

Environmental Site Analysis

For:
**6650 McGinnis Ferry Road
Johns Creek, GA 30097**



Prepared For:
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1.0 Conformance With Comprehensive Plan

Vantage Commercial Contractors, LLC seeks to obtain a rezoning of 4.77 acres of property located near the intersection of McGinnis Ferry Road and Johns Creek Parkway (site). The site is located adjacent to other commercial properties and is currently zoned Commercial C-1.

The site lies within the City's Tech Park Community Area for the current City of Johns Creek Comprehensive Plan. The Tech Park land use map in the Comprehensive Plan designates the site as being proposed to redevelop to a Mixed-Use High-Intensity district. The proposed rezoning is consistent with the intent for the future of the Tech Park Community area, and is intended to maximize the benefit of the community within the allocated Build-Out Analysis designated in the Plan. The core goal for the Tech Park Community Area is to become the City's new "Town Center" and serve as a live-work-play destination, which this rezoning and redevelopment will help fulfill.

2.0 Environmental Impacts of Proposed Project

The environmental impacts of the proposed development are summarized in the following sections.

2.1 Wetlands

According to the National Wetlands Inventory (NWI), there are no mapped wetlands located within the property boundary. A site visit was conducted on August 3, 2023 and no wetlands were observed outside of the undisturbed stream buffers.

An NWI wetland map of the site is included in **Appendix A**.

2.2 Floodplains

Areas classified as 100-year floodplains are subject to regulations that limit the extent to which development and fill activities can occur. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) information, the subject property does not contain Zone A 100-year floodplains.

The FEMA FIRMette of the site is included in **Appendix A**.

2.3 Streams/Buffers

Based on our site visit and a site plan prepared for the proposed development, one stream that requires a buffer is located on the western property boundary. The stream requires a 50-foot undisturbed buffer and a 75-foot impervious buffer. An existing concrete sidewalk is located in the 50-foot undisturbed and 75-foot impervious buffers. This sidewalk serves as access from the proposed elevated boardwalk walking trail, that connects the City Hall walking trails to McGinnis Ferry Road. No land disturbance is proposed within the 50-foot undisturbed buffer.

The site plan showing buffers and project limits is included in **Appendix A**.

2.4 Slopes Exceeding 25 percent over 10-foot Rise in Elevation

Based on a topographic survey of the property completed by GeoSurvey, LTD and dated December 13, 2018, the only slopes that exceed 25% over a 10-foot rise are the stream banks, which are located within the undisturbed buffer and will not be disturbed.

The survey is included in **Appendix A**.

2.5 Vegetation

Historical aerial photographs show that the site was mostly grassed pasture land from the first historical aerial photograph in 1938 until 2006 when a small wooded portion of the property on the western property boundary was cleared. The site is currently grassed with surrounding landscaping and is mowed on a regular basis. Due to the existing grass being planted prior to 1938 and regularly cut, it is not expected that any sensitive vegetation is present on the property. The stream buffer areas contain native trees and shrubs and will not be disturbed by the proposed development.

Historical aerial photographs can be viewed on NetROnline and Google Earth.

2.6 Wildlife

An online review of protected wildlife and plant species was performed to assess threatened or endangered State and Federal species that have known occurrences on or near the site. The Federal list of species within the property boundary in Fulton County was generated through the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system query report and the State list was generated through the Georgia Department of Natural Resources (GADNR) Natural Heritage Program (NHP) Species of Concern list for the Duluth, GA, NE Quadrangle map.

These reports are included in **Appendix A**.

The IPaC report documents two (2) species on the endangered list as follows:

- The Whooping Crane is listed as Experimental population, Non-essential (EXPN). This status states:

.....non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land and as a proposed species on private land (no section 7(a)(2) requirements)....

Based on the EXPN classification, no additional action is required for proposed species.

- The Monarch Butterfly is listed as a Candidate species.

There are no requirements for candidate species.

The IPaC report documents eight (8) migratory birds of concern, none of which are listed a Threatened or Endangered. No additional action is required for these species.

The GADNR NHP documents no Species of Concern for the Duluth, GA, NE Quadrangle map.

IPaC and GADNR NHP printouts are included in **Appendix A**.

2.7 Archeological/Historical Sites

An online review of available resources was performed to assess known listed sites that may have cultural or historic significance. The database of the National Register of Historic Places (NRHP) did not list any historic sites in Johns Creek, GA. A review of the Georgia Natural, Archeological, and Historic Resources Geographic Information System (GNAHRGIS) database was performed and did not list an historic resource at or in the vicinity of the site.

NRHP and GNAHRGIS printouts are included in **Appendix A**.

