

Environmental Site Analysis Report

For

Parsons Road Tract Residential Development

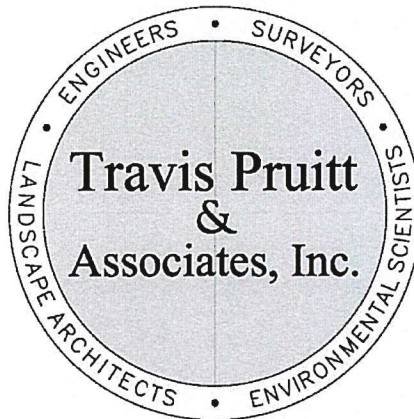
*Prepared for:
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February 7, 2022

Jn:21-0453

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1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The site consists of approximately 10.146 acres, and is located on the south side of Abbotts Bridge Road between Abbotts Bridge Road and Parsons Road. Based on information obtained from the Fulton County GIS maps, records, and visual observations, a property north of the site is zoned O-I. The property south and east of the site consists of the Congregation Dor Tamid Church. Across the street from the site is Parsons Run subdivision.

According to the Future Land Use Map in the City of Johns Creek Comprehensive Plan 2018, this site is part of the Medlock Community Area. This zoning district is specifically designated for residential uses. The proposed development is a residential development with single-family detached units. It is similar in nature to residential properties located around the site and conforms to the appropriate uses and scales established in the City of Johns Creek Comprehensive Plan 2018.

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 very small pockets of stream bed and bank wetlands existing along the buffered creek on the north-east corner 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 not disturb these wetland areas.

b. **FLOODPLAIN**

The Fulton County GIS Maps and the FEMA flood insurance rate maps were used to determine that the site does not 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 Johns Creek, 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 north-east 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.

d. TOPOGRAPHY

The site is currently mostly undeveloped and consists mainly of woodlands. There are no areas of the site that have slopes in excess of 25%. The proposed development will adhere to all applicable grading standards.

e. VEGETATION

The site is currently undeveloped and consists mainly of 3 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**

All 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 does not lie within a 100-year Zone X flood plain as defined by FEMA. The proposed development is not expected to negatively impact the adjacent properties. 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. A small “pocket park” and other open areas 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 stream on the north-est corner. This stream will be protected by undisturbed buffers. No sensitive areas are located within the area of potential impact.

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