

DATE: JANUARY 10, 2020

ARC REVIEW CODE: V2001102

TO: Mayor Mike Bodker, City of Johns Creek
ATTN TO: Gilbert Quinones, City of Johns Creek, City of Johns Creek
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-20-01JC Villas at River Park

Review Type: Metro River

MRPA Code: RC-20-01JC

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to build 43 new single-family homes adjacent to the site of an existing church preschool at 5975 State Bridge Road. The site is 21.53 acres in total, with 13.19 acres falling within the Metro River Corridor. 32 of the new units would be inside the Metro River Corridor and 11 outside. A portion of the site includes 500-year floodplain but no structures are proposed inside it. A portion of the property was previously reviewed under MRPA RC88-003.

Preliminary Finding: ARC staff has opened its 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 River Corridor Plan.

Submitting Local Government: City of Johns Creek

Land Lot: 331,332,336,F34 **District:** 1 **Section:** 1

Date Opened: Friday, January 10, 2020

Deadline for Comments: Monday, January 20, 2020

Earliest the Regional Review can be Completed: Tuesday, January 21, 2020 (next business day after deadline for comments)

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
GWINNETT COUNTY

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

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before **5 p.m. Monday, January 20, 2020**, 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 John's Creek

2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Don Nanney
Mailing Address: 5975 State Bridge Rd
City: Johns Creek **State:** Georgia **Zip:** 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404.433.1039 **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Kenneth Wood
Mailing Address: 350 Research Court
City: Peachtree Corners **State:** GA **Zip:** 30092
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770.451.2741 **Fax:** 770.451.3915
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: Villas at River Park
Description of Proposed Use: single family residential homes

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: 331,332,336,F34
1st District, Section 1, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
5975 State Bridge Rd, Johns Creek GA 30097
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 13.19
Outside Corridor: 8.34
Total: 21.53
Lots: **Inside Corridor:** 32
Outside Corridor: 11
Total: 43
Units: **Inside Corridor:** 32
Outside Corridor: 11
Total: 43
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? RC88-003

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

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

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

B. Public sewer system Fulton County Sewer

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	<u>433,462 sf</u>	<u>329,149 sf*</u>	<u>164,382 sf</u>	(70) <u>76*</u>	(45) <u>38</u>
D	<u>141,189 sf</u>	<u>39,241 sf*</u>	<u>11,795 sf</u>	(50) <u>28*</u>	(30) <u>8</u>
E	_____	_____	_____	(30) _____	(15) _____
F	_____	_____	_____	(10) _____	(2) _____
Total:	<u>574,651 sf</u>	<u>368390 sf</u>	<u>176,117 sf</u>	N/A	N/A

* Indicates a transfer of 28,726 sf of land disturbance from D to C as per part 2.A.3.F(1) of the Chattahoochee River Corridor Plan.

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: 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: 905

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.

___ 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)

Jodie Samp 10/20/2019
President, Parkway Baptist Church of Duluth, Inc.

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:

[Signature] 10/22/2019
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.

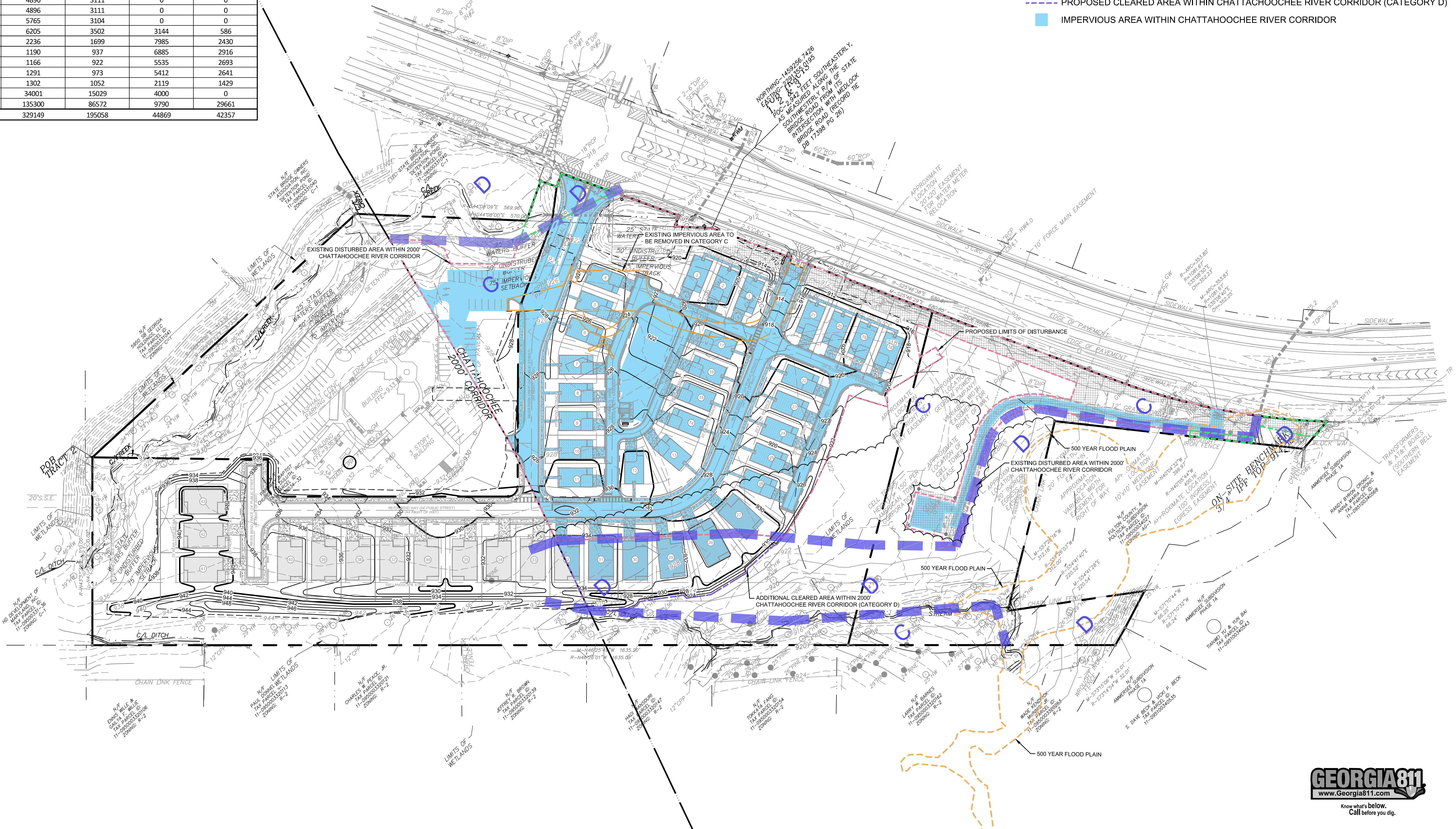
[Signature] 11/8/20
Signature of Chief Elected Official or Official's Designee Date

