

DATE: AUGUST 19, 2022

TO: Mayor John Bradberry, City of Johns Creek
ATTN TO: Yang Chen, Deputy Director Community Development, City of Johns Creek
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: RC-22-01JC 10 Fairway Ridge

Description: A MRPA review of a proposal to construct a new wooden deck attached to an existing single-family house on a 1 acre site wholly within the Chattahoochee River Corridor at 10 Fairway Ridge in the city of Johns Creek in Fulton County. The project proposes a total land disturbance area of 12,179 SF and total impervious area of 6,217 SF which are both well within the allowed maximum amounts.

Preliminary Finding: ARC staff have initiated a 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: **District:** 0 **Section:**

Date Opened: August 19, 2022

Deadline for Comments: August 29, 2022

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF PEACHTREE CORNERS
RIVER LINE HISTORIC AREA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
FULTON COUNTY
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER
CITY OF ROSWELL
GWINNETT COUNTY

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 **August 29, 2022**, 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>.

Review materials are attached.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** City of Johns Creek, Georgia
2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): John and Lisa Bergstresser
Mailing Address: 10 Fairway Ridge Drive
City: Johns Creek **State:** Georgia **Zip:** 30022
Contact Phone Numbers (w/Area Code):
Daytime Phone: 321-432-9974 **Fax:** _____
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Owners (see 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: Existing single family house
Description of Proposed Use: Add 12 x 22 foot wood deck to existing house

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Land Lots 931 & 028
1 st. District; 2 nd. Section; Fulton County, Georgia
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Rivermont-Area "G"; Lot 1; 10 Fairway Ridge Drive / Abutts Barnwell Road
Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>1.091 Acres</u>
	Outside Corridor:	<u>0 Acres</u>
	Total:	<u>1.091 Acres</u>
Lots:	Inside Corridor:	<u>NA</u>
	Outside Corridor:	<u>NA</u>
	Total:	<u>NA</u>
Units:	Inside Corridor:	<u>NA</u>
	Outside Corridor:	<u>NA</u>
	Total:	<u>1.091 Acres</u>

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor:	<u>6150 SF (Sanitary Sewer Easement)</u>
Outside Corridor:	<u>0</u>
Total:	<u>6150 SF</u>

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: NA

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): NA

7. How Will Sewage from this Development be Treated?

A. Septic tank NA

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 Johns Creek / Fulton County , Georgia

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	<u>NA</u>			<u>(90)</u>	<u>(75)</u>
B	<u>NA</u>			<u>(80)</u>	<u>(60)</u>
C				<u>(70)</u>	<u>(45)</u>
D	<u>29,000. Sq. Ft.</u>	<u>8665. Sq Ft.</u>	<u>5784. Sq Ft</u>	<u>(50)</u> 29%	<u>(30)</u> 20%
E	<u>18,524. Sq Ft</u>	<u>3514. Sq Ft</u>	<u>433 Sq Ft</u>	<u>(30)</u> 19%	<u>(15)</u> ² 02%
F	<u>NA</u>			<u>(10)</u>	<u>(2)</u>
Total:	<u>47,524. Sq Ft</u>	<u>12,179. Sq ft</u>	<u>6217. Sq Ft</u>	<u>N/A</u>	<u>N/A</u>

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

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

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: NA

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)

NA Existing vegetation plan. (No vegetation will be impacted)

NA Proposed grading plan. (No grading is required)

☒ Certified as-builts of all existing land disturbance and impervious surfaces. (see attached drawing)

NA Approved erosion control plan.

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

(Proposed deck to be 12 x22 feet / 264 sq ft) (Digging eight footers will disturb 32 sq ft)

☒ 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.

NA Documentation on adjustments, if any.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

 Site plan.

NA Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

NA Concept plan.

