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V-24-0007
AUGUST 5, 2024

PLANNING & ZONING

**Metropolitan River Protection Act
Reevaluation Request Form**

Date: 9/10/2023

Property Address (or other identifying information): Lot 1 Medlock Bridge Rd, Johns Creek, GA

Applicant: Doug Dillard

Applicant Phone Number: 770 519 6917

Applicant Email: Doug@bb-const.com

Fee for Reevaluation: \$355

Method of Payment: Check

Date of Reevaluation Completion: 9/29/2023

Expiration for Application Fee Reduction: 9/29/2026

Doug M. Dillard
Doug M. Dillard

Note: This reevaluation does not constitute a Metropolitan River Protection Act (MRPA) review. If a full MRPA review application is submitted for a property that had a reevaluation performed within the last three years (per the expiration date above), the reevaluation fee will be applied to the application fee. After three years, the full application fee will be owed.

Disclaimer:

Changes in vulnerability categories are based on documented data and reductions in vulnerability are not guaranteed. All existing land disturbance and impervious surface will be counted towards the allocations allowed in each category. Any land disturbance or impervious surface issues identified on the reevaluated property will need to be addressed before new development is considered. Land that is below the current FEMA 100-year flood elevation of the Chattahoochee River cannot be reevaluated and is classified as E category land. Any changes in the FEMA 100-year River floodplain that occur between the time the reevaluation is completed and the time of the MRPA review application submission must be shown on the submitted plans and any affected categories must be revised and the affected category areas must be recalculated accordingly.

Medlock Bridge Lot 1 Reevaluation
City of Johns Creek
September 27, 2023

Vulnerability Factor	Factor Subgroup	Score
Hydrology:	First Order	10
Geology:	Biotite Gneiss	5
Aspect:	North	6
Slope:	0-10 Percent	3
Soils	Low to Moderate Erodibility	8
Vegetation:	Pines	15
TOTAL:		47
CATEGORY:		C

The "C" Category includes scores from 38 to 49.

Doug Dillard

From: Jim Santo <JSanto@atlantaregional.org>
Sent: Wednesday, September 27, 2023 6:56 PM
To: Doug Dillard
Cc: Ruchi Agarwal
Subject: RE: Review Info for Medlock Bridge Lot 1 - RC-81-01FC

Doug,

Unless any of the 100-year river floodplain (*not* stream floodplain, and I know I keep harping on this, and there probably isn't any, but I want to cover all the contingencies rather than backtracking later), the property is all C and your calculations are correct.

Jim Santo
Principal Planner
Natural Resources

Atlanta Regional Commission
regional impact + local relevance

International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303-2538
P | 470.378.1550
jsanto@atlantaregional.org
atlantaregional.org

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From: Doug Dillard <Doug@BB-Const.com>
Sent: Wednesday, September 27, 2023 6:16 PM
To: Jim Santo <JSanto@atlantaregional.org>
Cc: Ruchi Agarwal <Ruchi.Agarwal@johnscreekgva.gov>
Subject: RE: Review Info for Medlock Bridge Lot 1 - RC-81-01FC

Jim,

Thanks for working on this!

Just want to confirm the C category would be for the entire 2.3 acres including the stream buffers. See below and please confirm this is accurate.

Lot Size- 103,735 sf
Disturbance- 70% or 72,615sf
Imperv. Surf- 45% or 46,681sf

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Doug Dillard
Brasington Bailey Construction, Inc.
Cell: (770) 519-6917

Cartersville
101 Smiley Ingram Road, SE
Cartersville, GA 30121
(470) 315-4220

Huntsville
3077E Leeman Ferry Road
Huntsville, AL 35801
(256) 705-3527

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From: Jim Santo <JSanto@atlantaregional.org>
Sent: Wednesday, September 27, 2023 9:23 AM
To: Doug Dillard <Doug@BB-Const.com>
Cc: Ruchi Agarwal <Ruchi.Agarwal@johnscreekga.gov>
Subject: RE: Review Info for Medlock Bridge Lot 1 - RC-81-01FC

Doug,

I finally had a chance to get the reevaluation done. The property came out as all C category, which allows 70 percent disturbance and 45 percent impervious. I am attaching the scoring table and the completed reevaluation form, but I am not attaching a mark up of the lot since it is all one category. And I have copied Ruchi Agarwal, so she will have the reevaluation material as well when you submit the review.

You can proceed with your project using the C category numbers.

Let me know if you have any questions or need anything else.

