



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: March 22, 2016

ARC REVIEW CODE: V1603221

TO: Mayor Mike Bodker, City of Johns Creek
ATTN TO: Matthew Dickison, Deputy Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature
Original 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-16-01JC 9375 Riverclub Parkway

Review Type: Metro River

MRPA Code: RC-16-01JC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a single family residence, including a patio and pool, on a previously undeveloped lot.

Preliminary Finding: ARC staff has begun the review of the application for a MRPA 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: 332, 333 **District:** 1 **Section:** 1

Date Opened: March 22, 2016

Deadline for Comments: April 1, 2016

Earliest the Regional Review can be Completed: April 1, 2016

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

ARC COMMUNITY DEVELOPMENT DIVISION
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **April 1, 2016**, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged. The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Johns Creek
2. Owner(s) of Record of Property to be Reviewed: Bill d Denise Fisher
Name(s):
Mailing Address: 9040 Riverbend Manor
City: Alpharetta State: GA Zip: 30022
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-428-3205 Fax:
Other Numbers:
3. Applicant(s) or Applicant's Agent(s): Robert A. King
Name(s):
Mailing Address: 440 S. Peachtree Street, Suite C
City: Norcross State: GA Zip: 30071
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-858-5113 Fax: 770-696-6013
Other Numbers: 678-778-1737 mobile
4. Proposed Land or Water Use: Riverwood
Name of Development:
Description of Proposed Use: Single Family Residence
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOTS 332 and 333, District 1, Section 1, Fulton County, LOT 13B, Riverwood
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
Riverwood, LOT 13B, 9375 Riverclub Parkway, Hwy 141 Medlock Bridge
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.025
Outside Corridor: 0
Total: 1.025
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor:
Total:

RECEIVED

MAR 02 2016

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

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

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: _____

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:

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

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

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

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

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

☒ Existing vegetation plan.

☒ Proposed grading plan.

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

____ Approved erosion control plan.

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

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: _____

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): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

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 Fulton County

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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	<u>44,664</u>	<u>31,265</u>	<u>20,099</u>	(70) <u>70</u>	(45) <u>45</u>
D	_____	_____	_____	(50)_____	(30)_____
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

- ☒ **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.**

- ✓ **Documentation on adjustments, if any.**

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

- ✓ **Site plan.**

 Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

 Concept plan.


____ 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)**

Signature(s) of Owner(s) of Record Date 3/2/16

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

under the provisions of the Metropolitan River Protection Act:



