

**DATE:** AUGUST 9, 2019

**ARC REVIEW CODE:** V1908091

**TO:** Mayor Mike Mason, City of Peachtree Corners  
**ATTN TO:** Katherine Francesconi, Stormwater Engineer, Community Development  
**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-19-04PC 4411 East Jones Bridge Road

**Review Type:** Metro River

**MRPA Code:** RC-19-04PC

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a senior residential development.

**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 Peachtree Corners

**Land Lot:** 330, 348, 349, 391 **District:** 6 **Section:**

**Date Opened:** August 9, 2019

**Deadline for Comments:** August 19, 2019

**Earliest the Regional Review can be Completed:** August 19, 2019

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
GWINNETT COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
CITY OF JOHNS CREEK

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org) or (470) 378-1645. If ARC staff does not receive comments from you on or before August 19, 2019, 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.

[illegible]

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY of PEACHTREE CORNERS
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): EAST JONES BRIDGE LLC  
Mailing Address: 2194 JETT FERRY ROAD, SUITE 201  
City: DUNWOODY State: GA. Zip: 30338  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-844-9976 Fax: 770-844-7662  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): TY WHITE (SAME AS ABOVE)  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: EAST JONES BRIDGE  
Description of Proposed Use: SENIOR RESIDENTIAL DEVELOPMENT
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: 330, 348, 349, 391 / 6TH DIST.  
GWINNETT COUNTY  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
EAST JONES BRIDGE ROAD, 350' WEST OF RIVERFORD DR.  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: ~~91.114~~ 91.114 Acres (Cons 9/7/19)  
Outside Corridor: 23.121 ac.  
Total: ~~114.235~~ 114.235 Acres (Cons 9/7/19)  
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: \_\_\_\_\_

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? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC87-03GC

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 WINNETT 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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	(SEE ATTACHED TABLE)			(90)	(75)
B				(80)	(60)
C				(70)	(45)
D				(50)	(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? YES

If "yes", indicate the 100-year floodplain elevation: 890-891

**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? \_\_\_\_\_

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.
- ☒ 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.

N/A Documentation on adjustments, if any.

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

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

☒ Site plan.

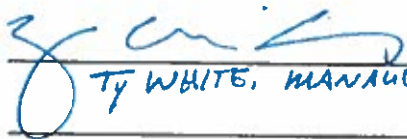
☒ Land-disturbance plan.

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

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

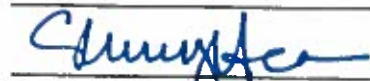
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

  
\_\_\_\_\_  
TY WHITE, MANAGER OF EAST SONS BRIDGE, LLC

\_\_\_\_\_  
Signature(s) of Owner(s) of Record

March 28, 2019  
\_\_\_\_\_  
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:

\_\_\_\_\_  


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

3/29/19  
\_\_\_\_\_  
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

# Vulnerability Category Allocations for 4411 East Jones Bridge Road Property

August 7, 2019

Category	Total Area	Total Land Disturbance	Total Impervious Surface
C	1,157,765 SF	913,414 SF (78.9%)*	520,994 SF (45%)
D	1,374,617 SF	846,152 SF (61.6%)*	461,924 SF (33.6%)**
E	1,396,654 SF	214,148 SF (15.3%)*	177,668 SF (12.7%)**
F	39,870 SF	3,987 SF (10%)	0 SF (0%)**
<b>Total:</b>	<b>3,968,906 SF</b>	<b>1,977,701 SF</b>	<b>1,160,586 SF</b>

\* These numbers include a transfer of 68,652 SF of land disturbance from E to C and a transfer of 105,896 SF of land disturbance from E to D, both at 1 to 1.5 (68,652 x 1.5 = 102,978 and 105,896 x 1.5 = 158,844) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

\*\* These numbers include a transfer of 33,026 SF of impervious surface from E to D and 797 SF of impervious surface from F to E, both at 1 to 1.5 (33,026 x 1.5 = 49,539 and 797 x 1.5 = 1196) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

# Impervious Allocations

August 7, 2019

## Impervious Allocations by Category

Category	Total Area	Proposed Roads	Proposed Buildings	Proposed Lots	Total Impervious
C	1,157,765 SF	237,288 SF	271,518 SF	12,188 SF	520,994 SF
D	1,374,617 SF	171,767 SF	188,402 SF	101,755 SF	461,924 SF
E	1,396,654 SF	68,723 SF	92,431 SF	0 SF	161,154 SF*
F	39,870 SF	0 SF	0 SF	0 SF	0 SF

\*An additional 16,514 SF of allocation remains unassigned in E, including the transfer of the impervious allocation from F

Lot-by-Lot information is on the attached site plans.



