

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM A



Provide a complete Environmental Site Analysis document fully addressing all items as required in sections 1 through 3 below. Attach this Form A to the front of the completed Environmental Site Analysis document (and any subsequent revisions) prior to submission. For additional information and questions, please contact the Fulton County Office of Environmental Affairs at 404-613-0250.

ESA Revision Number: _____

Applicant: PGO Investments LLC Phone Number: 678-409-8557

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies. Information regarding Fulton County's Comprehensive Plan may be found online at www.fultoncountyga.gov/fcpcsd-home.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s). Cite the source of information regarding the presence or absence of environmental site features (e.g. according to the City of South Fulton website (www.cityofsouthfultonga.gov), wetland areas are located on the northwest portion of the site).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://www.fws.gov/wetlands/>)
- Georgia Geologic Survey (404-656-3214)
- Fulton County Website (www.fultoncountyga.gov/fcpcsd-home)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- City of South Fulton Website (www.cityofsouthfultonga.gov)
- Fulton County Community Development Services
- Field observation and verification

c. Streams/stream buffers

- Fulton County Website (www.fultoncountyga.gov/fcpcsd-home)
- Field observation and verification

- d. Slopes exceeding 33 percent over a 10-foot rise in elevation
 - United States Geologic Survey Topographic Quadrangle Map
 - Field observation and verification
- e. Vegetation (including endangered species)
 - United States Department of Agriculture, Nature Resource Conservation Service
 - Field observation
- f. Wildlife Species (including fish and endangered species)
 - United States Fish and Wildlife Service
 - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
 - Field observation
- g. Archeological/Historical Sites
 - Fulton County Historic Resources Survey
 - Georgia Department of Natural Resources, Historic Preservation Division
 - Field observation and verification

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
- b. Protection of water quality
- c. Minimization of negative impacts on existing infrastructure
- d. Minimization on archeological/historically significant areas
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
- f. Creation and preservation of green space and open space
- g. Protection of citizens from the negative impacts of noise and lighting
- h. Protection of parks and recreational green space
- i. Minimization of impacts to wildlife habitats

Environmental Assessment Letter- Camp Valley Rd Rezoning

Section 1- Conformance with the Comprehensive Plan-

The proposed project is a residential development of 164 units (92 single family detached lots and 72 townhome lots). The site is 45.664 acres located at 6507 Camp Valley Road (Parcel ID 13 0133 LL 0418). It is a partially wooded site with wetlands through the middle of the property. The adjacent properties are developed residential neighborhoods. Included in the rezoning application is a copy of the proposed site plan.

This proposed single-family development is consistent with the Suburban II Neighborhood designation on the 2035 Future Development Map and Comprehensive Land Use Plan. The project is similar to neighboring medium density residential housing and is consistent with the Old National community. We have designed the project incorporating the Old National Hwy Overlay District guidelines.

Section 2- Environmental Impacts of the Proposed Project

- a. Wetlands: Riverbend Environmental was engaged to delineate the entire site. Riverbend provided the located wetlands to our civil design engineer, Greyden Engineering. These located wetlands are shown on the zoning site plan. As seen on the site plan, we plan to have zero impact to the wetland area.
- b. Floodplain: FEMA delineated flood limits based on FEMA maps are shown on the zoning site plan. We expect no impact to the floodplain other than for the two perpendicular road crossings. Through the civil design process, Greyden Engineering will abide by all regulatory standards as it relates to the floodplain.
- c. Streams/ stream buffers: Riverbend Environmental's delineation identified a stream that runs through the property. The streams and stream buffers are shown on the zoning site plan. There will be no impacts, other than exempted perpendicular road crossings through the buffers. The streams will still have no impact because we will be arching the creeks, and therefore no need for a USACE permit.
- d. Slopes exceeding 33 percent over a 10-foot rise in elevation: Based on field investigation and GIS topo tile data, there are two areas in the south western portion of the property totaling 11,878 sf that exceed a 33.0% slope. The slopes range from 28% - 32%. The two areas lie within the cities 50-foot undisturbed stream buffer. The area above these steep slopes is in the proposed open space with no planned disturbance.
- e. Vegetation: During the site visit the following vegetation was observed: (Please note- there were no endangered or concerned species)
 - Netted chain fern
 - Christmas fern

- Sweetgum trees
- Pine trees –loblolly, longleaf
- Privet
- Yellow poplar tree
- Buckeye
- Water Oak tree
- American Holly
- Ivy
- Swamp dewberry
- Japanese honeysuckle
- Poison ivy
- Roundleaf greenbriar
- Sourwood tree
- Southern Magnolia

f. Wildlife Species- During the site visit the following wildlife were visually observed:

- Deer
- Spiders – wolf, orb weaver, granddaddy long legs, fishing spider
- Rat snake and unidentified snake
- Salamanders
- Frogs & tadpoles
- Birds – wrens, red tail hawk, crow, vulture
- Yellowjackets
- Carpenter bees

During the site visit the following were not seen, but evidence was observed

- Raccoon – footprints in sides of stream
- Coyote – dens observed

g. Archeological/ Historical Sites: (see map on next page)

Georgia Natural, Archaeological & Historic Resources GIS

Map



No resources shown on 6705 Camp Valley Road property as of 07/20/2020.

Closest resource is ID 31680 located at 6715 Camp Valley Road near the intersection of Camp Valley Road & Dagenhart Road.

Section 3: Project Implementation Measures

- a. Protection of environmentally sensitive areas: with over 40% of proposed open space, we plan to protect via no disturbance all wetlands, floodplain and creek buffers with only our perpendicular road crossings as the exceptions. This will include saving substantial tree canopy in the open space
- b. Protection of water quality: Greyden Engineering will utilize best management practices during full civil design as regulated in the Georgia Stormwater Manual
- c. Minimization of negative impacts on existing infrastructure: we are asking to reduce the density from 251 units down to 164 units, thus reducing the impact on the sewer system. A traffic study will be conducted to analyze any needed accommodations for the entrance.
- d. Minimization on archeological/ historically significant areas: NOT APPLICABLE
- e. Minimization of negative impacts on environmentally stressed communities where two environmentally adverse conditions resulting from public and private municipal and industrial uses: NOT APPLICABLE
- f. Creation and preservation of green space and open space: as indicated above, we plan to provide over 40% open space
- g. Protection of citizens from the negative impacts of noise and lighting: a 25' exterior buffer in addition to all the open space will help protect from noise and lighting
- h. Protection of parks and recreational green space: Again, we refer to the 40% open space that residents will be able to walk through and enjoy
- i. Minimization of impacts to wildlife habitats: Once again, the 40% open space shall provide substantial habitat for wildlife