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

3/2/16

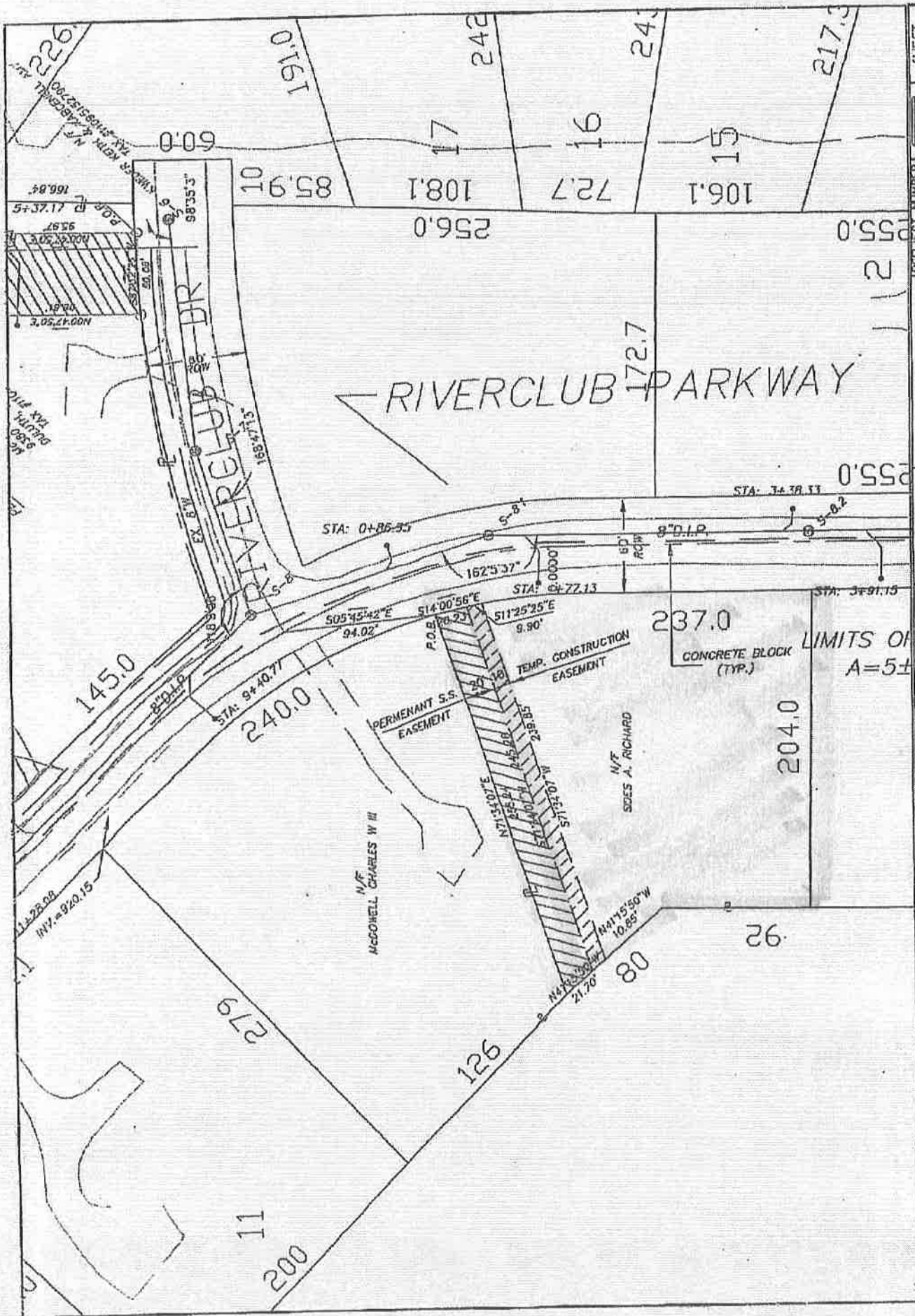
Date

- 14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.**

Signature of Chief Elected Official or Official's Designee _____ Date _____

Exhibit "A"

ALL THAT tract or parcel of land lying and being in Land Lot 332 and 333, 1st District, 1st Section, Fulton County, Georgia, being Lot 13, Block B, Unit Two, Riverwood Subdivision, as per plat recorded in Plat Book 99, page 89, Fulton County Records, which plat is hereby referred to and made a part of this description.



LEGEND	REVISION	NORTH	SCALE	DESIGN CG	EASEMENT FOR:	PROJECT NUMBER	SHEET
EXHIBIT 'A'				DRAWN CG	RODNEY & RITA BEEGLE	S00035	OF
				CHECKED RV			
				APPROVED RV			

**9375 Riverclub Drive Reanalysis
City of Johns Creek**

February 22, 2016

Vulnerability Factor	Factor Subgroup	Score
Geology	Biotite-Gneiss	5
Hydrology:	Interbasin	20
Slope:	0-10%	3
Vegetation	Open Field	10
Aspect	North	6
Soils:	Low Erodibility	4
TOTAL:		48
CATEGORY:		C

The C category includes scores from 38 to 49

16-30
RC-16-001

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City of Johns Creek
Community Development

MAR 02 2016

A TOPCON GTN-285W TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE FIELD DATA UPON WHICH THIS MAP OR
PLAN IS BASED HAS A CLOSURE PERCENTAGE
OF ONE FOOT IN 10,000
FEET AND AN ANGULAR ERROR OF 11.1"
PER ANGLE POINT, AND WAS ADJUSTED USING
THE LEAST SQUARES METHOD.

THIS MAP OR PLAN HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 207,318
FEET AND CONTAINS 1.108 ACRES.

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO
F.I.M. PANEL # 13121C0099G LAST REVISED SEPTEMBER 18, 2013

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH AFFECT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCLUDED.

APPLICANT:
ROBERT KING
4566 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30092

DESIGNER:
GEORGIA PREMIER LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
24HR. CONTACT:
BRIAN SUTHERLAND
404-925-4219

OWNER/DEVELOPER:
CROWNLINE HOMES
4566 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
24HR. CONTACT:
ROBERT KING
770-858-5113

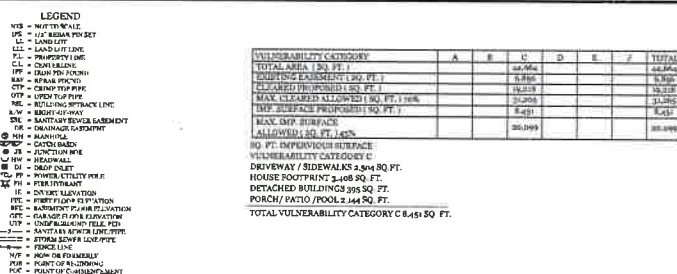
LOCATED IN THE 2000⁺ RIVER CORRIDOR

CROWNLINE HOMES

8075 RIVERCLIFF PARKWAY
GEORGIA PREMIER
LAND SURVEYING, INC.

Date: 12/15/2013	Land Lot: 334 & 335	Section: 18	Sheet No. 1 of 2
County: FULTON, GEORGIA	Scale: 1" = 20'		
Project: 15310	Drawn By: AS		

1 of 2



REFERENCES:
1. FINAL PLAT FOR RIVERWOOD SUBDIVISION, UNIT TWO
RECORDED IN PLAT BOOK 46, PAGE 89 OF FULTON COUNTY RECORDS
2. TWO FOOT CONTOUR INTERVALS SHOWN.
3. ELEVATIONS BASED ON FULTON COUNTY GIS



Know what's below.
Call before you dig.

EXISTING CONTOUR = --- 1000 ---
 PROPOSED CONTOUR = --- (1000) ---
 TREE PROTECTION FENCE = --- T ---
 LIMITS OF DISTURBANCE = --- ---
 SILT FENCE PROTECTION = --- X ---
 CRITICAL ROOT ZONE = --- CRZ ---

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE FRANCHISEE, FRANCHISEE OR
BUSINESS NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND
TO ANY UNRELATED PERSON WITHOUT AN EXPRESS RECOMMENDATION BY THE
STRUCTURE NAMED SAID FRANCHISEE.

COMMUNICATION REGARDING THE REPORTED INCIDENTS, DATE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND FIRST-RESPONSE RESPONSE. THERE IS CONTRADICTION OF THE INFORMATION RECEIVED AND IT IS FEEL BE COMPLETED IN THE LIGHT OF THE LISTING THE MEANING OF THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES BEING HELD IN THE BE ELECTRICAL AND UTILITIES AND RECORD. THIS MAY BE IN THE IN THE OFFICE. THE OWNER, THE EMPLOYER, THE COMPANY'S WORK AND THE ELECTRICAL SHALL BE NEARLY SUFFICIENT TO INDICATE THAT THE INFORMATION IS NOT APPLICABLE FOR THE PROJECT. THERE IS NO LISTING OF THE UNDERGROUND

[illegible]

Know what's below.
Call before you dig.