Jim Santo
Principal Planner
Natural Resources

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jsanto@atlantaregional.org
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From: Doug Dillard <Doug@BB-Const.com>
Sent: Sunday, September 10, 2023 8:10 PM
To: Jim Santo <JSanto@atlantaregional.org>
Subject: RE: Review Info for Medlock Bridge Lot 1 - RC-81-01FC

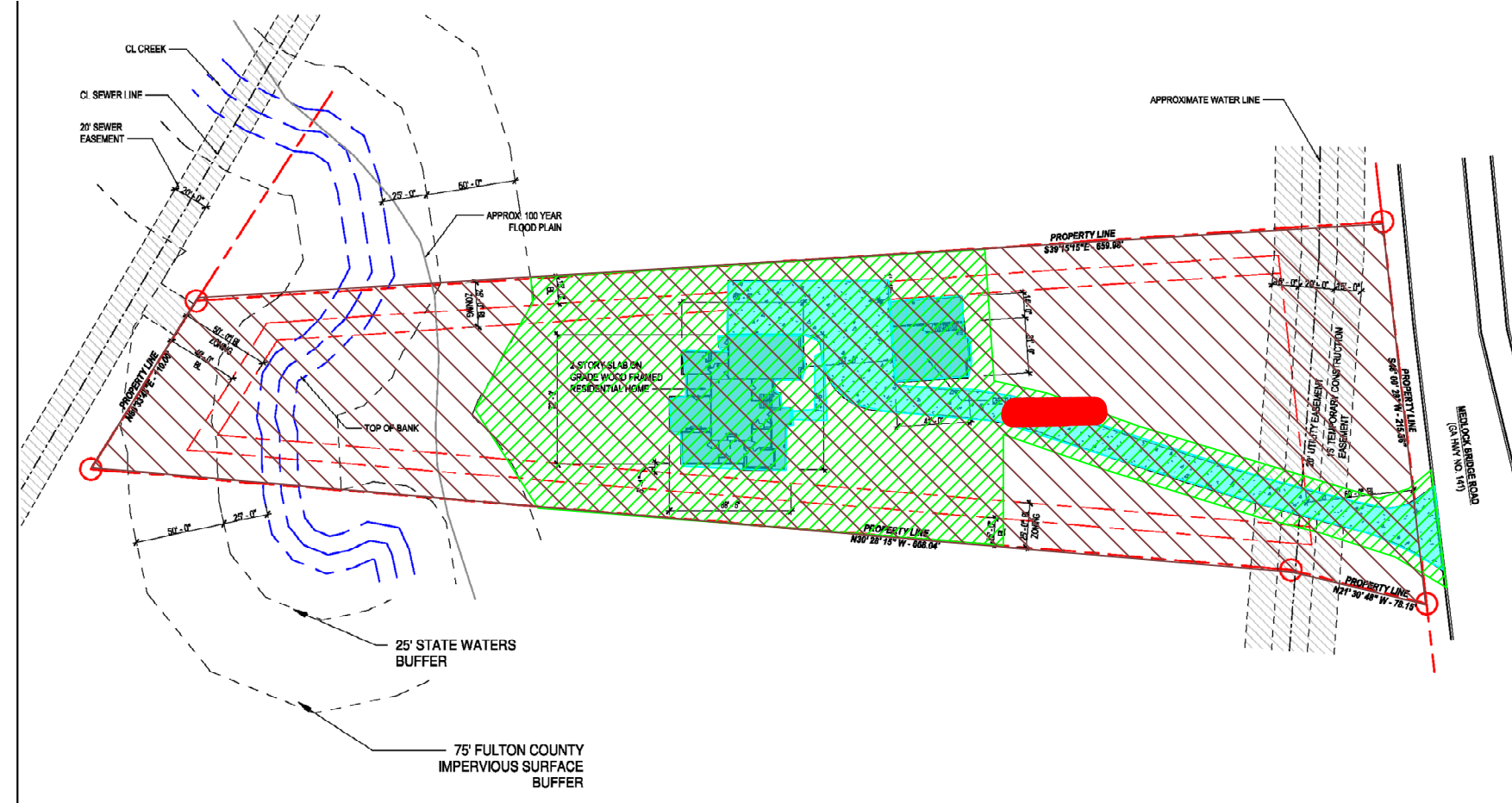
Jim, Hope you are doing well.

- 29 - Proposed Impervious Surface - 16,185 SF
- 30 - Proposed Disturbance - 48,106 SF
- 31 - Total Lot Size - 105,291 SF

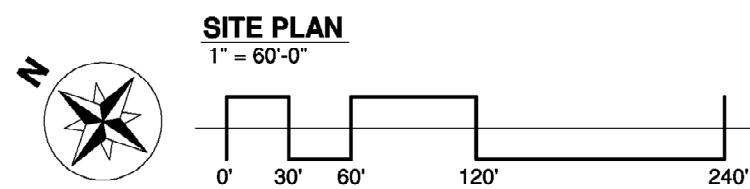
B.D.C.
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DILLARD RESIDENCE
 MEDLOCK BRIDGE RD
 JOHNS CREEK, GA



SHEET SIZE: 11" X 17"



DATE 06/10/2024
 SHEET NAME OVERALL SITE PLAN
 SHEET NO. **A01**

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