



# DEVELOPMENTS OF REGIONAL IMPACT

## *Regional Review Notification*

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • [www.negrc.org](http://www.negrc.org)

The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties.

The Northeast Georgia Regional Commission (NEGRC) has published the attached project summary for review by and comment from all potentially Affected Governmental Parties. For the purposes of this review, "Affected Governmental Parties" are defined as: 1) any local governments within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority, if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

RC Name:	<b>Northeast Georgia</b>		
Address:	<b>305 Research Drive, Athens, GA 30605-2795</b>		
RC Contract Person:	<b>Jim Moneyhun</b>	E-mail:	<b><a href="mailto:jmoneyhun@negrc.org">jmoneyhun@negrc.org</a></b>
Project I.D.:	<b>DRI #2213</b>	Comments Due By:	<b>08/08/11</b>
Date Issued:	<b>07/27/11</b>	Review Completed By:	<b>08/12/11</b>

### **Project Information**

Name of Project:	<b>Arcade Meadows</b>
Name of Host Government:	<b>City of Arcade</b>
Name of Developer:	<b>Walton Development</b>
Type of Development:	<b>Mixed Use</b>
Specific Location of Proposed Development:	<b>The proposed development is located along U.S. Highway 129 in the City of Arcade and unincorporated Jackson County.</b>

Description of Proposed Development:

**The proposed development is a mixed-use development that consists of the construction of a city/community center; a commercial center with office, research facility, commercial, and retail uses; and residential uses. The NEGRC concurs with the City of Arcade's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review. All information required in order to proceed with the official regional review process has been provided by the applicant and host government to the NEGRC.**

This DRI is available for review at: [http://www.negrc.org/resource-1.php?page\\_ID=1292597438](http://www.negrc.org/resource-1.php?page_ID=1292597438)

<b>DRI #2213</b>	City of Arcade	<b>Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2213 Arcade Meadows</b>	<b>Comments Due By:</b>	08/08/11
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**PROPOSED DEVELOPMENT:**

The proposed development is classified as a mixed-use development for the purposes of this review and consists of a city/community center; a commercial center with office, research facility, commercial, and retail uses; and residential uses. A wastewater treatment facility is proposed to provide sewerage service for the development. The following table shows the various proposed uses and acreages of each type use.

Land Use	Total Land Area	
	Acres	Percentage
Residential	725	45%
City Center	65	4%
Commercial	64	4%
Flexible (Commercial or Residential)	125	8%
Environmental / Open Space	417	26%
Schools	24	1%
Wastewater Treatment Plant	6	0%
Roads	137	9%
Major Energy Easements	41	3%
<b>Total</b>	<b>1604</b>	<b>100%</b>

Based on information provided by the applicant, 3,999 residential units are proposed. As many as 4,810 total residential units may be proposed if the Flexible land use is developed completely for residential use. Depending on what uses comprise the Flexible land use, approximately 1.9 million square feet to 4.1 million square feet of non-residential uses (specifically commercial, office, or institutional uses) are proposed.

The areas designated as Flexible land use were originally planned by the applicant for medium and high density residential uses; however, the City of Arcade requested that these areas be used for additional commercial or institutional uses. The applicant has proposed to explore, and if practicable, develop these areas for additional commercial, office, or institutional uses as requested. Any areas designated as Flexible land use that cannot feasibly be put into commercial, office, or institutional uses may be redesignated in whole or in part as residential.

The proposed development was previously reviewed as DRI #0480 and DRI #0674.

**LOCATION:**

The proposed development is located on approximately 1,604 acres in the City of Arcade and unincorporated Jackson County. Access to the development is primarily along U.S. Highway 129.

**PROJECT PHASING:**

The development is proposed to be constructed in multiple phases with an anticipated buildout of 15 - 30 years. The applicant has stated that phases will be dictated by the market and current demand.

**INITIAL ACTION REQUESTED OF THE LOCAL GOVERNMENT:**

The initial action triggering this review is an annexation and rezoning application. The rezoning application proposes to change 1,604 acres from Planned Community Development (PCD) within the City of Arcade, and Low Density Single Family Residential (R-1) and Agricultural Residential (AR) within Jackson County to Planned Community Development (PCD). The annexation application proposes to annex the 366 acres currently within Jackson County into the City of Arcade; 0.48 acres will remain under the County's R-1 zoning designation.

**COMPATIBILITY WITH EXISTING PLANS:**

The proposed development is located within the Planned Community and Parks / Recreation / Conservation Future Land Use (FLU) categories on the City of Arcade's FLU Map and within the following character areas: Gateway Corridors, Town Center, Traditional Neighborhood, and Conservation / Recreation.