3.0 Project Implementation Measures

3.1 Protection of Environmentally Sensitive Areas

The site does not contain any streams, wetlands, floodplains, or slopes exceeding 25% that are located outside the undisturbed stream buffers. An Erosion, Sedimentation, and Pollution Control Plan (ESPCP) is required for the project development and will contain plans for Best Management Practices that will protect the stream on the property.

3.2 Protection of Water Quality

No land disturbance is proposed within the stream buffers. All proposed improvements to the subject property will be designed in accordance with current effective City of Johns Creek and Georgia Stormwater Management Manual design regulations for Water Quality and Stormwater Management at the time of development.

3.3 Minimization of Negative Impacts on Existing Infrastructure

Existing infrastructure is not expected to be affected by the proposed development of the site. Water, sewer, and storm sewer infrastructure adjacent to the property will not be affected.

3.4 Minimization on Archeological/Historically Significant Areas

There are no known archeological/historically significant areas within the property boundary or in the site vicinity; therefore, no negative impact is expected.

3.5 Minimization of Negative Impacts on Environmentally Stressed Communities

The site does not contain environmentally stressed communities; therefore, no negative impact is expected.

3.6 Creation and Preservation of Green Space and Open Space

The stream and stream buffer areas on the western side of the property and the landscape strips along the roads will act as green space and will not be disturbed during site development. All future improvements to the subject property will be designed in accordance with City of Johns Creek regulations for preservation of Green Space and Open Space.

3.7 Protection of Citizens from the Negative Impacts of Noise and Lighting

Noise and lighting impacts citizens will be minimized and avoided to the extent practicable.

3.8 Protection of Parks and Recreational Green Space

A proposed boardwalk is located on the southwest corner of the property to connect City Hall walking trails with the development and McGinnis Ferry Road. Existing parks and recreational green space will not be impacted.

3.9 Minimization of Impacts to Wildlife Habitats

No suitable habitats of Federally or State Listed species are located at the site. No endangered species that require protections are listed as being present in the area of the site. There are no impacts anticipated to wildlife or wildlife habitats within the property boundary.

Appendix A
Supporting Documents

SITE DATA SUMMARY TABLE

ADDRESS: 6650 McGinnis Ferry Road
 CURRENT ZONING: C-1
 PROPOSED ZONING: C-1*MODIFIED
 ACREAGE: 4.777
 BUILDING SETBACKS: 40' from both roads

LANDSCAPE STIPS: MCGINNIS: 20' & 10' SEPARATED BY A 10' SIDEWALK
 JOHN'S CREEK: 6' & 10' SEPARATED BY A 10' SIDEWALK
 INTERNAL: 10'

BUILDABLE AREA: 3.247 ACRES(8%)
 UNBUILDABLE AREA: 1.530 ACRES(32%)

PARKING DATA: TOTAL REQUIRED: 124.79 SPACES
 110% OF REQUIRED: 138 SPACES
 TOTAL PROVIDED: 197.00 SPACES (3 EV INCLUDED)
 EXCESS/PERVIOUS: 59.00 SPACES
 TOTAL SPACES: 8 SPACES PROVIDED

BIKE SPACES: TOTAL REQUIRED: 124.79 SPACES
 110% OF REQUIRED: 138 SPACES
 TOTAL PROVIDED: 197.00 SPACES (3 EV INCLUDED)
 EXCESS/PERVIOUS: 59.00 SPACES
 TOTAL SPACES: 8 SPACES PROVIDED

PARKING TABLE

BUILDING	USE	PARKING SPACE RATIO	GROSS SF	MIN REQUIRED	
A1	RETAIL	1 PER 500 SF	11,000	22.00	
A2	RETAIL	1 PER 500 SF	5,000	10.00	
B1	DAYCARE	1 PER 500 SF	18,000	36.00	
B2	MEDICAL	3 PER 1,000 SF	6,148	18.44	
C	RESTAURANT	1 PER 500 SF	3,100	6.20	
D	RESTAURANT	1 PER 500 SF	4,500	9.00	
E	RETAIL	1 PER 500 SF	11,577	23.15	
			TOTAL REQUIRED	124.79=125	
			TOTAL PROVIDED	197	
EXCESS/PERVIOUS REQUIRED			59	EXCESS/PERVIOUS PROVIDED	59

