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City of Johns Creek
Community Development

Environmental Site Analysis Report

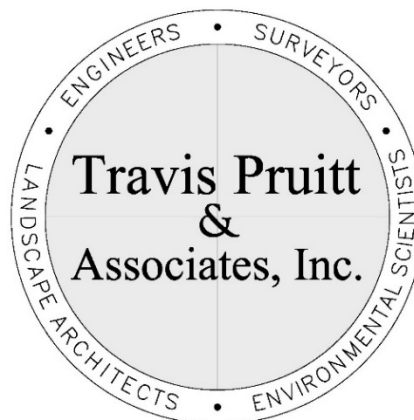
For

State Bridge Road Tract Residential Development

Prepared for:
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Jn:18-0174



Planning ♦ Engineering ♦ Environmental ♦ Surveying ♦ Landscape Architecture

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1. CONFORMANCE WITH THE COMPREHENSIVE PLAN..... 3

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT..... 3

A. WETLANDS 3

B. FLOODPLAIN 3

C. STREAMS/ STREAM BUFFERS 4

D. TOPOGRAPHY..... 4

E. VEGETATION 4

F. WILDLIFE SPECIES..... 5

G. ARCHEOLOGICAL/ HISTORICAL SITES 5

3. PROJECT IMPLEMENTATION MEASURES..... 5

A. ENVIRONMENTALLY SENSITIVE AREAS..... 5

B. WATER QUALITY..... 6

C. EXISTING INFRASTRUCTURE 6

D. ARCHAEOLOGICAL/ HISTORICAL AREAS 6

E. ENVIRONMENTALLY STRESSED COMMUNITIES 6

F. GREEN SPACE AND OPEN SPACE 6

G. NOISE AND LIGHTING 6

H. PROTECTION OF PARKS AND REC GREEN SPACE 7

I. WILDLIFE HABITATS..... 7



1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The site consists of approximately 24.474 acres, and is located on the north side of State Bridge Road between Medlock Bridge Road (SR 141) and Skidaway Drive. Based on information obtained from the Fulton County GIS maps, records, and visual observations, a neighborhood north of the site is zoned R4-A. The property east of the site consists of Johns Creek High School. Johns Creek and the adjacent flood plain exists to the west. And the development south of the property consists of a townhome subdivision.

The Comprehensive Future Development Map 2030 for the City of Johns Creek designates this site as part of the Warsaw (04) zoning district. This zoning district is specifically designated for residential uses. This parcel is included in a distinctive area, which allows townhomes as part of a mixed-use development. The proposed development is a residential townhome development. It is similar in nature to the adjacent residential property located south of the site and conforms to the appropriate uses and scales established in the Comprehensive Plan 2009-2030.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

a. **WETLANDS**

Upon review of the National Wetland Inventory Map, wetlands do not exist on-site. However, field reconnaissance revealed stream bed and bank wetlands existing along buffered drainage zones. These zones are located within the southern portion of the site. The wetland areas were delineated on-site and analyzed to determine the impacts in conjunction with the proposed development. The development will consist of one proposed stream crossings. The crossings will be limited to 0 to 300 linear feet of total disturbance and may or may not require a Nationwide Permit to be issued the by US Army Corps of Engineers.

b. **FLOODPLAIN**

The Fulton County GIS Maps and the FEMA flood insurance rate maps were used to determine that the site does lie within a 100-year Zone X flood plain. The proposed development is not expected to negatively impact the flood plain or adjacent properties.



c. STREAMS/ STREAM BUFFERS

The USGS Quadrangle Topographic map for Duluth, Georgia was used to determine that blue line streams do not exist on the site. Field reconnaissance revealed the presence of perennial streams located along the southern portion of the property. A 50' undisturbed buffer and a 25' impervious setback has been provided along the water course. All buffered areas will remain undisturbed with the exception of any proposed road crossings or perpendicular utility crossings. These crossings are exempt construction activities from the State of Georgia Environmental Protection Division stream buffer variance requirements.

