

DATE: February 5, 2018

ARC REVIEW CODE: V1802051

TO: Mayor Mike Bodker, City of Johns Creek
ATTN TO: Jennifer Glenn, Planning & Zoning Manager
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-18-01JC 9335 Riverclub Parkway

Review Type: Metro River

MRPA Code: RC-18-01JC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a small detached structure to an existing single-family residence.

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: 333 **District:** 1 **Section:** 1

Date Opened: February 5, 2018

Deadline for Comments: February 16, 2018

Earliest the Regional Review can be Completed: February 16, 2018

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF PEACHTREE CORNERS
GWINNETT COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF BERKELEY LAKE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA
CITY OF DULUTH

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or (470) 378-1645. If ARC staff does not receive comments from you on or before **February 16, 2018**, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: February 5, 2018

ARC REVIEW CODE: V1802051

TO: ARC Community Development and Natural Resources Managers

FROM: Robert Herrig, 470-378-1636

Reviewing staff by Jurisdiction:

Community Development: Herrig, Robert

Natural Resources: Santo, Jim

Name of Proposal: RC-18-01JC 9335 Riverclub Parkway

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a small detached structure to an existing single-family residence.

Submitting Local Government: City of Johns Creek

Date Opened: February 5, 2018

Deadline for Comments: February 16, 2018

Earliest the Regional Review can be Completed: February 16, 2018

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: Johns Creek, GA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Cheryl C. Stanley
Mailing Address: 9335 Riverclub Parkway
City: Johns Creek State: GA Zip: 30097-2408
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-444-2279 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Richard E. Owens
Mailing Address: P.O. Box 624
City: Alpharetta State: GA Zip: 30009
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-317-3882 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Riverwood
Description of Proposed Use: detached residence
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 333 1st 1st Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Riverwood Subdivision - Lot 17
Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>1.0 ac (cont)</u>
	Outside Corridor:	<u>N/A</u>
	Total:	
Lots:	Inside Corridor:	
	Outside Corridor:	
	Total:	
Units:	Inside Corridor:	
	Outside Corridor:	
	Total:	

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

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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? 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 yes. see site plan for location of existing functioning tanks (2).

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 _____

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.
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
(D)	43,680 s.f.	21,840 s.f.	13,140 s.f.	(50) 50	(30) 30
E	_____	_____	_____	(30)_____	(15)_____
F	_____	_____	_____	(10)_____	(2)_____
Total:	_____	_____	_____	N/A	N/A

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.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ☒ Approved erosion control plan. *per planning dept. instructions*
- ☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ 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)

CHERYL STANLEY

CHERYL C. STANLEY
Signature(s) of Owner(s) of Record

11.2.17
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:

Richard E. Owens

Richard E. Owens
Signature(s) of Applicant(s) or Agent(s)

Nov. 2, 2017
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.

Sharon L. Ebert

Signature of Chief Elected Official or Official's Designee

1.29.18
Date



RIVER CORRIDOR CERTIFICATE PROJECT NOTES:

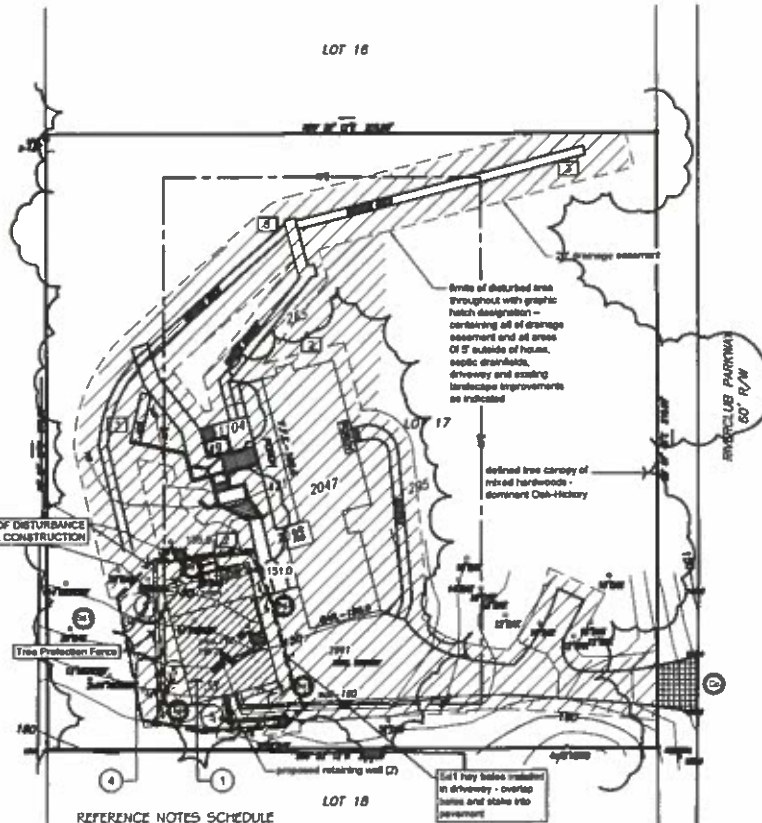
1. due to construction date of residence, no previous ARC certificate
2. Land Lot 333, 1st District, 1st Section, Fulton County
3. existing residence in Riverwood Subdivision, lot no. 17

Carded Information:

1. Applicant:
Ms. Cheryl Stanley
8335 Riverclub Drive
Johns Creek, GA 30037
2. Owner: same as contact item no. 1 above
3. Plan Designer:
Richard E. Owens, Reg. GA Landscape Architect
Owens Environmental Design
P.O. Box 624
Alpharetta, GA 30009
4. Builder 24 Hour Contact:
same as contact item no. 1 above

DISTURBED AREA COMPLETION	
with total site area of 43,880 s.f.	
a. existing with current res. disturbance	19,100 s.f.
b. proposed residence construction	2,800 s.f.
c. total overall with a. + b. =	20,900 s.f. (47%)

DISTURBED ALLOCATIONS REQUESTED WITH THIS APPLICATION	
a. land disturbance	21,940 s.f. (50%)
b. impervious surfaces	11,140 s.f. (30%)



REFERENCE NOTES SCHEDULE

1. Proposed Residence - 1,500 square feet
2. Existing and Active Surface Area: Lot at north end of residence installed 2017
3. Existing drain easement: same land channel
4. Proposed contours: placement of the proposed residence will be conducted to show minimal impact to the ground surface of the existing site
5. Set: D-2 and D-3: Erosion control measures will be installed prior to ground disturbance and maintained throughout the construction process. All disturbed ground will be seeded with Annual Ryegrass at rate of 25 lb. per acre. Call: for construction out, existing driveway will be used without same pavement - out will be kept clean throughout construction

site plan



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Community Development

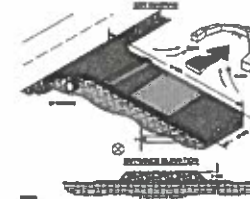
Supplemental sheet per construction related notes