STORMWATER MANAGEMENT

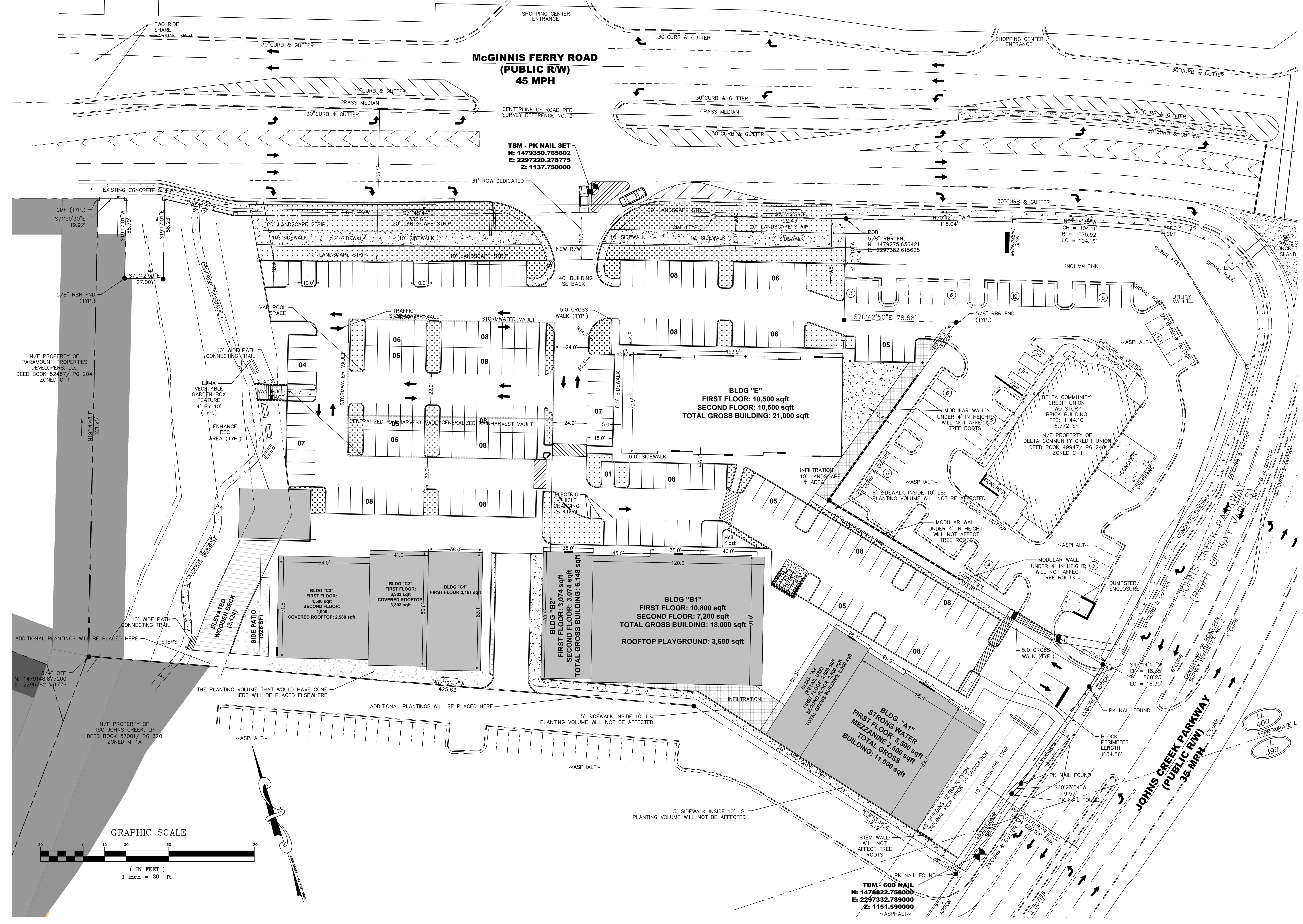
- RUNOFF REDUCTION WILL BE ACHIEVED WITH A COMBINATION OF VARIOUS INFILTRATION METHODS PER THE GEORGIA BLUE BOOK STORMWATER MANUAL INCLUDING RAIN HARVESTING, INFILTRATION TRENCHES, AND POTENTIALLY OTHERS AS ALLOWED.
- DETENTION WILL BE ACHIEVED USING AN ONSITE-BUILT VAULT MADE WITH Poured CONCRETE WALLS AND PRECAST CONCRETE PLANKS.
- RAIN HARVESTING WILL BE ACHIEVED BY COLLECTING AND ROUTING BUILDING ROOF WATER TO A CENTRALIZED VAULT AND INFILTRATED BY USING THE WATER IN THE IRRIGATION SYSTEM.

