



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: October 19, 2016

ARC REVIEW CODE: V1610191

TO: Mayor Mike Bodker, City of Johns Creek  
ATTN TO: Jennifer Glenn, Planner III  
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-16-02JC 8679 Barnwell Road

**Review Type:** Metro River (MRPA)

**MRPA Code:** RC-16-02JC

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a wooden pavilion at the Rivermont Community Association Park.

**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:** 886-887, 932-933 **District:** 1 **Section:** 2

**Date Opened:** October 19, 2016

**Deadline for Comments:** October 31, 2016

**Earliest the Regional Review can be Completed:** October 31, 2016

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

ARC COMMUNITY DEVELOPMENT DIVISION  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF PEACHTREE CORNERS

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY  
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA

If you have questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC does not receive comments from you on or before **October 31, 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.

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** October 19, 2016

**ARC REVIEW CODE: V1610191**

**TO:** ARC Community Development, Natural Resources Division Managers

**FROM:** Andrew Smith, Extension: 3-5581

**Reviewing staff by Jurisdiction:**

**Community Development:** Smith, Andrew

**Transportation Access & Mobility:** N/A

**Natural Resources:** Santo, Jim

**Research & Analytics:** N/A

**Aging & Health Resources:** N/A

**Name of Proposal:** RC-16-02JC 8679 Barnwell Road

**Review Type:** Metro River

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

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**Response:**

- 1) Proposal is **CONSISTENT** with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

**COMMENTS:**

[illegible]

# 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:  
Name(s): Rivermont Community Association  
Mailing Address: 1465 Northside Drive Ste 128  
City: Atlanta State: Georgia Zip: 30318  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404 835 9100 Fax: \_\_\_\_\_  
Other Numbers: 404 835 9130
3. Applicant(s) or Applicant's Agent(s):  
Name(s): John Kohler  
Mailing Address: 540 Mount Everest Way  
City: Johns Creek State: Georgia Zip: 30022  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770 640 1540 Fax: \_\_\_\_\_  
Other Numbers: 404 402 3863
4. Proposed Land or Water Use:  
Name of Development: Rivermont River Park  
Description of Proposed Use: Private park owned and used by Rivermont homeowners
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL 886, 887, 932,933 First District, Second Section of Fulton County  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
8679 Barnwell Road, located .3 miles north of Holcomb Bridge Road on Barnwell Road  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: Application is to certify 5 acres as indicated on survey  
Outside Corridor: 0  
Total: Five acres to be certified  
Lots: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: 1  
Units: Inside Corridor: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: Fulton County sewer line runs through property  
Outside Corridor: \_\_\_\_\_  
Total: See survey map attached

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City of Johns Creek  
Community Development

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? Yes

If "yes", describe the additional land and any development plans: Additional HOA park area not intended to be developed; park is under a conservation agreement with limited development rights.

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 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 No

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	99,885 SF	3,000 SF	2,000 SF	(70) 3.00%	(45) 2.00%
D				(50)	(30)
E	117,915 SF	6,000 SF	5,000 SF	(30) 5.09%	(15) 4.24%
F				(10)	(2)
Total:	217,800 SF	9,000 SF	7,000 SF	N/A	N/A

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City of Johns Creek  
Community Development  
REVISED TABLE

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes             
If "yes", indicate the 100-year floodplain elevation: ~~Flood plain survey attached~~ 885.8

**NOTE:** For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

**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? Yes             
If "yes", indicate the 500-year flood plain elevation: ~~See flood plain survey~~ 886.8

**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. ~~No changes in vegetation~~

☒ Proposed grading plan. ~~Provided by contractor~~

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

☒ Approved erosion control plan. ~~Provided by contractor~~

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

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City of Johns Creek  
Community Development

☒ 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.

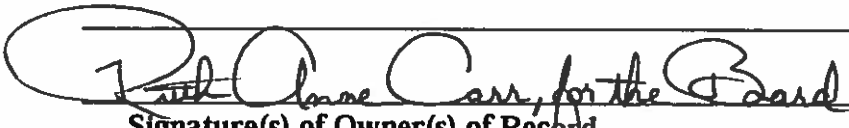
**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

☐ 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)

Ruth Anne Carr, President BOD, Rivermont Community Association

 9-15-2016  
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:


John Kohler, Project Manager

 9/20/16

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

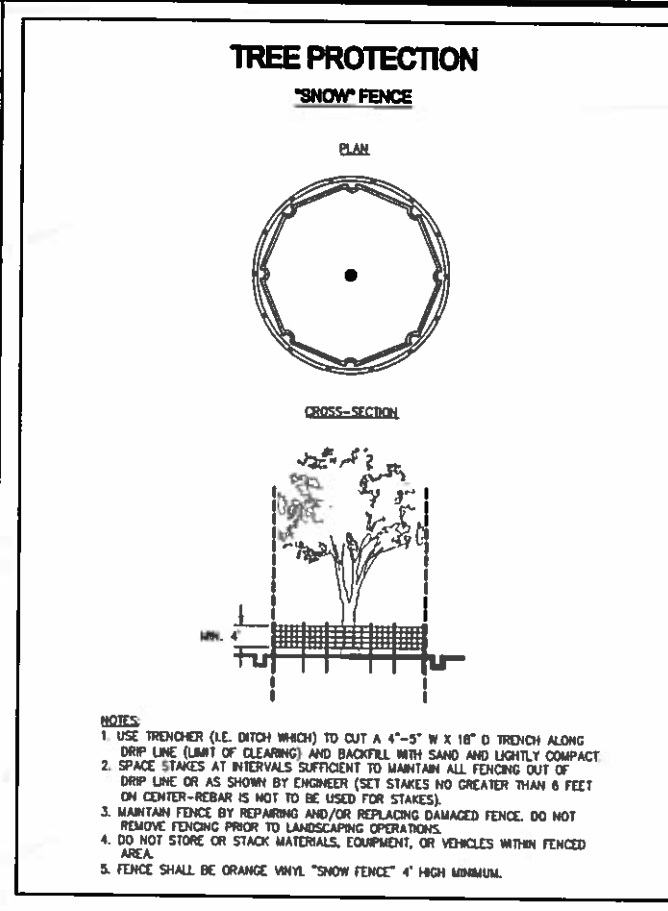
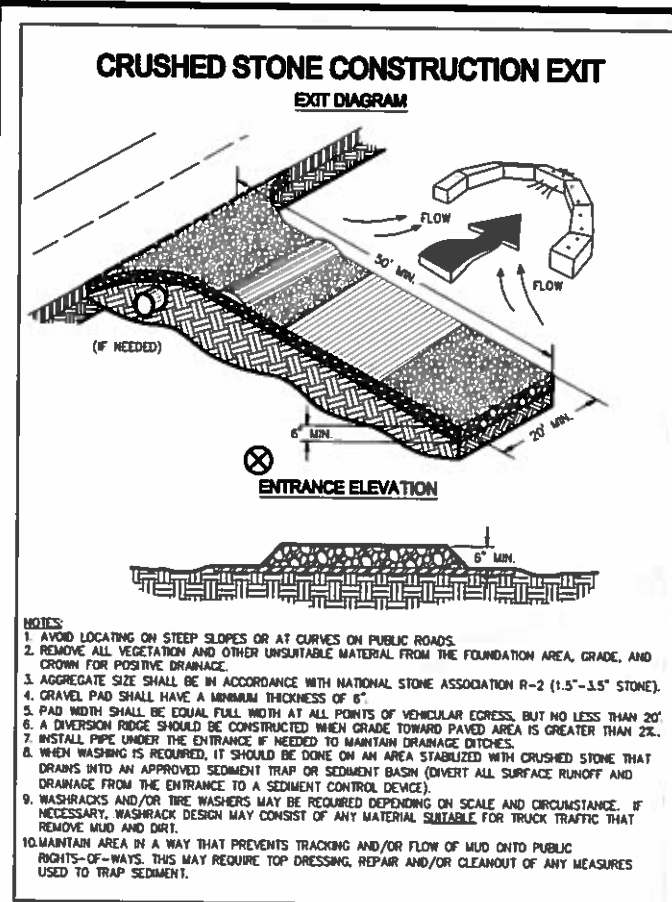
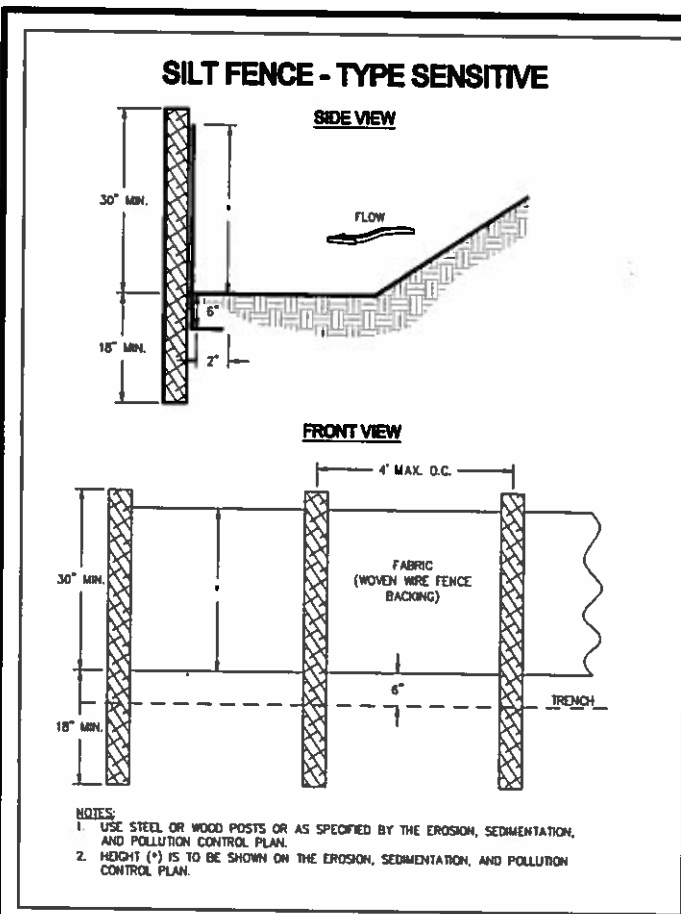
Date