GRAPHIC SCALE

GRAPHIC SCALE

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10

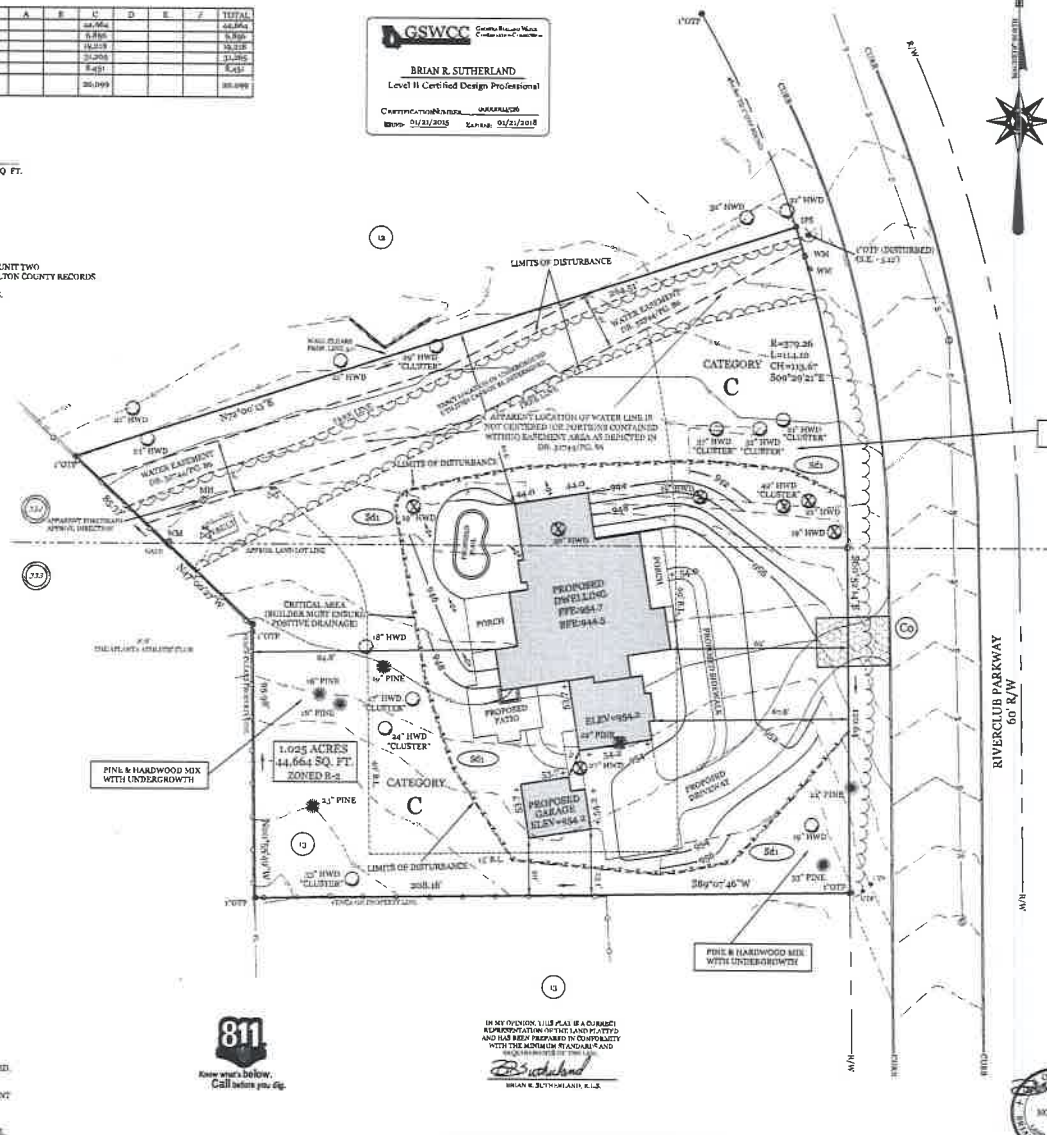
(H 100)

1 inch = 20 n.

GSWCC Georgia Building & Construction Trades Council

BRIAN R. SUTHERLAND
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000044206
EXPIRY: 01/21/2015 RENEWAL: 01/21/2018



