



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: June 6, 2014

ARC REVIEW CODE: V1406061

TO: Mayor Mike Bodker, City of Johns Creek  
ATTN TO: Jennifer Glenn, Planner, City of Johns Creek  
FROM: Douglas R. Hooker, Executive Director, ARC

Electronic signature  
Original ink signature on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** RC-14-01JC Fulton County Chattahoochee III Pump Station

**Review Type:** Metro River

**MRPA Code:** RC-14-01JC

**Description:** An application for a Metropolitan River Protection Act Certificate for the construction of additional impervious surface at an existing sanitary sewer pump station.

**Preliminary Finding:** ARC staff has begun the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Johns Creek

**Land Lot:** F34 **District:** 1 **Section:** 1

**Date Opened:** June 6, 2014

**Deadline for Comments:** June 16, 2014

**Earliest the Regional Review Can Be Completed:** June 16, 2014

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
GWINNETT COUNTY

ARC ENVIRONMENTAL PLANNING  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF DULUTH

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. If ARC staff does not receive comments from you by June 16, 2014, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.



# RECEIVED

MAY 13 2014

## APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

City of Johns Creek  
Planning & Zoning

1. **Name of Local Government:** City of Johns Creek
2. **Owner(s) of Record of Property to be Reviewed:**  
**Name(s):** Fulton County  
**Mailing Address:** 141 Pryor Street, Suite 6001  
**City:** Atlanta **State:** Georgia **Zip:** 30303  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** (404) 612-8102 **Fax:** (404) 224-0978  
**Other Numbers:** \_\_\_\_\_
3. **Applicant(s) or Applicant's Agent(s):**  
**Name(s):** Kalyn Lewis / Prime Engineering, Inc.  
**Mailing Address:** 3715 Northside Parkway NW, Building 300, Suite 200  
**City:** Atlanta **State:** Georgia **Zip:** 30327  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** (404) 425-7145 **Fax:** (404) 425-7101  
**Other Numbers:** (404) 316-8661
4. **Proposed Land or Water Use:**  
**Name of Development:** Chattahoochee III Pump Station Upgrades  
**Description of Proposed Use:** The site is an existing sanitary sewer pump station. The proposed use will remain the same.
5. **Property Description (Attach Legal Description and Vicinity Map):**  
**Land Lot(s), District, Section, County:** Land Lot F34, District 1, Section 1, Fulton County.  
**Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** 6000 State Bridge Road. Located 425 feet northwest of Saint George Common and State Bridge Road  
**Size of Development (Use as Applicable):**

<b>Acres:</b>	<b>Inside Corridor:</b>	<u>2.33 Acres</u>
	<b>Outside Corridor:</b>	<u>N/A</u>
	<b>Total:</b>	<u>2.33 Acres</u>
<b>Lots:</b>	<b>Inside Corridor:</b>	<u>N/A</u>
	<b>Outside Corridor:</b>	<u>N/A</u>
	<b>Total:</b>	<u>N/A</u>
<b>Units:</b>	<b>Inside Corridor:</b>	<u>N/A</u>
	<b>Outside Corridor:</b>	<u>N/A</u>
	<b>Total:</b>	<u>N/A</u>

**Other Size Descriptor (i.e., Length and Width of Easement):**

<b>Inside Corridor:</b>	<u>N/A</u>
<b>Outside Corridor:</b>	<u>N/A</u>
<b>Total:</b>	<u>N/A</u>

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: N/A

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): N/A

7. How Will Sewage from this Development be Treated?

A. Septic tank No

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system Yes

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	0	0	0	(90) 0	(75) 0
B	0	0	0	(80) 0	(60) 0
C	2.17	1.519	0.977	(70) 70	(45) 45
D	0.09	0.045	0.027	(50) 50	(30) 30
E	0.07	0.021	0.0105	(30) 30	(15) 15
F	0	0	0	(10) 0	(2) 0
Total:	2.33	1.585	1.015	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

If "yes", indicate the 100-year floodplain elevation: 897

**NOTE:** The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**NOTE:** All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No.

If "yes", indicate the 500-year flood plain elevation: N/A

**NOTE:** The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**NOTE:** Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

**FOR ALL APPLICATIONS:**

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

N/A Existing vegetation plan.

X Proposed grading plan.

N/A Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan.

X Detailed table of land-disturbing activities. (Both on this form and on the plans)

X Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

N/A Documentation on adjustments, if any.

X Cashier's check or money order (for application fee).

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

X Site plan.

X Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

N/A Concept plan.

N/A Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Robert Bush [Signature] 5/8/14

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Kathy Lewis KATHY LEWIS 5/12/2014

Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of CITY OF JOHNS CREEK requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature] 5/18/14  
Signature of Chief Elected Official or Official's Designee Date

6/05/14

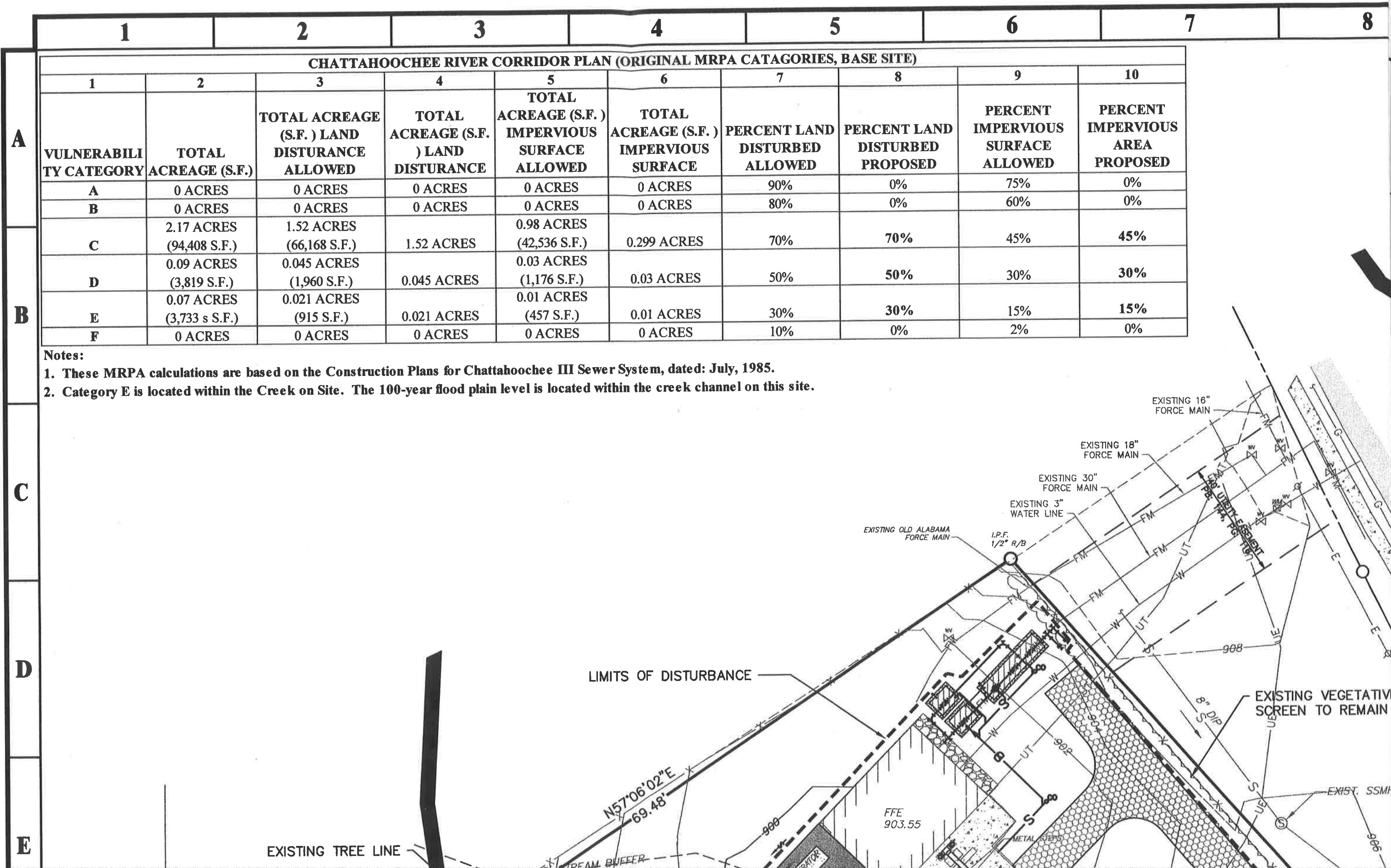
Re: Fulton County Chattahoochee III Pump Station MRPA Review

**NOTE TO FILE:**

- The review is for additional impervious surface at an existing pump station.
- The property is between Ammersee Subdivision and Parkway Baptist Church. It is not part of any other review. It is about 950 feet from the river
- The proposed and existing land disturbance and impervious amounts are below the maximums allowed in all categories.