BUILDING GROSS SUMMARY

IDENTIFIER	BUILDING USE	FIRST FL	SECOND FL	MEZZ SF	Occupied Roof Top
BLDG A1	RETAIL	8,500	N/A	2,500	0
BLDG A2	RETAIL	2,500	2,500	0	0
BLDG B1	DAYCARE	10,800	7,200	0	3,600
BLDG B2	MEDICAL OFFICE	3,074	3,074	0	0
BLDG C	HIGH-TURNOVER SIT-DOWN RESTAURANT	3,100	N/A	0	3,100
BLDG D	HIGH-TURNOVER SIT-DOWN RESTAURANT	4,500	N/A	0	4,500
BLDG E	RETAIL	9,077.00	2,500	0	0
TOTAL		41,551	15,274	2,500	11,200
TOTAL BLDG SQFT FOR ZONING/PARKING-INCLUDING FIRST FLOOR, SECOND FLOOR AND MEZZ				59,325	

LCO MEASUREMENT TABLE

TYPE	POINTS FROM TYPE	DESCRIPTION OF TYPE	POINTS CLAIMED
BUILDING ENERGY EFFICIENCY	2 POINTS	New construction will employ "Smart Technology" such as lights on motion sensors, use of LED bulbs, and improved building UTR (long Term Thermal Resistance) which will increase the roof assembly R-value for instance.	2
BUILDING WATER EFFICIENCY	2 POINTS	The goal is to use 15% less water by using low flow plumbing fixtures and capturing roof run-off into underground cisterns which can be used to irrigate landscaping.	2
SUSTAINABLE LANDSCAPING	1 POINT	Reduce potable water by using reclaimed roof run-off water for irrigating landscaping. NOT include invasive species of vegetation, and specifying local indigenous species that require less water, ie. Xeriscaping.	1
ADDITIONAL CIVIC SPACE	1 TO 5 POINTS	Designing into the project, additional CIVIL (Public) spaces that are landscaped with lawns, ground cover, shrubs, etc. We are providing 26% where 15% is required. We are providing 11% more than what is required	5
TRANSPORTATION DEMAND	2 TO 3 POINTS	AC AND D: Flex time work schedules to avoid congestion during peak times. Free ride home in case of emergency. Transit passes will be provided for employees.	2
ALTERNATIVE TRANSPORTATION	1 POINT	Develop on-site programs for Car-pooling and Ride-sharing.	1
TOTAL POINTS PROVIDED:			13
TOTAL POINTS REQUIRED:			13



PAVING LEGEND

- L/D ASPHALT
- CONCRETE PAVING
- H/D PAVING
- CONCRETE S/W
- D.G. PAVING
- SPECIALTY PAVING
- PERVIOUS PAVING SPOT

GENERAL NOTES

- ALL STEM WALLS OF BUILDINGS WILL NOT AFFECT PLANTING VOLUME OR TREE ROOTS IN THE ADJOINING LANDSCAPE STRIP
-

E-SEAL AND SIGNATURE
 E-SEALED:

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BY _____

DATE REVISION DESCRIPTION

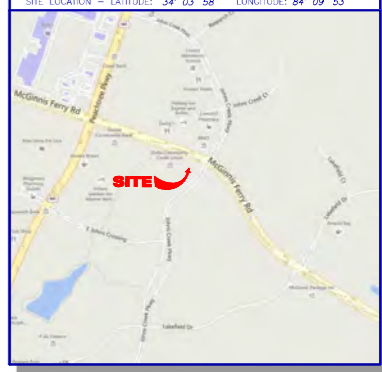
COPYRIGHT NOTICE: THIS DRAWING, ITS COPIES, AND ALL RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGN TEAM & MAY NOT BE REPRODUCED IN ANY MANNER AND/OR USED IN CONNECTION WITH ANY OTHER PROJECT OTHER THAN THIS SPECIFIC PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGN TEAM.
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TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE # 30532822, EFFECTIVE DATE NOVEMBER 24, 2016.

