

RECEIVED

R2-19-006
FEB 12 2019

City of Johns Creek
Planning & Zoning

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

February 07, 2019

The Village at Johns Creek
6650 McGinnis Ferry Road
Johns Creek, Georgia 30097

Environmental Site Analysis (ESA) Form

1. Conformance with the comprehensive plan: Described the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

The proposed project is a 4.777 acres shopping center for restaurants and retails. The site is currently undeveloped and has no structures on the property. The adjacent areas include McGinnis Ferry Road to the North, Bomgar Corporation to the South, Delta Community Credit Union & Johns Creek Parkway to the East, and Johns Creek Med Spa to the West. (See Site Plan attachment).

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.

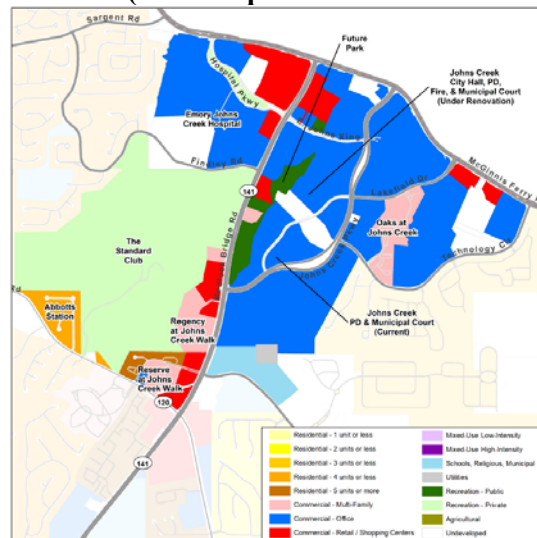
PRINCIPALS

DANIEL L. EBERLY
SCOTT L. GARDNER
KEVIN S. EDWARDS
BRIAN K. BRUMFIELD

ASSOCIATES

MICHAEL A. WRIGHT
JEREMIAH C. PHILLIPS
WESLEY S. REED
ARLENE Z. MOHAMMED

The current land use for this site is Commercial- Retail/Shopping Centers. The proposed project is a shopping center which conform to the current land use. (See Comprehensive Plan Land Use Map below).



WWW.EBERLY.NET

TEL: 770.452.7849
FAX: 770.452.0086

2951 FLOWERS ROAD SOUTH, SUITE 119
ATLANTA, GEORGIA 30341

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 sources(s).
- a. Wetlands
Per the National Wetlands Inventory Mapper and City of Johns Creek GIS, there is no present of wetlands on the site. However, there is a creek which run through the site on the West. The proposed development will have a 5' sidewalk connecting to an existing sidewalk within the creek's 75' buffer. A variance will be needed.
 - b. Floodplain
Per the FEMA flood map 13121C0083F and City of Johns Creek GIS, the site is not located in a special flood hazard area.
 - c. Streams/stream buffers
There is an existing creek which run through the site. Per GECAP, this creek is considered to be within the vicinity of an impaired stream. Retaining wall will be proposed for this project to mitigate any encroachment.
 - d. Slopes exceeding 25 percent over a 10-foot rise in elevation
Retaining wall will be proposed along the creek's 75' impervious buffer to mitigate any slopes exceeding 25 percent over a 10-foot rise in elevation.
 - e. Vegetation
Through filed observation, the site is currently covered in grass. There are no trees within the limit of disturbance.
 - f. Wildlife Species (including fish)
Per the United States Fish and Wildlife service, the following species are considered to be endangered or threatened within Fulton County: Purple bankclimber, Oval pigtoe, Shinyrayed pocketbook, Guld moccasinshell, Delicate spike, Cherokee darter, Robust redhorse, and Michaux's sumac. Through filed observation these species were not on site.

g. Archeological/Historical Site

The area now known as Technology Park of Johns Creek was originally the farmlands of the Findley family. Inspired by Technology Park/Atlanta, Tech Park Johns Creek was developed in the mid- 1980s at the intersection of McGinnis Ferry and Medlock Bridge Road as a suburban work, shop, and living office park. The 500- plus acres feature a park-like setting with low- and mid-rise office buildings, retail stores, residential subdivisions, The Standard Gulf Club, recreational and municipal uses. The proposed project will reflect the Technology Park of Johns Creek theme.

3. Project Implementation Measure. 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.

The site is not within the flood hazard area. However, there is a creek which run through the site. The development will not encroach the creek's buffer zone by the use of retaining wall. The retaining wall will also mitigate any slope exceeding 25 percent.

b. Protection of water quality.

An underground detention pond will be proposed for this project. The detention pond will have an isolator row which act as a water quality structure. The isolator will filter out any debris within the storm system.

c. Minimization of negative impacts on existing infrastructure.

The proposed project will reflect the Technology Park of Johns Creek Theme as intended by the City of Johns Creek. This will compromise with the existing surrounding infrastructure.

d. Minimization on archeological/historically significant areas.

The proposed project will reflect the Technology Park of Johns Creek Theme. This will compromise with the archeological/historically significant 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.
This will not apply to this site, as it will have no impacts on environmentally stressed communities.
- f. Creation and preservation of green space and open space.
There is an existing sidewalk onsite that run along the creek. This area will be preserved as an open green space. A proposed sidewalk will connect the development to this area.
- g. Protection of citizens from the negative impacts of noise and lighting.
With an existing sidewalk that connect the surrounding neighbor onto the shopping center, this will encourage the citizens to walk to the site instead of driving there. As a result, this will reduce the noise. The shopping center will implement dim lighting to reduce any lighting noise to the surrounding neighbor.
- h. Protection of parks and recreational green space.
The existing sidewalk along the creek will be preserve and protected during the development. This area will act as one of the recreational green space.
- i. Minimization of impacts to wildlife habitats.
The site does not host any wildlife per the endangered species listed above in 2.f.

This document was prepared by Eberly & Associates, Inc.

Please reference **Phase I Environmental Site Assessment** for a more detail study. If you have any questions, please contact Kevin Edwards at 770-452-7849.

Sincerely,

EBERLY & ASSOCIATES, INC.

Mike Wright, Project Manager

Kevin Edwards, P.E.

CreekView Map



February 4, 2019

Wetlands (NWI)

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Other

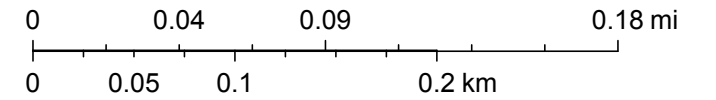
Floodplains (FEMA)

- Minimal Risk - Zone X
- 500 yr Floodplain - 0.2 % Annual Chance
- 100 yr Floodplain - Zone A and/or AE
- 100 yr Shallow Flooding - Zone AO and/or AH

Most Hazardous - Zone VE

- Flooding Possible but Unstudied - Zone D
- Open Water
- Area Not Included

1:3,743



City of Johns Creek, GA - (c), City of Johns Creek, GA - (c) - 2014