James M. Santo  
Principal Planner



F  
G  
H  
I  
J

D

C

E



**1 MRPA SITE PLAN**  
**C-202.1 SCALE: 1"=30'**

1 2 3 4 5 6 7 8

9

10

11

12

13

14

# PRIME ENGINEERING INCORPORATED®

3715 NORTHSIDE PARKWAY NW

300 NORTHCREEK, SUITE 200

ATLANTA, GEORGIA 30327

404-425-7100

## PROJECT:

# CHATTANOOGEE III PUMP STATION

**6000 STATE BRIDGE ROAD  
JOHNS CREEK, GEORGIA 30097  
LAND LOT F34, DIST. 1, SECT. 1**

**PREPARED FOR:  
FULTON COUNTY  
DEPARTMENT OF  
PUBLIC WORKS**

## REVISIONS

NO.	DATE	DESCRIPTION
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A	06/28/13	30% SUBMITTAL
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E	05/12/13	ARC SUBMITTAL
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A map of the project area. The Chattahoochee River flows from the top right towards the bottom center. State Bridge Rd runs diagonally from the top left towards the bottom right, crossing the river. Pleasant Hill Rd runs diagonally from the bottom left towards the bottom right, also crossing the river. The Project Site is located on the east bank of the river, north of Pleasant Hill Rd. Other roads shown include Medlock Bridge Rd, Riverclub Pkwy., E Andechs Summit, St. Georgen Common, and Peachtree Ind. Blvd. A line points from the text 'PROJECT SITE' to the designated area on the riverbank.