IN MY OPINION, THIS PLAN IS A CORRECT
REPRESENTATION OF THE LAND PLATTY
AND HAS BEEN PREPARED IN CONFORMANCE
WITH THE MINIMUM STANDARDS AND
PRACTICES OF THE I.A.C.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 48-1 OF THE RULES OF
THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 47-4-47
AUTHORITY O.C.G.A. 47-4-47, 47-4-48, 47-4-49, 47-4-50, 47-4-51, 47-4-52, 47-4-53, 47-4-54, 47-4-55, 47-4-56, 47-4-57, 47-4-58, 47-4-59, 47-4-60, 47-4-61, 47-4-62, 47-4-63, 47-4-64, 47-4-65, 47-4-66, 47-4-67, 47-4-68, 47-4-69, 47-4-70, 47-4-71, 47-4-72, 47-4-73, 47-4-74, 47-4-75, 47-4-76, 47-4-77, 47-4-78, 47-4-79, 47-4-80, 47-4-81, 47-4-82, 47-4-83, 47-4-84, 47-4-85, 47-4-86, 47-4-87, 47-4-88, 47-4-89, 47-4-90, 47-4-91, 47-4-92, 47-4-93, 47-4-94, 47-4-95, 47-4-96, 47-4-97, 47-4-98, 47-4-99, 47-4-100, 47-4-101, 47-4-102, 47-4-103, 47-4-104, 47-4-105, 47-4-106, 47-4-107, 47-4-108, 47-4-109, 47-4-110, 47-4-111, 47-4-112, 47-4-113, 47-4-114, 47-4-115, 47-4-116, 47-4-117, 47-4-118, 47-4-119, 47-4-120, 47-4-121, 47-4-122, 47-4-123, 47-4-124, 47-4-125, 47-4-126, 47-4-127, 47-4-128, 47-4-129, 47-4-130, 47-4-131, 47-4-132, 47-4-133, 47-4-134, 47-4-135, 47-4-136, 47-4-137, 47-4-138, 47-4-139, 47-4-140, 47-4-141, 47-4-142, 47-4-143, 47-4-144, 47-4-145, 47-4-146, 47-4-147, 47-4-148, 47-4-149, 47-4-150, 47-4-151, 47-4-152, 47-4-153, 47-4-154, 47-4-155, 47-4-156, 47-4-157, 47-4-158, 47-4-159, 47-4-160, 47-4-161, 47-4-162, 47-4-163, 47-4-164, 47-4-165, 47-4-166, 47-4-167, 47-4-168, 47-4-169, 47-4-170, 47-4-171, 47-4-172, 47-4-173, 47-4-174, 47-4-175, 47-4-176, 47-4-177, 47-4-178, 47-4-179, 47-4-180, 47-4-181, 47-4-182, 47-4-183, 47-4-184, 47-4-185, 47-4-186, 47-4-187, 47-4-188, 47-4-189, 47-4-190, 47-4-191, 47-4-192, 47-4-193, 47-4-194, 47-4-195, 47-4-196, 47-4-197, 47-4-198, 47-4-199, 47-4-200, 47-4-201, 47-4-202, 47-4-203, 47-4-204, 47-4-205, 47-4-206, 47-4-207, 47-4-208, 47-4-209, 47-4-210, 47-4-211, 47-4-212, 47-4-213, 47-4-214, 47-4-215, 47-4-216, 47-4-217, 47-4-218, 47-4-219, 47-4-220, 47-4-221, 47-4-222, 47-4-223, 47-4-224, 47-4-225, 47-4-226, 47-4-227, 47-4-228, 47-4-229, 47-4-230, 47-4-231, 47-4-232, 47-4-233, 47-4-234, 47-4-235, 47-4-236, 47-4-237, 47-4-238, 47-4-239, 47-4-240, 47-4-241, 47-4-242, 47-4-243, 47-4-244, 47-4-245, 47-4-246, 47-4-247, 47-4-248, 47-4-249, 47-4-250, 47-4-251, 47-4-252, 47-4-253, 47-4-254, 47-4-255, 47-4-256, 47-4-257, 47-4-258, 47-4-259, 47-4-260, 47-4-261, 47-4-262, 47-4-263, 47-4-264, 47-4-265, 47-4-266, 47-4-267, 47-4-268, 47-4-269, 47-4-270, 47-4-271, 47-4-272, 47-4-273, 47-4-274, 47-4-275, 47-4-276, 47-4-277, 47-4-278, 47-4-279, 47-4-280, 47-4-281, 47-4-282, 47-4-283, 47-4-284, 47-4-285, 47-4-286, 47-4-287, 47-4-288, 47-4-289, 47-4-290, 47-4-291, 47-4-292, 47-4-293, 47-4-294, 47-4-295, 47-4-296, 47-4-297, 47-4-298, 47-4-299, 47-4-300, 47-4-301, 47-4-302, 47-4-303, 47-4-304, 47-4-305, 47-4-306, 47-4-307, 47-4-308, 47-4-309, 47-4-310, 47-4-311, 47-4-312, 47-4-313, 47-4-314, 47-4-315, 47-4-316, 47-4-317, 47-4-318, 47-4-319, 47-4-320, 47-4-321, 47-4-322, 47-4-323, 47-4-324, 47-4-325, 47-4-326, 47-4-327, 47-4-328, 47-4-329, 47-4-330, 47-4-331, 47-4-332, 47-4-333, 47-4-334, 47-4-335, 47-4-336, 47-4-337, 47-4-338, 47-4-339, 47-4-340, 47-4-341, 47-4-342, 47-4-343, 47-4-344, 47-4-345, 47-4-346, 47-4-347, 47-4-348, 47-4-349, 47-4-350, 47-4-351, 47-4-352, 47-4-353, 47-4-354, 47-4-355, 47-4-356, 47-4-357, 47-4-358, 47-4-359, 47-4-360, 47-4-361, 47-4-362, 47-4-363, 47-4-364, 47-4-365, 47-4-366, 47-4-367, 47-4-368, 47-4-369, 47-4-370, 47-4-371, 47-4-372, 47-4-373, 47-4-374, 47-4-375, 47-4-376, 47-4-377, 47-4-378, 47-4-379, 47-4-380, 47-4-381, 47-4-382, 47-4-383, 47-4-384, 47-4-385, 47-4-386, 47-4-387, 47-4-388, 47-4-389, 47-4-390, 47-4-391, 47-4-392, 47-4-393, 47-4-394, 47-4-395, 47-4-396, 47-4-397, 47-4-398, 47-4-399, 47-4-400, 47-4-401, 47-4-402, 47-4-403, 47-4-404, 47-4-405, 47-4-406, 47-4-407, 47-4-408, 47-4-409, 47-4-410, 47-4-411, 47-4-412, 47-4-413, 47-4-414, 47-4-415, 47-4-416, 47-4-417, 47-4-418, 47-4-419, 47-4-420, 47-4-421, 47-4-422, 47-4-423, 47-4-424, 47-4-425, 47-4-426, 47-4-427, 47-4-428, 47-4-429, 47-4-430, 47-4-431, 47-4-432, 47-4-433, 47-4-434, 47-4-435, 47-4-436, 47-4-437, 47-4-438, 47-4-439, 47-4-440, 47-4-441, 47-4-442, 47-4-443, 47-4-444, 47-4-445, 47-4-446, 47-4-447, 47-4-448, 47-4-449, 47-4-450, 47-

