


DATE: SEPTEMBER 24, 2021

ARC REVIEW CODE: V2109242

TO: Mayor Mike Bodker, City of Johns Creek
ATTN TO: Ben Song, City of Johns Creek, City of Johns Creek Community Development Dept.
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-21-01JC 9395 Riverclub Parkway

Review Type: Metro River

MRPA Code: RC-21-01JC

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to construct a 224 s.f. screened porch addition to an existing residence at 9395 Riverclub Parkway.

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 project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Johns Creek

Land Lot: 332 **District:** 1 **Section:** 1

Date Opened: September 24, 2021

Deadline for Comments: October 4, 2021

Earliest the Regional Review can be Completed: October 4, 2021

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
GEORGIA CONSERVANCY
CITY OF BERKELEY LAKE

ARC NATURAL RESOURCES
NATIONAL PARK SERVICE - CRNRA
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF JOHNS CREEK
CITY OF DULUTH

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before 2021-10-04 00:00:00, 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: SEPTEMBER 24, 2021

ARC REVIEW CODE: V2109242

TO: ARC Community Development and Natural Resources Managers

FROM: Donald Shockey, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Name of Proposal: RC-21-01JC 9395 Riverclub Parkway

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]

RECEIVED
RC-21-001
SEP 10 2021

City of Johns Creek
Community Development

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): Douglas H. Wilson
Mailing Address: 9395 Riverclub Parkway
City: Johns Creek State: GA Zip: 30097
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-356-1093 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Kyle Hord
Mailing Address: 685 Maplelake Drive
City: Acworth State: GA Zip: 30101
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-508-7272 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Riverwood
Description of Proposed Use: Residential Porch Addition
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
Land lot 332, 1st District, 1st Section, Fulton County, GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Lot 11, block B, Unit one, Riverwood S/D
Size of Development (Use as Applicable):
Acres: Inside Corridor: 1.149 Ac (50,092 sf)
Outside Corridor: 0.191 Ac (8,180 sf)
Total: 1.34 Ac (58,272 sf)
Lots: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Units: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
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? 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 N/A

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 Yes

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>
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D	50,092 sf	24,957 sf	12,071 sf	(50)49.8%	(30) 24.1%
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: 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? No

If "yes", indicate the 500-year flood plain elevation: _____

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.

N/A 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)

Douglas H. Wilson

8/24/2021

Douglas H. Wilson & Barbara Wilson 8/26/2021
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:

Kyle Hord

8/24/2021

Kyle Hord
Signature(s) of Applicant(s) or Agent(s) Date

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

Brian Ly 9/15/21
Signature of Chief Elected Official or Official's Designee Date

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN
HEREON WAS MADE TO SURVEY FOR "DOUGLAS H. WILSON &
JOANMARIE WILSON" PERFORMED BY GA. LAND SURVEYING CO.
INC DATED MAY 15, 2006.

2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0093 G, DATED SEPTEMBER 18, 2013.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

5. BUILDING SETBACK INFORMATION SHOWN HEREIN IS PER THE CITY OF JOHNS CREEK ZONING ORDINANCE FOR R-2 ZONING. THIS PROPERTY IS WITHIN THE CHATTAHOOCHEE "RIVER CORRIDOR" AREA PER THE CITY OF JOHNS CREEK ZONING MAP

6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON AUGUST 5, 2020.

7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS TWO (2) FEET.