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

 10-4-16  
Signature of Chief Elected Official or Official's Designee Date

**RECEIVED**

**SEP 20 2016**



1. THIS PROPERTY IS COMPLETELY OR PARTIALLY WITHIN THE CHA CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE A.
2. ALL CONSTRUCTION MUST CONFORM TO CITY OF JOHNS CREEK.
3. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY ONSITE, A MEETING MUST BE HELD WITH THE CITY'S DEVELOPMENT INSPECTOR. DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED AND SHALL REMAIN MARKED THROUGHOUT CONSTRUCTION, UNTIL
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING (DISTURBED AREAS ARE STABILIZED).
5. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CERTIFICATE/PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND IN PROGRESS.
6. A FINAL ON-SITE INSPECTION BY THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT OR HIS/HER DESIGNEE IS REQUIRED PRIOR TO THE CERTIFICATE OF OCCUPANCY. A CERTIFIED AS-BUILT SURVEY MAY
7. THIS PLAN IS APPROVED FOR RIVER CORRIDOR ONLY. IT DOES NOT DISTURBING ACTIVITY OR CONSTRUCTION OF STRUCTURES WITHOUT APPLICABLE PERMITS.

WHERE CODE REQUIRES (REFERENCE LSC 7.1.8, A.7.2.2.4.1, AND INSTALLATION OF A SAFETY RESTRAINT SYSTEM (GUARDRAIL) ALONG THE GUARDRAIL SHALL MEET STRENGTH REQUIREMENTS OF IBC 16 7.2.2.4.6, THE GUARD MUST BE NOT LESS THAN 42- INCHES HIGH PREVENTING: \*A 2-INCH SPHERE FROM PASSING BETWEEN BOTTOM THE TOP OF THE WALL. \*A 4-INCH SPHERE FROM PASSING THRU INCHES ABOVE TOP OF WALL. \*AN 8-INCH SPHERE FROM PASSING ABOVE 34 INCHES FROM TOP OF WALL.

**SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 2002 EDITION.**

**MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.**

**SILT FENCE TO BE WIRE MESH REINFORCED**

**ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH GEOMAT AND EVERGREEN GROUND COVER.**

**WATERS OF THE STATE DO EXIST WITHIN 200 FEET OF SITE.**

**THERE ARE NO WETLANDS PRESENT ON THIS PROJECT SITE.**

**THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, CONCURRENT WITH LAND DISTURBING ACTIVITIES.**

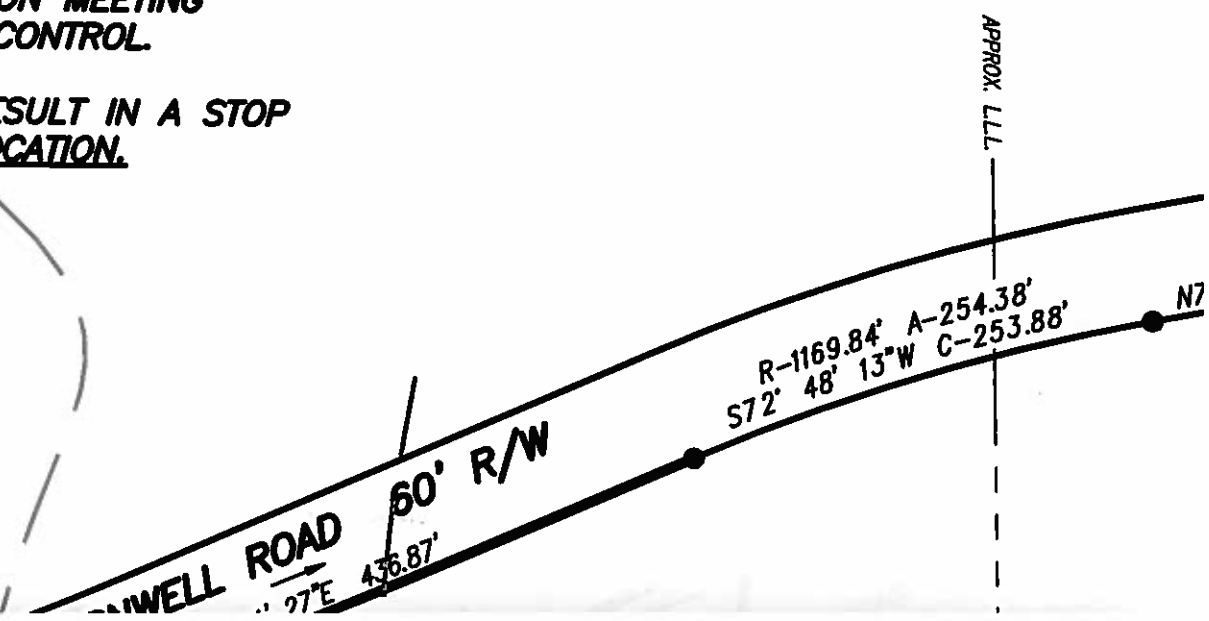
**EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**

**CITY INSPECTORS MAY REQUIRE SILT FENCE OR HAY BALES DOWN SLOPE OF ANY GROUND DISTURBANCE AND GRASS COVER.**

**A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT FOR CONSTRUCTION OF THE DRIVEWAY APRON AND GRADING SHOWN IN THE PUBLIC RIGHT-OF-WAY.**

**\*\* BEFORE STARTING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION AND SEDIMENT CONTROL.**

**FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.**





CONTRACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO  
SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR,  
PRIOR TO ANY DISTURBANCE.

THE PLACEMENT OF DUMPSTERS AND PARKING OF VEHICLES IS  
PROHIBITED WITHIN THE RIGHT OF WAY.

PROPERTY ZONED: C.U.P.