Stanley Residence

Proposed detached residence address: 9335 Riverclub Parkway

Notes for application and construction for River Corridor Certificate

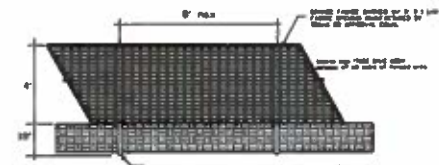
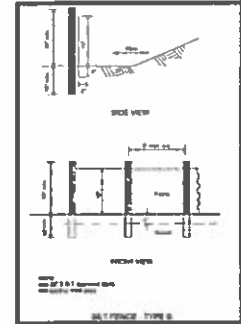
1. This property is completely or partially within the River Corridor as shown on the map. The land disturbance shall occur within the approved limits.
2. All construction must conform to City of Johns Creek standards.
3. Prior to commencing land disturbing activity, a professional surveying firm shall be hired to conduct a topographic survey of the site. The survey shall show the location of all existing structures, utilities, and other features. The survey shall also show the location of the River Corridor and the approved limits of land disturbance.
4. All erosion control measures shall be in place prior to commencing construction and shall be maintained to prevent erosion until the end of the construction project.
5. A copy of the approved land disturbance plan and any other required documents shall be submitted to the City of Johns Creek for review and approval.
6. A final site inspection by the City of Johns Creek shall be required prior to the release of the Certificate of Occupancy. A certified soil test report may be required.
7. This plan is approved for River Corridor Only. It does not include land disturbing activity or construction of structures within the approved limits of the River Corridor.



1. The proposed residence shall be constructed on a foundation of concrete piers or piles driven into the ground to a depth of at least 4 feet below the ground surface.
2. The foundation shall be designed to support the weight of the residence and any other structures that may be added to the site in the future.
3. The foundation shall be constructed in accordance with the standards of the American Institute of Steel Construction, Inc. (AISC) and the American Concrete Institute (ACI).
4. The foundation shall be constructed in accordance with the standards of the Georgia Department of Transportation (GDOT) for bridges and overpasses.
5. The foundation shall be constructed in accordance with the standards of the Georgia Department of Natural Resources (GDNR) for wetlands and waterways.
6. The foundation shall be constructed in accordance with the standards of the Georgia Department of Community Development (GDCD) for residential development.
7. The foundation shall be constructed in accordance with the standards of the Georgia Department of Environmental Protection (GDEP) for environmental protection.
8. The foundation shall be constructed in accordance with the standards of the Georgia Department of Transportation (GDOT) for bridges and overpasses.
9. The foundation shall be constructed in accordance with the standards of the Georgia Department of Natural Resources (GDNR) for wetlands and waterways.
10. The foundation shall be constructed in accordance with the standards of the Georgia Department of Community Development (GDCD) for residential development.
11. The foundation shall be constructed in accordance with the standards of the Georgia Department of Environmental Protection (GDEP) for environmental protection.

Co. CHRYSLER FINANCIAL GROUP

Project #



ACTIVE TREE PROTECTION FENCE

9335 Riverclub Parkway Remodeling
City of Johns Creek

October 17, 2017

Table/Sheet Factor	Factor Information	Score
Compliance	Design-Compliance	5
Stakeholder	Stakeholder	20
Impact	Impact	5
Shape	Shape	5
Size	Alternative Design Compliance	4
Timeline	Timeline	20
TOTAL		50
CAVEAT		0

The D category includes scores from 20 to 50

This information prepared and provided by the ARC

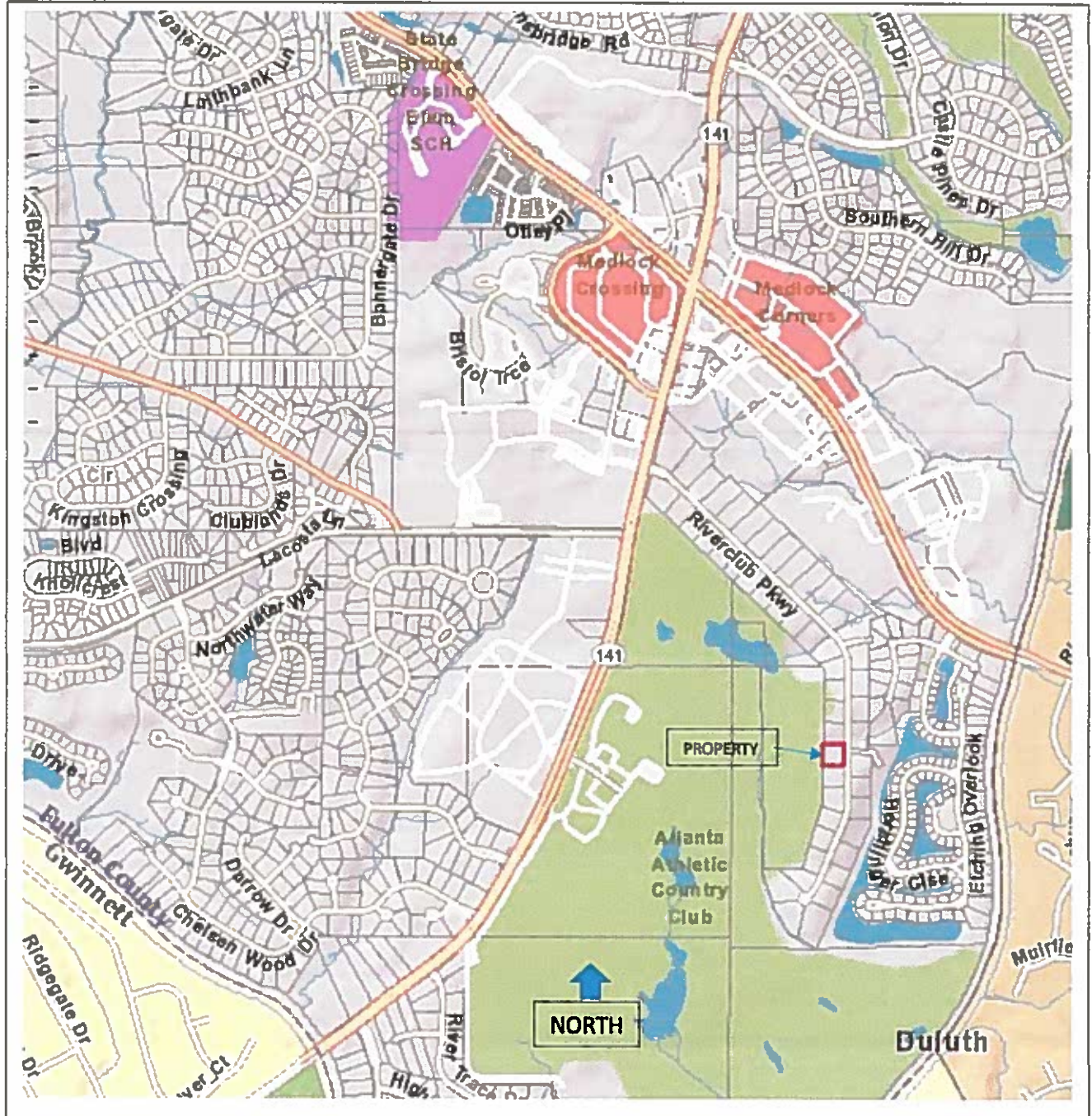
Stanley Residence
Riverwood Subdivision
9335 Riverclub Parkway
Johns Creek, GA

December 2017 (rev. Jan. 10, 2018)



9335 Riverclub Parkway, Johns Creek, Ga

LOCATION / VICINITY MAP



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River Corridor and Flood Plain conditions:

1. all of the site lies within the River Corridor – the existing residence, which will remain was constructed before the establishment of the Metropolitan River Protection Act
2. no part of the site lies within the 100 or 500 year floodplain of the Chattahoochee River

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Community Development**

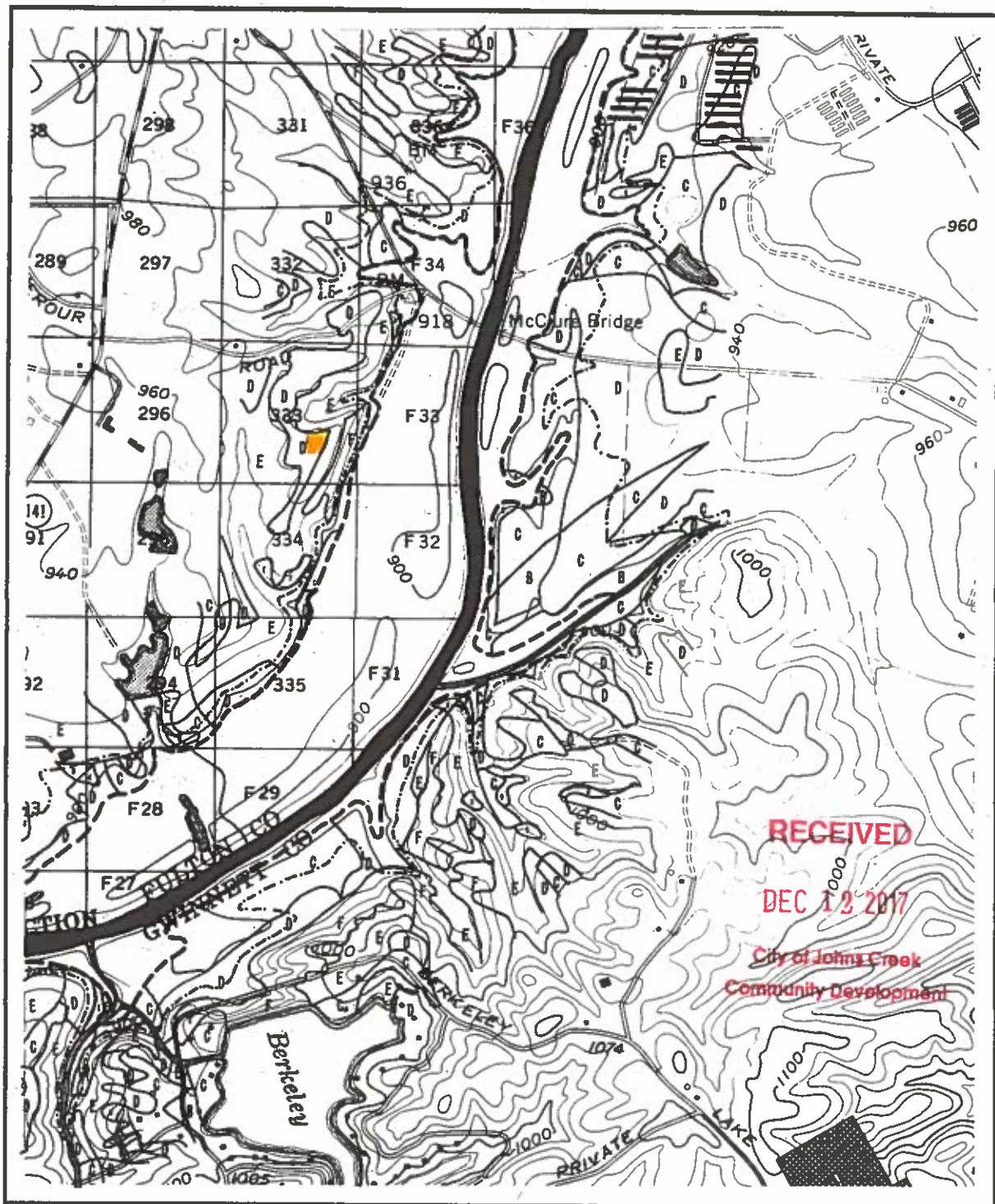
Category Analysis:

The reanalysis of the vulnerability category for the property follows on the next ²page₁↔

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Community Development**



LAND VULNERABILITY

LEGEND

Base maps compiled from United States Geological Survey Bathymetric Plan.

A B C D E F AREAS OF LEAST VULNERABILITY

A B C D E F AREAS OF GREATEST VULNERABILITY

BOUNDARY OF 50 YEAR FLOOD PLAIN WITH BUFORD DAM OPERATING FOR FLOOD CONTROL, SOURCE: US ARMY CORPS OF ENGINEERS, 1/1971
BOUNDARY OF FLOOD HAZARD ZONE, RIVER, STREAMS, LAKES

HAZARD SURFACE ROAD
LIGHT DUTY ROAD
DIRT ROAD & TRAIL
RAILROAD

BUILDINGS
SCHOOL, CHURCH & CHURCH
WATER CONTIGUOUS
WATER CONTIGUOUS

COUNTY BOUNDARY
CITY BOUNDARY
WATER WELL & SPRING
INTERMITTENT STREAM
PERMANENT STREAM
DISAPPEARING STREAM
SHALL RAPIDS
LAKE RAPIDS
SHALL FALLS
LAKE FALLS
WASH AREA

ARC

CHATTAHOOCHEE CORRIDOR STUDY ATLANTA REGIONAL COMMISSION

SHEET 16 OF 23



**9335 Riverclub Parkway Reanalysis
City of Johns Creek**

October 17, 2017

Vulnerability Factor	Factor Subgroup	Score
Geology	Biotite-Gneiss	5
Hydrology:	Interbasin	20
Aspect:	North	6
Slope	0-10%	3
Soils	Altavista/Urban Complex	4
Vegetation	Hardwoods	20
TOTAL:		58
CATEGORY:		D

The D category includes scores from 50 to 59

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Community Development**

Sewage Treatment, proposed:

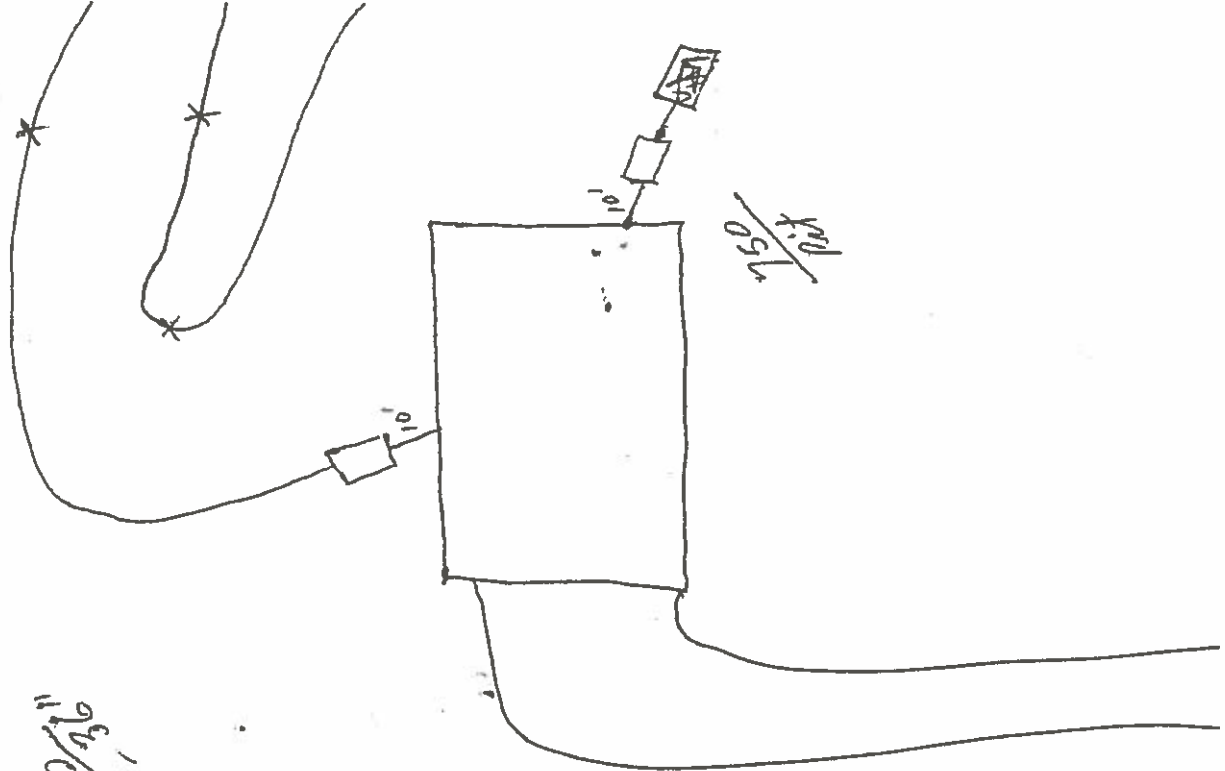
The proposed residence will be occupied by one resident and will be served by the existing septic system. The existing 2 septic tanks are functioning, one of which was added earlier in 2017.

The County diagram on file and application follows on the next 2 pages.

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Community Development**



150
150
150

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9335 Riverclub Pkwy.

STREET ADDRESS
POST OFFICE ADDRESS

LOT BLOCK

No 01715

No 01715

☐ ATL

SUBDIVISION		BUILDING OWNER		FHA OR VA NUMBER		ADDRESS	
BUILDING CONTRACTOR		SEPTIC TANK CONTRACTOR		FHA OR VA NUMBER		9335 Riverclub Pkwy. Atlanta, GA 30328	
NO. OF BEDROOMS	SPECIAL FIXTURES <input type="checkbox"/> GARBAGE GRINDER <input checked="" type="checkbox"/> WASHER ON TANK <input type="checkbox"/> WASHER SEPARATE	SIZE OF TANK	PERCOLATION TIME				
TOTAL FIELD AREA	NO. OF LINES	LENGTH PER LINE	WIDTH OF TRENCH				
SITE APPROVAL				CONSTRUCTION APPROVAL			
APPROVAL IS <input type="checkbox"/> CONDI-TIONAL <input checked="" type="checkbox"/> NEW SYSTEM <input type="checkbox"/> REPAIR		APPROVED FOR		APPROVAL IS <input type="checkbox"/> CONDI-TIONAL <input checked="" type="checkbox"/> REPAIR		REASON	
DATE 7/18/75		SANITARIAN'S SIGNATURE		DATE 7/18/75		SANITARIAN'S SIGNATURE	
PERMIT				PERMIT NO. 386			
Permission is hereby granted to install or repair (as indicated above) a septic tank system at the above address in accordance with regulations of the Fulton County Board of Health. Receipt of \$10.00 is hereby acknowledged. This permit is not valid until signed by an authorized agent of the Fulton County Health Department. Permit expires six months from date of issue.							
DATE 7/18/75	FEE REMITTED BY	FEE PAID <input type="checkbox"/> IN CASH <input checked="" type="checkbox"/> BY CHECK	VALIDATING AGENT				
LOAN GUARANTEED BY <input type="checkbox"/> FHA <input type="checkbox"/> VA		INSPECTION REPORT FORWARDED ON					

SEPTIC TANK PERMIT
AND INSPECTION REPORT
FULTON COUNTY HEALTH DEPARTMENT

99 BUTLER STREET, S. E.
ATLANTA 3, GEORGIA
FCHD 103

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City of Johns Creek
Community Development

(11) RE: PETITION NO. Z-70-178 FC
EVANS & MITCHELL INDUSTRIES
BY G. DAVID NEWTON, V. P.

Letter read from Mr. James M. Crawford, Chairman, The Atlanta-Fulton County Joint Planning Board, dated February 26, 1971, together with resolution, which are more fully set out as follows:

Board of Commissioners
Fulton County, Georgia

RE: Petitioner seeks to re-zone from AG-1 (Agricultural) and R-1 (Residential) to R-2 (Residential); property having a frontage of 785.6 feet on the southeast side of Medlock Bridge Road, beginning approximately 379 feet northeastwardly from the south land lot line of Land Lot 298 and running northeastwardly and having a depth of approximately 4,900 feet, and being in Land Lots 297, 298, 332, 334, F-32 and F-33 of the 1st District, 1st Section, Fulton County, Georgia. Evans & Mitchell Industries, by G. David Newton, V.P., Planning, 1600 Tully Circle, N. E., Atlanta, Georgia 30329. (#Z-70-178 FC).

The Atlanta-Fulton County Joint Planning Board, following twenty-one days public notice as required by law, preliminary public hearing on February 24, 1971; a careful study of the area, including inspection of the site by members of the Planning Board, recommends the petition be approved.

Legal description of property is attached.
Dates advertised: February 3, 10, and 17, 1971.

Attest:


James M. Crawford, Chairman


A. H. Hutchinson, Administrator

REVISED LEGAL DESCRIPTION
PETITION Z-70-178 F.C.

Parcel "A"

3-8-71

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City of Johns Creek
Community Development

All that tract or parcel of land lying and being in Land Lots 298, 331, 332, 333, 334, F-33 and F-32 of the 1st District, 1st Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the eastern right-of-way of Georgia Highway 141 with the northern right-of-way of a Georgia Power Company Easement 100 feet in width; thence South 47° 55' East along the northern right-of-way of said Power Company Easement 2801 feet to a point on the center line of a branch; thence South 01° 40' East 131 1/2 feet to a point; thence North 88° 30' East 35 feet to a point; thence South 01° 40' East 740 feet to a point; thence South 22° 57' West 102.7 feet to a point; thence North 80° 59' 40" West 520.0 feet to a point; thence North 16° 33' East 210 feet to a point; thence North 01° 23' 40" West 1300 feet to a point; thence North 47° 21' West 2472.5 feet to a point on said eastern right-of-way of Georgia Highway 141; thence

North 12° 30' East along said right-of-way 785.6 feet to the POINT OF BEGINNING, being shown as Parcel A on the plat identified below.

The foregoing courses and distances are taken from plat of proposed Riverwood Subdivision by Evans & Mitchell Industries, dated December 15, 1970, and revised January 21, 1971, which plat is incorporated herein by reference.

