
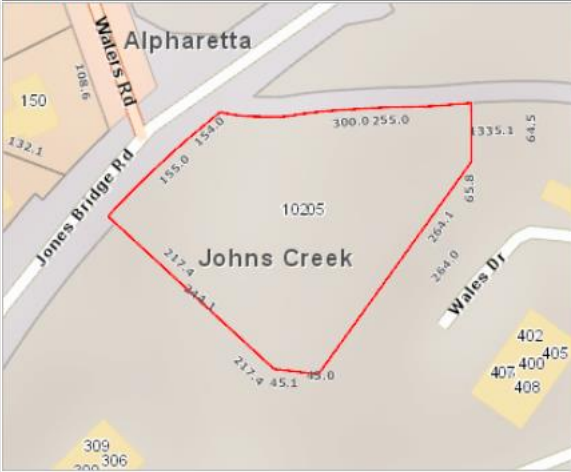
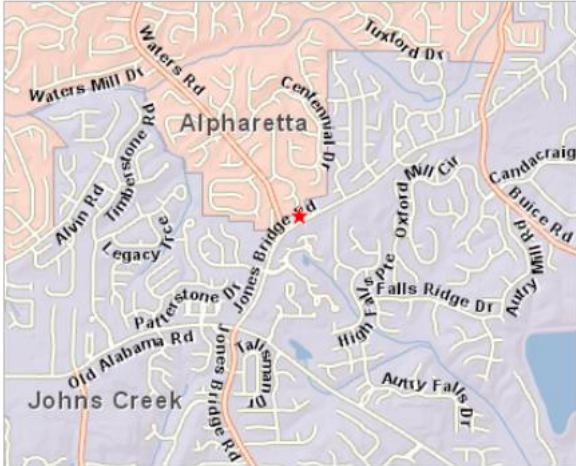


# ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

## 1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

This site consists of approximately 1.4 acres, and is located to the SE of Waters and Jones Bridge roads intersection. Currently zoned as TR.

According to the Future Land Use by the City of Johns Creek – this site should be used for three residential single-family dwellings. The proposed development is a residential development with 3 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.

<p><b>Aerial View</b></p> 	<p><b>Property Map</b></p> 																														
<p><b>Vicinity Map</b></p> 	<p><b>Property Tax Information</b>    <b>Select tax year:</b> 2022 ▼</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Tax Year</td><td>2023</td></tr> <tr><td>Parcel ID</td><td>11 019000590569</td></tr> <tr><td>Property Address</td><td>0 JONES BRIDGE RD</td></tr> <tr><td>Owner</td><td>SRE MAGNOLIA LLC</td></tr> <tr><td>Mailing Address</td><td>0 JONES BRIDGE RD ALPHARETTA GA 30022</td></tr> <tr><td>Total Appraisal</td><td>\$300,000</td></tr> <tr><td>Improvement Appraisal</td><td>not available</td></tr> <tr><td>Land Appraisal</td><td>\$300,000</td></tr> <tr><td>Assessment</td><td>\$120,000</td></tr> <tr><td>Tax District</td><td>57</td></tr> <tr><td>Land Area</td><td>1.4 ac</td></tr> <tr><td>Property Class</td><td>Commercial Lots</td></tr> <tr><td>Land Use Class</td><td>Vacant Commercial Land</td></tr> <tr><td>TAD</td><td></td></tr> <tr><td>CID</td><td></td></tr> </table> <p><a href="#">Additional details from Board of Assessors</a></p>	Tax Year	2023	Parcel ID	11 019000590569	Property Address	0 JONES BRIDGE RD	Owner	SRE MAGNOLIA LLC	Mailing Address	0 JONES BRIDGE RD ALPHARETTA GA 30022	Total Appraisal	\$300,000	Improvement Appraisal	not available	Land Appraisal	\$300,000	Assessment	\$120,000	Tax District	57	Land Area	1.4 ac	Property Class	Commercial Lots	Land Use Class	Vacant Commercial Land	TAD		CID	
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## **2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.**

### **a. Wetlands**

Upon review of the National Wetland Inventory Map, wetlands do not exist on-site

### **b. Flood plan**

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.

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

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. Existing vegetation of the site consists of a natural mix of hardwoods and pine trees. No specimen trees located on the site.

### **f. Wildlife Species (including fish)**

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

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. Protection of water quality.**

Measures will be taken to ensure water quality meets or exceeds the City's requirements.

**c. Minimization of negative impacts on existing infrastructure.**

Due to the nature of this small development, negative impacts on existing infrastructure will not occur.

**d. Minimization of archeological/historically significant areas.**

This site does not contain any historically/ archaeologically sensitive areas.

**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 conditions 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.**

No negative impact will be there due to this development

**f. Creation and preservation of green space and open space.**

Open space will be provided as part of each individual lot and landscape strip along Jones Bridge Road. A variance request has been submitted to eliminate the common open space requirement.

**g. Protection of citizens from the negative impacts of 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 recreational green space.**

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

**i. Minimization of impacts to wildlife habitats.**

None on site.

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