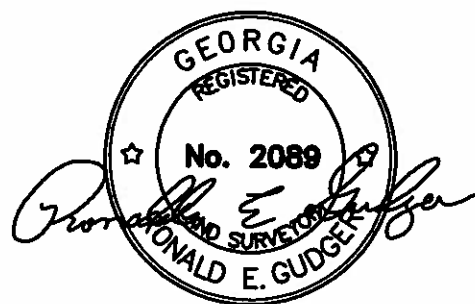
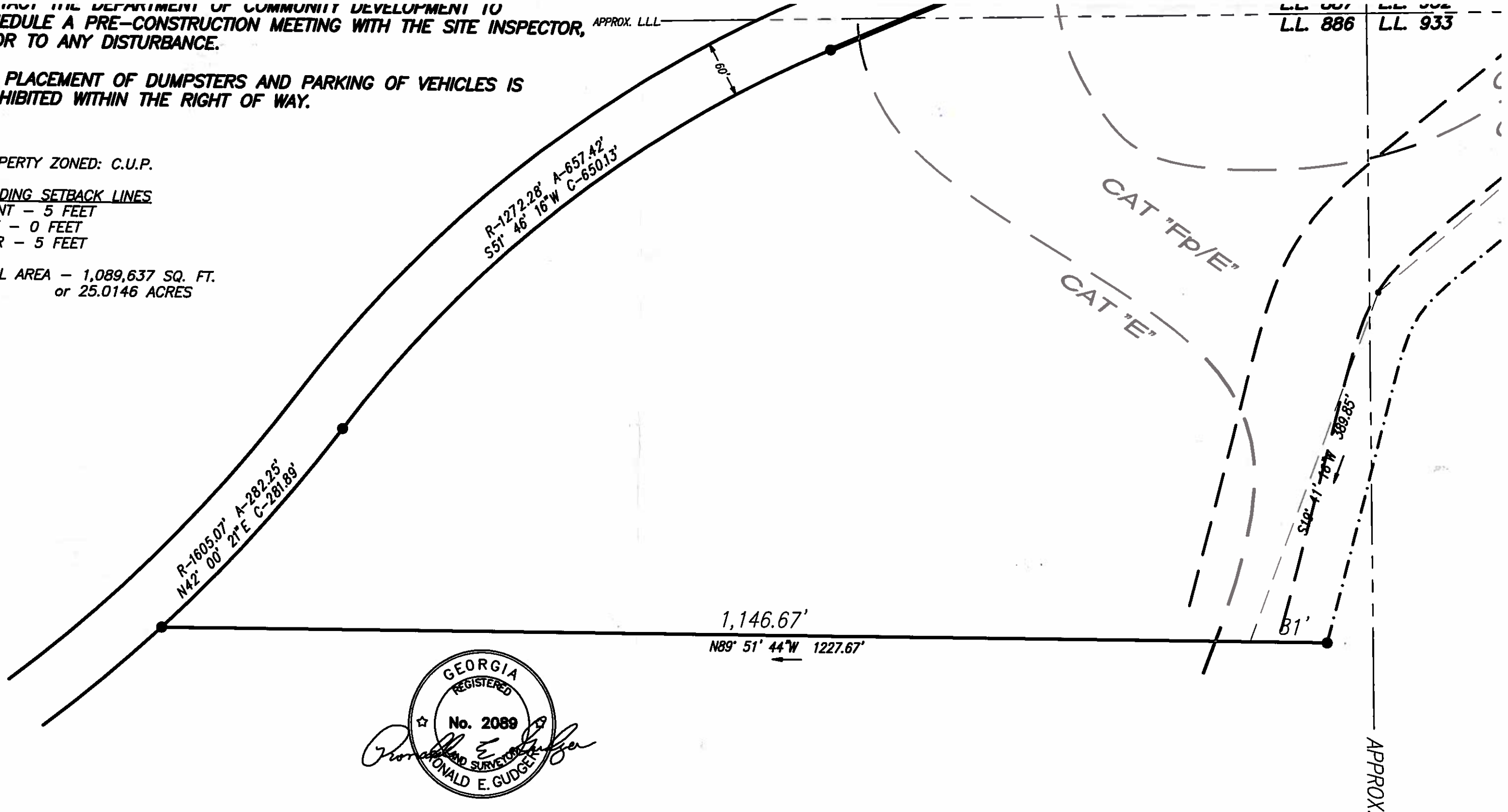
BUILDING SETBACK LINES

FRONT - 5 FEET

SIDE - 0 FEET

REAR - 5 FEET

TOTAL AREA - 1,089,637 SQ. FT.  
or 25.0146 ACRES



SURVEYED REG, CS  
CALCULATED REG, RAM  
DRAWN REG, RAM  
DWG. NAME RIVERMONT PARK SITE PLAN  
DATE JULY 15, 2016

**SITE WORKS**  
SURVEYS & PLANNING  
4780 ASHFORD DUNWOODY ROAD  
SUITE 540-208  
ATLANTA, GEORGIA 30328  
PHONE: 770-396-6011  
e-mail: gudgersurveying@bellsouth.net

RONALD E. GUDGER, LS  
404-731-8696

SITE PLAN FOR

**8679 BARNWELL ROAD**

**L.L. 886, 887 932 & 933  
DISTRICT 1, SECTION 2  
CITY OF JOHNS CREEK  
FULTON COUNTY, GEORGIA**

**ZONING CASE#: 2-71-152**



100                      0                      100                      200                      300

Scale: 1" = 100'



NORTH

IF COMMUNITY  
OF THE  
RED.  
TITLE LAND  
STAINING ALL

12.1)  
INING WALL,  
VD PER LSC  
E CAPABLE OF  
GUARD AND  
AIL UP TO 34  
GUARDRAIL

R-857.94' A-133.10'  
N54° 36' 06"E C-132.96'

*R-1066.22' A-60.61'*  
*N60° 40' 27"E C-60.60'*

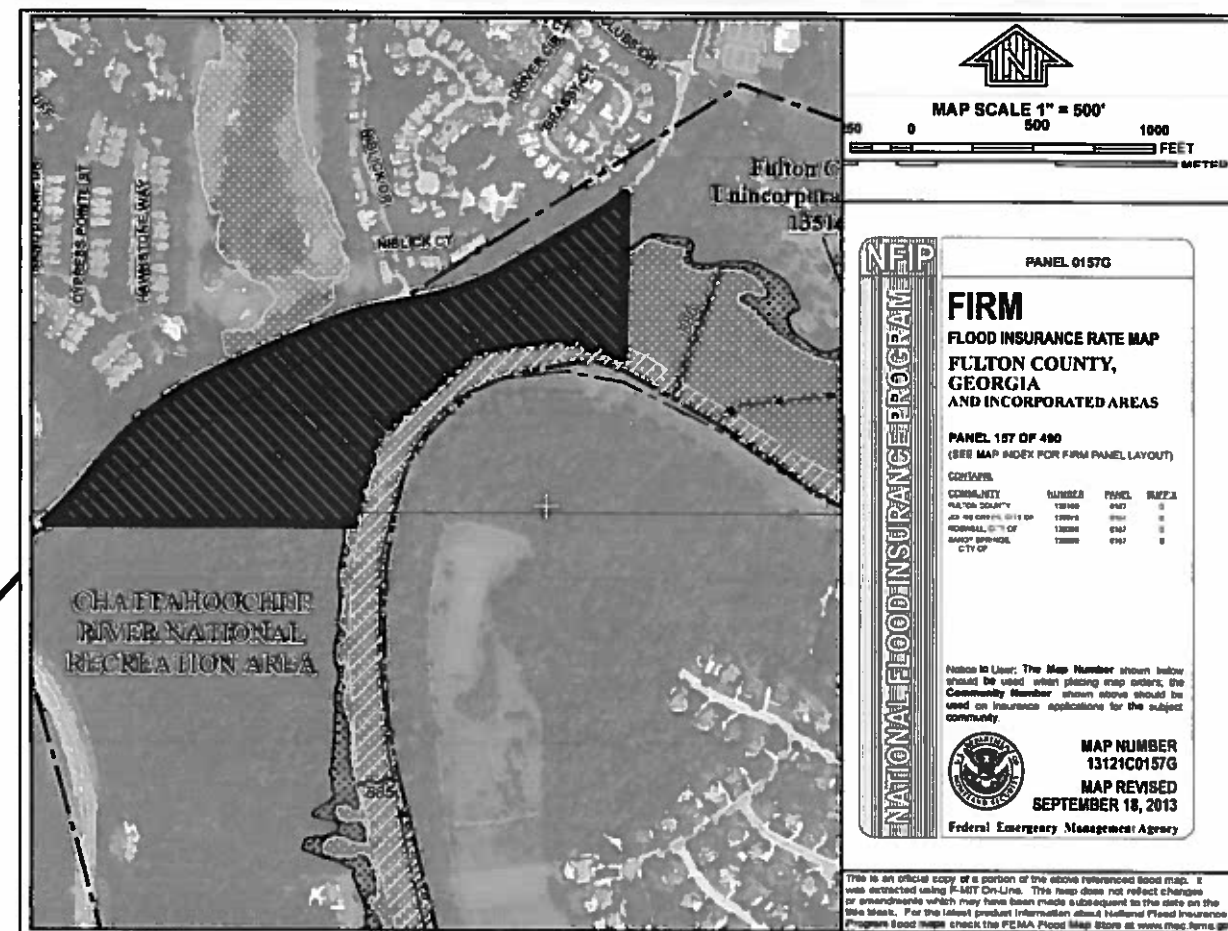
**5.000 ACRES**

**CRES**  
CAT "C"  
CAT "Fp/E"

S1° 01' 33"W 64317'

### LEGEND

M.H. — MANHOLE  
J.B. — JUNCTION BOX  
C.B. — CATCH BASIN  
D.I. — DROP INLET  
S.S.E. — SEWER EASEMENT  
D.E. — DRAINAGE EASEMENT  
I.P.F. — IRON PIN FOUND  
I.P.S. — IRON PIN SET  
C.T.P. — CRIMP TOP PIPE  
O.T.P. — OPEN TOP PIPE  
R.B. — RE-BAR  
F.H. — FIRE HYDRANT  
B/L — BUILDING LINE  
P/P — POWER POLE  
℄ — CENTER LINE  
D.S. — DOWNSPOUTS



**LOCATION MAP**

FLOOD STATEMENT

THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13121C0157 G LAST REVISED ON SEP. 18, 2013.