LOT	CATEGORY	MAX IMPERVIOUS ALLOWED
1	D	2030 SF
2	D	2030 SF
3	D	2030 SF
4	D	2030 SF
5	D	2030 SF
6	D	2030 SF
7	D	2030 SF
8	D	2030 SF
9	D	2030 SF
10	D	2030 SF
11	D	2030 SF
12	D	2030 SF
13	D	3,100 SF
14	D	3,100 SF
15	D	3,100 SF
16	D	3,100 SF
17	D	3,100 SF
18	D	3,100 SF
19	D	3,100 SF
20	D	3,100 SF
21	D	3,100 SF
22	D	3,100 SF
23	D	3,100 SF
24	D	3,100 SF
25	D	3,100 SF
26	D	3,100 SF
27	D	3,100 SF
28	C, D	3,100 SF
29	D	3,100 SF
30	C, D	3,100 SF
31	D	3,100 SF
32	C, D	2,030 SF
33	D	2,030 SF
34	C, D	2,300 SF
35	C, D	2,030 SF
36	D	2,300 SF
37	D	2,030 SF
38	D	2,400 SF
39	D	2,030 SF
40	D	2,030 SF
41	D	2,030 SF
42	D	2,030 SF
43	D	2,030 SF
44	D	2,030 SF
45	D	2,030 SF
46	D	2,030 SF
47	D	2,030 SF
48	D	2,030 SF
49	D	2,030 SF
50	D	2,400 SF
51	C, D	2,400 SF
52	C, D	2,030 SF
53	C, D	2,400 SF

### LEGAL DESCRIPTION

All that tract or parcel of land lying in and being in Land Lots 348 and 349 of the 6th District of Gwinnett County, Georgia, and being more particularly describes as follows:

Commencing at the 1" crimp top pipe found at the common land corners of Land Lots 330, 331, 348, and 349; THENCE North 31 degrees 16 minutes 55 seconds West for a distance of 980.64 feet along the westerly land lot line of Land Lot 349 to a 1/2" rebar set, said point being THE POINT OF BEGINNING; THENCE South 58 degrees 55 minutes 19 seconds West for a distance of 426.88 feet leaving said land lot line to a 1/2" rebar set; THENCE South 18 degrees 33 minutes 48 seconds East for a distance of 91.89 feet to a point in the centerline of a creek; THENCE South 58 degrees 53 minutes 42 seconds West for a distance of 823.95 feet leaving said creek to a 3/8" rebar in concrete found; THENCE North 31 degrees 09 minutes 25 seconds West for a distance of 262.65 feet to a 1/2" rebar found; THENCE South 58 degrees 54 minutes 04 seconds West for a distance of 269.54 feet to a 1/2" rebar found on the northerly right-of-way of East Jones Bridge Road (having a 80 foot right-of-way); THENCE along the northerly right-of-way of East Jones Bridge Road the following courses and distances; THENCE North 40 degrees 41 minutes 48 seconds West for a distance of 95.58 feet to a point; THENCE North 41 degrees 41 minutes 25 seconds West for a distance of 108.84 feet to a point; THENCE North 44 degrees 28 minutes 17 seconds West for a distance of 104.95 feet to a point; THENCE North 48 degrees 51 minutes 37 seconds West for a distance of 104.35 feet to a point; THENCE North 53 degrees 41 minutes 18 seconds West for a distance of 72.87 feet to a point; THENCE North 61 degrees 29 minutes 23 seconds West for a distance of 74.77 feet to a point; THENCE North 78 degrees 14 minutes 36 seconds West for a distance of 57.48 feet to a point; THENCE North 81 degrees 56 minutes 42 seconds West for a distance of 202.29 feet to a 1/2" rebar found; THENCE North 36 degrees 48 minutes 11 seconds West for a distance of 80.77 feet leaving the northerly right-of-way of East Jones Bridge Road to a 1/2" rebar set on the south bank of the Chattahoochee River; THENCE along the south bank of the Chattahoochee River a distance of 1921 feet more or less, the following courses and distances (to be used as reference points only); THENCE North 72 degrees 01 minutes 14 seconds East for a distance of 123.89 feet to a point; THENCE North 60 degrees 23 minutes 59 seconds East for a distance of 30.51 feet to a point; THENCE North 75 degrees 10 minutes 37 seconds East for a distance of 139.11 feet to a point; THENCE North 59 degrees 00 minutes 12 seconds East for a distance of 79.07 feet to a point; THENCE North 43 degrees 47 minutes 19 seconds East for a distance of 115.30 feet to a point; THENCE North 54 degrees 39 minutes 36 seconds East for a distance of 105.49 feet to a point; THENCE North 59 degrees 59 minutes 47 seconds East for a distance of 86.81 feet to a point; THENCE North 48 degrees 28 minutes 04 seconds East for a distance of 69.94 feet to a point; THENCE North 55 degrees 14 minutes 52 seconds East for a distance of 72.58 feet to a point; THENCE North 59 degrees 02 minutes 50 seconds East for a distance of 65.29 feet to a point; THENCE North 56 degrees 24 minutes 36 seconds East for a distance of 84.49 feet to a point; THENCE North 63 degrees 57 minutes 12 seconds East for a distance of 67.71 feet to a point; THENCE North 58 degrees 24 minutes 07 seconds East for a distance of 66.34 feet to a point; THENCE North 61 degrees 23 minutes 13 seconds East for a distance of 90.77 feet to a point; THENCE North 63 degrees 10 minutes 28 seconds East for a distance of 106.53 feet to a point; THENCE North 68 degrees 44 minutes 47 seconds East for a distance of 144.72 feet to a point; THENCE North 63 degrees 08 minutes 46 seconds East for a distance of 120.98 feet to a point; THENCE North 58 degrees 40 minutes 11 seconds East for a distance of 155.77 feet to a point; THENCE North 64 degrees 43 minutes 02 seconds East for a distance of 112.38 feet to a point; THENCE North 65 degrees 46 minutes 49 seconds East for a distance of 83.79 feet to a