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**POPULATION:**

According to information provided by the applicant, based on a buildout of 3,999 residential units the total population generated by the development would be approximately 11,197 people. The following table shows the estimated number of school-aged children generated by the development.

Proposed Development	Number of Units	Student Generation		
		Elementary School	Middle School	High School
Single Family	2845	583	358	336
Multi - Family	954	126	68	71
<b>Total</b>	<b>3799</b>	<b>709</b>	<b>426</b>	<b>407</b>

**NATURAL RESOURCES:**

Redstone Creek and various unnamed tributaries of Redstone Creek and the Middle Oconee River exist on the property. Davis Lake, which is artificially impounded, and four smaller, unnamed ponds are located on the property. The applicant has stated that the number of stream crossings has been limited as much as possible, but where stream crossings are required, care has been taken to select locations that would minimize impacts. Impacts will be mitigated either through a mitigation bank or with on-site stream and wetland remediation. Per the City of Arcade regulations, onsite streams will have a 50-foot buffer consisting of a 25-foot impervious buffer in addition to the 25-foot state required buffer.

The applicant conducted surveys in 2010 and identified a total of 38 separate wetlands on the property for a total of approximately 25 acres. The applicant states that wetlands and surface waters will be preserved to the maximum extent possible and will be incorporated into the greenways and open space areas. Per the City of Arcade requirements, a 50-foot buffer will be maintained around onsite wetlands. Minor impacts to wetlands are anticipated from the construction of the internal road network. Additional minor impacts are anticipated around the dam on Davis Lake. Because the dam is not structurally sound, it will need to be redesigned and updated. These updates could impact the wetlands surrounding the lake. Any impacted wetlands will be restored or mitigated.

According to the Digital Flood Insurance Rate Map (DFIRM) database, a portion of the project site is located within a floodplain. The areas that have been identified within a floodplain are primarily composed of streams and buffers and currently there is no development proposed in those locations.

The project is located in the large water-supply watershed (greater than 100 square miles) associated with the Middle Oconee River and the Upper Oconee Basin Water Authority and Athens-Clarke County’s water intake point.

**HISTORIC RESOURCES:**

No properties listed on the National Register of Historic Places are located on or adjacent to the proposed project site. Georgia’s NAHRGIS (Natural, Archaeological, and Historic Resources GIS) registry does not indicate the presence of historic resources on the project site.

The applicant has identified three cemeteries located on or adjacent to the site. The location of the cemeteries will be preserved and access will be provided as the development builds out.

**INFRASTRUCTURE:**

Transportation

The applicant has completed a full traffic analysis for the proposed development, which can be accessed here: [http://www.negr.org/resource-1.php?page\\_ID=1292597438](http://www.negr.org/resource-1.php?page_ID=1292597438).

The traffic volume of U.S. Highway 129 is currently 15,800 (2010 AADT). The proposed development is expected to create 4,023 two-way trips in the PM peak hour and 3,205 trips in the AM peak hour. Further detail shows that at

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16 access points, nine of which currently exist on US 129, with the remaining proposed on existing local routes, there will be 1,335 entering and 2,688 existing new vehicle trips in the 4:00 - 5:00 PM weekday peak hour and approximately 2,066 entering trips and 1,139 exiting new vehicular trips in the 7:00 - 8:00 AM peak hour. The 24 hour two-way AADT is estimated at 41,670 new external trips at build out. This assumes approximately 45% internal capture within the site and pass-by or diverted trips reduction of approximately 19% of the retail trips.

Bicycle lanes, sidewalks, and multi-use trails are proposed throughout the site. The multi-use trail is a 12-mile system located within the greenway that traverses the length of the site. The project is also proposed to include paved sidewalks on the collector and internal roads. Bike lanes are also proposed on many of the internal roads. Additionally, bicycle parking is proposed to be provided in the City Center and Commercial areas to further encourage alternative modes of transportation.

#### Water Supply and Treatment

The average daily flow for the project at buildout is estimated to be 2.4 million gallons per day (MGD). The Jackson County Water and Sewerage Authority has been identified as the potable water service provider and reports excess capacity to accommodate the proposed development.

#### Wastewater and Sewerage

At full buildout, the project is anticipated to generate 1.2 MGD of wastewater. A wastewater treatment plant is proposed for construction and will be coordinated with the City of Arcade and EPD. At full buildout the permitted capacity of the treatment facility will be 2 MGD. In the interim, the facility will be built at 0.5 MGD increments. The facility will be designed to allow for reuse water to be used for irrigation on the site. The City of Arcade plans to reserve capacity within the facility for possible future connections.