"C"  
"Fp/E"  
12' 24" W 533.35'  
SATTALHOOCHEE RIVER

City of Johns Creek

SEP 26 2016

Install Erosion  
& Sediment Controls  
APPROVED

RECEIVED

SEP 20 2016

City of Johns Creek  
Community Development



Know what's below.  
Call before you dig.

# UNIFORM CODING SYSTEM

## STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.

## VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)			A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.

RIVERMONT PARK

OWNER/APPLICANT

RIVERMONT COMMUNITY ASSOCIATION.  
C/O JOHN KOHLER  
#1465 NORTHSIDE DRIVE, STE 128  
ATLANTA, GA 30318  
PHONE: 404-855-9100

1.	8/26/16	REVISED PER CRITIQUE
NO.	DATE	REVISION

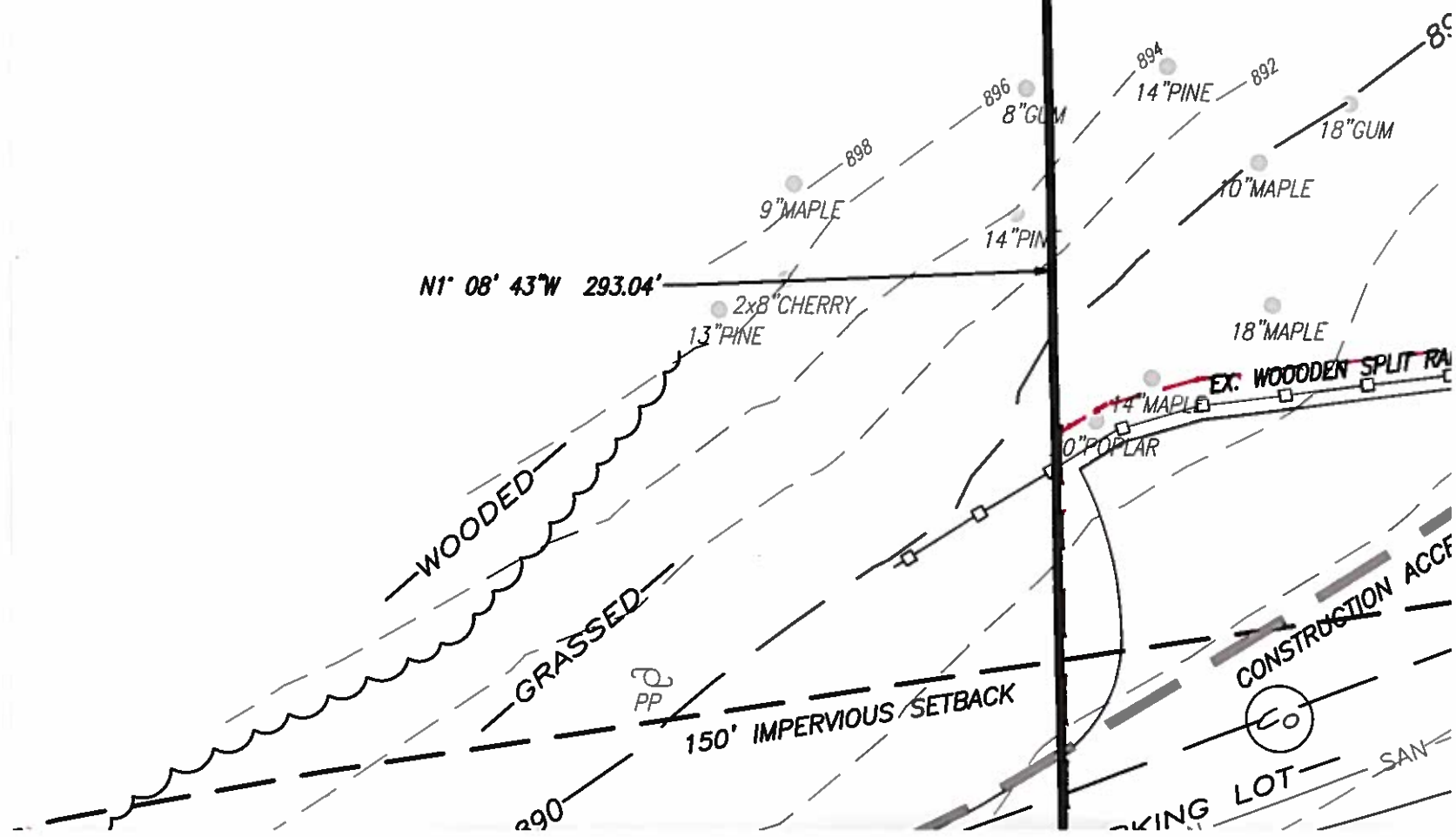
BARNWELL ROAD

R/W

R-1066.22' A-311.34'  
 V70° 40' 05" E C-310.24'

VULNERABILITY CATEGORY	"C"	"Fp/E"	TOTAL
TOTAL SQUARE FEET	99,885	117,915	217,800
SQ. FT. CLEARED PROPOSED	0	3,250	3,250
MAX. SQ. FT. CLEARED ALLOWED	2,000	30%=35,375	35,375
SQ. FT. IMPERVIOUS SURFACE PROPOSED	0	864	864
MAX. SQ. FT. IMP. SURFACE ALLOWED	3,000	15%=17,687	17,687

SQ. FT. CLEARED EXISTING 1,683 2,627  
 SQ. FT. IMP. SURFACE EXISTING 1,180 4,159



PROPERTY ZONED: C.U.P.