1/2" rebar set; THENCE South 31 degrees 16 minutes 55 seconds East for a distance of 294.59 feet leaving the south bank of the Chattahoochee to a 1/2" rebar set; THENCE South 87 degrees 43 minutes 28 seconds East for a distance of 13.20 feet to a 1/2" rebar set; THENCE South 31 degrees 16 minutes 55 seconds East for a distance of 322.72 feet to a 1/2" rebar set; THENCE South 59 degrees 04 minutes 27 seconds East for a distance of 155.51 feet to a 1/2" rebar set; THENCE South 31 degrees 04 minutes 41 seconds East for a distance of 110.00 feet to a 1/2" rebar set; THENCE South 58 degrees 55 minutes 19 seconds West for a distance of 83.12 feet to THE POINT OF BEGINNING.

Said parcel contains 35.492 acres more or less.

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOTS 330, 331, 348 AND 349 OF THE 6th DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL SET AT THE COMMON LAND LOT CORNERS OF LAND LOTS 330, 331, 348, AND 349; THENCE NORTH 31 DEGREES 16 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 980.64 FEET ALONG THE WESTERLY LAND LOT LINE OF

LAND LOT 349 TO A 1/2" REBAR SET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES 55 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 83.12 FEET LEAVING THE WESTERLY LAND LOT LINE OF LAND LOT 349 TO A 1/2" REBAR

SET; THENCE NORTH 31 DEGREES 04 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 110.00 FEET TO A 1/2" REBAR SET; THENCE NORTH 59 DEGREES 04 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 155.51 FEET TO A 1/2" REBAR SET; THENCE

NORTH 31 DEGREES 16 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 322.72 FEET TO A 1/2" REBAR SET; THENCE NORTH 87 DEGREES 43 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 13.20 FEET TO A 1/2" REBAR SET; THENCE NORTH 31 DEGREES

16 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 294.59 FEET TO A 1/2" REBAR FOUND ON THE SOUTH BANK OF THE CHATTAHOOCHEE RIVER; THENCE ALONG THE SOUTH BANK OF THE CHATTAHOOCHEE RIVER A DISTANCE OF 2084 FEET, MORE OR

LESS, THE FOLLOWING COURSES AND DISTANCE (TO BE USED AS REFERENCE POINTS ONLY); THENCE NORTH 75 DEGREES 37 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 122.14 FEET TO A POINT; THENCE NORTH 82 DEGREES 15 MINUTES 19

SECONDS EAST FOR A DISTANCE OF 144.80 FEET TO A POINT; THENCE NORTH 81 DEGREES 47 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 119.46 FEET TO A POINT; THENCE NORTH 84 DEGREES 38 MINUTES 57 SECONDS EAST FOR A DISTANCE OF