- 12. Easements as contained in that certain Right-of-Way Deed from John T. Zetter, et al. to Fulton County, dated February 4, 1967, filed January 1, 1968 and recorded in Deed Book 3310, Page 566, records of the Superior Court of Fulton County, Georgia.
AFFECTS SITE, EASEMENTS ARE BLANKET AND NOT PLOTTABLE
13. Right of Way Easement from Technology Park/Atlanta, Inc. to Southern Bell Telephone and Telegraph Company, dated June 10, 1985, filed June 19, 1985 and recorded in Deed Book 9570, Page 382, aforesaid records.
AFFECTS SITE, EASEMENTS ARE BLANKET AND NOT PLOTTABLE
14. Identification and Maintenance Agreement between Technology Park/Atlanta and Fulton County, a political subdivision of the State of Georgia, dated December 8, 1985, filed March 27, 1986 and recorded in Deed Book 10024, Page 382, aforesaid records.
AFFECTS SITE, EASEMENTS ARE BLANKET AND NOT PLOTTABLE
15. Easement from Technology Park/Atlanta, Inc. to Georgia Power Company, dated July 19, 1985, filed July 17, 1986 and recorded in Deed Book 10220, Page 331, aforesaid records.
AFFECTS SITE, NOT PLOTTABLE
16. Right of Way Easement from Market 4 Association, a Georgia general partnership having Technology Park/Atlanta, Inc. as its operating partner to Sames Electric Membership Corporation, a Georgia corporation, dated October 7, 1986, filed December 1, 1986 and recorded in Deed Book 10467, Page 264, aforesaid records.
AFFECTS SITE, NOT PLOTTABLE
17. Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of March 9, 1992, filed March 9, 1992 and recorded in Deed Book 10539, Page 252, aforesaid records, as amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated February 15, 1994, filed February 21, 1994 and recorded in Deed Book 1726, Page 253, aforesaid records, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of September 25, 1995, filed April 9, 1996 and recorded in Deed Book 20939, Page 300, aforesaid records, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated January 12, 1997 and recorded in Deed Book 22491, Page 34, aforesaid records, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of December 31, 2001, filed January 24, 2001 and recorded in Deed Book 25896, Page 409, aforesaid records, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of December 31, 2003, filed April 29, 2004 and recorded in Deed Book 37486, Page 253, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated December 26, 2002, filed March 25, 2004 and recorded in Deed Book 37291, Page 42.5, aforesaid records, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of January 23, 2007, filed January 24, 2007 and recorded in Deed Book 44332, Page 434, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of January 14, 2007, filed April 26, 2007 and recorded in Deed Book 44892, Page 674, aforesaid records, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of January 23, 2007, filed January 24, 2007 and recorded in Deed Book 44332, Page 434, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of January 14, 2007, filed April 26, 2007 and recorded in Deed Book 44892, Page 674, aforesaid records, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of January 23, 2007, filed January 24, 2007 and recorded in Deed Book 44332, Page 434, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of January 14, 2007, filed April 26, 2007 and recorded in Deed Book 44892, Page 674, aforesaid records, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of January 23, 2007, filed January 24, 2007 and recorded in Deed Book 44332, Page 434, as further amended by Amendment to Amended and Restated Declaration of Protective Covenants for Johns Creek by Technology Park/Atlanta, Inc., a Georgia corporation, dated as of January 14, 2007, filed April 26, 2007 and recorded in Deed Book 44892, Page 674, aforesaid records, as may be further amended and/or supplemented.
AFFECTS SITE
18. Restrictions as contained in that certain Limited Warranty Deed by Jefferson, LLC, a Georgia limited liability company and Horizon Bank, a Georgia corporation, dated as of January 14, 2005, filed January 15, 2005 and recorded in Deed Book 42534, Page 136, aforesaid records.
AFFECTS SITE, NOT PLOTTABLE
19. Easements as contained in that certain Right-of-Way Deed from Haven Trust Bank, Inc., a Georgia corporation and Fulton County, a Political Subdivision of the State of Georgia, dated March 15, 2006, filed May 9, 2006 and recorded in Deed Book 42534, Page 136, aforesaid records.
AFFECTS SITE, EASEMENTS ARE BLANKET AND NOT PLOTTABLE
20. Easements as contained in that certain Right-of-Way Deed from Haven Trust Bank, Inc., a Georgia corporation and Fulton County, a Political Subdivision of the State of Georgia, dated March 15, 2006, filed May 9, 2006 and recorded in Deed Book 42534, Page 136, aforesaid records.
AFFECTS SITE, EASEMENTS ARE BLANKET AND NOT PLOTTABLE
21. Right-of-Way Easement from Market Haven Commons, LLC, a Georgia corporation and Fulton County, a Political Subdivision of the State of Georgia, dated September 29, 2005, filed October 1, 2008 and recorded in Deed Book 47228, Page 165, aforesaid records.
AFFECTS SITE, EASEMENTS ARE BLANKET AND NOT PLOTTABLE
22. Limitation of access rights and easements as contained in that certain Right of Way Deed from Haven Trust Bank to the County of Fulton, dated November 20, 2006, filed December 1, 2006 and recorded in Deed Book 49947, Page 393, aforesaid records.
AFFECTS SITE AS SHOWN ON SURVEY, LIMITED ACCESS LIMITED TO AREA BETWEEN EXISTING APPROACHES
23. Restrictions as contained in that certain Limited Warranty Deed with Declaration of Protective Covenants and Establishment of Leasehold Estate between Haven Trust Bank, successor by name change to Horizon Bank and Fulton County, dated September 29, 2005, filed October 1, 2008 and recorded in Deed Book 47228, Page 165, aforesaid records.
AFFECTS SITE AS SHOWN
24. Water Vault Easement between Market Haven Commons, LLC, a Georgia corporation and Fulton County, a Political Subdivision of the State of Georgia, dated November 17, 2005, filed December 8, 2008 and recorded in Deed Book 47468, Page 210, aforesaid records.
AFFECTS SITE AS SHOWN
25. Personal Sewer Easement from Market Haven Commons LLC, a Georgia limited liability company to the City of Johns Creek, dated December 10, 2008, filed January 14, 2009 and recorded in Deed Book 47502, Page 147, aforesaid records.
AFFECTS SITE AS SHOWN
26. Storm water Maintenance Agreement by and between IPA Investments, LLC and the City of Johns Creek, dated March 14, 2011, filed March 15, 2011 and recorded in Deed Book 49947, Page 394, aforesaid records.
AFFECTS SITE, NOT PLOTTABLE, EASEMENTS REFERENCED IN DOCUMENT NOT DESCRIBED BY METES AND BOUNDS DESCRIPTIONS
27. Easements as contained in that certain Easement Agreement by and between IPA Investments, LLC, a Georgia limited liability company and Delta Community Credit Union, a credit union registered in the State of Georgia, dated March 24, 2011, filed March 30, 2011 and recorded in Deed Book 49947, Page 256, aforesaid records.
AFFECTS SITE, EASEMENTS ARE NOT PLOTTABLE, NO METES AND BOUNDS DESCRIPTION OF EASEMENTS IN DOCUMENT
28. All meters affect subject property as shown on Plat recorded in Plat Book 305, Page 12, aforesaid records.
ALL EASEMENT SHOWN ON PLAT ARE SHOWN ON THE SURVEY