#### Stormwater Management

Impervious surface at buildout is expected to be approximately 39%. The design guidelines for the development encourage local water quality and quantity treatment with an emphasis on a variety of site appropriate Low Impact Development techniques. Examples include stormwater detention ponds, unconcentrated overland flow, grass swales, level spreaders, pervious pavement, disconnecting roof drains, and rain gardens. Water quality treatment will be integrated with boulevards through bioretention strips and swales will be used where appropriate.

#### Solid Waste

Based on the buildout of 3,999 residential units, the development is estimated to produce 51,394 pounds per day or 9,379 tons per year of solid waste. The anticipated receiving MSW landfills have been identified as R&B Landfill in Gainesville, Georgia and Homer Landfill in Homer, Georgia. Each landfill has a reported remaining estimated capacity of 15-20 years

#### Schools

To accommodate the development at full buildout, additional capacity will be needed for both elementary and middle school students. The proposed development includes opportunities for two elementary school sites to mitigate the impacts of the development. The applicant reports that there are options to offset the additional middle-school students generated: Kings Bridge Middle School has existing land suitable for expansion or district lines could be re-drawn to redistribute students when the new middle school is constructed in the northwest part of Jackson County.

#### Public Safety

The City of Arcade is the current service provider for emergency services and Jackson County is the provider for fire services. The applicant has proposed an on-site location to be provided as additional emergency services are required in the area.

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**DRI #2213**

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Arcade
Individual completing form:	Guy Herring
Telephone:	7709326550
E-mail:	gherring@gomda.net

\*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:	Arcade Meadows
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	The proposed project is located approximately 3 mi southeast from the center of the City of Arcade.
Brief Description of Project:	The applicant is creating an innovative and sustainable development that highlights the unique environmental characteristics of the site. The Arcade Meadows development will create a mixed-use community containing a city center for community events; a commercial center with office, research facility, commercial, and retail opportunities; and a multitude of housing options to satisfy the community's needs. All of which will be linked through a multimodal transportation network providing a network of greenways, parks, and trails. Also to serve the needs of the community a wastewater treatment plant will be provided.

**Development Type:**

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |

<input type="radio"/> Housing	<input type="radio"/> Waste Handling Facilities	<input type="radio"/> Any other development types
<input type="radio"/> Industrial	<input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:		
<hr/>		
Project Size (# of units, floor area, etc.):	3,999 dwelling units; 1.9M sq. ft. – 4.1M sq. ft. of commercial or other non-residential uses.	
Developer:	Walton Development	
Mailing Address:	4800 N. Scottsdale Road, Suite 4000	
Address 2:		
	City:Scottsdale State: AZ Zip:85251	
Telephone:	7706427750	
Email:	pbeidel@waltondm.com	
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, property owner:		
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No	
If no, in what additional jurisdictions is the project located?	A portion of the site, approximately 367 acres, is in the process of being annexed into the City. The remaining portion of the site is currently within the City of Arcade.	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, provide the following information:	Project Name:	
	Project ID:	
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other annexation	
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No	
If yes, what percent of the overall project does this project/phase represent?		
Estimated Project Completion Dates:	This project/phase: 15 yrs Overall project: 30 yrs	
<hr/>		
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**DRI #2213**

<b>DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information</b>	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.	
<hr/>	
<b>Local Government Information</b>	
Submitting Local Government:	Arcade
Individual completing form:	Guy Herring
Telephone:	7709326550
Email:	gherring@gomda.net
<hr/>	
<b>Project Information</b>	
Name of Proposed Project:	Arcade Meadows
DRI ID Number:	2213
Developer/Applicant:	Walton Development
Telephone:	7706427750
Email(s):	pbeidel@waltondm.com
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<b>Additional Information Requested</b>	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
<hr/>	
<b>Economic Development</b>	
Estimated Value at Build-Out:	Unknown

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	Arcade does not impose local taxes however Jackson County's millage rate is 33.44 for Arcade residents. Refer to the Supplemental Checklist for additional information.
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Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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Will this development displace any existing uses?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, please describe (including number of units, square feet, etc):

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### Water Supply

Name of water supply provider for this site:	Jackson County Water and Sewer Authority
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What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	2.4 MGD
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Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, describe any plans to expand the existing water supply capacity:  
 JCWSA has an allocation of 13.5 MGD from Bear Creek Reservoir. They are using approximately 1.9 MGD and have 9 MGD of treated water available. Based on current conditions, at buildout, JCWSA will have excess capacity to accommodate the proposed development.

Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, how much additional line (in miles) will be required?

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### Wastewater Disposal

Name of wastewater treatment provider for this site:	A wastewater treatment plant is proposed for construction by the developer.
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What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	1.2
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Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, describe any plans to expand existing wastewater treatment capacity: Sufficient capacity will be available upon completion of the proposed facility.

Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, how much additional line (in miles) will be required?

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### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in	The proposed development is expected to create 4,023 two-way trips in the PM peak hour and 3,205 trips in the AM peak hour.
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peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If yes, please describe below: The Traffic Study's recommendations are largely dependent on the number of site trips generated by the development. The number of site trips is based on the proposed land uses which are preliminary and may be largely driven by market conditions. This means that the land uses are subject to change and therefore it should be noted that a significant change in proposed land use could alter the recommended improvements. At buildout the roadways within the proposed development will include roundabouts or traffic signals at two driveways as well as signal timing and phasing optimization to adjust for changing traffic patterns. The complete traffic analysis, included as an attachment, identifies any impacts and additional proposed improvements that would be needed to support the development.

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### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	9379 tons/year
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If no, describe any plans to expand existing landfill capacity: Refer to the Supplemental Checklist for additional information.

Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please explain:

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### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	39%
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Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management will meet the standards of Section 27.5.1 of the City of Arcade Land Use Management Code dated May 8, 2006. The stormwater approach is decentralized; each site will be looked at individually with regards to the stormwater design and will take into account the characteristics of the site such as topography, soils, natural vegetation, exposure, and use. The design guidelines will require that each residential lot is responsible for on-site water quality treatment. Additionally, the design guidelines for the development encourage local water quality and quantity treatment with an emphasis on a variety of site appropriate LID techniques. Examples include stormwater detention ponds, unconcentrated overland flow, grass swales, level spreaders, pervious pavement, disconnecting roof drains, and rain gardens. Water quality treatment will be integrated with boulevards through bioretention strips and swales will be used where appropriate. For the streams onsite, there is a 25' impervious buffer in addition to the 25' state buffer. We will also provide mitigation for any stream impacts either through on-site stream restoration or an established mitigation bank.

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## Environmental Quality

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

1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

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

Wetlands: The wetlands, along with the surface waters, will be preserved to the maximum extent possible. It is their unique and pristine character that makes the site such a special place. The wetlands will be incorporated into the greenways and open space areas in order to provide protection and additional buffering from adjacent development. A 50' buffer will be maintained around the onsite wetlands. Passive recreation, such as onsite trails will be allowed within the wetland buffers. Minor impacts are anticipated around the dam on Davis Lake. Because the dam is not structurally sound, it will need to be redesigned and updated. These updates could impact the wetlands surrounding the lake. Any wetlands that will be impacted by the dam redesign will be restored or mitigated. In developing the road network, care was taken to minimize impacts to streams and wetlands. Where possible, road crossings have been proposed in areas where there are no wetlands. Only minor impacts to wetlands are anticipated from the construction of the internal road network. Floodplains: The Arcade Meadows rezoning site is located within Flood Zone A as identified on the Federal Emergency Management Agency's Flood Insurance Rate Maps (Map # 13157C0275C). Zone A is defined as "Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage." The areas that have been identified as Zone A are primarily made up of streams and currently there is no development proposed in those locations. The locations will remain as natural areas and will become the greenways that connect the neighborhoods. Historic Resources: There are three cemeteries located on or adjacent to the site. One cemetery is located on the southernmost tract, just north of B. Whitfield Road. A second cemetery is located within the right-of-way of in the south side of Holiday Cemetery Road, adjacent to the proposed site. The third cemetery is located in the northeast corner of the proposed site between the fork of two creeks. Their location will be preserved and access will be provided as the development builds out. In 2008 a preliminary archaeological investigation was conducted on the site. The investigation included research on regional archaeology and history, a search of archaeology maps, record forms, and technical reports relevant to the project site and vicinity. The records indicated that there were sites previously identified, and all were located adjacent to Redstone Creek. A full site survey will be required during subsequent federal permitting for future development activities. Surface Waters: The number of stream crossings has been limited as much as possible, and where stream crossings are required care has been taken to select locations that would minimize impacts. Impacts will be mitigated either through a mitigation bank or with on-site stream and wetland remediation. Low Impact Design (LID) and other innovative techniques such as open swales, reduced roadway widths, decentralized stormwater management, and water quality controls will be used to ensure that the site retains its environmental character. Lastly, the streams onsite will have a 50' buffer consisting of a 25' impervious buffer in addition to the 25' state buffer.

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