GEOMAX FLEXIBLE LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE TIMING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THE INFORMATION IS OBTAINED FROM THE LANDOWNER, THE LANDFARM OPERATOR OR THE AGENCY. IT IS RECOMMENDED THAT THE CLIENT OBTAIN A COPY OF THE DATA FROM THE LANDOWNER OR THE AGENCY, ALTHOUGH

1	A5	2.26.2019	AUTOMATA CONTROL
No.	By	Date	Revision
Cadd File No: 4515349300RT4.DWG			44290.DWG

LEGEND

- NTS = NOT TO SCALE
IPS = 1/2" REBAR PIN SET
LL = LAND LOT
LLL = LAND LOT LINE
P.L. = PROPERTY LINE
C.L. = CENTERLINE
IPF = IRON PIN FOUND
RBF = REBAR FOUND
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
BSL = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
MH = MANHOLE
CB = CATCH BASIN
JB = JUNCTION BOX
HW = HEADWALL
DI = DROP INLET
PP = POWER/UTILITY POLE
FH = FIRE HYDRANT
IE = INVERT ELEVATION
FFE = FIRST FLOOR ELEVATION
BFE = BASEMENT FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION
UTP = UNDERGROUND TELE. PED.
S = SANITARY SEWER LINE/PIPE
SS = STORM SEWER LINE/PIPE
F = FENCE LINE
N/F = NOW OR FORMERLY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

VULNERABILITY CATEGORY	A	B	C	D	E	F	TOTAL
TOTAL AREA (SQ. FT.)			44,664				44,664
EXISTING EASEMENT (SQ. FT.)			6,856				6,856
CLEARED PROPOSED (SQ. FT.)			19,218				19,218
MAX. CLEARED ALLOWED (SQ. FT.) 70%			31,265				31,265
IMP. SURFACE PROPOSED (SQ. FT.)			8,451				8,451
MAX. IMP. SURFACE ALLOWED (SQ. FT.) 45%			20,099				20,099

SQ. FT. IMPERVIOUS SURFACE
VULNERABILITY CATEGORY C
DRIVEWAY / SIDEWALKS 2,504 SQ.FT.
HOUSE FOOTPRINT 3,408 SQ. FT.
DETACHED BUILDINGS 395 SQ. FT.
PORCH/ PATIO /POOL 2,144 SQ. FT.
TOTAL VULNERABILITY CATEGORY C 8,451 SQ. FT.

REFERENCES:

1. FINAL PLAT FOR RIVERWOOD SUBDIVISION, UNIT TWO
RECORDED IN PLAT BOOK 99, PAGE 89 OF FULTON COUNTY RECORDS.
2. TWO FOOT CONTOUR INTERVALS SHOWN.
3. ELEVATIONS BASED ON FULTON COUNTY GIS.