272.96 FEET TO A POINT; THENCE SOUTH 88 DEGREES 59 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 104.94 FEET TO A POINT; THENCE NORTH 85 DEGREES 50 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 117.51 FEET TO A POINT; THENCE

SOUTH 81 DEGREES 27 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 116.05 FEET TO A POINT; THENCE SOUTH 85 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 113.37 FEET TO A POINT; THENCE SOUTH 76 DEGREES 00 MINUTES 19

SECONDS EAST FOR A DISTANCE OF 77.44 FEET TO A POINT; THENCE SOUTH 83 DEGREES 12 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 64.79 FEET TO A POINT; THENCE SOUTH 82 DEGREES 39 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 91.33

FEET TO A POINT; THENCE SOUTH 78 DEGREES 00 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 107.11 FEET TO A POINT; THENCE SOUTH 82 DEGREES 39 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 73.15 FEET TO A POINT; THENCE SOUTH 82

DEGREES 58 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 69.03 FEET TO A POINT; THENCE SOUTH 85 DEGREES 26 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 100.36 FEET TO A POINT; THENCE SOUTH 84 DEGREES 43 MINUTES 49 SECONDS EAST

FOR A DISTANCE OF 49.10 FEET TO A POINT; THENCE SOUTH 79 DEGREES 21 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 114.23 FEET TO A POINT; THENCE SOUTH 84 DEGREES 33 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 130.89 FEET TO A

POINT; THENCE SOUTH 83 DEGREES 43 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 95.67 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 36 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 847.17 FEET LEAVING THE SOUTH BANK OF

THE CHATTAHOOCHEE RIVER TO A 3/8" REBAR FOUND ON THE SOUTHERLY LAND LOT LINE OF LAND LOT 349; THENCE SOUTH 58 DEGREES 41 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 479.09 FEET ALONG THE SOUTHERLY LAND LOT LINE OF LAND

LOT 349 TO A 3/8" REBAR FOUND; THENCE SOUTH 39 DEGREES 32 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 900.94 FEET LEAVING THE SOUTHERLY LAND LOT LINE OF LAND LOT 349 TO A 3/8" REBAR FOUND; THENCE SOUTH 05 DEGREES 47

MINUTES 55 SECONDS WEST FOR A DISTANCE OF 209.67 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 31 DEGREES 15 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 1134.53 FEET TO A 1/2" REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY OF

EAST JONES BRIDGE ROAD (HAVING A 80 FOOT RIGHT-OF-WAY); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF EAST JONES BRIDGE ROAD THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 72 DEGREES 03 MINUTES 25 SECONDS WEST

FOR A DISTANCE OF 77.45 FEET TO A POINT; THENCE NORTH 72 DEGREES 49 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 70.00 FEET TO A POINT; THENCE NORTH 74 DEGREES 11 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 94.00 FEET TO A

POINT; THENCE NORTH 73 DEGREES 52 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 95.00 FEET TO A POINT; THENCE NORTH 74 DEGREES 16 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 94.00 FEET TO A POINT; THENCE NORTH 73 DEGREES 51

MINUTES 15 SECONDS WEST FOR A DISTANCE OF 185.40 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF EAST JONES BRIDGE ROAD AND ALONG THE CENTERLINE OF SAID CREEK A DISTANCE OF

2,368 FEET, MORE OR LESS THE FOLLOWING COURSES AND DISTANCES (TO BE USED AS REFERENCE POINTS ONLY); THENCE NORTH 24 DEGREES 15 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 17.18 FEET TO A POINT; THENCE NORTH 36 DEGREES 54

MINUTES 03 SECONDS WEST FOR A DISTANCE OF 48.77 FEET TO A POINT; THENCE NORTH 31 DEGREES 04 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 49.76 FEET TO A POINT; THENCE NORTH 50 DEGREES 13 MINUTES 44 SECONDS WEST FOR A

DISTANCE OF 28.84 FEET TO A POINT; THENCE NORTH 39 DEGREES 04 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 24.14 FEET TO A POINT; THENCE NORTH 16 DEGREES 34 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 25.89 FEET TO A POINT;

THENCE NORTH 02 DEGREES 09 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 34.25 FEET TO A POINT; THENCE NORTH 34 DEGREES 27 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 8.79 FEET TO A POINT; THENCE NORTH 62 DEGREES 38 MINUTES