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1312C002E, AND THE DATE OF SAID MAP IS SEPTEMBER 16, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

DATUM: THE SITE FOR THIS SITE WAS ESTABLISHED USING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIVE VALUES FOR THE VERTICAL REFERENCE SYSTEM NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83). STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "C-1" (COMMUNITY BUSINESS DISTRICT), SUBJECT TO RZ-14-DTD DATED 8/79/2014 AND 20042-0004 DATED 11/3/2004 THE LANDSCAPE AREAS ARE FRONT - (NOT LISTED) - SIDE - 10 FEET REAR - 5 FEET AND INTERIOR - 5 FEET. EASEMENTS REFERENCED BY METES AND BOUNDS (NOT LISTED): SIDE - 25 FEET, REAR - 50 FEET IMPROVEMENT STRIP WIDTHS - 10 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

AT THE DATE OF THIS SURVEY, THE SUBJECT UTILITIES HAD ACCESS TO AND FROM A DEDICATED PUBLIC RIGHT-OF-WAY, MCGINNIS FERRY ROAD ON THE NORTH, AND JOHN'S CREEK PARKWAY ON THE EAST. THE SURVEY MAKES NO IDENTIFICATION AS TO WHETHER OR NOT THESE ACCESS POINTS HAVE BEEN APPROVED OR PERMITTED BY JURISDICTIONAL AUTHORITIES.

UNDERGROUND UTILITIES SHOWN AS PER THAT SURVEY PREPARED FOR CJA JOHNS CREEK, LLC DATED SEPTEMBER 14, 2014, LAST REVISED JANUARY 19, 2015 PREPARED BY GEOSURVEY, LTD.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

NO EVIDENCE WAS OBSERVED INDICATING CHANGES IN STREET RIGHT OF WAY LINES LINDER COMPLETELY OR PARTIALLY.

NO SURVEY WAS OBSERVED ON THE SITE INDICATING USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL.

SURVEY REFERENCES: 1. MINOR SUBDIVISION PLAT PREPARED BY MORELAND ALTOBELLI ASSOCIATES, INC. FOR DELTA COMMUNITY CREDIT UNION AND IPA INVESTMENTS, LLC DATED JANUARY 21, 2011 AND RECORDED IN PLAT BOOK 305, PAGE 12. 2. GEORGIA DOT RIGHT OF WAY PLANS PREPARED BY MORELAND ALTOBELLI ASSOCIATES, INC. FOR MCGINNIS FERRY ROAD PROJECT MSJ-0004-00(429)

LEGEND

Table with 2 columns: STANDARD ABBREVIATIONS and STANDARD SYMBOLS. Includes symbols for air conditioning, bore hole, curb inlet, corrugated metal pipe, concrete monument, communication pedestrian, drop inlet, double iron pipe, double wing catch basin, found, gas meter, gas valve, junction box, manhole, overhead power, open top pipe, power meter, point of beginning, point of commencing, reinforced concrete pipe, iron self-draining bar, 5/8" iron set, sanitary sewer, small wing catch basin, transformer, spot elevation, power pole, guy wire, light pole, electric transformer, water vault, gas valve, gas meter, water vault, gas valve, water meter, fire hydrant, overhead electric line, underground gas line, underground communication line, center of beginning, underground water line, underground fiber optic line, unknown underground utility, 5/8" iron set, photo position indicator, tree position indicator.