BRIAN R. SUTHERLAND
Level II Certified Design Professional

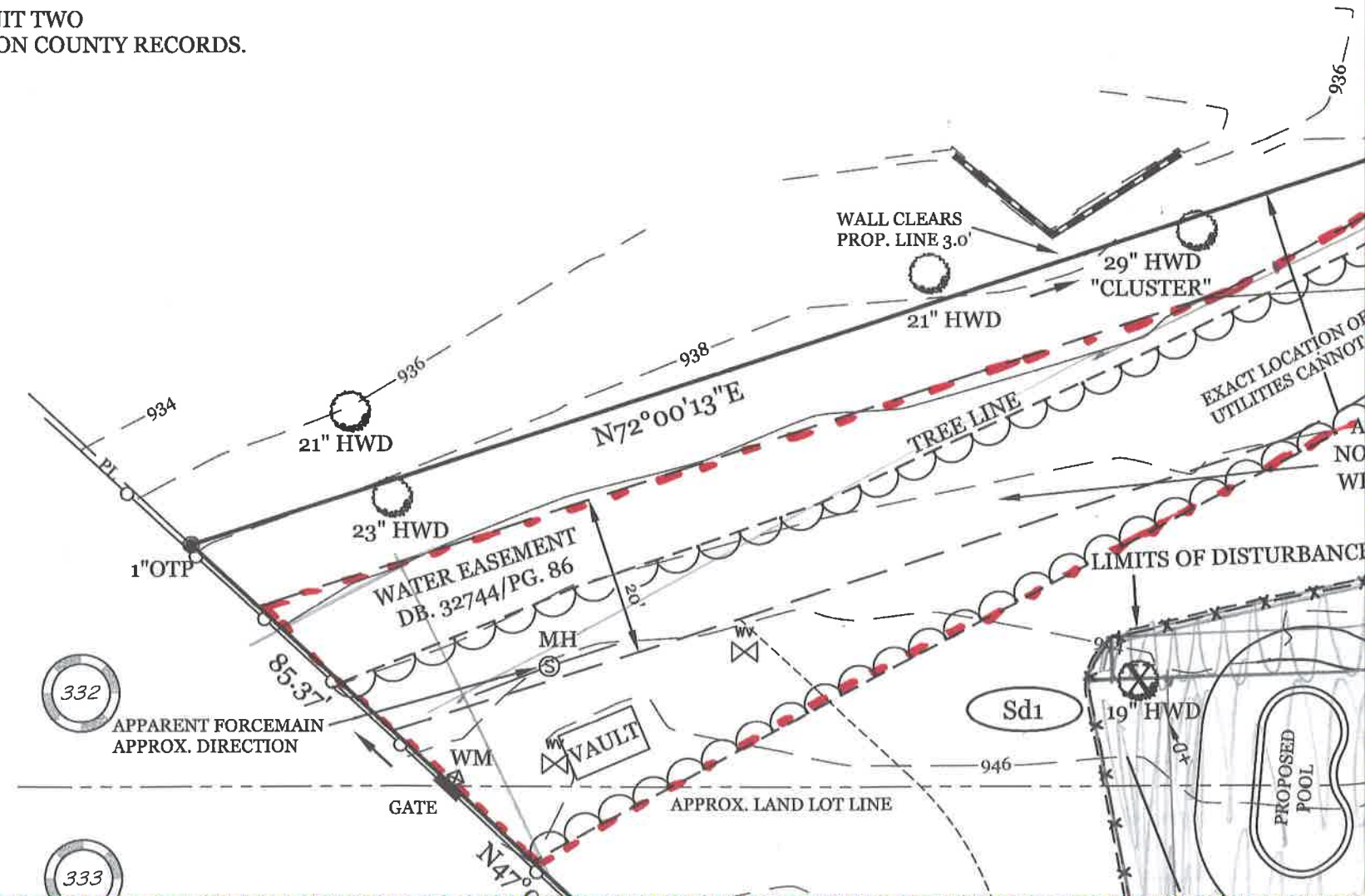
CERTIFICATION NUMBER 00000
ISSUED: 01/21/2015 EXPIRES: 01/21/2020

12



Know what's below.
Call before you dig.

EXISTING CONTOUR = --- 1000 ---
PROPOSED CONTOUR = (1000)
TREE PROTECTION FENCE = Tf
LIMITS OF DISTURBANCE = - - - - -
SILT FENCE PROTECTION = X