31 SECONDS WEST FOR A DISTANCE OF 12.55 FEET TO A POINT; THENCE NORTH 55 DEGREES 41 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 28.65 FEET TO A POINT; THENCE NORTH 20 DEGREES 47 MINUTES 49 SECONDS WEST FOR A DISTANCE OF

58.06 FEET TO A POINT; THENCE NORTH 45 DEGREES 00 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 17.64 FEET TO A POINT; THENCE NORTH 30 DEGREES 55 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 39.22 FEET TO A POINT; THENCE NORTH

39 DEGREES 22 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 61.25 FEET TO A POINT; THENCE NORTH 57 DEGREES 10 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 72.28 FEET TO A POINT; THENCE NORTH 21 DEGREES 24 MINUTES 55 SECONDS

WEST FOR A DISTANCE OF 19.81 FEET TO A POINT; THENCE NORTH 36 DEGREES 17 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 40.20 FEET TO A POINT; THENCE NORTH 16 DEGREES 50 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 21.93 FEET TO

A POINT; THENCE NORTH 64 DEGREES 26 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 35.43 FEET TO A POINT; THENCE NORTH 38 DEGREES 03 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 52.17 FEET TO A POINT; THENCE NORTH 12 DEGREES

19 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 72.06 FEET TO A POINT; THENCE NORTH 38 DEGREES 27 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 29.79 FEET TO A POINT; THENCE NORTH 13 DEGREES 19 MINUTES 21 SECONDS WEST FOR A

DISTANCE OF 50.03 FEET TO A POINT; THENCE NORTH 39 DEGREES 01 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 26.34 FEET TO A POINT; THENCE NORTH 79 DEGREES 45 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 23.00 FEET TO A POINT;

THENCE NORTH 64 DEGREES 20 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 35.47 FEET TO A POINT; THENCE NORTH 00 DEGREES 48 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 40.90 FEET TO A POINT; THENCE NORTH 16 DEGREES 16

MINUTES 54 SECONDS EAST FOR A DISTANCE OF 26.12 FEET TO A POINT; THENCE NORTH 28 DEGREES 42 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 33.02 FEET TO A POINT; THENCE NORTH 47 DEGREES 53 MINUTES 15 SECONDS WEST FOR A

DISTANCE OF 37.37 FEET TO A POINT; THENCE NORTH 22 DEGREES 04 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 46.51 FEET TO A POINT; THENCE NORTH 27 DEGREES 27 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 98.72 FEET TO A POINT;

THENCE NORTH 69 DEGREES 54 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 23.05 FEET TO A POINT; THENCE NORTH 40 DEGREES 59 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 22.52 FEET TO A POINT; THENCE NORTH 15 DEGREES 43

MINUTES 09 SECONDS WEST FOR A DISTANCE OF 68.96 FEET TO A POINT; THENCE NORTH 50 DEGREES 36 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 27.59 FEET TO A POINT; THENCE NORTH 69 DEGREES 50 MINUTES 08 SECONDS WEST FOR A

DISTANCE OF 49.78 FEET TO A POINT; THENCE NORTH 23 DEGREES 14 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 54.96 FEET TO A POINT; THENCE NORTH 56 DEGREES 33 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 46.85 FEET TO A POINT;

THENCE NORTH 44 DEGREES 14 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 39.87 FEET TO A POINT; THENCE NORTH 00 DEGREES 53 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 31.43 FEET TO A POINT; THENCE NORTH 12 DEGREES 31 MINUTES

43 SECONDS WEST FOR A DISTANCE OF 34.12 FEET TO A POINT; THENCE NORTH 43 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 18.13 FEET TO A POINT; THENCE NORTH 58 DEGREES 17 MINUTES 46 SECONDS WEST FOR A DISTANCE OF

41.09 FEET TO A POINT; THENCE NORTH 02 DEGREES 29 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 15.52 FEET TO A POINT; THENCE NORTH 58 DEGREES 03 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 38.19 FEET TO A POINT; THENCE NORTH

17 DEGREES 47 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 20.03 FEET TO A POINT; THENCE NORTH 39 DEGREES 54 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 38.69 FEET TO A POINT; THENCE NORTH 72 DEGREES 31 MINUTES 21 SECONDS

WEST FOR A DISTANCE OF 60.79 FEET TO A POINT; THENCE NORTH 27 DEGREES 31 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 37.80 FEET TO A POINT; THENCE NORTH 19 DEGREES 16 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 43.28 FEET