8. STREAM BUFFERS SHOWN ARE MEASURED FROM THE POINT OF
WRESTED VEGETATION.

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SEP 10 2021

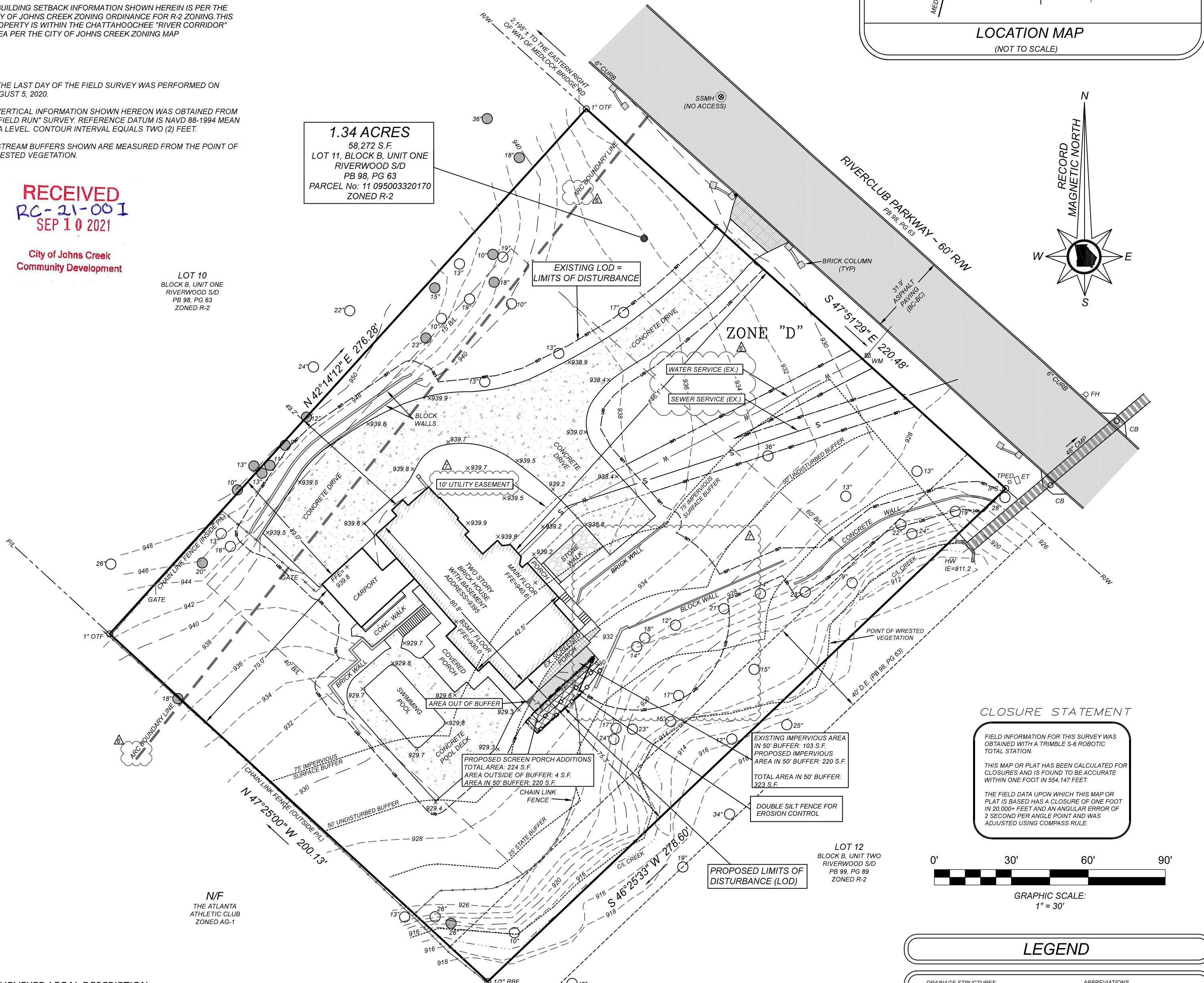
City of Johns Creek
Community Development

LOT 10
BLOCK B, UNIT ONE
RIVERWOOD S/D
PB 98, PG 63
ZONED R-2

ZONE D

ZONE D SQUARE FOOTAGE: 50,092 S.F.
ZONE D ALLOWED DISTURBANCE: (50%) 25,046 S.F.
ZONE D ALLOWED IMPERVIOUS SURFACE: (30%) 15,027 S.F.