BUILDING SETBACK LINES

FRONT - 5 FEET

SIDE - 0 FEET

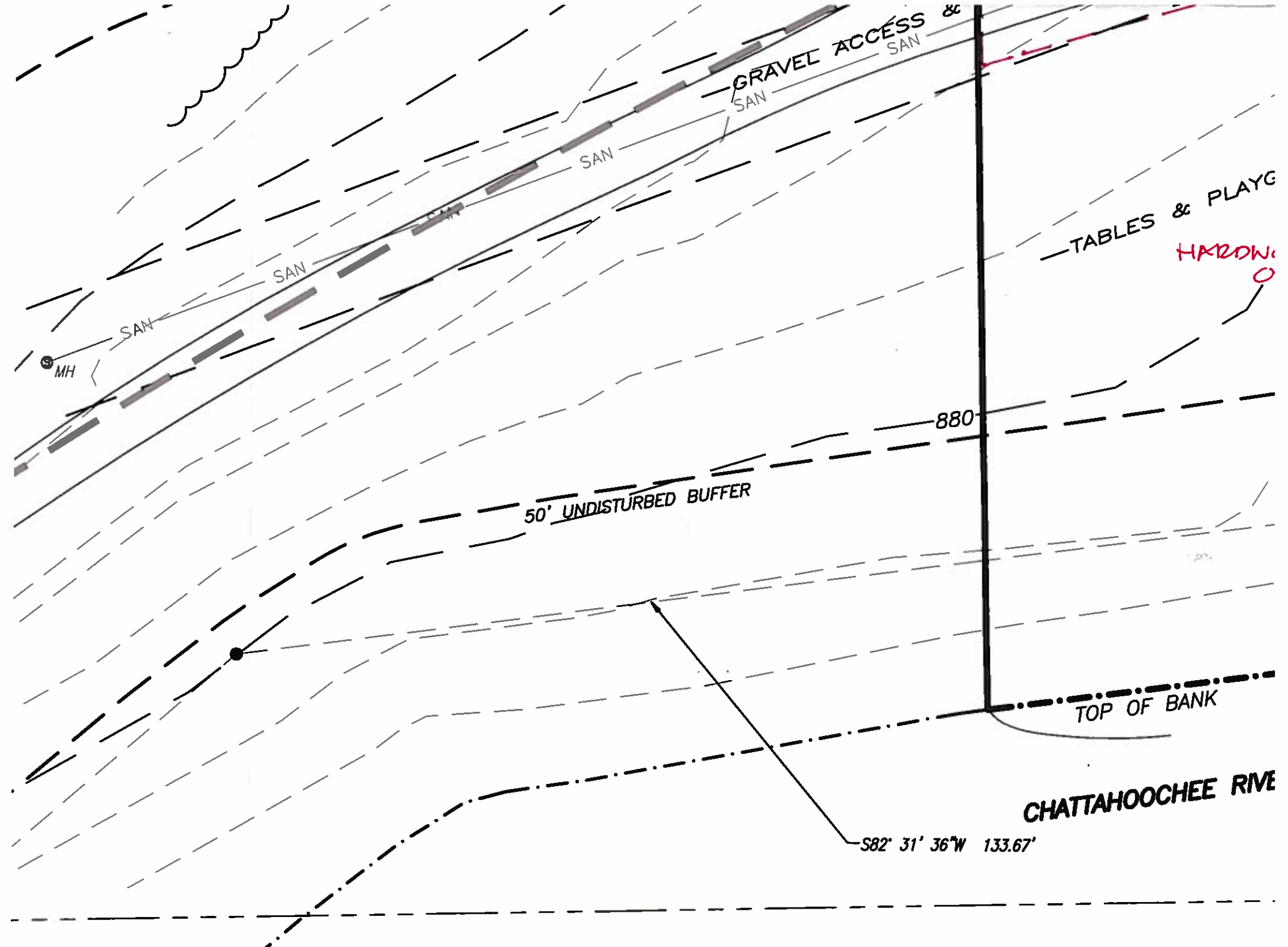
REAR - 5 FEET

TOTAL AREA - 1,089,637 SQ. FT.  
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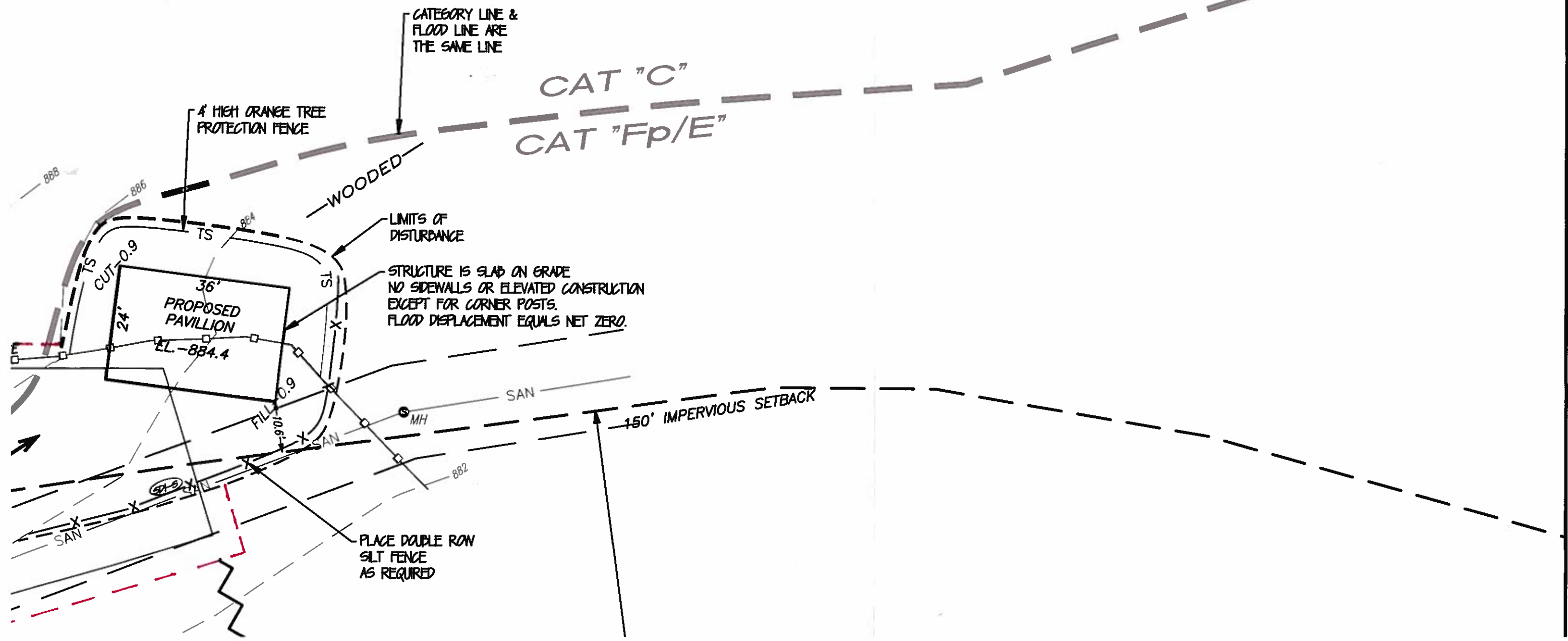
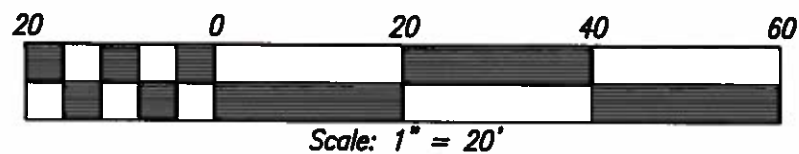
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SITE PLAN FOR

**8679 BARNWELL ROAD**

**L.L. 886, 887 932 & 933  
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CITY OF JOHNS CREEK  
FULTON COUNTY, GEORGIA**

**ZONING CASE#: Z-71-152**

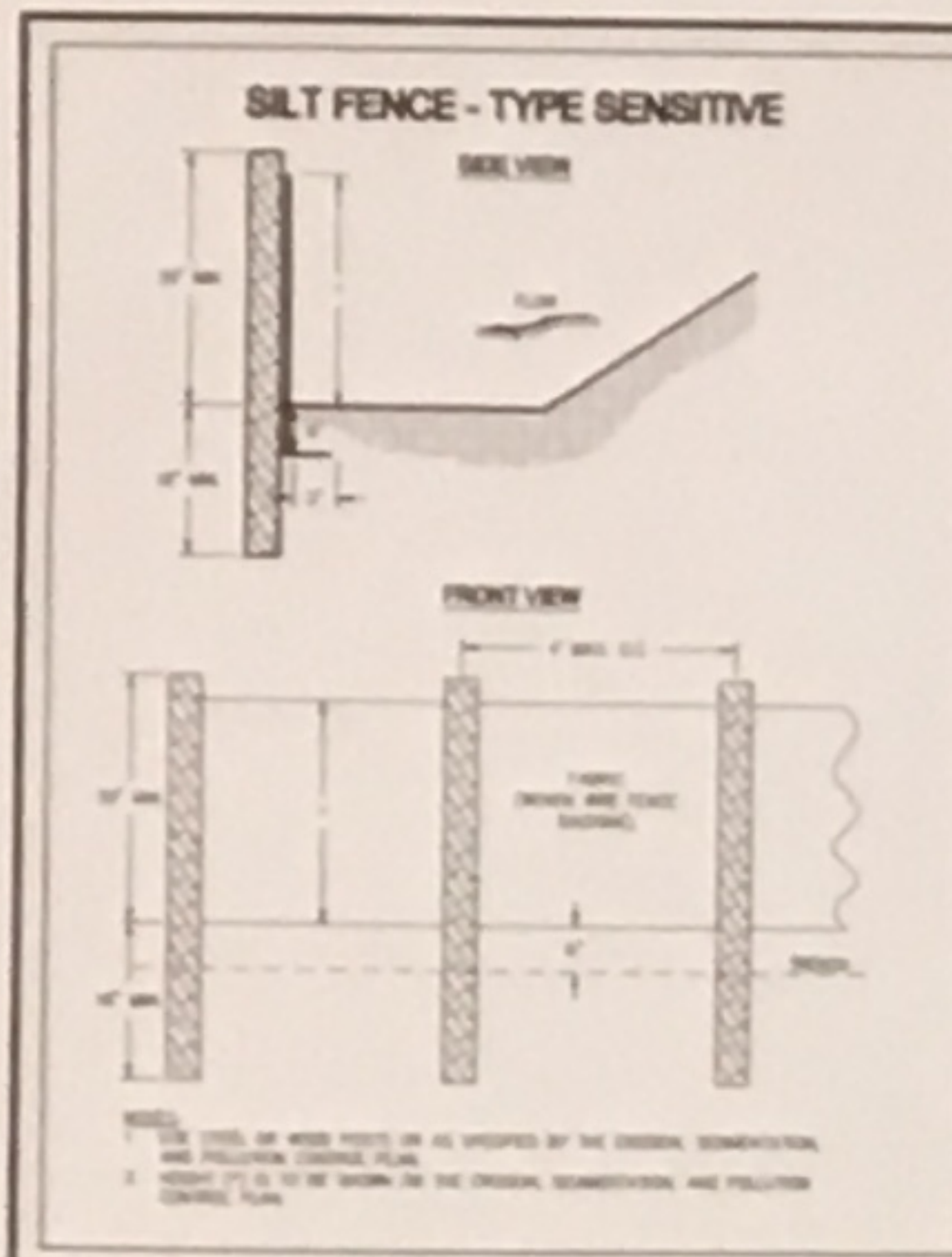




**PAGE 2 OF 2**

# RIVERMONT PARK





SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 2002 EDITION.

MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.

SILT FENCE TO BE WIRE MESH REINFORCED

ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH GEOMAT AND EVERGREEN GROUND COVER.

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CITY INSPECTORS MAY REQUIRE SILT FENCE OR HAY BALES DOWN SLOPE OF ANY GROUND DISTURBANCE AND SPOIL PILES.

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR, PRIOR TO ANY DISTURBANCE.

THE PLACEMENT OF DUMPSTERS AND PARKING OF VEHICLES IS PROHIBITED WITHIN THE RIGHT OF WAY.

PROPERTY ZONED: C.U.P.

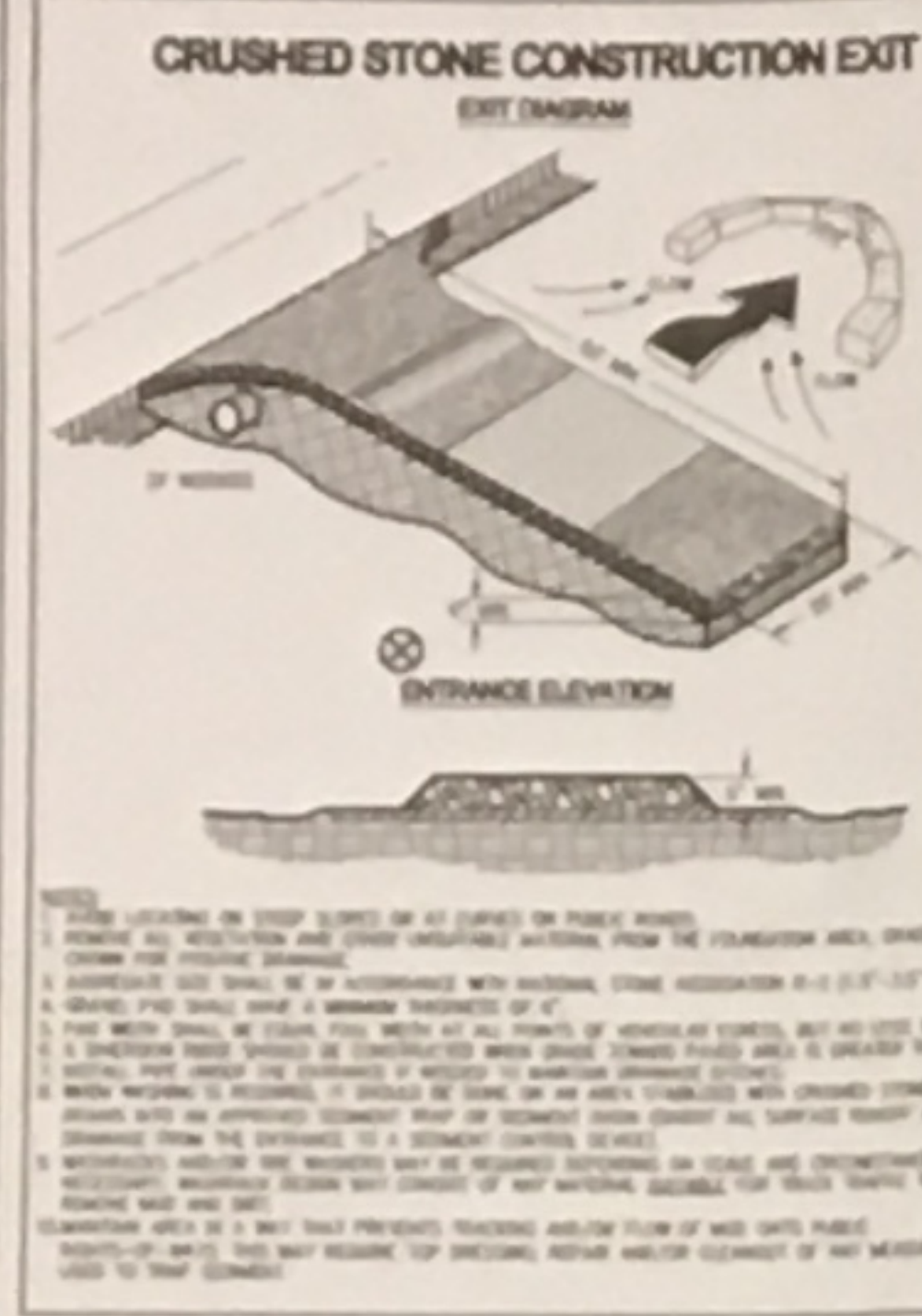
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SIDE - 0 FEET  
REAR - 5 FEET

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OR 25.0146 ACRES



SURVEYED REG. CS  
CALCULATED REG. RAM  
DRAWN REG. RAM  
RIVERMONT PARK  
DWG. NAME SITE PLAN  
DATE JULY 15, 2016

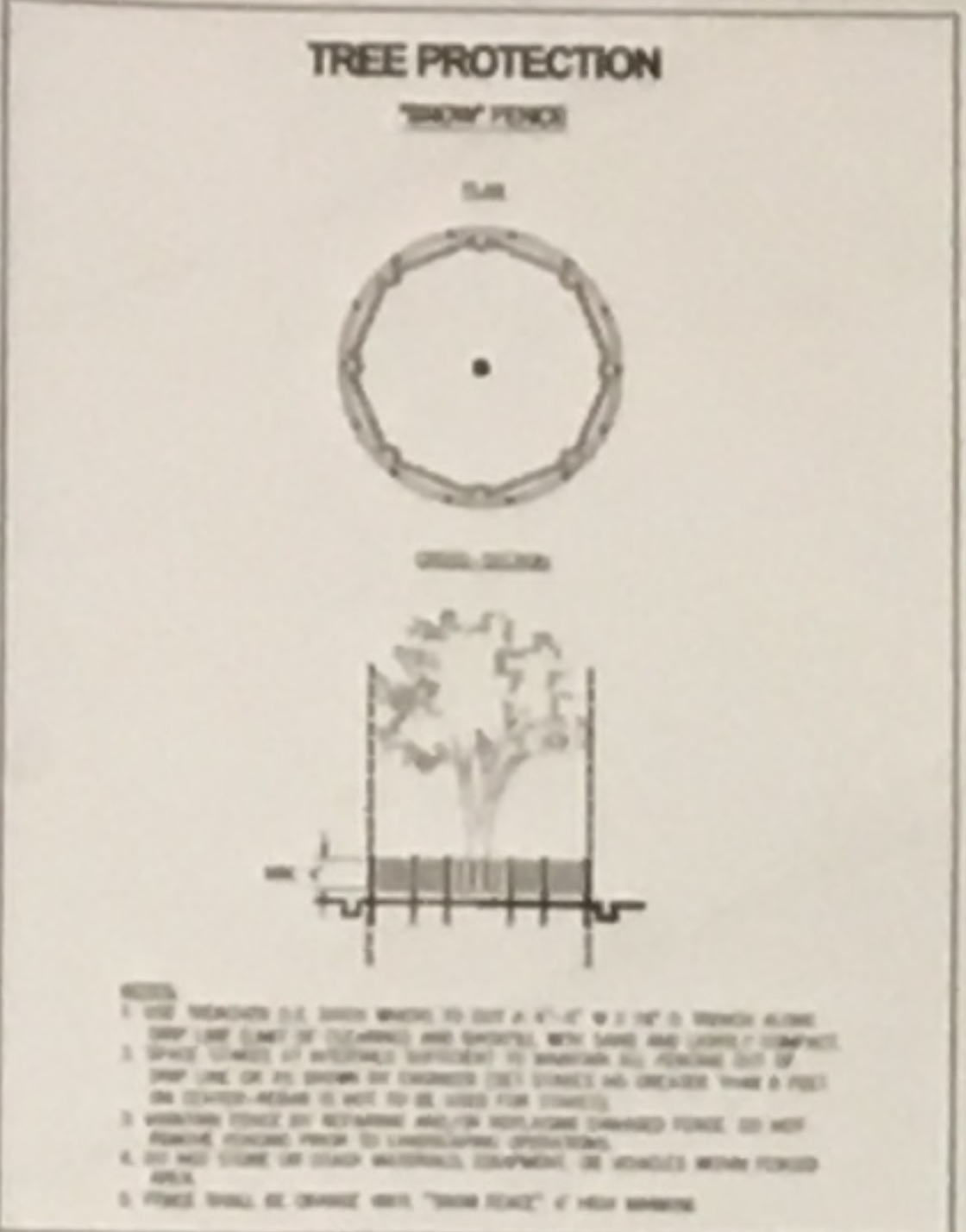
**SITE WORKS SURVEYS & PLANNING**  
4780 ASHFORD DUNWOODY ROAD  
SUITE 540-208  
ATLANTA, GEORGIA 30328  
PHONE: 770-396-6011  
e-mail: gudgersurveying@bellsouth.net



A QUALIFIED CONTRACTOR PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT FOR CONSTRUCTION OF THE DRIVEWAY APRON AND GRADING SHOWN IN THE PUBLIC RIGHT-OF-WAY.

