**APPLICANT: Oak Hall Companies, LLC** **PETITION NO.: Z-56**

**PRESENT ZONING: R-30** **PETITION FOR: R-15**

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| **STORMWATER MANAGEMENT COM­MENTS** |

 FLOOD HAZARD: [ ]  YES [x]  NO **[ ]**  POSSIBLY, NOT VERIFIED

 DRAINAGE BASIN:  **Trickum Creek (S)/Kelly Creek (N)**  FLOOD HAZARD INFO: Zone X

[ ]  FEMA Designated 100 year Floodplain Flood.

[ ]  Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.

[x]  Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.

[ ]  Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

 WETLANDS: [ ]  YES [x]  NO [ ]  POSSIBLY, NOT VERIFIED

 Location:

[ ]  The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

 STREAMBANK BUFFER ZONE: [ ]  YES [x]  NO [ ]  POSSIBLY, NOT VERIFIED

[ ]  Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).

[ ]  Chattahoochee River Corridor Tributary Area - County review ( undisturbed buffer each side).

[x]  Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.

[ ]  Georgia DNR Variance may be required to work in 25 foot streambank buffers.

[ ]  County Buffer Ordinance: 50’, 75’, 100’ or 200’ each side of creek channel.

DOWNSTREAM CONDITIONS

[x]  Potential or Known drainage problems exist for developments downstream from this site.

[x]  Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage systems.

[x]  Minimize runoff into public roads.

[x]  Minimize the effect of concentrated stormwater discharges onto adjacent properties.

[ ]  Developer must secure any easements required to receive concentrated discharges where none exist naturally

[x]  Existing Lake Downstream **Evan’s Lake (4800 Wigley Rd)**.

 Additional BMP's for erosion sediment controls will be required.

[x]  Lake Study needed to document sediment levels.

[x]  Stormwater discharges through an established residential neighborhood downstream.

[x]  Project engineer must evaluate the impact of any increased volume of runoff generated by the proposed project on receiving streams.

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| **STORMWATER MANAGEMENT COM­MENTS – Continued** |

 SPECIAL SITE CONDITIONS

[ ]  Provide comprehensive hydrology/stormwater controls to include development of out parcels.

[x]  Submit all proposed site improvements to Plan Review.

[ ]  Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).

[ ]  Structural fill  must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).

[ ]  Existing facility.

[x]  Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.

[ ]  Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.

[ ]  Calculate and provide % impervious of project site.

 [ ]  Revisit design; reduce pavement area to reduce runoff and pollution.

 ADDITIONAL COMMENTS

**Revised comments based plan dated April 11, 2018**

1. This site is located on the northern portion of Wigley Road. Phase 1 of the site lies on a steep ridgeline and drains in three directions. The majority of the site (40%) drains to the south roughly parallel to Wigley Road. Approximately 35% of the site drains to the northeast along Wigley Road into Cherokee County. The remaining 25% of the site drains to the west into and through the adjacent Falcon Crest Subdivision. The site is predominately wooded with steep slopes ranging from 12 to 40%. Phase 2 lies east of Wigley Road. Except for portions of the northeast and northwest corners, the majority of the Phase 2 parcel drains to the west into and through Lots 1 – 4 of the adjacent Summit at Sweat Mountain Subdivision. Slopes for this parcel appear to be 35% or greater. Site layout for this development needs to be sensitive to the steep topography with grading limited to the the R/W and building pads only.
2. Although there are two parcels identified on the site plan as reserved for stormwater management, it is likely that a third onsite detention pond will be required to adequately control runoff from the development to the west. This pond would most likely be located to the rear of Lot 53.
3. As indicated in the Downstream Conditions comments above, there is an existing lake located approximately 300 feet downstream. A pre- and post-development sediment study will be required to document any sediment impacts to this lake. Elevated onsite erosion control measures will be required due to the steepness of the site.
4. A downstream headwater pool analysis will be required for the existing receiving culvert in Falcon Crest S/D to verify no adverse impact. The basement at 2254 Hawk Trace is located significantly below the low point of the road.