

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

I. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The proposed project consists of the demolition of the existing dental office on site along with the associated parking and utility infrastructure. It will also consist of the construction of a dental/medical office (10,008 SF) along with surface parking, stormwater management, and associated utility infrastructure. The property is bordered by Old Alabama Road to the north, a Catholic Church in the adjacent parcel to the west, a children’s dentist office in the adjacent parcel to the east, and single-family residential homes to the south.

The proposed zoning of Commercial – Office complies with the Newton Community Area Comprehensive Land Use Plan for the parcel as shown in Figure 1 below.

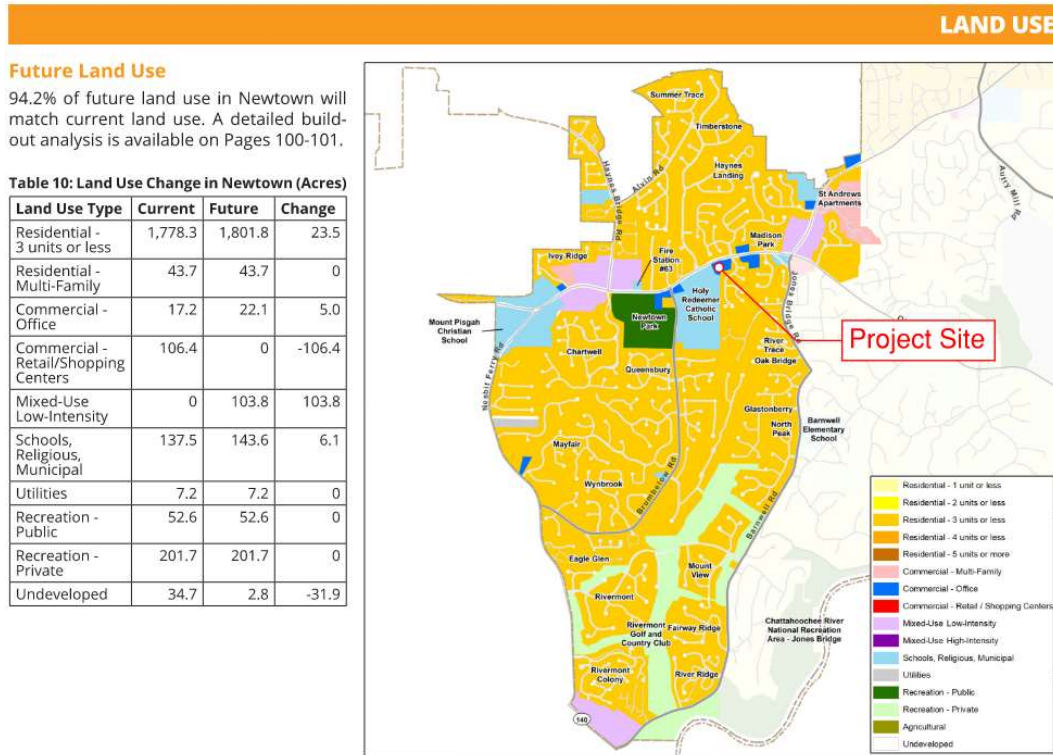


Figure 1: Newton Future Land Use Map

II. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

- A. **WETLANDS:** No known wetlands are present on site per the National Wetlands Inventory.
- B. **FLOODPLAIN:** No flood zones exist on site per FEMA map 13121C0069F.
- C. **STREAMS/STREAM BUFFERS:** No known streams or stream buffers exist on site.
- D. **SLOPES EXCEEDING 25 PERCENT OVER A 10-FOOT RISE IN ELEVATION:** No slopes above 25% are anticipated in conjunction with a 10-foot rise in elevation.

- E. **VEGETATION:** The site consists of grass and trees throughout the site. The grass and trees will be undisturbed in the 50' buffer zone along the southern boundary of the site. The trees on the remaining portion of the property will be removed and replaced as necessary per the zoning requirements.
- F. **WILDLIFE SPECIES (INCLUDING FISH):** No wildlife species are anticipated to be adversely affected. per the Wetlands Inventory Map, no wetlands or streams exist on site.
- G. **ARCHEOLOGICAL/HISTORICAL SITES:** No known archeological or historical elements exist on site.

III. PROJECT IMPLEMENTATION MEASURES

- A. **PROTECTION OF ENVIRONMENTALLY SENSITIVE AREAS:** No known environmentally sensitive area are present on site.
- B. **PROTECTION OF WATER QUALITY:** The proposed development will comply with all Johns Creek stormwater management requirements, including meeting the water quality requirements in the Georgia Stormwater Management Manual.
- C. **MINIMIZATION OF NEGATIVE IMPACTS ON EXISTING INFRASTRUCTURE:** The proposed development will comply with all Johns Creek infrastructure code requirements.
- D. **MINIMIZATION ON ARCHEOLOGICAL/HISTORICALLY SIGNIFICANT AREAS:** N/A
- E. **MINIMIZATION OF NEGATIVE IMPACT ON ENVIRONMENTALLY STRESSED COMMUNITIES:** The adjacent surrounding community does not have two or more environmentally adverse conditions and thus is not environmentally stressed.
- F. **CREATION AND PRESERVATION OF GREEN SPACE AND OPEN SPACE:** The proposed development will comply with all City of Johns Creek green space and open space requirements for the proposed zoning, including a maximum impervious ratio of 70% for the site.
- G. **PROTECTION OF CITIZENS FROM NEGATIVE IMPACTS OF NOISE AND LIGHTING:** The proposed development will meet all City of Johns Creek Municipal Code noise and lighting requirements for the proposed zoning.
- H. **PROTECTION OF PARKS AND RECREATIONAL GREEN SPACE:** No parks or recreational green spaces exist on site.
- I. **MINIMIZATION OF IMPACTS TO WILDLIFE HABITATS:** N/A

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