PARKING SUMMARY

14 REGULAR, 2 HANDICAP, 16 TOTAL

GRAPHIC SCALE



1" = 40'

ALTA/ACSM LAND TITLE SURVEY

6650 McGinnis Ferry Road

FOR

Johns Creek Village, LTD

Old Republic National Title Insurance Company

US JOB NO: 20144818 DRAWING SCALE: 1" = 40' SURVEY DATE: 12-13-2018

FIELD WORK: TBP CITY: JOHNS CREEK STATE: GA REVISIONS: 2

PROJ. MOR: CAJ COUNTY: FULTON No. Date Description 1: 04/19/2019 Add Adjoining Trees

REVIEWED: JRC LAND LOT: 399 & 400

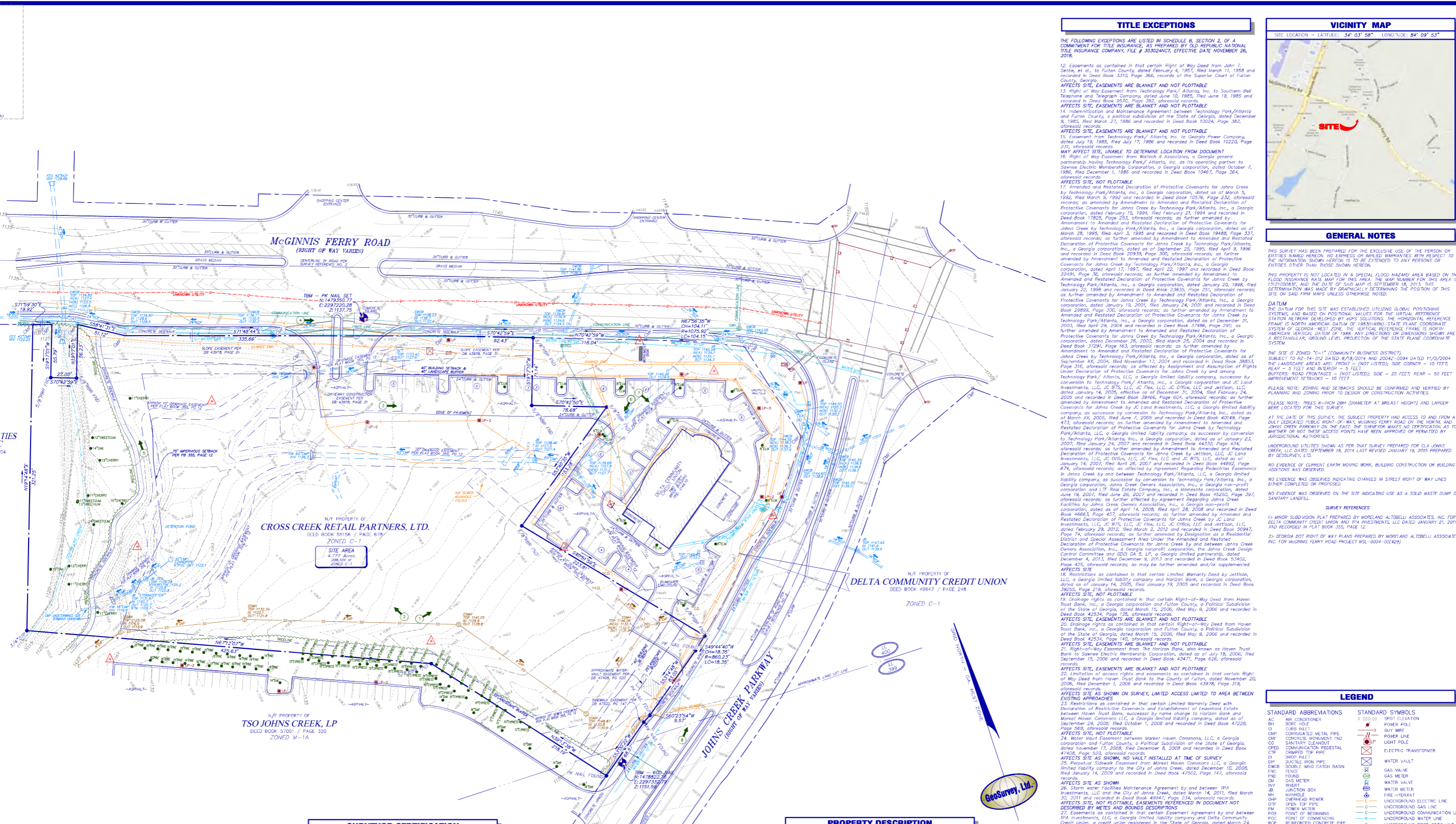
DWG FILE: 20144818.dwg DISTRICT: 1st SECTION: 1st