## VICINITY MAP

**SCALE: 1" = 900'**

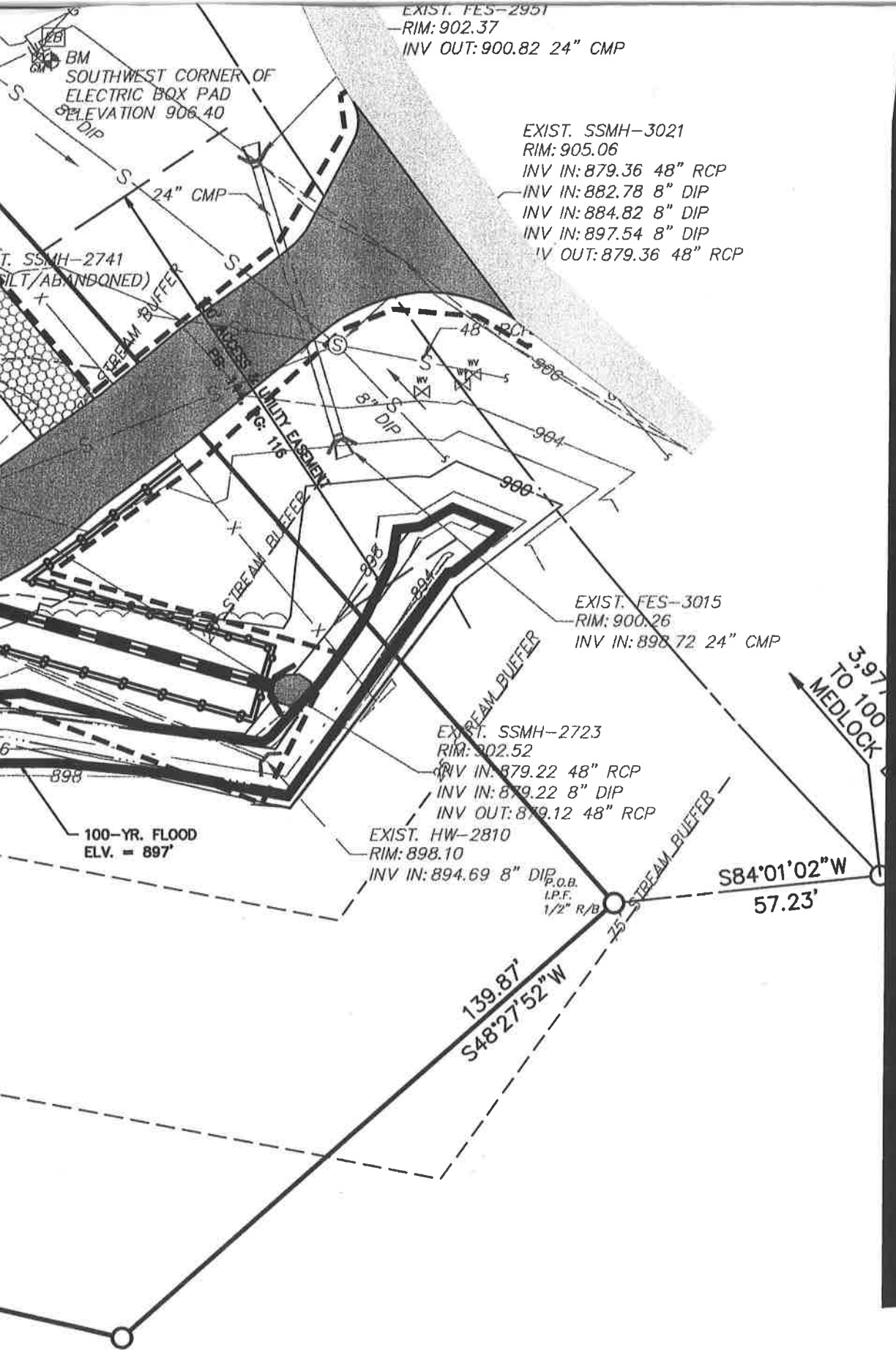
**NOTES:**

1. THIS PROPERTY IS COMPLETELY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
2. ALL CONSTRUCTION MUST CONFORM TO THE CITY OF JOHNS CREEK STANDARDS.
3. PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY ONSITE, A RECONSTRUCTION MEETING MUST BE HELD WITH THE CITY'S DEVELOPMENT INSPECTOR, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH TREE SAVE FENCE, AND SHALL REMAIN MARKED THROUGHOUT CONSTRUCTION, UNTIL FINAL STABILIZATION.
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO

**EXISTING FIRE HYDRANT**  
**UTM ZONE:** 34°00'36.17"N  
**LONGITUDE:** 84°10'57.17"W

**STATE BRIDGE ROAD  
(R/W VARIES)**

954 (NA)



- WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE/PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
  6. A FINAL ON-SITE INSPECTION BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS/HER DESIGNEE IS REQUIRED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. A CERTIFIED AS-BUILT SURVEY MAY BE REQUIRED.
  7. THIS PLAN IS APPROVED FOR RIVER CORRIDOR ONLY. IT DOES NOT ENTITLE LAND DISTURBING ACTIVITY OR CONSTRUCTION OF STRUCTURES WITHOUT FIRST OBTAINING ALL APPLICABLE PERMITS.
  8. THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13121C0093G LAS REVISED ON SEPTEMBER 18, 2013. IF THE SPECIAL FLOOD HAZARD AREA HAS ESTABLISHED ELEVATIONS, THEN A SURVEYOR OR ARCHITECT CAN CERTIFY THIS STATEMENT. IF ELEVATIONS HAVE NOT BEEN ESTABLISHED THEN A REGISTERED ENGINEER MUST PROVIDE CALCULATIONS TO ESTABLISH THE HORIZONTAL LOCATION AND THE ELEVATION OF THE FLOOD HAZARD. IF PROPERTY HAS SPECIAL FLOOD HAZARD AREA CROSSING ITS BOUNDARY LINE, A CERTIFICATE OF OCCUPANCY HOLD WILL BE PLACED ON THE BUILDING PERMIT UNTIL AN ELEVATION CERTIFICATE IS SUBMITTED CERTIFYING THAT THE LOWEST FLOOR ELEVATION OF THE STRUCTURE IS A MINIMUM OF THREE (3) FEET ABOVE THE SPECIAL FLOOD HAZARD AREA ELEVATION.

D



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MAY 13 2014

City of Johns Creek  
Planning & Zoning

**GRAPHIC SCALE**

( IN FEET )

1 inch = 30 ft.

DATUM REFERENCE:  
ELEVATIONS AND GRID NORTH  
ARE BASED UPON NAVD 88  
AND GEORGIA STATE PLANE  
COORDINATES RESPECTIVELY.  
THESE VALUES WERE DERIVED  
FROM GPS OBSERVATIONS.

**SEAL**

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DATE: 5/12/14

DRAWING TITLE			
MRPA SITE PLAN			
DRAWING DATE	DRAWN BY	DESIGNED BY	CHECKED BY
04/15/2014	AMH	KLL	RRM
DRAWING SCALE	PROJECT NUMBER	DRAWING NUMBER	
1"=30'	2015-0028	C-202.1	
ISSUED FOR CONSTRUCTION			

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