RESOLUTION AUTHORIZING RE-ZONING OF PROPERTY

WHEREAS, the change in the 1955 Zoning Resolution of Fulton County described in this resolution was duly advertised by posting of the property and by publishing notice thereof in the Fulton County Daily Report, the newspaper in which the Sheriff's advertisements of Fulton County are published, once a week for three (3) weeks as below indicated; and

WHEREAS, by the terms of said publication the public has been notified that the Board of Fulton County Commissioners would proceed to hear and determine the recommendation of the Atlanta-Fulton County Joint Planning Board on this date: and

WHEREAS, said Atlanta-Fulton County Joint Planning Board conducted preliminary public hearing and has recommended the change in the 1955 Zoning Resolution of Fulton County herein provided:

NOW, THEREFORE, BE IT RESOLVED that the 1955 Zoning Resolution adopted by the Board of Fulton County Commissioners on March 11, 1955 and recorded in Minute Book W-1, Pages 180 continuous, of the minutes of the Board of Fulton County Commissioners, as heretofore amended, be and the same is hereby amended in the following particulars:

By changing the zoning district classification of property below described in this resolution according to the designation given, so that after the adoption of this amendment the use regulations and all other regulations applicable to the respective property in the classification or district herein designated shall be as set forth in said zoning resolution as amended; the zone change, dates advertised and

→ area affected by such changes shall be as below given, to wit: Z-70-178

3-8-71

PETITION NO. 70-178 FC

PETITIONER: Evans & Mitchell Ind.

BY: G. David Newton

ACTING RE-COMMISSIONER: From R-1 (Residential)

District

R-2 (Residential)

District

DATE OF PUBLISHED NOTICE (as indicated in paragraph 1)

February 3, 10 and 17, 1971

REVISED LEGAL DESCRIPTION
PETITION Z-70-178 F.C.

Parcel "A"

3-8-71

All that tract or parcel of land lying and being in Land Lots 298, 331, 332, 333, 35-, F-33 and F-32 of the 1st District, 1st Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the eastern right-of-way of Georgia Highway 141 with the northern right-of-way of a Georgia Power Company Easement 120 feet in width; thence South $47^{\circ} 55'$ East along the northern right-of-way of said Power Company Easement 2801 feet to a point on the center line of a branch; thence South $01^{\circ} 40'$ East 1314 feet to a point; thence North $68^{\circ} 30'$ East 35 feet to a point; thence South $01^{\circ} 40'$ East 740 feet to a point; thence South $22^{\circ} 57'$ West 102.7 feet to a point; thence North $80^{\circ} 59' 40''$ West 520.0 feet to a point; thence North $16^{\circ} 33'$ East 210 feet to a point; thence North $01^{\circ} 23' 40''$ West 1300 feet to a point; thence North $47^{\circ} 21'$ West 2472.5 feet to a point on said eastern right-of-way of Georgia Highway 141; thence North $12^{\circ} 30'$ East along said right-of-way 735.6 feet to the POINT OF BEGINNING, being shown as Parcel A on the plat identified below.

The foregoing courses and distances are taken from plat of proposed Riverwood Subdivision by Evans & Mitchell Industries, dated December 15, 1970, and revised January 21, 1971, which plat is incorporated herein by reference.

Commissioner Brown, Chairman, stated if there were no objections Petition No. Z-70-178 FC, in the name of Evans & Mitchell Industries, by G. David Newton, V. P., Planning, would be approved and said property re-zoned from AG-1 (Agricultural) and R-1 (Residential) to R-2 (Residential).

Hearing no objections it was so ordered by the Board.

RE: PETITIONS NCS. 2-7-71 FC
AND 2-71-9 FC. MEDLOCK BRIDGE ROAD (IN REAR)
INITIATED BY BOARD OF COMMISSIONERS

Letters read from Mr. James M. Crawford, Chairman, The Atlanta-Fulton County Joint Planning Board, dated February 26, 1971, which are more fully set out as follows:

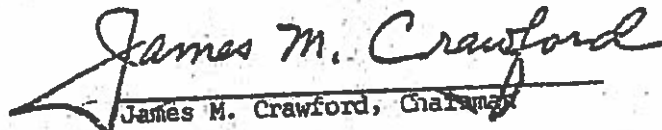
-25-

Board of Commissioners
Fulton County, Georgia

RE: Petitioner seeks to re-zone from AG-1 (Agricultural) and R-1 (Residential) to "TR" (Townhouse residential district); property having a frontage of 785.6 feet on the southeast side of Medlock Bridge Road (being in rear); having a width of approximately 1,171 feet and a length of 1,979.8 feet, and being in Land Lots 334, F-32, and F-33 of the 1st District, 1st Section, Fulton County, Georgia. Initiated by Board of Commissioners. (#2-71-8 FC).

The Atlanta-Fulton County Joint Planning Board, following twenty-one days public notice as required by law, preliminary public hearing on February 24, 1971; a careful study of the area, including inspection of the site by members of the Planning Board, recommends the petition be denied for the following reasons:

1. Petitioner failed to submit sufficient documentation which portray an accurate and adequate representation of the proposed development. The Planning Staff was unable to evaluate subject petition from the documentation submitted.
2. Petitioner has failed to submit detailed plans indicating the treatment of sewerage from the development.
3. Subject property is surrounded by properties zoned R-1 (Residential) and AG-1 (Agricultural), and does not meet the intent of the "TR" (Townhouse Residential District) in providing a transition between single family areas and higher density uses.
4. Proposal is located in the Flood Plain of the Chattahoochee River, an area now under consideration for recreational purposes.


James M. Crawford, Chairman

Attest:

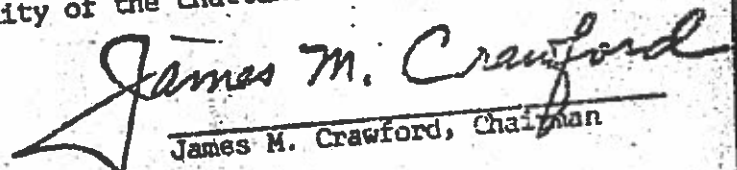

Administrator

Board of Commissioners
Fulton County, Georgia

RE: Petitioner seeks to re-zone from AG-1 (Agricultural) to R-2 (Residential); property having a frontage of 785.6 feet on the southeast side of Madlock Bridge Road (being in rear); having a width of 502.5 feet and a length of approximately 1,985 ft, and being in Land Lots F-32 and F-33 of the 1st District, 1st Section, Fulton County, Georgia. Initiated by Board of Commissioners, Fulton County, Georgia. (#Z-71-9 FC).

The Atlanta-Fulton County Joint Planning Board, following twenty-one days public notice as required by law, preliminary public hearing on February 24, 1971; a careful study of the area, including inspection of the site by members of the Planning Board, recommends the petition be denied for the following reasons:

1. The R-1 (Residential) classification established in the area is well conceived and suitable for development in the area, and ensures that surrounding river front properties values are adequately protected.
2. Petitioner has failed to submit sufficient documentation to indicate that the proposed construction within the flood plain would not adversely affect the flood plain cross-sectional area and the water quality of the Chattahoochee River.


James M. Crawford, Chairman

Attest:


A. H. Hutchinson, Administrator

Mr. Larry Fonts, Director of Planning, stated that this property was in the flood plain and the Staff felt that it should be reduced to R-2, as it is contiguous to the golf course. He stated the Petitioners have submitted additional stipulations and the area is presently under study. Therefore, the Staff was recommending that both Petitions be denied until completion of this study.