NA 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)

<u>John J. By</u>	<u>4/5/2022</u>
<u>Frank Bughness</u>	<u>4/5/2022</u>
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:

<u>John J. By</u>	<u>4/5/2022</u>
<u>Frank Bughness</u>	<u>4/5/2022</u>
Signature(s) of Applicant(s) or Agent(s)	Date

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

<u>John J. By</u>	<u>8/8/22</u>
Signature of Chief Elected Official or Official's Designee	Date

10 FAIRWAY RIDGE DRIVE CATEGORY ANALYSIS*

City of Johns Creek

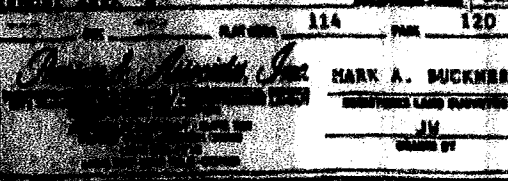
March 8, 2022

Vulnerability Factor	Factor Subgroup	Score			
Hydrology	Interbasin	20			
Geology	Biotite-Gneiss	5			
Aspect	East	9			
Soils	Moderate Erodibility	12			
SUBTOTAL:		46			
Slope:	0-10%	3	--		
	10-25%	--	9		
SUBTOTAL		49	55		
Vegetation:	Barren	2	--	2	--
	Pines	--	15	--	--
	Hardwoods	--	--	--	20
TOTAL:		51	64	57	75
CATEGORY:		D	E	D	E

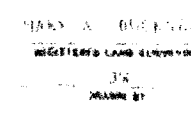
The D category includes scores from 50 to 59

The E category includes scores from 60 to 79

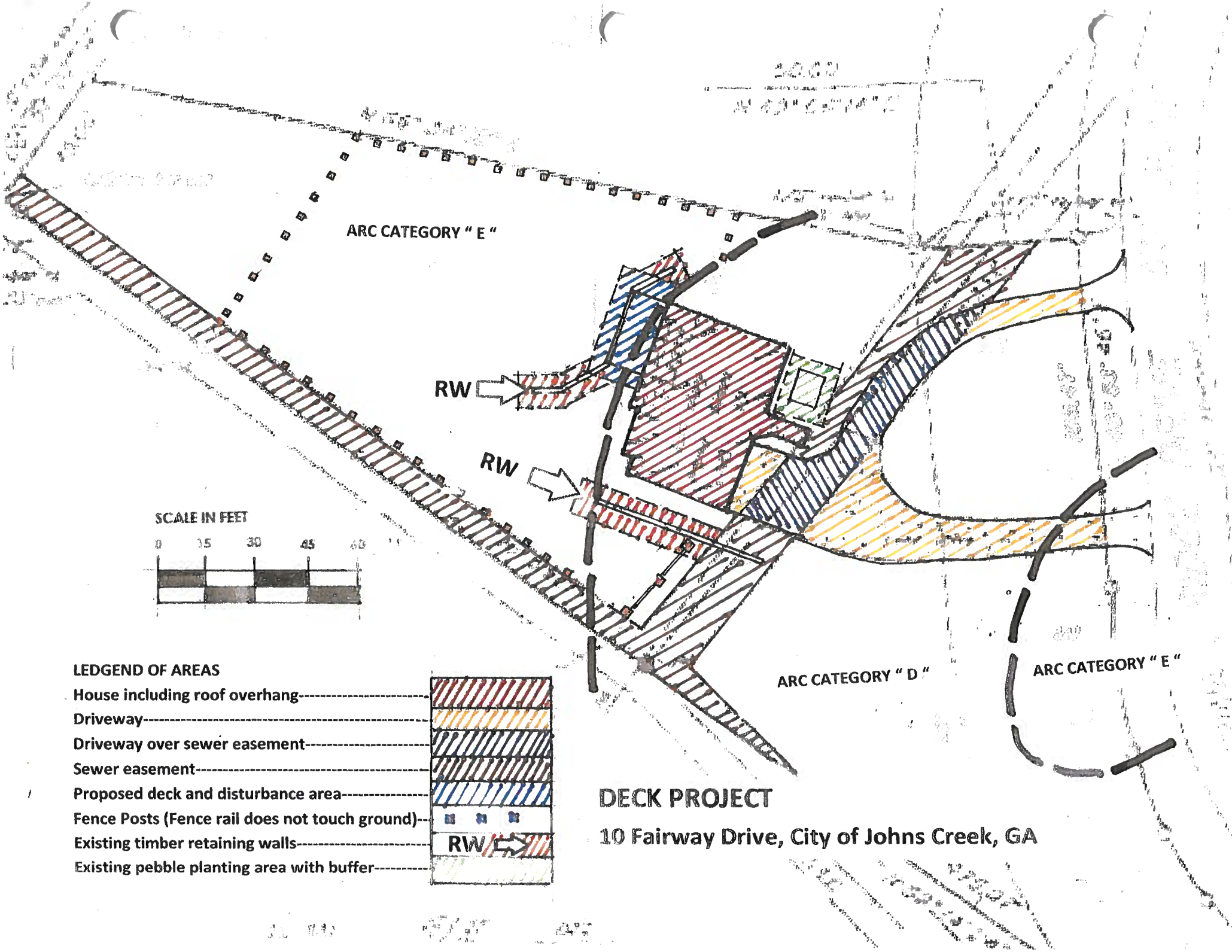
*Note: The property is in the Corridor, but the categories did not cover it on the vulnerability maps for the area, so an initial category analysis was required.