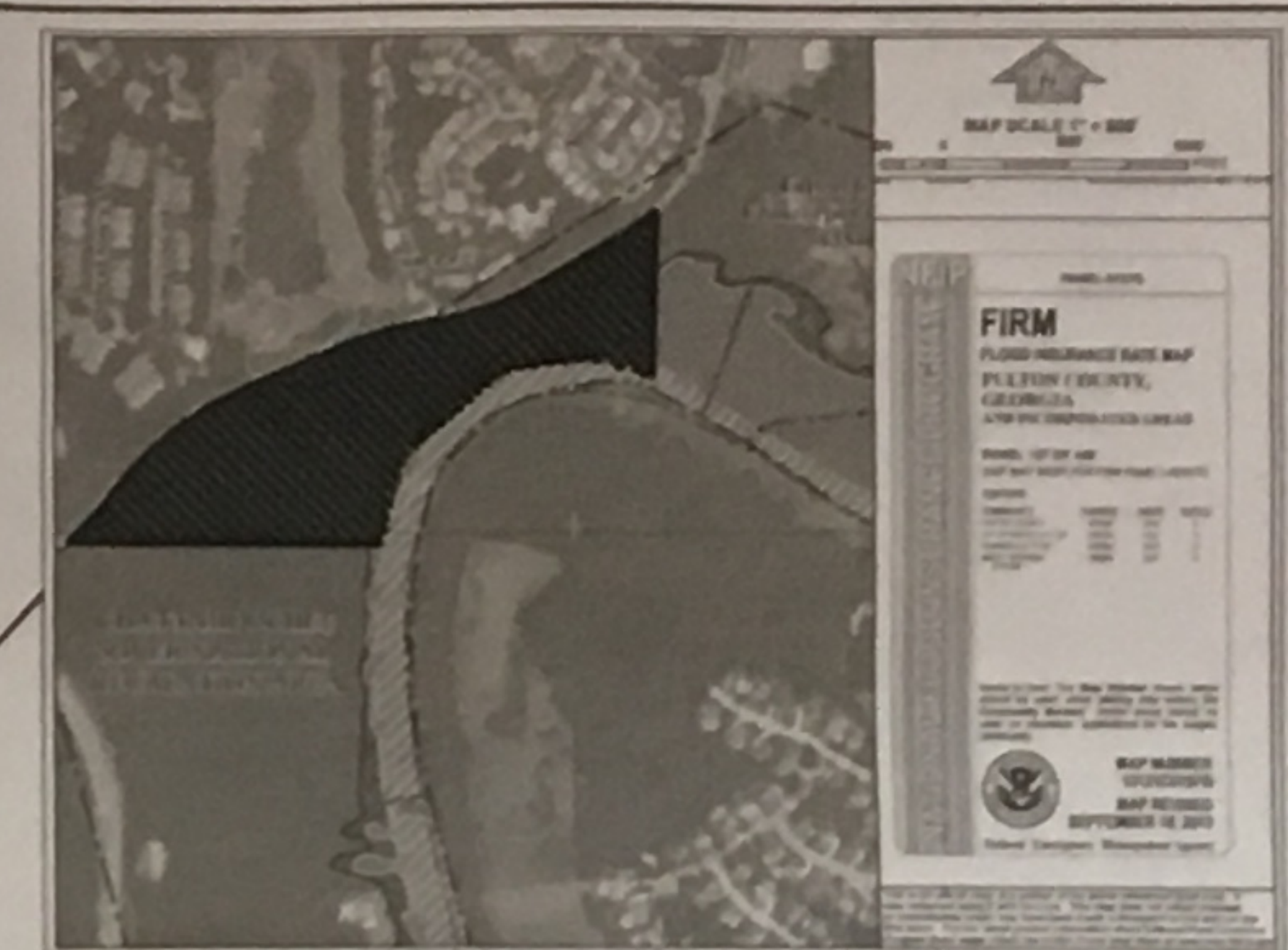
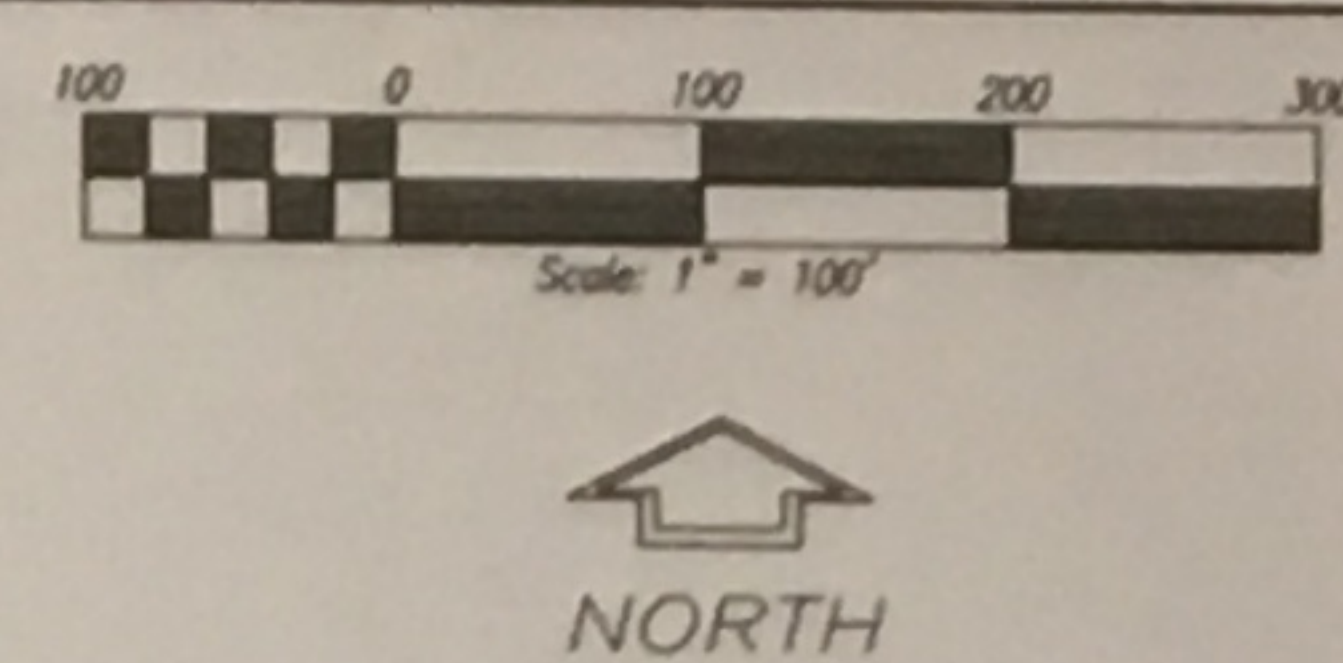
\*\* BEFORE STARTING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION AND SEDIMENT CONTROL.

FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.



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, A PRECONSTRUCTION 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 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.

WHERE CODE REQUIRES (REFERENCE LSC 7.1.8, A.7.2.2.4.1, AND IRC R312.1) INSTALLATION OF A SAFETY RESTRAINT SYSTEM (GUARDRAIL) ALONG A RETAINING WALL, THE GUARDRAIL SHALL MEET STRENGTH REQUIREMENTS OF IRC 1607.7.1 AND PER LSC 7.2.2.4.6, THE GUARD MUST BE NOT LESS THAN 42- INCHES HIGH AND BE CAPABLE OF PREVENTING: "A 2-INCH SPHERE FROM PASSING BETWEEN BOTTOM OF THE GUARD AND THE TOP OF THE WALL, "A 4-INCH SPHERE FROM PASSING THRU GUARDRAIL UP TO 34 INCHES ABOVE TOP OF WALL, "AN 8-INCH SPHERE FROM PASSING THRU GUARDRAIL ABOVE 34 INCHES FROM TOP OF WALL.



FLOOD STATEMENT  
THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13121C0157 G LAST REVISED ON SEP. 18, 2013.

