

January 14, 2020

Abbotts Bridge Station
10820 Abbotts Bridge Road
Johns Creek, Georgia 30097

JAN 14 2020

City of Johns Creek
Community Development

Environmental Site Analysis (ESA) Form

1. Conformance with the Comprehensive Plan: Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

The existing property is a 13.4184 acres tract located at the southeast corner of Medlock Bridge Road (State Highway 141) and Abbotts Bridge Road (State Highway 120). The existing development is a grocery anchored shopping center totaling approximately 83,656 square feet. The proposed development consists of two additional mixed retail and restaurant buildings totaling approximately 14,000 square feet. A copy of the proposed site plan is attached. The adjacent properties are currently developed – two restaurant pads and gas station to the north, a retail shopping center to the west, an office development to the east, and a townhome and office development to the south.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

The current and future land use designation for this site is Commercial-Retail/Shopping Centers. The existing and proposed development is a shopping center which conforms to the current and future land use plan.



2. Environmental Impacts of the Proposed Project: For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

No wetland areas are indicated in the National Wetlands Inventory within the project tract and Environmental Site Assessments have indicated that no wetlands are present on the property.

b. Floodplain

The project site is located within FEMA flood map 13121C0091G, effective date of 9/18/2013. Based on the FEMA map and City of Johns Creek GIS, the site not located in a special flood hazard area

c. Streams/Stream Buffers

There are no streams located on the property.

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

The site is currently developed and no slopes exceed this criteria. The proposed development will also not exceed the criteria.

e. Vegetation

Through field observation, the current area of the proposed improvements is developed as parking areas with landscaping.

f. Wildlife Species (including fish)

Per the United States Fish and Wildlife Service, the following species are considered to be endangered or threatened within Fulton County: Purple Bankclimber, Oval Pigtoe, Shinyrayed Pocketbook, Guld Moccasinshell, Delicate Spike, Cherokee Darter, Robust Redhorse, and Michaux's Sumac. None of these species were present in field observation and the area of the proposed improvements do not contain appropriate habitat for these species.

g. Archeological/Historical Sites

The project is currently developed as a commercial center and has been in continuous use since 1997.

3. Project Implementation Measures: Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas, i.e. floodplain, slopes exceeding 25 percent, river corridors.

No environmentally sensitive areas are present within the property.

b. Protection of water quality

The existing site is developed with an onsite stormwater collection system and a detention area.

- c. Minimization of negative impacts on existing infrastructure.
The proposed improvements will utilize the existing onsite infrastructure and no negative impact to the surrounding existing infrastructure.
- d. Minimization on archeological/historically significant areas.
The proposed improvements will not impact any archeological/historically significant areas. The proposed development is currently utilized as parking area.
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse condition resulting from public and private municipal (e.g. solid waste and wastewater treatment facilities, utilities, airports and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
These conditions do not apply to this tract and the proposed development does not include any of the listed uses.
- f. Creation and preservation of green space and open space.
The area of the proposed improvements is currently developed as a parking area. The proposed improvement plan increases the amount of open space within the overall development. The open space (outside of zoning buffer and landscape strips) provided in the proposed site plan is 10.3%.
- g. Protection of citizens from the negative impacts of noise and lighting.
The existing development includes parking lot lighting that will continue to be used with the proposed improvements. The proposed improvement plan will increase the pedestrian circulation within the development while confirming to the City's Noise and Lighting regulations.
- h. Protection of parks and recreational green space
The tract does not include any park and recreation green space. The proposed improvements will increase the amount of open space within the overall development.
- i. Minimization of impacts to wildlife habitats.
The tract does not contain wildlife habitats per the endangered species listed above in 2.f.

This document was prepared based on the Phase I Environmental Site Assessment prepared by GRS Group dated March 14, 2018, site observations of the property and a review of other sources (such as City of Johns Creek GIS and FEMA FIRMs). If you have any questions or need additional information, please contact Michael Harney, P.E. at 281-640-7195.

Sincerely,

Michael Harney, P.E. (Texas)
Development Manager