Commissioner Cates stated that he would like to request that action on Petitions Nos. Z-71-8 FC, and Z-71-9 FC, initiated by the Board of Commissioners, be held inasmuch as he was not familiar with this property and would like to have an opportunity to make an inspection.

Commissioner Farris made a motion that action on Petitions Z-71-8 FC and Z-71-9 FC be held for further consideration and inspection of the property.

Said motion was seconded by Commissioner Cates and unanimously concurred by the Board.

9335 Riverclub Parkway, Johns Creek, Ga
LOCATION / VICINITY MAP



RIVER CORRIDOR CERTIFICATE PROJECT NOTES:

1. due to construction date of residence, no previous ARC certificate
2. Land Lot 333, 1st District, 1st Section, Fulton County
3. existing residence in Riverwood Subdivision, lot no. 17
4. **30% DISTURBED 0-2 (CONDITIONAL) (2-70-178 NRC)**

Contact Information:

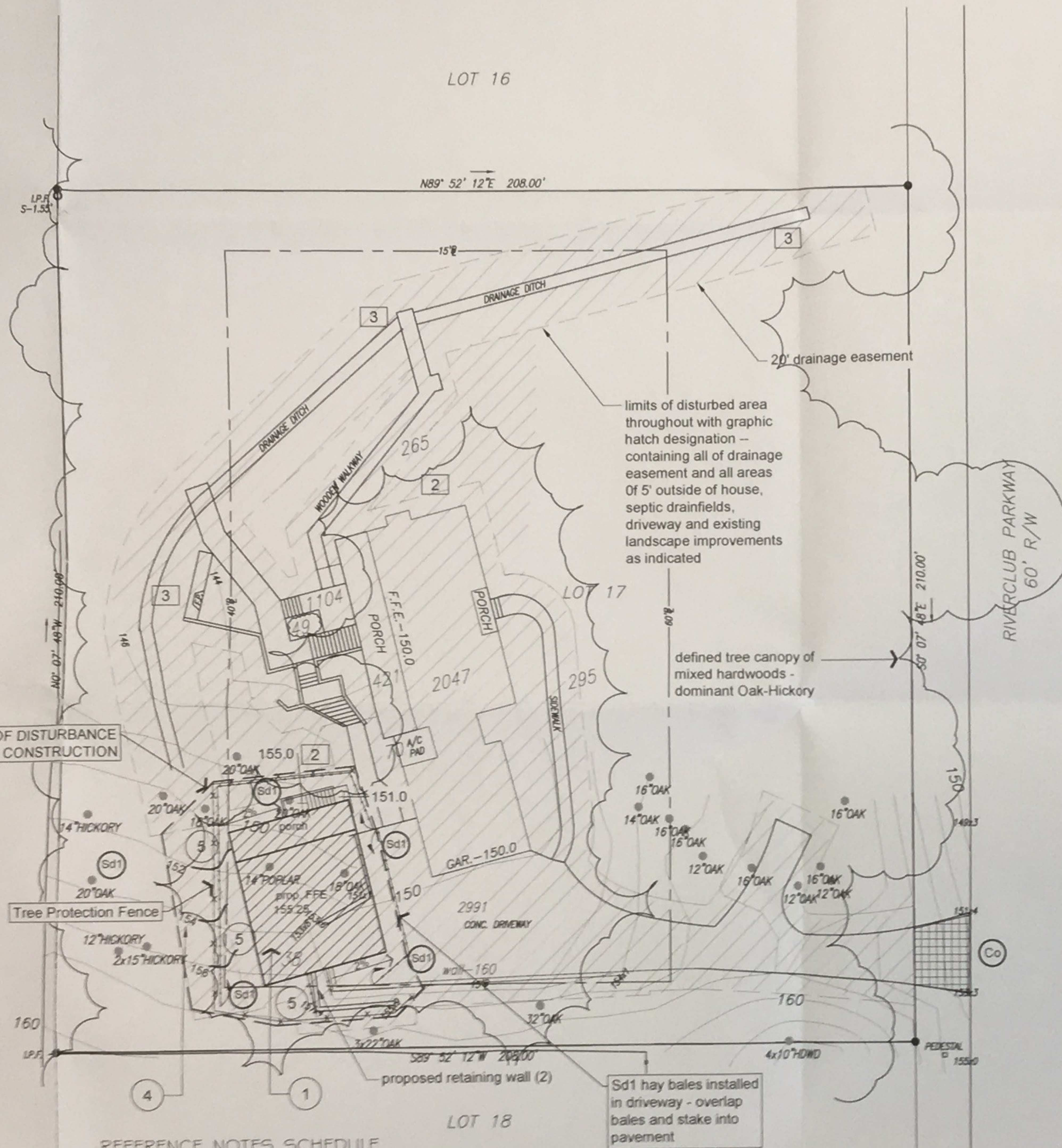
1. Applicant:
Ms. Cheryl Stanley
9335 Riverclub Drive
Johns Creek, GA 30097
2. Owner: same as contact item no. 1 above
3. Plan Designer:
Richard E. Owens, Reg. GA Landscape Architect
Owens Environmental Design
P.O. Box 624
Alpharetta, GA 30009
4. Builder 24 Hour Contact:
same as contact item no. 1 above

DISTURBED AREA COMPILATION:

- with total site area of 43,680 s.f.
- a. existing with current res. disturbance 19,100 s.f.
 - b. proposed residence construction 2,600 s.f.
 - c. total overall with a. + b. = 20,590 s.f. (47%)

DISTURBED ALLOCATIONS REQUESTED WITH THIS APPLICATION:

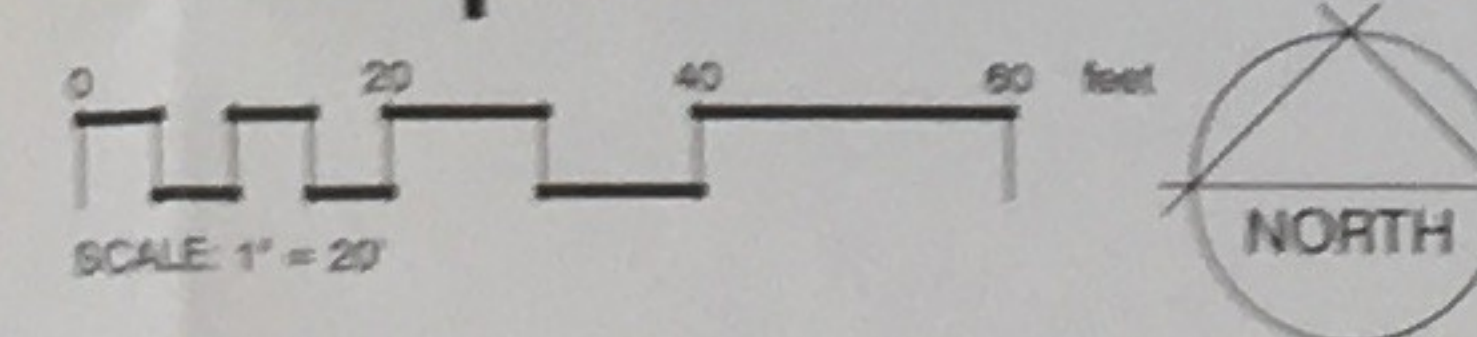
- a. land disturbance 21,840 s.f. (50%)
- b. impervious surface 13,140 s.f. (30%)