RIVER CORRDOR CREDITS ZONE "D"			
IMPERVIOUS ALLOWED %	IMPERVIOUS USED	IMPERVIOUS PROPOSED	TOTAL
15,027 SF (30%)	11,847 SF (23.7%)	224 SF (0.4%)	12,071 SF (24.1%)
DISTURBANCE ALLOWED %	DISTURBANCE USED	DISTURBANCE PROPOSED	TOTAL
25,046 SF (50%)	24,751 SF (49.4%)	206 SF (0.4%)	24,957 SF (49.8%)



SURVEYED LEGAL DESCRIPTION
9395 RIVERCLUB PARKWAY

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 1.34 ACRES (58,272 S.F.) LYING AND BEING IN LAND LOT 332 OF THE 15TH DISTRICT, 1ST SECTION, IN THE CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA AND AS SHOWN AS LOT 11, BLOCK B, UNIT ONE OF RIVERWOOD SUBDIVISION RECORDED IN PLAT BOOK 98 PAGE 63 OF FULTON COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH OPEN TOP PIPE FOUND ON THE SOUTHWESTERN RIGHT OF WAY OF RIVERCLUB PARKWAY (60 FOOT RIGHT OF WAY), SAID PIPE FOUND BEING 2,195 FEET +/- SOUTHEAST OF THE INTERSECTION OF THE SOUTHWESTERN RIGHT OF WAY OF RIVERCLUB PARKWAY AND THE EASTERN RIGHT OF WAY OF MEDLOCK BRIDGE ROAD.

THENCE FROM THE POINT OF BEGINNING THUS ESTABLISHED
ALONG THE SOUTHWESTERN RIGHT OF WAY OF RIVERCLUB
PARKWAY SOUTH 47 DEGREES 51 MINUTES 29 SECONDS EAST A
DISTANCE OF 220.48 FEET TO A 1/2 INCH REBAR SET;
THENCE LEAVING SAID RIGHT OF WAY SOUTH 46 DEGREES 25
MINUTES 33 SECONDS WEST A DISTANCE OF 278.60 FEET TO A 1/2
INCH REBAR FOUND; THENCE NORTH 47 DEGREES 25 MINUTES 00
SECONDS WEST A DISTANCE OF 200.13 FEET TO A 1 INCH OPEN TOP
PIPE FOUND; THENCE NORTH 42 DEGREES 14 MINUTES 12 SECONDS
EAST A DISTANCE OF 276.28 FEET TO A 1 INCH OPEN TOP PIPE
FOUND ON THE AFORESAID SOUTHWESTERN RIGHT OF WAY OF
RIVERCLUB PARKWAY, SAID PIPE FOUND BEING THE POINT OF
BEGINNING.

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

NOTE: SURVEY NOT VALID UNLESS
SEAL SIGNED AND DATED

SITE EXHIBIT FOR:

9395 RIVERCLUB PARKWAY

LOT 11, BLOCK B, UNIT ONE, RIVERWOOD S/D
LAND LOT 332, 1st DISTRICT, 1st SECTION, FULTON COUNTY, GEORGIA
PARCEL No: 11 095003320170
BEING IN THE CITY OF JOHNS CREEK



DRAWN BY: MJS	REVISION	DATE	DESCRIPTION
CHECKED BY: CAM	1	8/12/2020	ADDED MARPA ZONE INFORMATION
CC: AH	2	10/20/20	ADDED IMPERVIOUS SURFACE AREAS
DATE: AUGUST 7, 2020	3	12/3/20	ADDED IMPERVIOUS SURFACE AREAS
SCALE: 1" = 30'	4	7/28/2021	REVISED MARPA ZONE & ADDED PROPOSED AREA
LAND LOT: 332	5	8/19/2021	ADD LEGAL DESCRIPTION
DIST: 1st SECT: 1st	6	8/25/2021	CITY COMMENTS
FULTON COUNTY	7	9/7/2021	CITY COMMENTS