existing impervious surface amount, if the existing is more than 25 percent; or if an alternative mitigation plan has been adopted by all local jurisdictions in the watershed and approved by the Department of Community Affairs and the Department of Natural Resources; and

**WHEREAS**, if a local jurisdiction fails to adopt a water supply watershed protection ordinance the Georgia Department of Community Affairs is authorized to revoke the Qualified Local Government Status of that local jurisdiction; and

**WHEREAS**, if development occurs with impervious surface areas in excess of the required maximum allowed in a watershed, without approved alternate requirements and proper mitigation, downstream water quality in the watershed may be degraded; and

**WHEREAS**, all affected local jurisdictions in small water supply watersheds must demonstrate either that the necessary actions are being taken to ensure that the maximum 25 percent impervious surface area will not be exceeded as development occurs or that alternate criteria have been approved and adopted and that the alternate requirements are being applied to new development; and

**WHEREAS**, ARC reviews Developments of Regional Impact and ensures they meet all applicable planning criteria in order to be found in the Best Interest of the Region; and

**WHEREAS**, without approved local plans adopting the minimum water supply watershed criteria or approved alternate criteria, each development within the small water supply watershed area of a local jurisdiction should be limited to 25 percent impervious surface to insure that the minimum criteria are met.

**NOW THEREFORE BE IT RESOLVED**, that Developments of Regional Impact in small water supply watersheds in local jurisdictions without adopted and approved water supply watershed criteria will be limited to a total impervious surface of 25 percent of the project area in order to be found to be in the Best Interests of the Region, and therefore, of the State.

**NOW THEREFORE BE IT FURTHER RESOLVED**, that Developments of Regional Impact in small water supply watersheds in jurisdictions that do not have adopted watershed protection plans or are not taking actions to monitor and enforce the impervious requirements when reviewed, ARC staff will work with the relevant local jurisdiction to ensure that the Part 5 water supply watershed criteria are being addressed or the project may be found not in the Best Interests of the Region, and therefore, of the State.

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Your DRI ID NUMBER for this submission is: **852**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 7/6/2005 1:35:00 PM

## DEVELOPMENT OF REGIONAL IMPACT

### Fulton County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

### Local Government Information

|  |  |
|--|--|
| Submitting Local Government:                     | Fulton County  |
| *Individual completing form and Mailing Address: | Morgan Ellington, Planner Fulton Co. 141 Pryor Street, Suite 2085<br>Atlanta, GA 30303 |
| Telephone:                                       | 404-730-8049   |
| Fax:   | 404-730-7818   |
| E-mail ( <b>only one</b> ):                      | <a href="mailto:Morgan.Ellington@co.fulton.ga.us">Morgan.Ellington@co.fulton.ga.us</a> |

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

| Name of Proposed Project:  | D7 Webb Road, JV 32 ac. Tract   |                                 |
|--|---|---------------------------------|
| Development Type   | Description of Project  | Thresholds                      |
| Mixed Use  | 256 townhomes56400 sf commercial/office   | <a href="#">View Thresholds</a> |
| Developer / Applicant and Mailing Address:   | Seven Oaks Company, Attn: Robert P. Voyles 3455 Peachtree Road, NE Suite 710<br>Atlanta, GA 30326 |                                 |
| Telephone:   | 404-364-8066  |                                 |
| Fax:   | 404-364-8078  |                                 |
| Email:   | <a href="mailto:bvoyles@sevenoakscompany.com">bvoyles@sevenoakscompany.com</a>                    |                                 |
| Name of property owner(s) if different from developer/applicant:   | W.B. Holdings - Windward LLC  |                                 |
| Provide Land-Lot-District Number:  | LL 1044, 1045, 1046, District 2/2   |                                 |
| What are the principal streets or roads providing vehicular access to the site?  | Deerfield Parkway, Webb Road, Morris Road   |                                 |
| Provide name of nearest street(s) or intersection:   | Webb Road and Morris Road   |                                 |
| Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):  | /   |                                 |
| If available, provide a link to a website providing a general location map of the proposed project (optional).<br>( <a href="http://www.mapquest.com">http://www.mapquest.com</a> or <a href="http://www.mapblast.com">http://www.mapblast.com</a> are helpful sites to use.): |   |                                 |

