



ATLANTA REGIONAL COMMISSION

40 COURTLAND STREET, NE

ATLANTA, GEORGIA 30303

September 23, 2010

Scott Reese
Brumbelow-Reese & Associates, Inc.
13685 Highway 9
Alpharetta, GA 30004-3616

Dear Scott:

As we discussed, I have completed the reanalysis for the property at 115 North Shore Court in the City of Roswell and, based on the survey that you sent to me, have estimated the amounts of existing land disturbance and impervious surface in each of the reanalyzed categories. A copy of the reanalysis table and a markup of the site plan showing the new categories are attached.

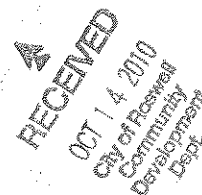
The reanalysis resulted in the area around the house and the rear yard, as well as a portion of the front yard by the street becoming D. The rest of the property remains in Category E. In the reanalysis, I used your slope information, but I used the original base information to get the general trend of the slope in the area around the property, which allowed me to classify the aspect as East.

After mapping out the categories on the site plan, I measured the category areas and calculated the approximate maximums for amounts of land disturbance and impervious surface for both categories:

Category	Total Area	Land Disturbance	Impervious Surface
D	16,235 SF	8,118 SF (50%)	4,870 SF (30%)
E	17,528 SF	5,258 SF (30%)	2,629 SF (15%)

I also measured the impervious surface off the site plan. I came out with slightly less than the amount shown in the information you had already sent to me. The land disturbance currently is equal to the impervious because there are no easements and because landscaping is not treated as disturbed when it was done before the Act. The land disturbance is well within the maximums. The following table shows how much has been used in each category and whether any impervious allocation remains in each category:

Category	Existing Impervious Surface	Available Impervious Surface
D	5,947 SF	1,077 SF over maximum
E	966 SF	1,663 SF available



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The unused allocation in E can be transferred to D as part of the Metro River review. A transfer from E can get a bonus as well: every square foot of allocation moved from E becomes 1.5 square feet in the new category. For example, a transfer of 500 square feet of impervious from E becomes 750 square feet in D. Transferring all the unused impervious from E to D would result in the following:

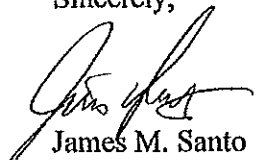
Category	Existing Impervious	Impervious After Transfer (with bonus)
D	5,947 SF (1,077 SF over max)	7,364 SF (inc. 1,417 SF available)
E	966 SF (1,663 SF available)	966 SF (0 SF available)

The transfer has to be used to address the overage first, which leaves 1,417 SF for new impervious surface coverage in D. This should still work, even if the total amount of impervious is larger than I measured. I am assuming with this calculation that nothing will be added in E.

The site plan with the revised categories, or a copy, needs to be included in the application.

If you need anything else or have questions, please call me at (404) 463-3258.

Sincerely,


James M. Santo
Principal Planner

Enclosures

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OCT 14 2010
City of Roswell
Community
Development Dept.

115 NORTH SHORE COURT REANALYSIS

City of Roswell

September 22, 2010

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OCT 7 11 100
City of Roswell
Community
Development Dept

Vulnerability Factor	Factor Subgroup	Score			
Hydrology:	Interbasin	20			
Aspect:	East	9			
Geology	Biotite Gneiss	5			
Soils	Moderate Erodibility	12			
SUBTOTAL:		46			
Slope:	0-10%	3			
	10-25%	--			
SUBTOTAL:		49			
					55
Vegetation:	Open	10			
	Pines	--			
TOTAL:		59			
					65
CATEGORY:		D			
					E
					70
					E

The D category includes scores from 50 to 59
The E category includes scores from 60 to 79