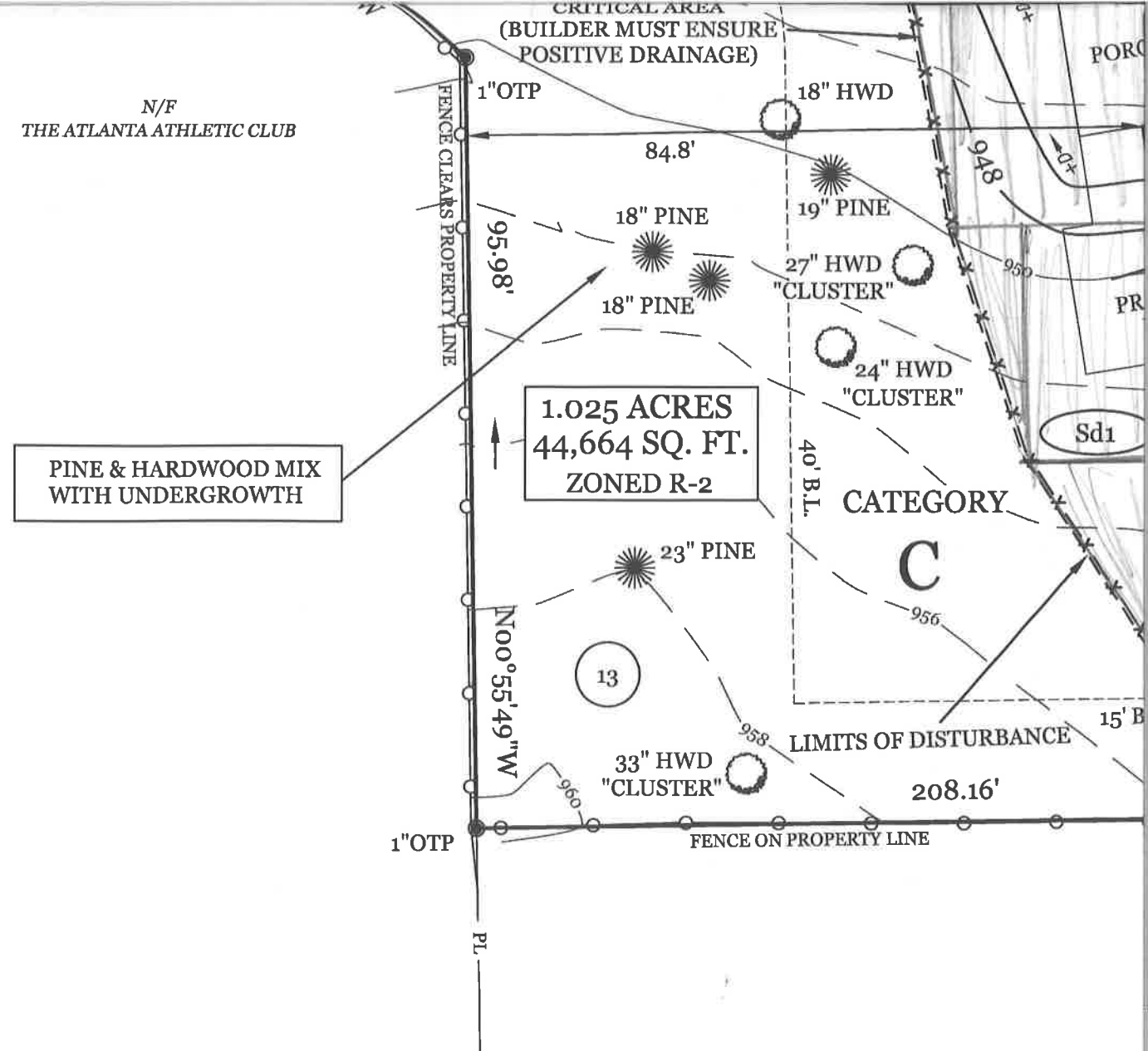


THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

NOTES:

1. THIS PROPERTY IS COMPLETELY OR PARTIALLY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
2. ALL CONSTRUCTION MUST CONFORM TO CITY OF JOHNS CREEK STANDARDS.
3. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY ONSITE, A PRE CONSTRUCTION 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 COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED ARE ARE STABILIZED.
5. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE/PERMIT SHALL BE PRESENT ON 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.



Know what's below.
Call before you dig.

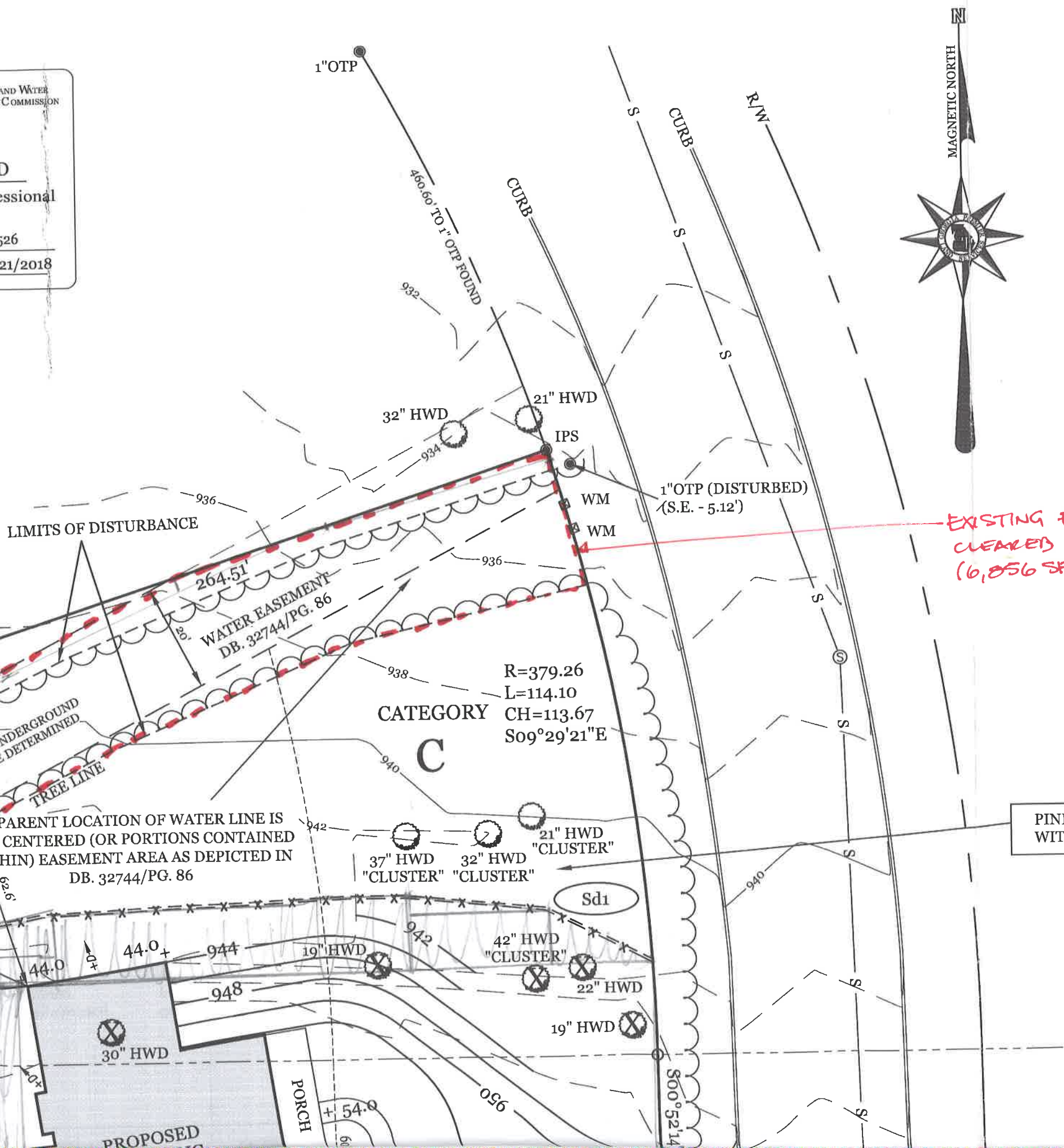
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

THIS SURVEY
PROPERTY SUR
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A TOPCON GTS-235W TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

