

A PROFESSIONAL APPRAISAL AND LAND USE
STUDY AND ANALYSIS:

REGARDING CONSISTENCY AND POTENTIAL IMPACT OF A 16.159 ACRE
PROPERTY IN ROSWELL, GEORGIA 30075

SUBJECT PROPERTY IS PROPOSED FOR
A R-3A (RESIDENTIAL) SUBDIVISION OF
HIGH QUALITY SINGLE FAMILY DETACHED HOMES
WITH MINIMUM 2,200 SQUARE FEET OF
HEATED, INTERIOR SPACE.

PROPERTY IS LOCATED AT:
12160 ETRIS ROAD AT THE INTERSECTION
WITH KENT ROAD ON TWO SIDES OF ETRIS ROAD, NORTH OF KENT.

THE PROPERTY LIES IN LAND LOT 1236 OF
THE 2ND DISTRICT, 2ND SECTION OF
FULTON COUNTY, GEORGIA, INSIDE
THE CITY LIMITS OF ROSWELL, GEORGIA.

PREPARED FOR THE APPLICANT:
EAH INVESTMENTS, AND FOR THEIR
ATTORNEY
MR. G. DOUGLAS DILLARD, WITH THE FIRM OF
WEISSMAN, NOWACK, CURRY & WILCO, F.C.
ONE ALLIANCE CENTER, 4TH FLOOR
3500 LENOX ROAD
ATLANTA, GEORGIA
30326

PREPARED BY:
BILL G. HUFF, JR., AICP, CREA, GPA
CERTIFIED, GENERAL REAL ESTATE APPRAISAL, AND
A FULL MEMBER OF THE AMERICAN INSTITUTE OF PLANNERS
P.O. BOX 420752
SANDY SPRINGS, GEORGIA
30342

received
PC mg
7/17/12
JD



**A PROFESSIONAL APPRAISAL AND LAND USE PLANNING ANALYSIS COMPLETED FOR A
CONDITIONAL R-3A ZONING APPLICATION (RZ12-05) AND CONCURRENT VARIANCES
(CV12-02), ON ETRIS ROAD IN ROSWELL, GA. 30075, PETITIONED BY EAH INVESTMENTS.**

July 16, 2012

received
Per my
7/17/12
JO



Honorable Jere Wood , Mayor,
Members of the Roswell City Council, and,
Members of The Roswell Planning Commission
c/o Mr. G. Douglas Dillard, Attorney
Weissman, Nowack, Curry & Wilco, F.C.
One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, Georgia
30326

Re: Zoning Application RZ12-05, and, Variance Request CV12-02. This property is located in Land Lot 1236 of the 2nd District, 2nd Section, Fulton County, inside the incorporated City of Roswell, Georgia, at 12160 Etris Road. The subject property includes a total of 16.159 acres of mostly wooded agricultural land and is proposed for a High Quality, Single Family Detached Development of 38 lots at an overall density of 2.35 units per acre. **According to the site plan presented as part of the formal application, the proposed subdivision will include a minimum 30 foot natural buffer adjacent to all existing abutting subdivisions.**

Dear Mayor Wood,
Members of the Roswell City Council, and
Members of the Roswell Planning Commission:

I am a fully licensed, Certified, General Real Estate Appraiser in the State of Georgia. This is the highest level of licensure obtainable and I received this designation the very first year it became available in 1991. My license number is CG001475. I have been completing appraisals for over thirty two years. I also am a Certified Land Use Planner, a Charter Member of the American Institute of Certified Planners (AICP) since 1975 when the designation was established. And, I am an active, current member of both the American Planners Association (APA) and the Georgia Planners Association (GPA). I have worked in Land Use Planning since 1971, over forty years to date. I have acted as an Expert Witness in Valuation, Land Use, and Land Planning court cases since the mid-1980's, working in well over 300 to 400 Federal, Superior, and State Court cases. I have worked on behalf of a number of governmental entities including Fulton County, Sandy Springs, Gwinnett County, Cherokee County, the City of Cummings, the City of Canton, the City of Gainesville, the City of Atlanta, and others. I am currently working on behalf of the City of Sandy Springs in their efforts to better regulate the adult entertainment industry. I have often worked directly on numerous properties within the City of Roswell and/or what is now within your governmental boundaries.