TO A POINT; THENCE NORTH 07 DEGREES 05 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 69.87 FEET TO A POINT; THENCE NORTH 32 DEGREES 57 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 33.62 FEET TO A POINT; THENCE NORTH 51 DEGREES

20 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 73.69 FEET TO A POINT; THENCE NORTH 18 DEGREES 45 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 44.25 FEET TO A POINT; THENCE NORTH 07 DEGREES 56 MINUTES 39 SECONDS WEST FOR A

DISTANCE OF 61.32 FEET TO A POINT; THENCE NORTH 40 DEGREES 26 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 21.05 FEET TO A POINT; THENCE SOUTH 63 DEGREES 45 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 27.11 FEET TO A POINT;

THENCE NORTH 85 DEGREES 25 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 14.49 FEET TO A POINT; THENCE NORTH 66 DEGREES 06 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 13.53 FEET TO A POINT; THENCE NORTH 43 DEGREES 41

MINUTES 23 SECONDS WEST FOR A DISTANCE OF 17.51 FEET TO A POINT; THENCE NORTH 03 DEGREES 16 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 10.28 FEET TO A POINT; THENCE NORTH 26 DEGREES 48 MINUTES 21 SECONDS WEST FOR A

DISTANCE OF 52.15 FEET TO A POINT; THENCE NORTH 18 DEGREES 33 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 91.89 FEET LEAVING THE CENTERLINE OF AFORESAID CREEK TO A 1/2" REBAR SET; THENCE NORTH 58 DEGREES 55 MINUTES 19

SECONDS EAST FOR A DISTANCE OF 426.88 FEET TO THE POINT OF BEGINNING.

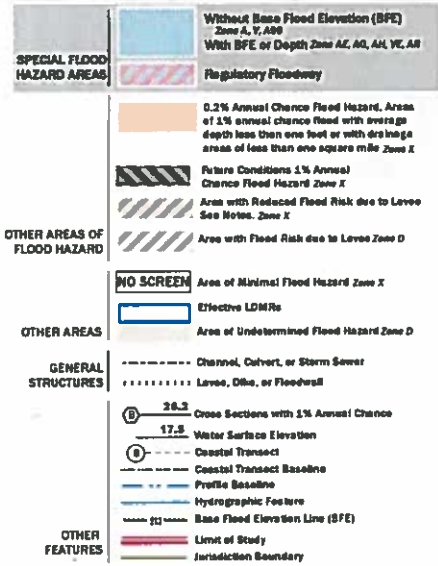
SAID PARCEL CONTAINS 79.581 ACRES MORE OR LESS





### FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



### NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map data for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-368-2627) or visit the FEMA Flood Map Service Center website at <https://www.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities existing land use adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM data. These may be obtained directly from the Flood Map Service Center at the address listed above.

For community and countywide map data refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-426-6620.

Background information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from MAP, dated April 11, 2018.

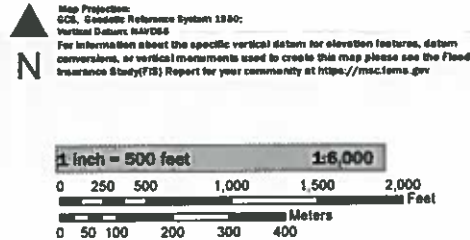
This map was prepared from FEMA's National Flood Hazard Layer (NFHL) on 02/29/2018 4:26:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Update Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/115415>.

This map complies with FEMA's standards for the use of digital flood maps. It is not void as described below.

The boundary shown complies with FEMA's boundary mapping standards.

This map image is void if the one or more of the following map elements do not appear: boundary integrity, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date.

### SCALE



**FEMA**  
National Flood Insurance Program

### NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

**WINNETT COUNTY, GEORGIA  
AND INCORPORATED AREAS**  
PANEL 52 OF 154

Panel Contains:		
COMMUNITY	NUMBER	PANEL
FLATON COUNTY	138140	0081
GEORGIA	1381	0081
CHATTANOOCHEE RIVER NATIONAL RECREATION AREA	130478	0082
CITY OF JOHNS CREEK	130478	0082
GEORGIA	130522	0082
WINNETT COUNTY UNINCORPORATED AREAS	130522	0082
JONES BRIDGE PARK	130704	0082
GEORGIA		