|   |   |
|---|---|
| Is the proposed project entirely located within your local government's jurisdiction?   | Y   |
| If yes, how close is the boundary of the nearest other local government?                |   |
| If no, provide the following information:   |   |
| In what additional jurisdictions is the project located?                                |   |
| In which jurisdiction is the majority of the project located? (give percent of project) | Name:<br>(NOTE: This local government is responsible for initiating the DRI review process.)<br>Percent of Project: |
| Is the current proposal a continuation or expansion of a previous DRI?                  | N   |
| If yes, provide the following information (where applicable):                           | Name:<br>Project ID:<br>App #:  |
| The initial action being requested of the local government by the applicant is:         | Rezoning, Variance  |
| What is the name of the water supplier for this site?                                   | Fulton County   |
| What is the name of the wastewater treatment supplier for this site?                    | Fulton County   |
| Is this project a phase or part of a larger overall project?                            |   |
| If yes, what percent of the overall project does this project/phase represent?          |   |
| Estimated Completion Dates:   | This project/phase:<br>Overall project: 2007  |

### Local Government Comprehensive Plan

|  |   |
|--|---|
| Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map? | Y |
| If no, does the local government intend to amend the plan/map to account for this development?                   |   |
| If amendments are needed, when will the plan/map be amended?   |   |

### Service Delivery Strategy

|   |   |
|---|---|
| Is all local service provision consistent with the countywide Service Delivery Strategy?      | Y |
| If no, when will required amendments to the countywide Service Delivery Strategy be complete? |   |

### Land Transportation Improvements

|   |   |
|---|---|
| Are land transportation or access improvements planned or needed to support the proposed project? | N |
| If yes, how have these improvements been identified:  |   |
| Included in local government Comprehensive Plan or Short Term Work Program?                       |   |
| Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?                       |   |
| Included in an official Transportation Improvement Plan (TIP)?                                    |   |
| Developer/Applicant has identified needed improvements?   |   |
| Other (Please Describe):  |   |

Submitted on: 7/27/2005 2:40:42 PM

## DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

### Local Government Information

|                              |  |
|------------------------------|--|
| Submitting Local Government: | Fulton County  |
| Individual completing form:  | Morgan Ellington   |
| Telephone:                   | 404-730-8049   |
| Fax:                         | 404-730-7818   |
| Email ( <b>only one</b> ):   | <a href="mailto:Morgan.Ellington@co.fulton.ga.us">Morgan.Ellington@co.fulton.ga.us</a> |

### Proposed Project Information

|                           |                                      |
|---------------------------|--------------------------------------|
| Name of Proposed Project: | D7-Webb Road                         |
| DRI ID Number:            | 852                                  |
| Developer/Applicant:      | Seven Oaks Company, Attn: Trey Gooze |
| Telephone:                | 404-364-8066                         |
| Fax:                      | 404-364-8078                         |
| Email(s):                 | tgooge@sevenoakscompany.com          |

### DRI Review Process

|   |   |
|---|---|
| Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) | N |
| If yes, has that additional information been provided to your RDC and, if applicable, GRTA?   |   |
| If no, the official review process can not start until this additional information is provided.   |   |

### Economic Impacts

|  |              |
|--|--------------|
| Estimated Value at Build-Out:  | \$72,000,000 |
| Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:  | \$985,939    |
| Is the regional work force sufficient to fill the demand created by the proposed project?  | Y            |
| If the development will displace any existing uses, please describe (using number of units, square feet., etc): The development will remove 2 existing single family residences. |              |