REFERENCE NOTES SCHEDULE

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | Proposed Residence - 1,500 square feet |
| 2 | Existing and Active Septic tanks - tank at north end of residence installed 2017 |
| 3 | Existing drain easement - stone lined channel |
| 4 | Proposed contours - placement of the proposed residence will be conducted to allow minimal impact to the ground surface of the existing site |
| 5 | Sd1 - Sd2 and Sd3 - Erosion control measures will be installed prior to ground disturbance - and maintained throughout the construction process - all disturbed ground will be seeded with Annual Ryegrass at rate of 25 lb. per acre. Co - for construction exit, existing driveway will be used without stone placement - exit will be kept clear throughout construction |

site plan



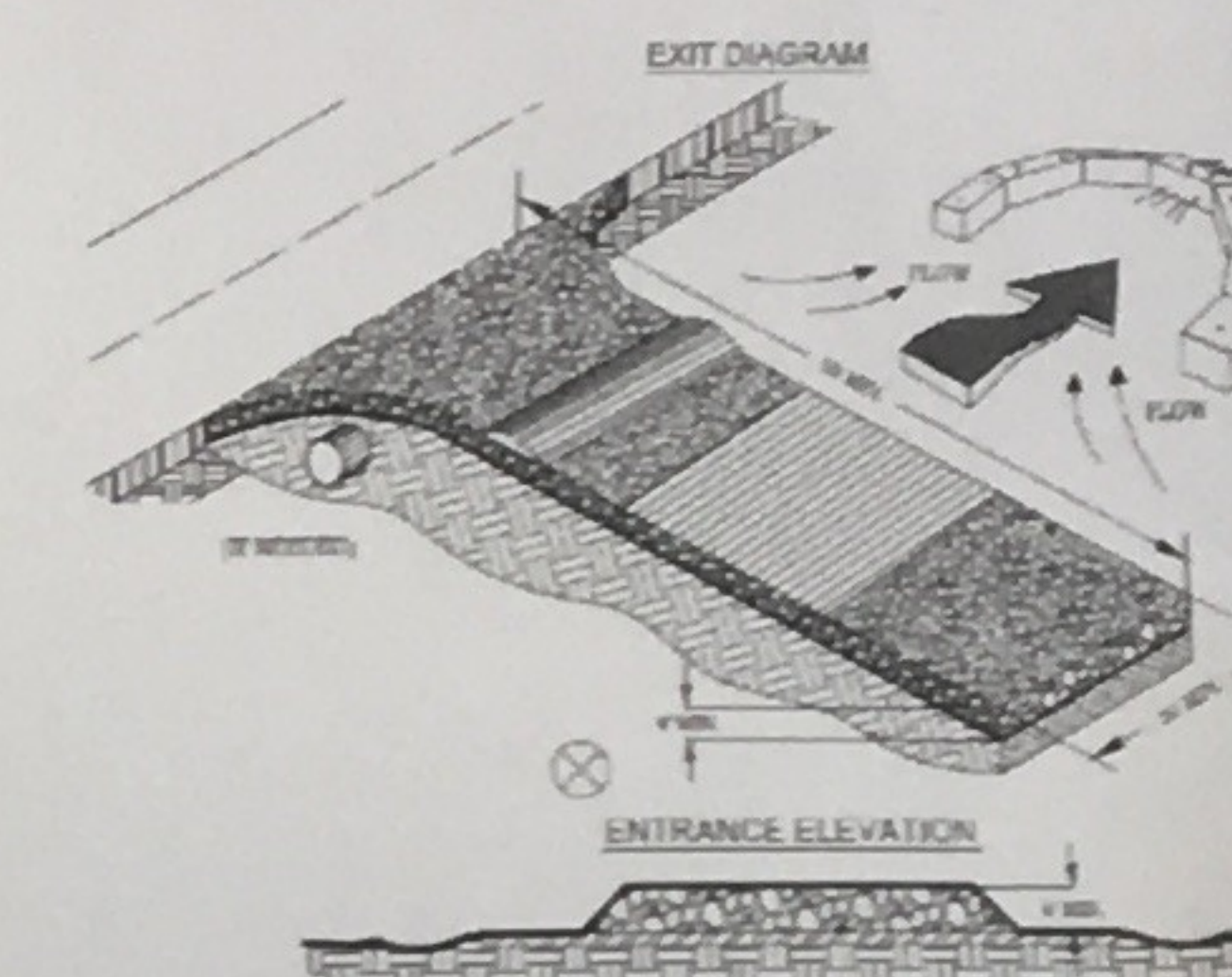
Supplemental sheet for construction related notes

Stanley Residence

Proposed detached residence addition to 9335 Riverclub Parkway

Notes for application and construction for River Corridor Certificate

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 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.