- LEGEND**
- M.H. - MANHOLE
  - J.B. - JUNCTION BOX
  - C.B. - CATCH BASIN
  - D.I. - DROP INLET
  - S.S.E. - SEWER EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - I.P.F. - IRON PIN FOUND
  - I.P.S. - IRON PIN SET
  - C.T.P. - CRIMP TOP PIPE
  - O.T.P. - OPEN TOP PIPE
  - R.B. - RE-BAR
  - F.H. - FIRE HYDRANT
  - B/L - BUILDING LINE
  - P/P - POWER POLE
  - C - CENTER LINE
  - D.S. - DOWNSPOUTS

## GEORGIA UNIFORM CODING SYSTEM

### STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, tires of straw or hay bales, logs and poles, gravel, or a silt fence.

### VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
De1	DISTURBED AREA REVEGETATION (TEMP. WEEDING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
De2	DISTURBED AREA REVEGETATION (TEMP. PERM. SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
De3	DISTURBED AREA REVEGETATION (PERM. SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
De4	DISTURBED AREA STABILIZATION (SEEDING)			A permanent vegetative cover using seeds on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadway and similar sites.

City of Johns Creek

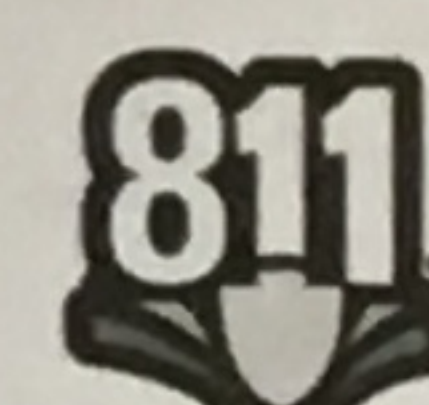
SEP 26 2016

Install Erosion & Sediment Controls  
APPROVED

RECEIVED

SEP 20 2016

City of Johns Creek  
Community Development



SITE PLAN FOR  
8679 BARNWELL ROAD  
LL 886, 887 932 & 933  
DISTRICT 1, SECTION 2  
CITY OF JOHNS CREEK  
FULTON COUNTY, GEORGIA

ZONING CASE #: 2-71-152

OWNER/APPLICANT  
RIVERMONT COMMUNITY ASSOCIATION.  
C/O JOHN KOHLER  
#1465 NORTHSIDE DRIVE, STE 128  
ATLANTA, GA 30318  
PHONE: 404-855-9100

NO.	DATE	REVISION
1.	8/26/16	REVISED PER CRITIQUE



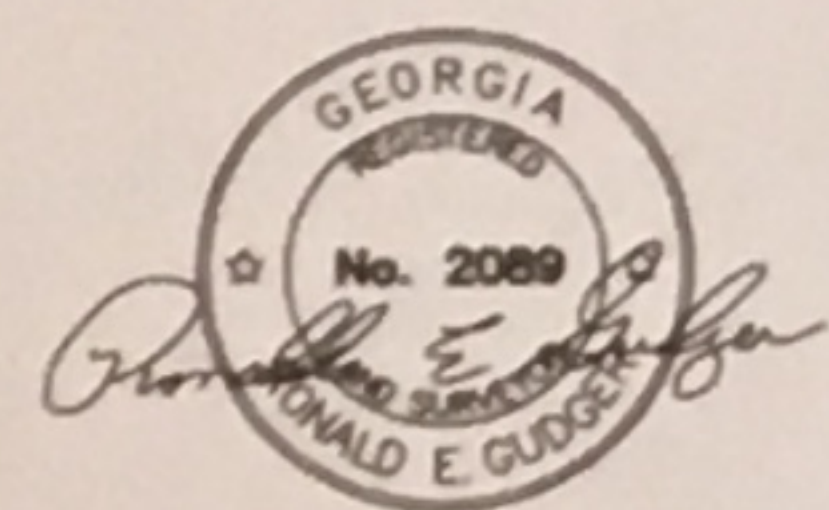
VULNERABILITY CATEGORY	"C"	"Fp/E"	TOTAL
TOTAL SQUARE FEET	99,885	117,915	217,800
SQ. FT. CLEARED PROPOSED	0	3,250	3,250
MAX. SQ. FT. CLEARED ALLOWED	2,000	30% = 35,375	35,375
SQ. FT. IMPERVIOUS SURFACE PROPOSED	0	864	864
MAX. SQ. FT. IMP. SURFACE ALLOWED	3,000	15% = 17,687	17,687

SQ. FT. CLEARED EXISTING 1,683 2,627  
 SQ. FT. IMP. SURFACE EXISTING 1,180 4,159

PROPERTY ZONED: C.U.P.

BUILDING SETBACK LINES  
 FRONT - 5 FEET  
 SIDE - 0 FEET  
 REAR - 5 FEET

TOTAL AREA - 1,089,637 SQ. FT.  
 or 25.0146 ACRES



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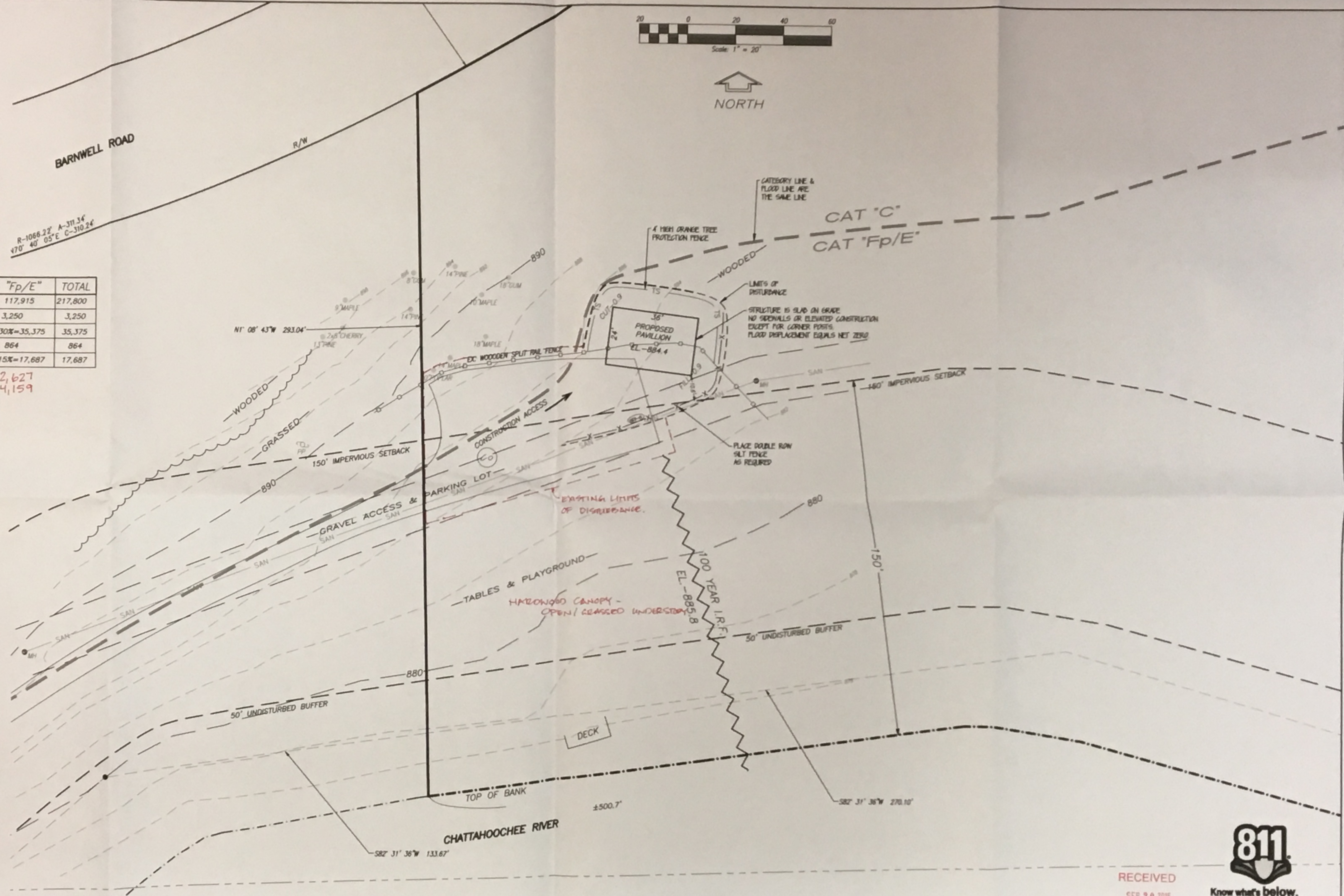
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 SEP 20 2016

City of Johns Creek  
 Community Development