d. TOPOGRAPHY

The site is currently undeveloped and consists mainly of woodlands. A large majority of the site contain slopes less than 25%. However, there is a slope along State Bridge Road that contains slopes in excess of 25%. There are also some areas adjacent to the creek that have slopes in excess of 25%. These areas will remain undisturbed except as required to access the site with any proposed road crossings. Therefore, no negative impact is expected. The proposed development will adhere to all applicable grading standards.

e. VEGETATION

The site is currently undeveloped and consists mainly of single family homes, driveways and woodlands. Existing vegetation on the majority of the site consists of a natural mix of mature hardwoods and pine trees. There are specimen trees located on the site, most of which are located within protected buffer zones. The proposed development will impact the trees that exist on the site. However, the project will be required to comply with the City of Johns Creek Tree Preservation Ordinance, which provides mitigation for loss of tree canopy.



f. WILDLIFE SPECIES

Several protected species are known to exist in Fulton County. These species are:

Bird – The Bald Eagle

Invertebrates – Gulf moccasinshell mussel and Shiny-rayed pocketbook mussel

Fish – Bluestripe shiner, Cherokee darter, and Highscale shiner

Plants – Bay star-vine and Piedmont barren strawberry

Based on field reconnaissance, there is no evidence of protected and/ or endangered species located on this parcel of land.

g. ARCHEOLOGICAL/ HISTORICAL SITES

Based on information obtained from the Fulton County Department of Environment and Community Development, the site is not listed on the Fulton County Historic Resources Survey Map as having historical significance. No buildings on this site appear on the National Register of Historic Places.

3. PROJECT IMPLEMENTATION MEASURES

a. ENVIRONMENTALLY SENSITIVE AREAS

Most of the environmentally sensitive areas on this site lie within protected stream buffers and will not be impacted. There are no river corridors. This site lies within a 100-year Zone X flood plain as defined by FEMA. The proposed development is not expected to negatively impact the flood plain or adjacent properties. The only impacts to environmentally sensitive areas on the site are several areas with slopes exceeding 25%. These slopes are primarily in areas of proposed cut and the resulting slope will have less vertical rise in the proposed condition. Therefore, no negative impact is expected. All applicable grading standards will be adhered to in these areas.



b. WATER QUALITY

The design considerations used for the stormwater control on the proposed site, as approved by the EPD, will treat the runoff from the site. Water quality will be addressed through the construction of multiple water quality and stormwater detention facilities throughout the site, as required by the City of Johns Creek. This project will be required to comply with the Georgia Stormwater Management Manual, which regulates water quality, TSS removal, channel protection, and stormwater detention for developments of this nature.

c. EXISTING INFRASTRUCTURE

The existing site consists mainly of single family homes, driveway and woodlands. These residences and associated small buildings will be removed by this development. No other infrastructure exists on the site.

d. ARCHAEOLOGICAL/ HISTORICAL AREAS

This site does not contain any historically/ archaeologically sensitive areas. No sensitive areas are located within the area of potential impact.

e. ENVIRONMENTALLY STRESSED COMMUNITIES

The subject site is not located within an environmentally stressed community.

f. GREEN SPACE AND OPEN SPACE

All buffered areas on the site will remain undisturbed with the exception of any proposed road or utility stream crossings. Multiple “pocket parks” will be constructed throughout the site to enhance and beautify the neighborhood.

g. NOISE AND LIGHTING

The potential for noise and lighting impact resulting from the proposed development is minor. The proposed development is a quiet, residential community. No sensitive areas are located within the area of potential impact.



h. PROTECTION OF PARKS AND REC GREEN SPACE

No parks or recreational areas will be impacted by the proposed development.

i. WILDLIFE HABITATS

The most significant habitats for wildlife on this site exist in and around the multiple streams. These streams will be protected by undisturbed buffers. No sensitive areas are located within the area of potential impact.