My task in this particular rezoning and variance application procedure, as I understand it, is to review the proposal from both a Land Use Planning and a Valuation, or Reasonable Economic Use perspective. As a professional land use planner and appraiser, I was to determine if the proposal was consistent with the character of this area of the City of Roswell; if the proposal was consistent with the Comprehensive Land Use Plan in Roswell; if the proposal had any negative financial impact or

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appraised value impact on the nearby and abutting homes; and, whether the proposed development followed the established patterns of development found in this area of Roswell. Please accept this report as a Land Use Planning and Valuation study and analysis as direct response to the criteria established by the your Governmental Officials, Boards, and Staff in reviewing the proposals for all rezoning applications in Roswell. Generally speaking, in Georgia, these criteria are included within the guidelines identified as the Steinberg Act of the Georgia Legislature and are included within the Guhl criteria utilized by our Superior Court System from a Planner's perspective. **(Guhl v. Holcomb Bridge Rd. Corp., 239 Ga. 322, 232 S.E. 2d 830 (1977))**

Conclusions and Executive Summary:

The proposed high quality single family residential subdivision along Etris Road is consistent with the City of Roswell's Comprehensive Development Plan. The proposed development is comparable to and complimentary to the existing and abutting subdivisions of Edenwilde, Hamilton Commons, and Wexford that have been developed in Roswell and Fulton County over the past fifteen to twenty five years. **The development of the subject subdivision under the criteria established by the zoning and variance application will have no deleterious effect upon the value of the surrounding and/or abutting homes. In fact there will be a marked positive effect as the marketing of new high quality residential homes in the proposed range of \$ 350,000.00 to \$ 450,000.00 will create a new sense of market activity in the area. This will create a positive effect. Plus these new homes will generate a substantial amount of new property tax dollars that will be beneficial to all of the larger community and the over 85,000 citizens of Roswell. And, the required improvements to the intersection of Etris Road and Kent Road, with the widening, will benefit greatly this immediate area from a transportation perspective.** All of the surrounding subdivisions are in the same general price range with Wexford being the lowest market value area including homes that have sold on "arms length transactions" (valid sales) at less than \$ 200,000.00. Homes in both Hamilton Commons and in Edenwilde have included recent valid sales of less than the minimum projected home price in the proposed subdivision. **Roswell establishes conditions to each zoning application that prevents other uses to occur. Thus, this zoning proposal is being conditioned only upon single family detached homes.**

The lot sizes are comparable to the lot sizes in all three subdivisions when floodplains and wetlands are considered and even exceed those numbers when minimum requirements are reviewed in that regard. Edenwilde has numerous lots in the 9,000 square foot range and that may be reduced to as little as 4,500 square feet when wetlands and floodplain are considered. Edenwilde was zoned in Fulton County under two separate overlapping categories including R-4 and R-4A. These categories required only 9,000 square foot and 12,000 square foot minimum lot sizes respectively. Hamilton Commons provides for lots relating to floodplain to be the same 9,000 square feet as is being requested in the subject proposal. Hamilton Commons was approved by Fulton County under is R-3 zoning category. Wexford has numerous lots that are significantly smaller than what is normally required by Roswell's R-1 District, with some of these lots being directly across Kent Road from the proposed subdivision. In Wexford the minimum lot size above floodplains and wetlands is shown on the official plats as zero square feet, but the plat drawings show the lots to actually have 9,000 square feet as a minimum. **The subject property**

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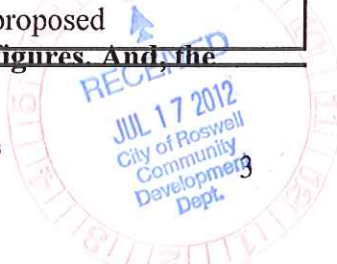
has no wetlands or floodplains that affect their lots. Thus, each lot in this proposed subdivision will exceed this minimum 9,000 square foot figure that for similar properties in Hamilton Commons and Wexford, and will far exceed the minimum in Edenwilde.