ANALYZED CATEGORIES/SCORERS
 SM. GARCIA - JRC
 3/8/2022

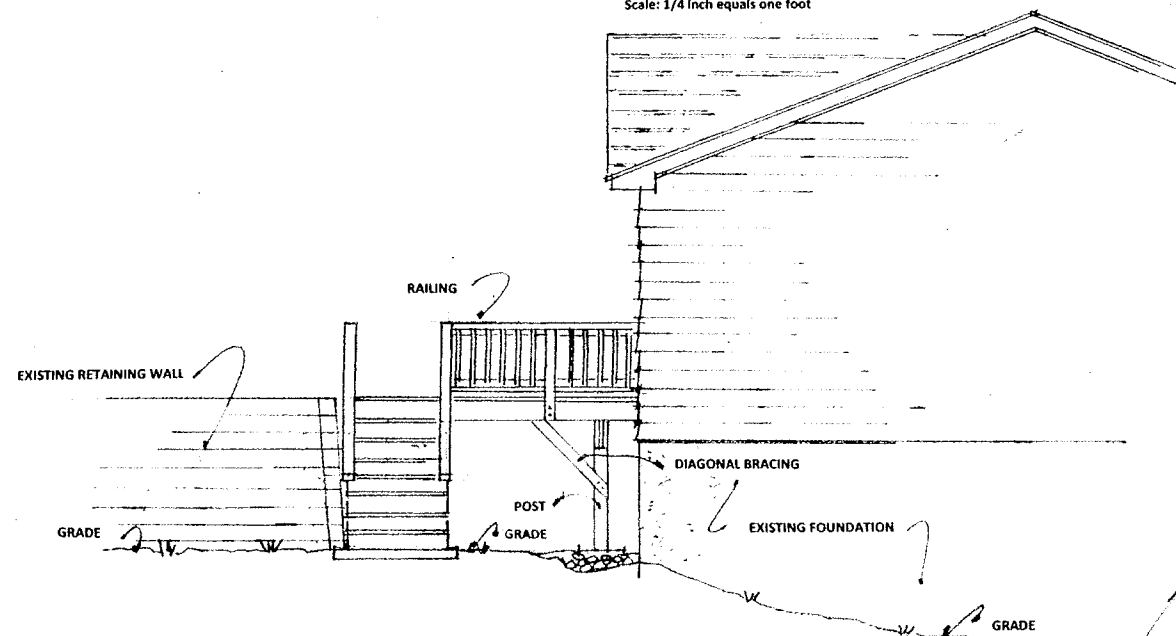


3/8/2022



↑ END VIEW ELEVATION IN FRONT OF RETAINING WALL

Scale: 1/4 inch equals one foot