Vulnerability Category Allocations for 4411 East Jones Bridge Road Property

July 30, 2019

Land Disturbance:			
Category	Total Area	Maximum Allowed Land Disturbance	Proposed Land Disturbance
C	1,157,765 SF	810,436 SF (70%)	913,414 SF (78.9%)
D	1,374,617 SF	687,308 SF (50%)	846,152 SF (61.6%)
E	1,396,654 SF	418,996 SF (30%)	214,148 SF (15.3%)
F	39,870 SF	3,987 SF (10%)	0 SF (0%)

NOTE 1: These numbers include a transfer of 68,652 SF of land disturbance from E to C and a transfer of 105,896 SF of land disturbance from E to D, both at 1 to 1.5 (68,652 x 1.5 = 102,978 and 105,896 x 1.5 = 158,844) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

NOTE 2: The project proposes 169,755 SF of land disturbance in E; after transfers, this leaves 44,393 SF available for use in E or for transfer at 1-to-1 to a less restrictive category after the review. F land disturbance is also available for transfer at 1 to 1 to a less restrictive category.

Impervious Allocations by Category				
Category	Total Area	Proposed Roads	Proposed Buildings	Proposed Lots
C	1,157,765 SF	237,288 SF	271,518 SF	12,188 SF
D	1,374,617 SF	171,767 SF	188,402 SF	101,755 SF
E	1,396,654 SF	68,723 SF	92,431 SF	0 SF
F	39,870 SF	0 SF	0 SF	0 SF

\*An additional 16,514 SF of allocation remains unassigned in E, including the transfer of the impervious allocation from F

Impervious Surface			
Category	Total Area	Maximum Allowed Impervious Surface	Proposed Impervious Surface
C	1,157,765 SF	520,994 SF (45%)	520,994 SF (45%)
D	1,374,617 SF	412,385 SF (30%)	461,924 SF (33.6%)
E	1,396,654 SF	209,498 SF (15%)	177,668 SF (12.7%)
F	39,870 SF	797 SF (2%)	0 SF (0%)

NOTE 1: These numbers include a transfer of 33,026 SF of impervious surface from E to D and 797 SF of impervious surface from F to E, both at 1 to 1.5 (33,026 x 1.5 = 49,539 and 797 x 1.5 = 1196) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

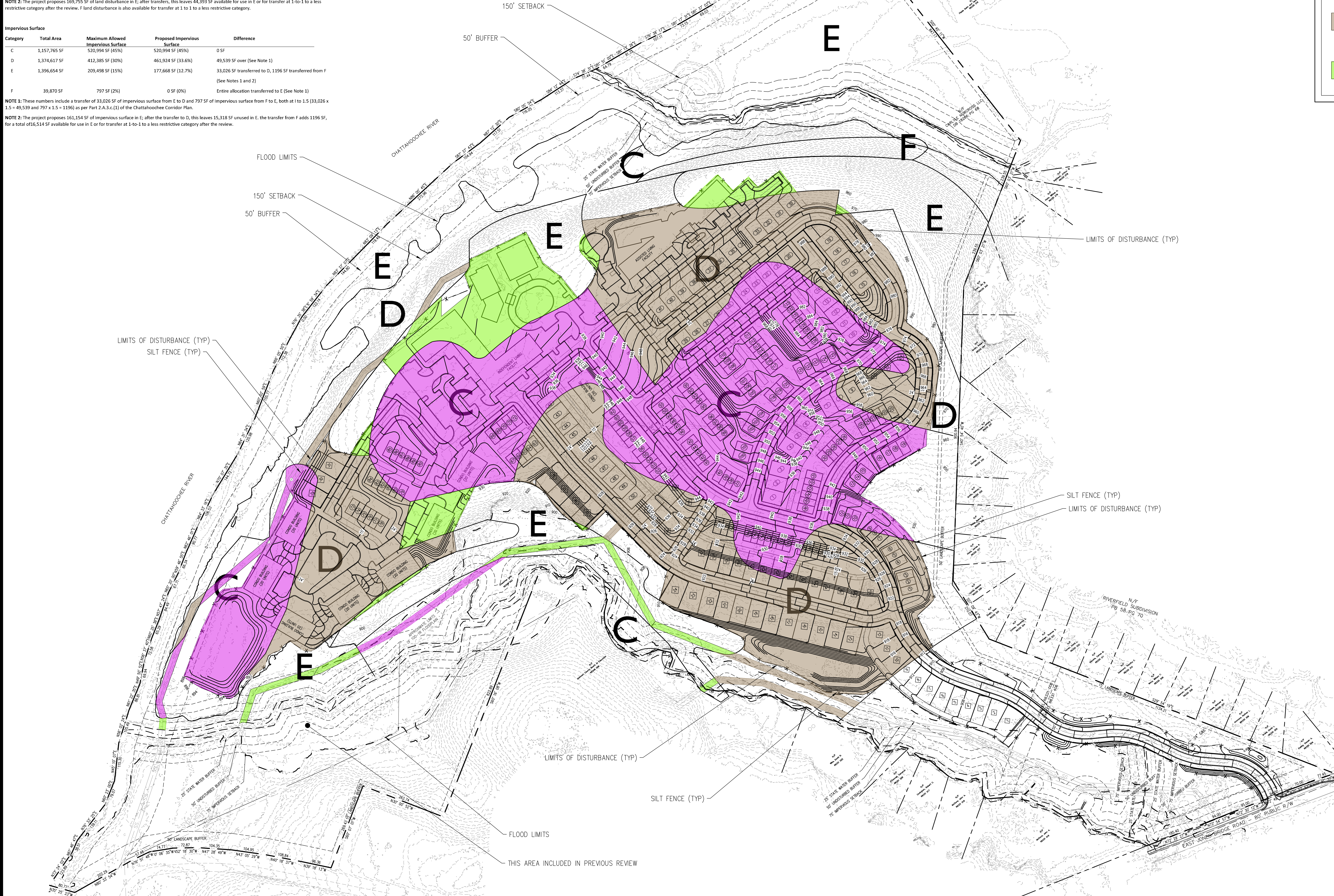
NOTE 2: The project proposes 161,154 SF of impervious surface in E; after the transfer to D, this leaves 15,318 SF unused in E; the transfer from F adds 1196 SF, for a total of 16,514 SF available for use in E or for transfer at 1-to-1 to a less restrictive category after the review.

