

ENVIRONMENTAL SITE ANALYSIS FORM - Chabad of North Fulton

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

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 current site is a Chabad with sanctuary building, driveways, parking, an above ground detention pond, and landscaping located at 10180 Jones Mill Road. The site is surrounded by residential on most sides of the property apart from a portion immediately to the south where a veterinary clinic exists. The Chabad shares the access from Jones Mill Road with the veterinary clinic.

The proposed project will add additional property to the Chabad Site under three separate SUP's to add additional recreational areas, a residential home, and a future fitness building for the parishioners. Two of the existing residential buildings, including any sheds and many of the other auxiliary structures will be removed. In addition, the existing pond servicing the current site will be expanded upon to incorporate the would-be improvements and will be converted into an underground detention facility.

Buffers will largely be maintained minimizing any impact to the neighboring properties.

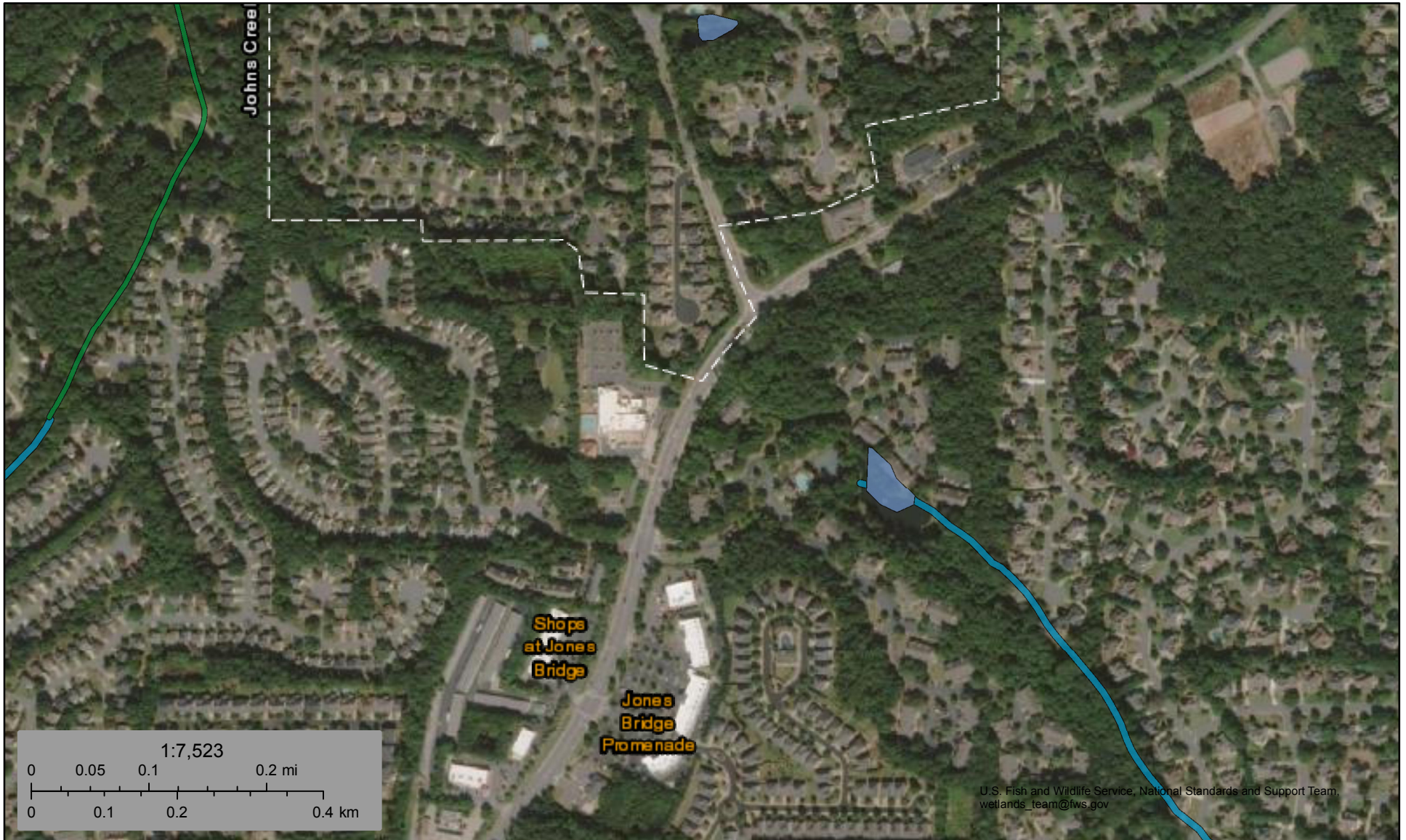
Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent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

There is not a change in use for this project. Therefore, the land use is consistent with the Low Intensity Activity Area of Old Alabama and Jones Bridge area, which is a mixture of commercial and residential, just as the neighboring properties exemplify.

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
None, per U.S. Fish and Wildlife Services National Wetlands Inventory online map

- b. Floodplain
Zone X - Area of Minimal Flood Hazard, per Panel 13121C0069F, dated 09/18/2013
 - c. Streams/stream buffers
None
 - d. Slopes exceeding 25 percent over a 10-foot rise in elevation
Yes. There are areas of the site, particularly in the northwest and southwest corners of the site, that have elevations differences of 10' or more with steeper slopes. These will be stabilized during construction with matting and blanketing.
 - e. Vegetation
See Survey
 - f. Wildlife Species (including fish)
None
 - g. Archeological/Historical Sites
None
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.
In areas of any steeper slopes, ESPC BMPs will be implemented to ensure stabilization during construction as well as permanent measures be put in place
 - b. Protection of water quality
Development will adhere to water quality regulations and runoff reduction. Final standards BMPs and implementation will be coordinated with City of John's creek at the Time of Design.
 - c. Minimization of negative impacts on existing infrastructure
No impacts to the existing infrastructure are anticipated.
 - d. Minimization on archeological/historically significant areas
None present on site.

- 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.
None; N/A.
- f. Creation and preservation of green space and open space
It is the intent of the project to preserve green space, large trees, etc. where practical. Furthermore, it is the intent to include new flat green space areas as part of the project.
- g. Protection of citizens from the negative impacts of noise and lighting
The existing use will not change for the proposed condition and will not have negative impacts from noise or lighting to the surrounding citizens.
- h. Protection of parks and recreational green space
No existing public parks on or near site; N/A.
- i. Minimization of impacts to wildlife habitats
No sensitive wildlife on site; N/A.



August 3, 2022

Wetlands

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|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.