↑ END VIEW ELEVATION WITH STAIRS

Scale: 1/4 inch Equal One Foot

REAR VIEW ELEVATION IN FRONT OF RETAINING WALL

Scale: 1/4 inch equals one foot

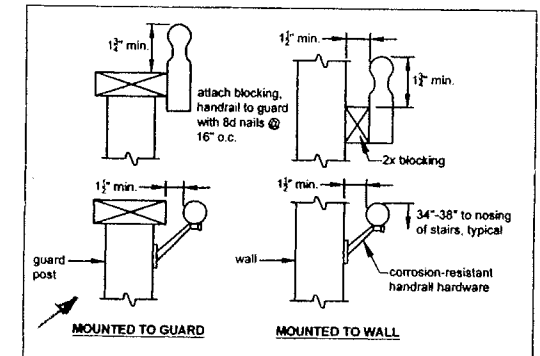
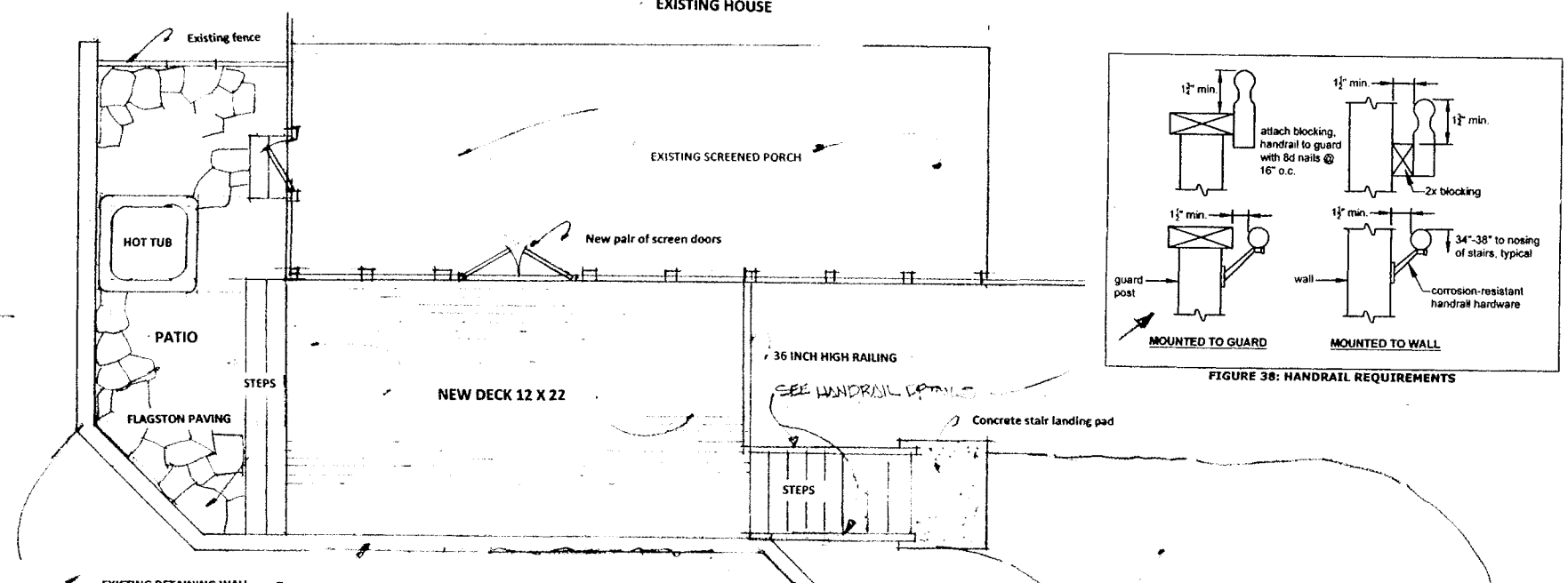