The proposed minimum house size far exceeds the minimum requirements of all three of the abutting subdivisions. The proposal is for a minimum house size 2,200 square feet. Edenwilde has a minimum house size of half that amount, 1,100 square feet. Hamilton Commons has a minimum house size of 1,600 square feet. And, Wexford has a minimum house size of 1,600 square feet. The density of 2.35 units per acre in the proposed subdivision falls within the range of 1.8 to 2.54 units per acre of the surrounding subdivisions. According to the data on recorded plats and that presented by the City Roswell Planning staff, the highest density is actually the Hamilton Crossing Subdivision with their density being at the 2.54 units per acre. **The proposed density is less than presently exists in Hamilton Commons and is less than allowed in the R-1 District in Roswell.**

The proposed subdivision is the only subdivision in the area, including Edenwilde, Hamilton Commons, or Wexford that has any buffer requirement at all, and this rezoning is requesting to provide a "Natural Buffer" of a minimum 30 feet. None of these surrounding and abutting subdivisions include a buffer at all. Plus, **the area of the subject property next to Hamilton Commons is heavily wooded with a well developed forested natural area. Thus, this buffer will be most effective.** Next to Edenwilde, the minimum requested lot size is 18,977 square feet in size. The abutting lots in Edenwilde are a minimum of 19,294 square feet in size. This is a difference of only 317 square feet and is not visually discernable. **Edenwilde, which represents the highest number of higher end value homes, also already directly abuts existing quadriplex and commercial development without any perceptible negative impact from a value perspective on their homes.**

In regards to open space, absolutely none of the existing subdivisions are known to be required to have any open space at all. However, all three subdivisions do have some open space or common areas. According to recorded plats obtained from the City of Roswell's Planning and Zoning Division, Edenwilde actually has less than five (5%) percent open space. Hamilton Commons actually has less than ten (10%) percent open space. Wexford has the least amount of all which is less than two (2%) percent open space, and the only open space in the section of Wexford along Etris and Kent Road is a small older cemetery that was preserved. **The subject property is requesting to provide a minimum of fifteen (15%) percent of its total acreage in open space. This is a significantly higher percentage than any of the abutting subdivisions.**

There are additional variances being requested as a part of this application for the width of the lots at the building line, the side yards, and the percentage of lot coverage. The issue of open space has already been discussed above. The percentage of lot coverage is brought about by a desire by this applicant to build higher minimum square footage homes than the abutting subdivisions in order to meet the demands of the marketplace. While both Wexford, the lowest value range subdivision, and Hamilton Crossing have minimum ten (10) foot side yards, Edenwilde has minimum seven (7) foot side yards throughout in both the R-4 and R-4A areas, including any area directly abutting the proposed subdivision. **Thus, the request for a side yard of 7.5 feet falls between these two figures. And the**



request to have a reduced building width is required to create a reasonable competitive density, which falls between existing densities, coupled with the buffer requirements proposed. No buffers exists on any of the existing subdivisions.

The proposed development is consistent with the character of the surrounding community of which it is a part. The proposed development is consistent with the price range, density, functional lot size, and quality of the homes to be built. The proposed development far exceeds the requirements placed upon the surrounding subdivisions in regards to percentage of open space provided. The proposed development is consistent with the Roswell Comprehensive Land Use Plan. The proposed development follows the guidelines established by both the Steinberg Act, which has been made a part of the Roswell Zoning Ordinance, and the Guhl Criteria established by the Supreme Court of the State of Georgia. The proposed development accomplishes a reasonable and even desirable use of this property. The proposed use will not in any way be a detriment to the surrounding subdivisions and will not decrease the values of the existing homes. The proposed development will have a positive impact on the area and a positive impact on the values of the surrounding homes in the Hamilton Commons, Edenwilde, and Wexford Subdivisions. The proposed development definitely follows the principals of good planning practice and generally accepted or recommended governmental considerations. (Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E. 2d 830 (1977).