CATEGORY "C"

CATEGORY "D"

CATEGORY "E"

LOT IMPERVIOUS TABLE		
LOT #	CATEGORY	% IN / % IN D with SF
1		
2		
3		
4		
5		
6		
7		
8		
9 D	0/20 (409 sf D)	2030 SF
10 D		2030 SF
11 D		2030 SF
12 D		2030 SF
13 D		3,100 SF
14 D		3,100 SF
15 D		3,100 SF
16 D		3,100 SF
17 D		3,100 SF
18 D		3,100 SF
19 D		3,100 SF
20 D		3,100 SF
21 D		3,100 SF
22 D		3,100 SF
23 D		3,100 SF
24 D		3,100 SF
25 D		3,100 SF
26 D		3,100 SF
27 D		3,100 SF
28 D		3,100 SF
29 C/D	60/40 (1860 sf C, 1240 sf D)	3,100 SF
30 C/D	32/68 (992 sf C, 2108 sf D)	3,100 SF
31 D		3,100 SF
32 D		2,030 SF
33 D		2,030 SF
34 D		2,300 SF
35 C/D	36/64 (731 sf C, 1299 sf D)	2,030 SF
36 C/D	13/87 (299 sf C, 2001 sf D)	2,300 SF
37 D		2,030 SF
38 D		2,400 SF
39 D		2,030 SF
40 C/D	30/70 (609 sf C, 1421 sf D)	2,030 SF
41 C/D	55/45 (1117 sf C, 913 sf D)	2,030 SF
42 C/D	61/39 (1239 sf C, 791 sf D)	2,030 SF
43 C/D	65/35 (1305 sf C, 710 sf D)	2,030 SF
44 C/D	30/70 (609 sf C, 1421 sf D)	2,030 SF
45 D		2,030 SF
46 D		2,030 SF
47 D		2,030 SF
48 D		2,030 SF
49 D		2,030 SF
50 D		2,400 SF
51 C/D	13/87 (312 sf C, 2088 sf D)	2,400 SF
52 C/D	64/36 (1300 sf C, 730 sf D)	2,030 SF
53 C/D	75/35 (1680 sf C, 720 sf D)	2,400 SF



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NORTH

100 0 100 200

VULNERABILITY AREAS

EAST JONES BRIDGE

PEACHTREE CORNERS, GEORGIA

PROJECT INFORMATION	
PROJECT NO:	18-4143.10
DATE:	3-29-19, REV 6-18-19, REV 8-5-19
SCALE:	1" = 100'
FILE NAME:	18-4143 P20.dwg
DESIGN/DRAWN:	SLR, SCH, MDA