### Community Facilities Impacts

#### Water Supply

|  |            |
|--|------------|
| Name of water supply provider for this site:   | Fulton Co. |
| What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | .077 mgd   |
| Is sufficient water supply capacity available to serve the proposed project?   | Y          |
| If no, are there any current plans to expand existing water supply capacity?   | N          |
| If there are plans to expand the existing water supply capacity, briefly describe below:                                 |            |
| If water line extension is required to serve this project, how much additional line (in miles) will be required?         |            |

### Wastewater Disposal

|  |           |
|--|-----------|
| Name of wastewater treatment provider for this site: | Big Creek |
|--|-----------|

|  |          |
|--|----------|
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | .077 mgd |
| Is sufficient wastewater treatment capacity available to serve this proposed project?                            | Y        |
| If no, are there any current plans to expand existing wastewater treatment capacity?                             | N        |
| If there are plans to expand existing wastewater treatment capacity, briefly describe below:                     |          |
| If sewer line extension is required to serve this project, how much additional line (in miles) will be required? |          |

### Land Transportation

|   |       |
|---|-------|
| How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)   | 2,286 |
| Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?  | Y     |
| If yes, has a copy of the study been provided to the local government?  | Y     |
| If transportation improvements are needed to serve this project, please describe below:<br>A traffic signal and southbound right-turn lane were recommended in the No-Build condition at the intersection of Morris Road and Webb Road. |       |

### Solid Waste Disposal

|   |            |
|---|------------|
| How much solid waste is the project expected to generate annually (in tons)?            | 764.2 tons |
| Is sufficient landfill capacity available to serve this proposed project?               | Y          |
| If no, are there any current plans to expand existing landfill capacity?                | N          |
| If there are plans to expand existing landfill capacity, briefly describe below:        |            |
| Will any hazardous waste be generated by the development? If yes, please explain below: |            |
| N   |            |

### Stormwater Management

|   |            |
|---|------------|
| What percentage of the site is projected to be impervious surface once the proposed development has been constructed? | 60 percent |
| Is the site located in a water supply watershed?  | Y          |
| If yes, list the watershed(s) name(s) below:<br>Big Creek watershed   |            |

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

The proposed development will use various measures to ensure storm water quality and remain in compliance with the Fulton County Storm Water Manual. Design During detailed design of the systems the civil engineer of record will work closely with the County Engineering Department and will use the Fulton County Storm Water Manual to design an of the system. The storm water system will be designed to handle issues related to both quality and quantity of discharge from the site. The common detention pond will be incorporated into site amenities for the project. Sediment and Erosion Control During the construction phase of the project a comprehensive Sediment and Erosion Control Plan will be put in place. The plan will be phased and detailed so that adequate protection can be provided during all phases of the construction. The phases of erosion control will include clearing, mass grading, building construction and final stabilization. The civil engineer of record will continually conduct site inspections during construction and make changes, as necessary, in order to properly treat the storm water flowing from the site. Storm Water Management Structural Measures The storm water discharge for the site will be designed to match as closely as possible the flow of the existing sub-basins. A majority of the storm water will flow through pipes and swales to the center of the project where it will enter the wet detention pond. This ponds will treat for suspended solids, nutrients, and bacteria. For the removal of petroleum products, skimmers will be added to the outlet structures where practical. Where feasible, the common detention ponds will discharge the treated storm water to created wetlands prior to it entering the natural buffer area along the creek. The created wetlands will treat for suspended solids, bacteria, nutrients, and petroleum products.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

|  |   |
|--|---|
| 1. Water supply watersheds?                | Y |
| 2. Significant groundwater recharge areas? | N |
| 3. Wetlands?                               | Y |
| 4. Protected mountains?                    | N |
| 5. Protected river corridors?              | N |

If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:

The proposed development will use various measures to ensure storm water quality and remain in compliance with the Fulton County Storm Water Manual. Design During detailed design of the systems the civil engineer of record will work closely with the County Engineering Department and will use the Fulton County Storm Water Manual to design an of the system. The storm water system will be designed to handle issues related to both quality and quantity of discharge from the site. The common detention pond will be incorporated into site amenities for the project. Sediment and Erosion Control During the construction phase of the project a comprehensive Sediment and Erosion Control Plan will be put in place. The plan will be phased and detailed so that adequate protection can be provided during all phases of the construction. The phases of erosion control will include clearing, mass grading, building construction and final stabilization. The civil engineer of record will continually conduct site inspections during construction and make changes, as necessary, in order to properly treat the storm water flowing from the site. Storm Water Management Structural Measures The storm water discharge for the site will be designed to match as closely as possible the flow of the existing sub-basins. A majority of the storm water will flow through pipes and swales to the center of the project where it will enter the wet detention pond. This ponds will treat for suspended solids, nutrients, and bacteria. For the removal of petroleum products, skimmers will be added to the outlet structures where practical. Where feasible, the common detention ponds will discharge the treated storm water to created wetlands prior to it entering the natural buffer area along the creek. The created wetlands will treat for suspended solids, bacteria, nutrients, and petroleum products.

Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?

Y

Is the development located within, or likely to affect any of the following:

|   |   |
|---|---|
| 1. Floodplains?                               | N |
| 2. Historic resources?                        | N |
| 3. Other environmentally sensitive resources? | N |

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:





Job # 05-2173

**AEC**

ARCHITECTURAL ENGINEERING  
CONSULTING ENGINEERS  
INCORPORATED  
1000 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
Phone: 404.525.1100  
Fax: 404.525.1101  
www.aecinc.com

SHEET 1 OF 3  
June 22, 2005

# Site Plan

## D 7 Webb Road JV 32 Acre Tract

Fulton County, Georgia

DESCRIPTION OF TRACT: The subject property is located in the City of Atlanta, Georgia, within the 2nd District, 2nd Section. The property is bounded by D 7 Webb Road to the north, 1044 Street to the east, 1045 Street to the south, and 1046 Street to the west. The property is currently zoned C-1 (Community Commercial) and is being proposed for rezoning to C-2 (Community Commercial).

EXISTING ZONING: AG-1 & C-1

PROPOSED ZONING: C-2

UNITS = 256 UNITS

DENSITY = 7.99 UNITS PER ACRE

**LAND LOT 1044, 1045 & 1046**  
2ND DISTRICT, 2ND SECTION  
FULTON COUNTY, GEORGIA

TOTAL ACRES: 32.02911 AC  
EXISTING ZONING: AG-1 & C-1  
PROPOSED ZONING: C-2  
UNITS = 256 UNITS  
DENSITY = 7.99 UNITS PER ACRE

- COMMENTS:**
1. The subject property is located in the City of Atlanta, Georgia, within the 2nd District, 2nd Section. The property is bounded by D 7 Webb Road to the north, 1044 Street to the east, 1045 Street to the south, and 1046 Street to the west.
  2. The property is currently zoned C-1 (Community Commercial) and is being proposed for rezoning to C-2 (Community Commercial).
  3. The rezoning is being proposed to allow for the development of a new residential development consisting of townhomes and single-family detached homes.
  4. The rezoning is being proposed to allow for the development of a new residential development consisting of townhomes and single-family detached homes.
  5. The rezoning is being proposed to allow for the development of a new residential development consisting of townhomes and single-family detached homes.
  6. The rezoning is being proposed to allow for the development of a new residential development consisting of townhomes and single-family detached homes.
  7. The rezoning is being proposed to allow for the development of a new residential development consisting of townhomes and single-family detached homes.
  8. The rezoning is being proposed to allow for the development of a new residential development consisting of townhomes and single-family detached homes.
  9. The rezoning is being proposed to allow for the development of a new residential development consisting of townhomes and single-family detached homes.
  10. The rezoning is being proposed to allow for the development of a new residential development consisting of townhomes and single-family detached homes.

LOCATED IN  
LAND LOTS 1044, 1045 & 1046  
2ND DISTRICT, 2ND SECTION  
FULTON COUNTY, GEORGIA