I have plats obtained from the City of Roswell, comparable sales and dimensional data, and aerial photograph prints, in my file, that support this analysis if needed. I trust this report adequately and credibly supports the findings I have determined. I will be glad to provide further documentation or comment should that be required.

Respectfully Submitted,



Bill G. Huff, Jr., AICP, CREA, GPA
Certified, General Real Estate Appraiser
CG001475
Certified Land Use Planner, and,
Professional Consultant for the Applicants
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Cell Phone: 404-245-5765;
E-Mail: patbillhuff@earthlink.net



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ADDENDUM:





PARTIAL LIST OF LENDERS/CLIENTS FOR
HUFBILT PROPERTIES, INC., INCLUDING TYPES OF APPRAISALS:

UNITED STATES SMALL BUSINESS ADMINISTRATION.	CITIZENS AND SOUTHERN BANK.
NUMEROUS COUNTY GOVERNMENTS.	STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
SUN TRUST BANK.	CITI-BANK.
NUMEROUS MUNICIPAL GOVERNMENTS.	VARIOUS NEIGHBORHOOD ASSOC.
NATIONSBANK.	RESOLUTION TRUST CORP.
COMMERCIAL BANK OF GEORGIA.	ENTERPRISE NATIONAL BANK.
FEDERAL HOUSING ADMINISTRATION.	HOUSING AND URBAN DEVELOPMENT.
FIDELITY NATIONAL BANK.	RESOLUTION MANAGEMENT ASSOC.
METRO BANK.	BAY LOAN AND INVESTMENT.
PENTAGON FEDERAL CREDIT.	SPECIALIZED INSURANCE.
NVR MORTGAGE.	CENTERBANK.
CRESTAR MORTGAGE CORP.	GULF STATES MORTGAGE CO.
STANDARD FSB.	FINANCIAL SERVICES CORP.
UNITY MORTGAGE CORP.	MANUFACTURERS HANOVER.
U.S. PROPERTY AND APPRAISAL SERV.	FIRST GIBRALTAR REALTY ADVISORS.
CHEMICAL RESIDENTIAL MORTGAGE CORP.	BANK OF AMERICA.
COLUMBIA SAVINGS AND LOAN.	HOMETOWN BANK.
REGIONS BANK.	PREMIER ATLANTA MORTGAGE.
TRUST COMPANY BANK.	BANKAMERICA.
WACHOVIA.	APPRAISALS FOR FORECLOSURES.
COLONIAL MORTGAGE.	APPRAISALS FOR TAX APPEALS.
NUMEROUS APPRAISALS FOR INDIVIDUALS.	APPRAISALS FOR PROPERTY PARTITIONS.
APPRAISALS FOR ESTATE VALUATIONS.	EASEMENT AND RIGHT-OF-WAY APPRAISALS.
APPRAISALS FOR PROPERTY DIVISIONS, (DIVORCES).	PIEDMONT BANK.
BUSINESS APPRAISALS.	CONDEMNATION WORK FOR GOVERNMENT AND INDIVIDUALS.
PIEDMONT BANCORP, INC.	PEACHTREE BANK.
TRUST COMPANY BANK	SUNTRUST BANK.
APPRAISALS FOR REO PROPERTIES.	IRONSTONE BANK.
UNITED COMMUNITY BANK.	
RBC, ROYAL BANK OF CANADA.	
FIRST NATIONAL BANK OF GWINNETT.	