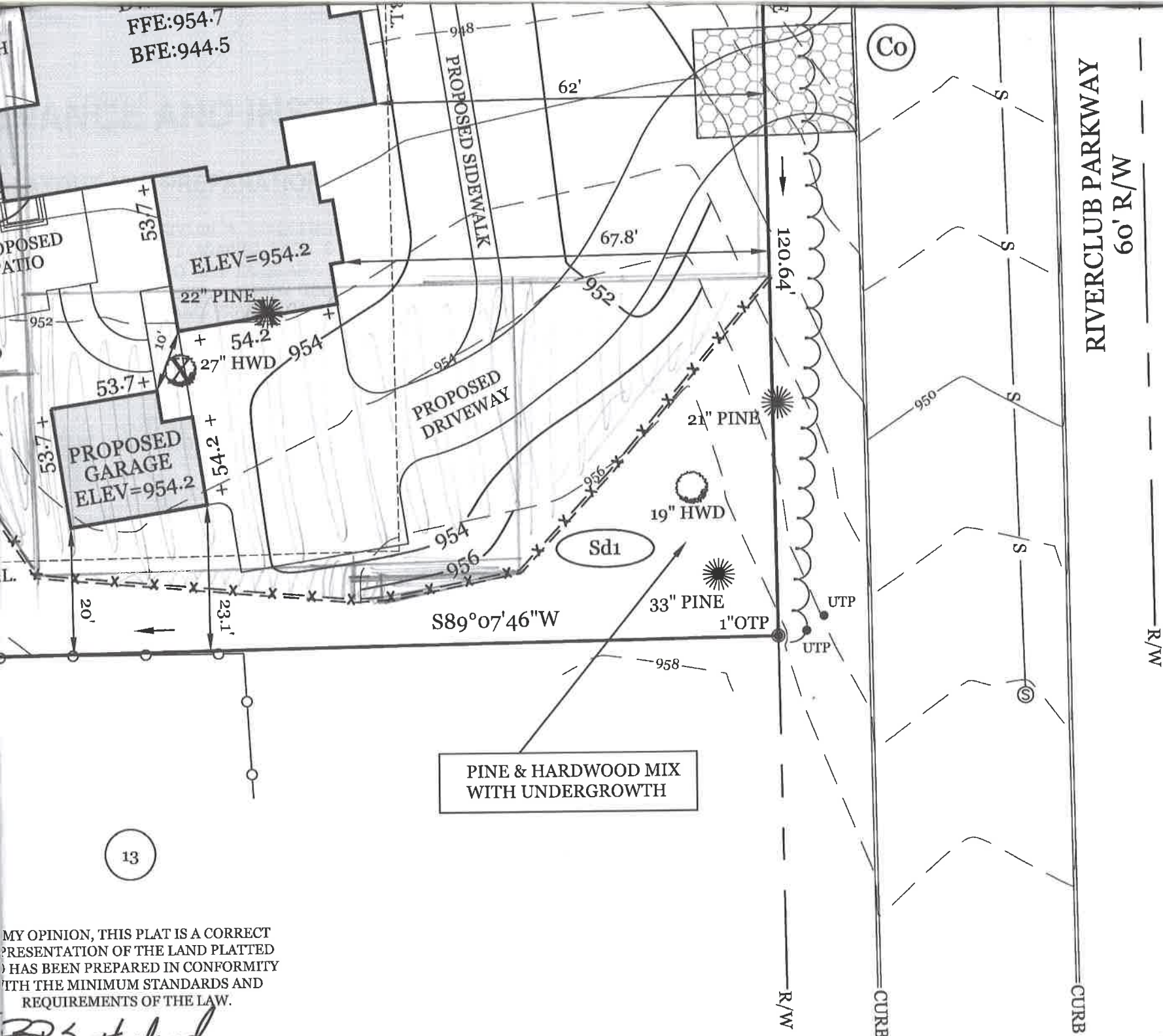
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN + 10,000 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 207,338 FEET AND CONTAINS 1.025 ACRES.

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL # 13121C0093G LAST REVISED SEPTEMBER 18, 2013.

PINE & HARDWOOD MIX WITH UNDERGROWTH

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.



MY OPINION, THIS PLAT IS A CORRECT PRESENTATION OF THE LAND PLATTED HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

B.R. Sutherland
BRIAN R. SUTHERLAND, R.L.S.

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT GUARANTEE THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND IS NOT A GUARANTEE OF ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER CONSULT WITH THE LOCAL PLANNING DEPARTMENT FOR ZONING INFORMATION.



No.	By	Date	Revision
1	AS	2.29.2016	ADDRESS COMMENT

APPLICANT:
ROBERT KING
4566 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097

DESIGNER:
GEORGIA PREMIER LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
24HR. CONTACT:
BRIAN SUTHERLAND
404-925-4219

OWNER/DEVELOPER:
CROWNLIN HOMES
4566 RIDGEGATE DRIVE
PEACHTREE CORNERS, GEORGIA 30097
24HR. CONTACT:
ROBERT KING
770-858-5113

City of Johns Creek
Paul Chesnut
MAR 7 2016

RECEIVED
MAR 02 2016

Install Erosion
& Sediment Controls
APPROVED


City of Johns Creek
Community Development

LOCATED IN THE 2000' RIVER CORRIDOR

SITE PLAN FOR: **RIVERWOOD S/D, UNIT 2, LOT 13**

CROWNLIN HOMES

9375 RIVERCLUB PARKWAY

**GEORGIA PREMIER LAND SURVEYING, INC.**
PROFESSIONAL LAND SURVEYING
3010 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEY FIRM COA #1177

Date: 12.15.2015 Land Lot: 332 & 333 District: 1st

County: FULTON, GEORGIA Scale: 1" = 20'

Sheet No. 1 of 2