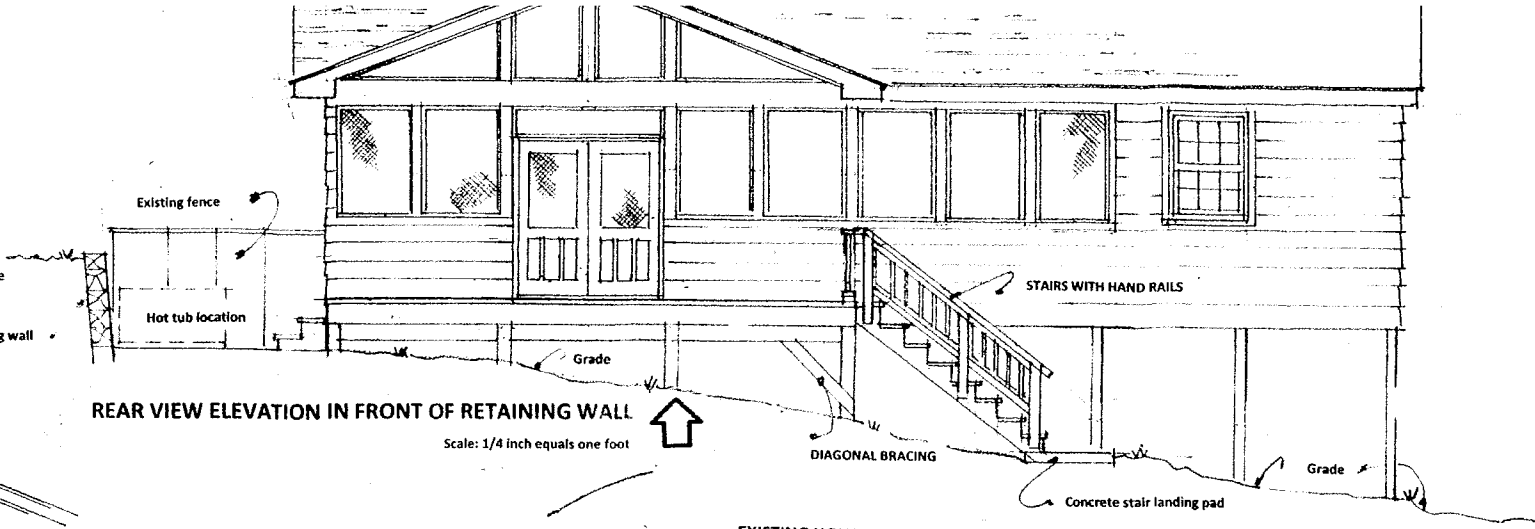
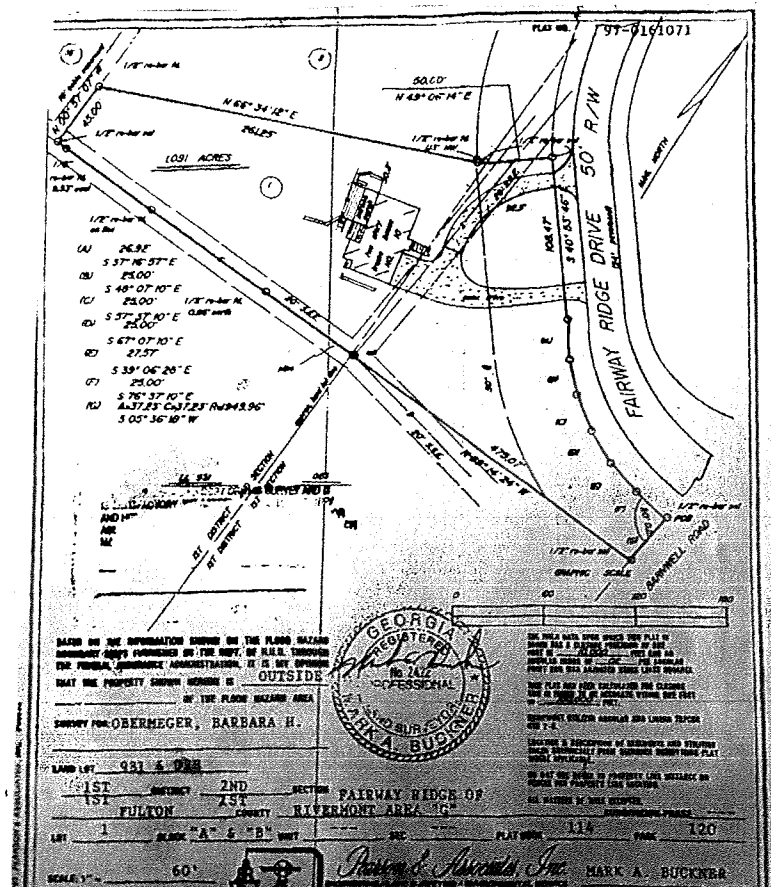


FIGURE 38: HANDRAIL REQUIREMENTS



NOTE: A portion of the existing circular driveway will be used for construction activities.