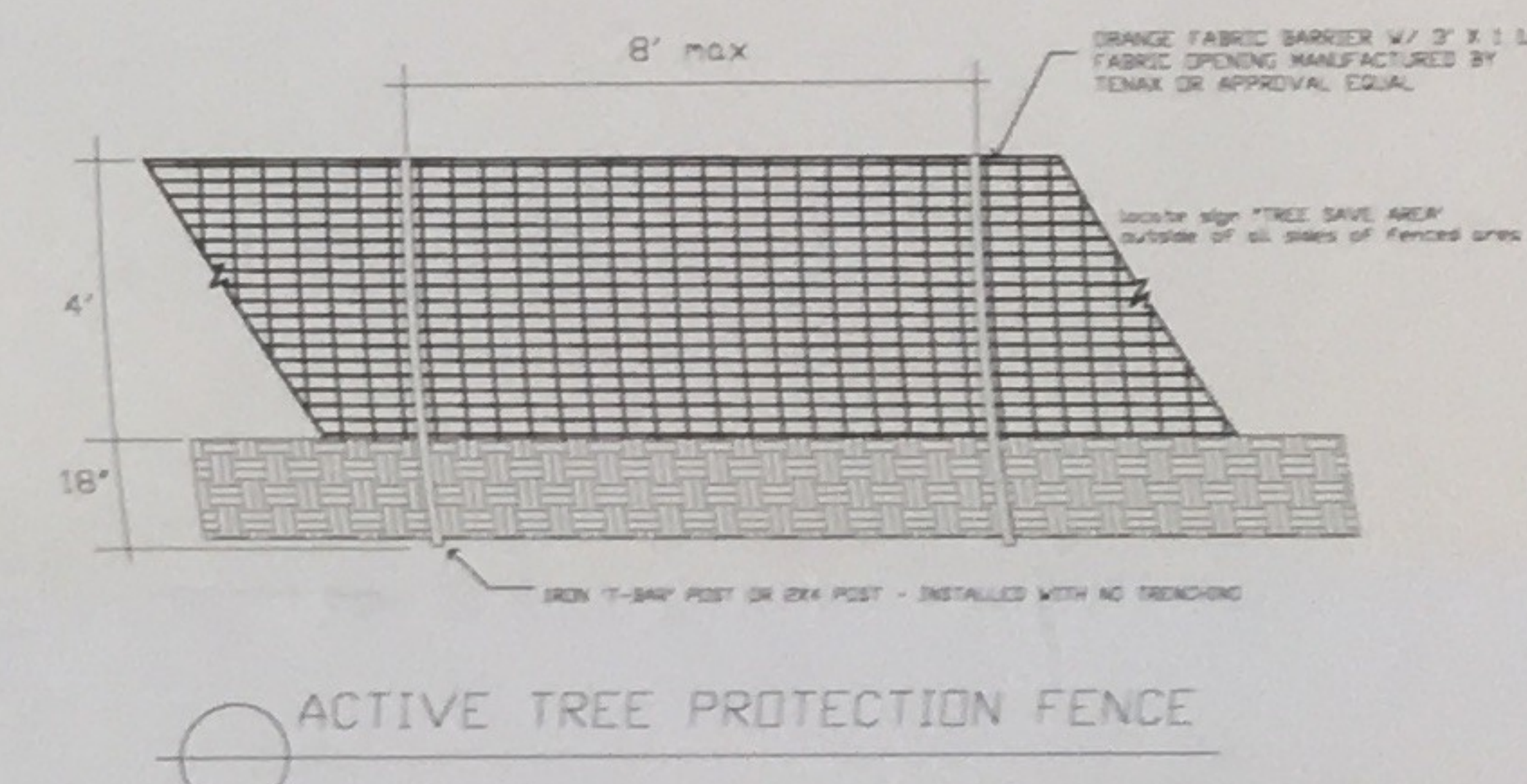
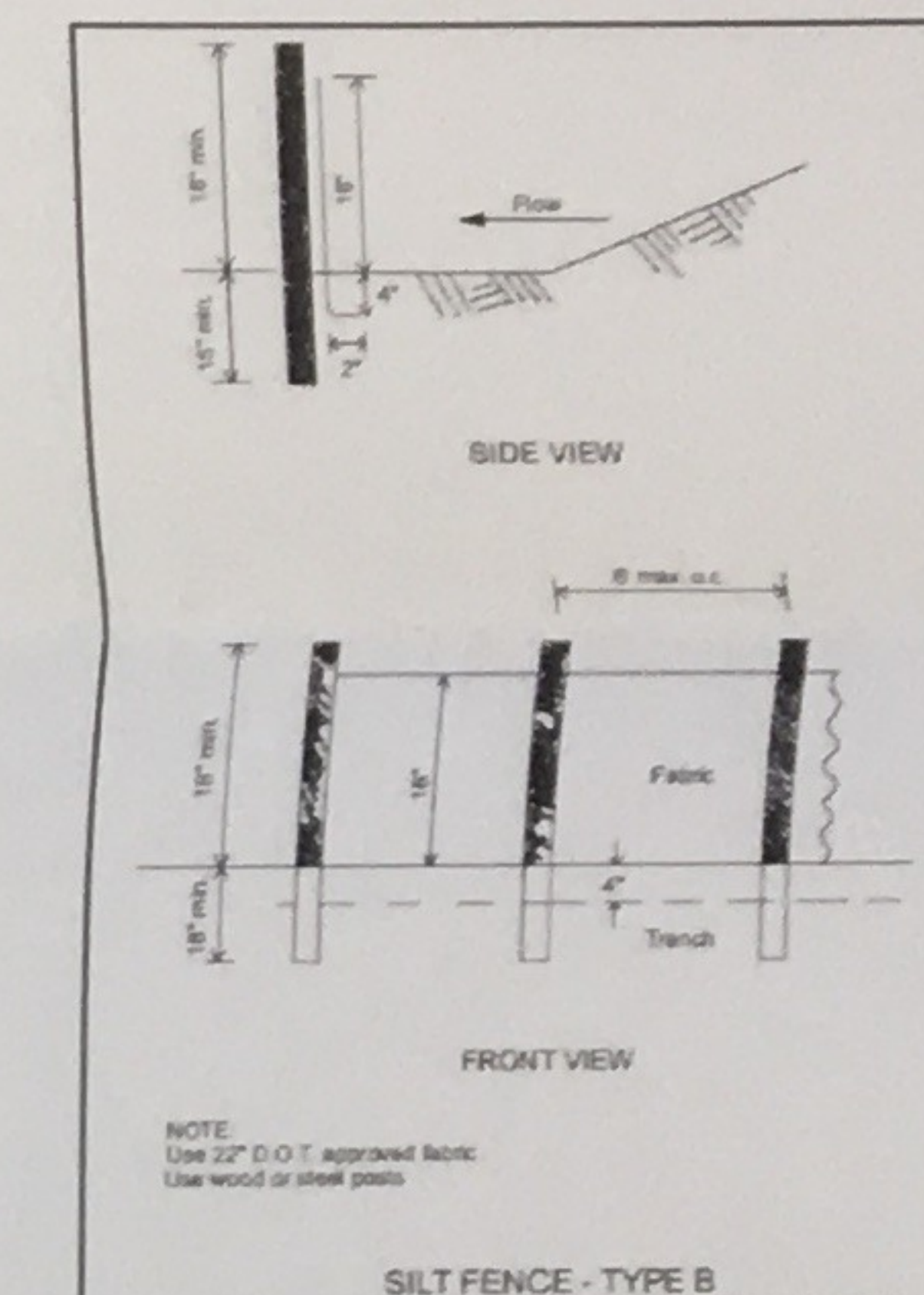
- NOTES:
1. Avoid locating an steep slope or at curves on public roads.
 2. Remove all vegetation and other unsuitable material from the foundation area, grade, and correct for positive drainage.
 3. Aggregate base shall be in accordance with National Stone Association S-2 (1.5" - 3.0" Screen).
 4. Control joint shall have a maximum thickness of 4".
 5. Foot width shall be equal half width of all points of vehicular access, but no less than 20".
 6. A driveway strip shall be constructed with gravel (minimum 2" depth) area no greater than 20".
 7. Detail type under the sidewalk is needed to maintain drainage details.
 8. When retaining is required, it should be done as an area stabilized with retained stone that drains into an approved undisturbed top or undisturbed base below all surface runoff and drainage from the structure in a well-defined control device.
 9. Weathered and/or fine materials may be required depending on scale and circumstances. If necessary, weathered design may consist of any material suitable for truck traffic that meets local and state standards as to its use that prevents tracking material. Use of most state public rights-of-ways. This may require grading, repair and/or placement of any measures used to keep sediment.
 10. Materials used in a way that prevents tracking material. Use of most state public rights-of-ways. This may require grading, repair and/or placement of any measures used to keep sediment.

Co CRUSHED STONE CONSTRUCTION EXIT
N.T.S. Figure 6-11-1

City of Johns Creek

JAN 19 2018

Install Erosion
& Sediment Controls
APPROVED



9335 Riverclub Parkway Reanalysis City of Johns Creek

October 17, 2017

Vulnerability Factor	Factor Subgroup	Score
Geology	Biologic-Geologic	5
Hydrology	Interbasin	20
Aspect	North	6
Slope	0-10%	3
Soils	Alavista Urban Complex	4
Vegetation	Hardwoods	20
TOTAL:		58
CATEGORY:		D

The D category includes scores from 50 to 59

this information prepared and provided by the ARC

Stanley Residence

Riverwood Subdivision

9335 Riverclub Parkway

Johns Creek, GA

December 2017 (rev. Jan. 10, 2018)

RECEIVED

JAN 16 2018

City of Johns Creek
Community Development

Application Plan for:
**Metropolitan River Protection
Act Certificate**