RESUME' OF;

BILL G. HUFF, JR. AICP, CREA
P.O. BOX 420752
Sandy Springs, Georgia 30342

TELEPHONE:
(404) 256-9488
Office and FAX:
Cell: (404) 245-5765

PERSONAL DATA:

Birthdate: April 3, 1944
Height: Five Feet, Nine Inches
Weight: 175 pounds
Marital Status: Married to Patricia R. Huff
Two children, both adults, also raised
a Niece and Nephew, both adults,
Six Grandchildren

EDUCATION:

Bachelor of Arts, 1971, Georgia State University
Sociology/Real Estate.
Master of Science, 1991, Combined Program, Georgia
Institute of Technology and
Georgia State University
Public and Urban Affairs/
City Planning (Thesis, Afford-
able Housing, completed 1991).
Continuing Education: Completed Annually.

MILITARY STATUS:

Completed all obligations, having served over four years in
the United States Marine Corps, with duty in Cuba, Dominican
Republic, Haiti, Panama, Greenland, the Mediterranean and
Caribbean Fleet Marine Forces, and training combatants for
Vietnam.

RECENT HONORS AND RESPONSIBILITIES:

Chairman of the Fulton County Board of Tax Assessors
Member of the Sandy Springs Planning Commission
Member of the Fulton County Code Enforcement Board
Member of the Sandy Springs Business Association
Member of the Board of Directors of Sandy Springs Revitalization,
Inc., a non-profit organization dealing with the economic health
of Sandy Springs.

Chairperson of the Fulton County Development Advisory Committee,
appointed by Fulton County Board of Commissioners.
Member of the Board of Directors of the Link Counseling Center,
over 20 years, a non-profit family counseling and suicide
prevention center.
Member of the Fulton County Watershed Ordinance Sub-Committee.
Chairperson, Sandy Springs Revitalization Urban Design Committee.
Chairperson, Fulton County Alcohol and Drug Prevention, Treatment
Advisory Committee.
Member of the Fulton County Tree Protection Ordinance Revision
Committee.
Member of the Sandy Springs Civic Roundtable representing the
Whitner Estates/Idlewood Valley Homeowners Associations.
Member of the Sandy Springs Neighborhood Council, representing
the Whitner Estates/Idlewood Valley Homeowners Associations.
Member of the Fulton County Impact Ordinance Revision Committee.
Recipient of the Sandy Springs Volunteer of the Year Award,
1996, issued by the Sandy Springs Society.
Chairperson, Allatoona Yacht Club Environmental Committee and
Stream Adoption Coordinating Committee.
Chairperson, North Fulton Chamber of Commerce, Economic
Development Commission.
Chairperson, Atlanta Regional Commission Water Resource
Advisory Group (State Planning).
Chairperson, Atlanta Regional Commission Transportation
Advisory Group (State Planning).
Board of Director Member for both the Sandy Springs and
North Fulton Chambers of Commerce.
Recipient, Fulton County, Quality by Design, Development
and Environmental Award, 1991.
President of the Tara Tarpons Swimming Association.
Georgia Power Company's Leaders Conference Participant.
Legislative Chairperson, Fulton County Public Schools
PTSA.
Coach for various youth baseball, softball, football and
basketball leagues.
Governor's Study Commission, State of Georgia, Transportation
reviewing body for projects such as the Presidential Parkway,
the Georgia 400 extension, and the Brookwood Interchange.
Civitan International, Secretary's Award.
Certified Land Use Planner, American Institute of Certified
Planners.
Certified General Appraiser, through the State of Georgia, with
the ability to complete any Federally involved loan appraisal
for any type of development, residential or commercial.

PROFESSIONAL DESIGNATIONS:

AICP:

American Institute of Certified Planners, full member
requires testing to obtain designation and substantial



experience in the area of Land Use Planning. I am a charter member of this group with my examination being an oral examination. Charter Member, since 1975.