Lot Allocation Table				
Lot	SF of Disturbance Allocated (Zone C)	SF of Impervious Allocated (Zone C)	SF of Disturbance Allocated (Zone D)	SF of Impervious Allocated (Zone D)
1	7249	3365	0	0
2	6108	3211	0	0
3	6126	3139	0	0
4	4796	3101	0	0
5	4794	3101	0	0
6	5056	3072	0	0
7	5425	3035	0	0
8	4807	3103	0	0
9	4807	3103	0	0
10	4807	3103	0	0
11	5619	3223	0	0
12	6886	3991	0	0
13	6740	2952	0	0
14	4639	2983	0	0
15	4695	3011	0	0
16	4695	3011	0	0
17	5880	4170	0	0
18	6434	3058	0	0
19	6335	3213	0	0
20	6292	3213	0	0
21	7357	3367	0	0
22	6458	4411	0	0
23	4896	3111	0	0
24	4896	3111	0	0
25	4896	3111	0	0
26	5765	3104	0	0
27	6205	3502	3144	586
28	2236	1699	7985	2430
29	1190	937	6885	2916
30	1166	922	5535	2693
31	1291	973	5412	2641
32	1302	1052	2119	1429
CHURCH	34001	15029	4000	0
HOA	135300	86572	9790	29661
TOTAL	329149	195058	44869	42357

NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN. ANYTHING LOCATED IN THE 500 YEAR FLOODPLAIN CANNOT BE MORE THAN 35 FEET IN HEIGHT, HOWEVER, THERE ARE NO PROPOSED STRUCTURES LOCATED IN THIS ZONE.

Table 1 - MRPA Calculations for Villas at River Park, 2019 PEC Study								
Cleared Area Calculations								
Zone C	Total Area	Allowable Cleared Area	Transferred from D	Allowable Cleared Area	Existing Cleared Area	Additional Cleared Area	Total Cleared Area	Remaining Area
	Square Footage (SF)	433462	303423	25726	329149	329149	0	329149
Zone D	Total Area	Allowable Cleared Area	Transferred to C	Allowable Cleared Area	Existing Cleared Area	Additional Cleared Area	Total Cleared Area	Remaining Area
	Square Footage (SF)	141189	70595	-25726	44869	9567	29674	39241
Impervious Area Calculations								
Zone C	Total Area	Allowable Imp. Area	Existing Imp. Area	Imp. To Be Removed	Total Proposed Imp. Area	Remaining Area		
	Square Footage (SF)	433462	195058	48735	20631	164382	30676	7%
Zone D	Total Area	Allowable Imp. Area	Existing Imp. Area	Imp. To Be Removed	Total Proposed Imp. Area	Remaining Area		
	Square Footage (SF)	141189	42357	2525	0	11795	30562	22%

- VULNERABILITY CATEGORIES
- EXISTING IMPERVIOUS AREA TO BE REMOVED
- EXISTING CLEARED AREA WITHIN CHATTACHOOCHIE RIVER CORRIDOR (CATEGORY C)
- EXISTING CLEARED AREA WITHIN CHATTACHOOCHIE RIVER CORRIDOR (CATEGORY D)
- PROPOSED CLEARED AREA WITHIN CHATTACHOOCHIE RIVER CORRIDOR (CATEGORY D)
- IMPERVIOUS AREA WITHIN CHATTACHOOCHIE RIVER CORRIDOR



VILLAS AT RIVER PARK
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
FOR
LENNAR HOMES
1000 HOLCOMB BRIDGE RD
BLDG 400, SUITE 450
ROSWELL, GA, 30076
PHONE: 770.670.2775

SITE ADDRESS:
5975 STATE BRIDGE ROAD
CITY OF JOHNS CREEK
FULTON COUNTY
GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (770) 451-2741 FAX (770) 451-9515

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1	8-20-2019	PEC	FULTON/JOHNS CREEK COMMENTS
2	11-14-2019	PEC	JOHNS CREEK MRPA SUBMITTAL
3	12-9-2019	PEC	FULTON COMMENTS
4	12-11-2019	PEC	JOHNS CREEK MRPA SUBMITTAL

JOHNS CREEK PROJECT #: 19-1181
FULTON COUNTY PROJECT #:19-052 WR

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PROPOSED MRPA PLAN

SCALE: 1" = 80'
DATE: MARCH 15, 2019
PROJECT: 18052.00B

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
KENNETH J. WOOD

12-11-2019

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2021

MRPA

SHEET