CREA:

Certified General Real Estate Appraiser, State of Georgia, this designation meets recently enacted Federal Requirements and allows me to appraise any and all properties involving Federal participation. I have no limitations on the types of appraisal or on monetary value. License Number: C001475. Certified General Appraiser, able to complete any and all type of appraisals requiring Federal involvement.

REAL ESTATE BROKER:

I am licensed in the State of Georgia as an Associate Broker. I have been licensed to participate in real estate transactions since 1979. License Number: A045429.

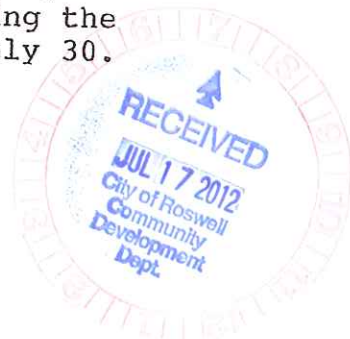
EMPLOYMENT CHRONOLOGY:

1979-Present: Project Manager and Developer for Hufbilt Properties, Inc. This firm specializes in the development of residential, commercial, and industrial properties, Land Use Consulting, preparation of appraisals, expert testimony in Land Use Court Cases, and the management of multi-family properties. Company in successful existence for over 20 years.

1981-1983: Executive Vice-President of the Fulton Federal Savings Association Holding Company Subsidiary. In charge of all site selection for branch banks on a State-wide basis, construction of all new branches, renovation and new construction within existing buildings, general property management, security, disposition of all real estate owned, including the sale and lease back of buildings, and the leasing of other facilities. Also responsible for all interior decoration and design, including furniture and fixtures.

1978: Vice-President of Development and Sales for a local Real Estate firm. Handled all phases of land use planning, development, governmental liaison, and contracts.

1970-1976: Principal Planner, Assistant Director of Planning for Fulton County, Georgia. In charge of the day to day operation of the total department consisting of highly professional planning work, supervising and directing the County's Planning Program, and staff of approximately 30.



1970: Head Computer Operator for Southern Railway, directly handling all computer operations and allocations of work loads, scheduling, and planning total operation for my particular shift.

1968-1969: Staff Assistant/Office Manager, National Biscuit Company, directing the shipping operation, production planning, and staff, including the management of the warehouse and inventory.

1962-1966: Marine Corps Platoon Sergeant, Anti-Tanks and Infantry. Responsible for operations, training, troops, and equipment.



LISTING OF COURT RELATED CASES FROM 2006 THROUGH 2012:
(reverse order, March 2012 - 2006)

Burel, Highway 20/Gwinnett vs. State D.O.T.
Hampton Creek Golf Club vs. Forsyth County BOA
The Boss King Group, LLC/Warner Robins vs. Banking interests
JC FLEX LLC/Technology Circle vs. City of Johns Creek
Green, Buford Highway 20 vs. State D.O.T.
Kmerica Group Bethany vs. Banking interest, Wachovia
Lanier Golf Club vs. Forsyth County Board of Assessors
Brodick Hill Apartments vs. State D.O.T.
Gainesville, Tyler Smith vs. adjacent property owner, fire
White County homes/Stack vs. adjacent development/subdivision
North Henry Boulevard/Florist vs. City of Stockbridge
Colony Realty Partners/Cobb Parkway vs. Georgia DOT
Funderburg/Stone Hogan Connector vs. City of Atlanta Sewer and
Water.
Peach Blossum Development/Brightman vs. Ameris Bank/Warner
Robins/Houston County.
Paces Battle Homeowners Association vs. Georgia DOT
Swiss Air Partner, LLC vs. RBC Bank
Islamic Center of North Fulton vs. City of Alpharetta.
BP Gasoline/Davis Adams vs. Quik-Trip/Holcomb Bridge Road.
Dewey White/White Repair vs. Jackson County Board of Tax
Assessors.
Old Powers Ferry/Sandy Springs vs. Verizon Cellular/City of
Atlanta.
Steven Douglas Gibson vs. State of Georgia Department of
Transportation in DeKalb County.
Lanier Golf Club/Buford Dam Road vs. Forsyth County, 2nd case.
Guardian Storage/Gipson/Peachtree Industrial vs. DeKalb County
Georgia



Dewey White/Peachtree Parkway/Forsyth vs. Homeowners Association

Marshall Square PUD (MIXED) vs. City of Evans/Columbia County,
Georgia.

Steve Horn/Marvin Nodvin/Banks County vs. Partnership (Partition)

Elizabeth Baptist Church/Cascade Road vs. City of Atlanta/
Landfill

T-Mobile Cellular/Atlanta vs. Inman Park and Reynoldtown
Neighborhoods

Daniells Bridge Road/Athens vs. Three (3) Subdivisions

Sandy Springs, Georgia vs. The Adult Entertainment Industry,
2nd case.

Peachtree Heights Neighborhood/Atlanta/Fulton vs. Cathedral
of Christ the King Catholic Church

Wellstar Health/Church/Cobb County vs. Stendahl, et al.

The Concrete Company/Muscogee vs. Harris County

Anderson/Rockbridge, Gwinnett vs. Georgia Transmission
Corporation

Simerly/Ryans Bluff, Forsyth vs. Pulte Homes

Dana Cole/Paulding vs. Development interests (several)

PEC/Butner Associates/South Fulton vs. Georgia Transmission
Corporation

Louise Stubbs/Cherokee vs. Cherokee County Sewer Division

Ramsey Agan/Atlanta vs. City of Atlanta

Sts. Constantine and Helen Romanian Orthodox Church vs. Gwinnett
County

Kimberly Holmes/Clayton vs. Triad Investments/Olde Towne Builders

Solomons/Old Federal Road vs. Forsyth County landfill

Dr. Roy Grant/Jackson County vs. State of Ga. DOT/E.R. Snell

The Preserve at Little Pine/North Carolina vs. Internal Revenue
Dept.

Cleary/Abernathy/Fulton vs. State of Georgia DOT



Shawshank/Carl Jones vs. Henry County
Kathryn Smith/Abernathy/Fulton vs. State of Georgia DOT
Thompson/Meredith/Fulton/East Point vs. Wood Preservative
Starr's Mill Academy/Fayette vs. State of Georgia DOT
Robert Aparicia/Gwinnett vs. Gwinnett County Water Department
Buley/Clarke County/Athens vs. Clarke County Government
Mimms/Fulton/Roswell-Abernathy vs. State of Georgia DOT
Dewey White Interests/Forsyth vs. Forsyth County Tax Assessors
Shirley Ruth Johnson/Jackson County vs. Subdivision-Jackson
Trail
Coleman, et. al./Clarke Price Rd. vs. Burke County landfill
Danny Wood/Bartow County vs. Subdivision
Lesesne/Abernathy/Fulton vs. State of Georgia DOT
Linco Enterprises/Mansell/Fulton/Roswell vs. State of Georgia
DOT
Patterson/Clermont/Hall County vs. Subdivision
Jacobs/Peach vs. Peach County landfill
Amercian Building Corporation/Ewing Chapel Road vs. Gwinnett
County/Bentley
James and Robin Richie vs. Homebuilder/Sandy Springs/Fulton
Rebecca Gonzalez vs. Deco Fashions/Elsa Zicanelli/Fulton/Atlanta
Purvis and Bryant/Douglas vs. Douglasville Development, LLC.
Steve Ebbert/Oconee/Athens vs. Georgia Department of
Transportation.
Barry Shelton/East Piedmont/Cobb vs. Commercial Development
C & H Development/Carnesville/Franklin County vs. Lunsford
McRae and Stolz/Abernathy/Sandy Springs/Fulton vs. Ga. DOT
Henry County/North Farm vs. Georgia General Parcels/Baughn



Levenson Family vs. Georgia Department of Transportation/Clayton
First National Bank of Gwinnett/Suntrust vs. Saratoga Lakes
Condominium Development/Townsend/DeKalb
Major Loring Way vs. adjacent lake and homeowners/Cobb County
Rutledge/Clayton County vs. Tawfik/Development
Lifestyle Communities/Fulton vs. City of Roswell
Lefko Group/Sandy Springs/Fulton vs. City of Sandy Springs
Wellstone, LLC/Forsyth/Golf Course vs. Forsyth County
Joe Hardee et al. vs. builder/Gwinnett County/Septic Tank
Macon Highway/Lavista Road/Watkinsville/Oconee vs. Oconee County
Barnett vs. Southwinds/Fulton/Falling Waters
Marietta Overlook Homeowners vs. Marietta Country Club/Cobb
Shumake/Ozora Church Road/Walton County
Mull/Cobb County vs. Pulte Homes
Old Buckhead LLC vs. Morgan County/Madison
Saucier/East Point vs. Connell's Pass Subdivision
Lawson Family/Ryans Bluff/Forsyth vs. Pulte Homes
Jim and Robbie May/Cobb vs. subdivision
Benson Family/Paulding vs. subdivision
Henry Kittridge/Douglas County (drainage) vs. Subdivision
Prather/Gwinnett vs. City of Snellville
Hughs/Cobb vs. John Wieland Homes (petroleum)

RECEIVED
JUL 17 2012
City of Roswell
Community
Development
Dept.

From: Kenneth Wood
Sent: Wednesday, May 30, 2012 3:45 PM
To: isabelle.gibson@harrynorman.com
Subject: Etris Road Drainage Analysis

Ms. Gibson:

The attached topographic map from the Fulton County website shows the overall drainage basin flowing into your portion of the Chaffin Road Lake behind your property at 130 Hamilton Way (highlighted in pink) and ultimately flowing into Rocky Creek to the west. Below is a drainage basin analysis along with two other items that will be analyzed during the design process. When we looked at the basin, the area coming from the south where our site is only makes up a small portion of what comes behind your house to the lake. We did a summary below for you.

Drainage Basin Size

There is a large drainage basin (outlined in orange) to the east of Etris Road with three (3) tributaries flowing into this lake. The two (2) tracts (highlighted in yellow) that my client owns occupy the smallest of the drainage basins (outlined in orange) This small basin appears to contribute less than 15% to the large overall drainage basin. With the stormwater management proposed, the affect of this small basin will be even less.

Erosion & Sediment Control

Per the City of Roswell and the Georgia Environmental Protection Division of DNR erosion control measures (BMP-Best Management Practices) will be provided to control the on-site sediment.

1. Diversion ditches will collect the runoff and direct it to sediment ponds designed to slow down the flow and allow the sediment to collected.
2. There will be rock check dams with jute matting along the diversion ditches to slow down the drainage and further collect sediment.
3. The sediment ponds will be strategically located to capture the most drainage and collect any sediment.
4. Double rows of silt fence with mulch between the rows will be placed between our development and the lake to act as another line of defense to prevent the release of sediment from our property.
5. We will work closely with the site contractor to monitor the BMP measures to make sure that they are working properly.

Stormwater Management

Per City of Roswell and the State of Georgia guidelines the amount of drainage exiting the property will be reduced to a flow rate below the existing (predeveloped) flow rates with the use of water management facility.

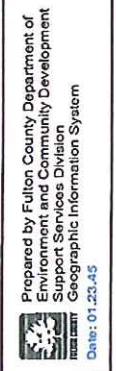
1. There will be a strategically located detention/water quality basins detaining the site drainage and releasing it at a set rate.
 2. The facility will also provide water quality for the first 1/2" rain for a 24 hour period.
 3. The storm water management pond will be sized large enough to provide channel protection which means that the release of stormwater will not adversely affect the downstream channel.
- The stormater ponds will be designed to be in compliance with the state blue book per Roswell, so they will have to reduce flows leaving the site greatly in order to comply.

Please contact me should you have any questions.

Regards,

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