N/E PROPERTY OF TPA INVESTMENTS, LLC DEED BOOK 49310 / PAGE 269

TOTAL SITE AREA 4.777 Acres 208,104 sq ft ZONED C-1



Land Surveying & Mapping 1660 Barnes Mill Road Marietta, Georgia 30062 Phone: (770) 795-9900 Fax: (770) 795-8880 www.geosurvey.com INFO@geosurvey.com Certificate of Authorization LSF#006021



AERIAL PHOTO



SURVEYOR CERTIFICATION

To: Johns Creek Village, LTD and Old Republic National Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, duly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11, 12, 13 of Table A thereof. The field work was completed on December 13, 2018. Date: December 13, 2018



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 500,000. THE FIELD CLOSURE WAS DETERMINED BY MEASURING THE PERIMETER OF THE SURVEYED AREA. THE UNDETERMINED LENGTHS OF THE SURVEYED AREA ARE AS FOLLOWS: 511.22 FEET, 311.22 FEET, 311.22 FEET, 311.22 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 12,682.2 FEET, CAL. INT.

IF YOU DIG

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in the City of Johns Creek, in Land Lots 399 and 400 of the 1st District, 1st section of Fulton County, Georgia and being more particularly described as follows:

Commencing at the north-south intersection of the southerly right of way line of McGinnis Ferry Road having a variable right of way and the westerly right of way of Johns Creek Parkway having a variable right of way and thence run along said southerly right of way along the arc of a curve to the left having a radius of 1075.92 a distance of 104.15 feet to a concrete monument found with said curve being subtended by a chord bearing of North 67 degrees 56 minutes 32 seconds West and a chord distance of 104.11 feet. Thence continue North 70 degrees 42 minutes 59 seconds West a distance of 178.04 feet to a 5/8-inch rebar found and the Point of Beginning. Thence from said Point of Beginning and leaving said right of way and thence run South 19 degrees 17 minutes 10 seconds West a distance of 71.14 feet to a 5/8-inch rebar found; thence run South 70 degrees 42 minutes 50 seconds East a distance of 78.68 feet to a 5/8-inch rebar found; thence run South 53 degrees 40 minutes 35 seconds West a distance of 163.28 feet to a 5/8-inch rebar found; thence run South 40 degrees 51 minutes 59 seconds East a distance of 223.81 feet to a 5/8-inch rebar found on said westerly right of way; thence run along said westerly right of way the following four(4) courses and along the arc of a curve to the right having a radius of 860.23 feet a distance of 168.35 feet to a pin nail found, with said arc being subtended by a chord bearing of South 49 degrees 44 minutes 40 seconds West and a chord length of 168.35 feet; thence South 23 degrees 14 minutes 48 seconds West a distance of 83.05 feet to a pin nail found; thence South 60 degrees 23 minutes 54 seconds West a distance of 9.57 feet to a pin nail found; thence South 43 degrees 00 minutes 22 seconds West a distance of 68.87 feet to a pin nail found; thence leaving said right of way and run North 39 degrees 13 minutes 38 seconds West a distance of 218.17 feet to a 5/8-inch rebar found; thence run North 67 degrees 12 minutes 07 seconds West a distance of 425.63 feet to an open top pipe found; thence run North 19 degrees 14 minutes 48 seconds East a distance of 321.20 feet to a concrete monument found on said southerly right of way; thence run along said southerly right of way the following seven(7) courses: thence South 71 degrees 59 minutes 20 seconds East a distance of 19.92 feet to a concrete monument found; thence South 19 degrees 17 minutes 01 seconds West a distance of 55.39 feet to a 5/8-inch rebar found; thence South 70 degrees 42 minutes 59 seconds East a distance of 27.00 feet to a 5/8-inch rebar found; thence North 19 degrees 17 minutes 01 seconds East a distance of 56.22 feet to a concrete monument found; thence South 58 degrees 41 minutes 31 seconds East a distance of 51.12 feet to a concrete monument found; thence South 71 degrees 44 minutes 48 seconds East a distance of 336.66 feet to a concrete monument found; thence South 70 degrees 42 minutes 59 seconds East a distance of 92.43 feet to a concrete monument found and the Point of Beginning.

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-47.



Said tract or parcel to contain 4.777 Acres.

(CLOCK OF COURT RECORDING INFORMATION)

N/E PROPERTY OF PARAMOUNT PROPERTIES DEVELOPERS, LLC DEED BOOK 52487 / PAGE 204 ZONED C-1

N/E PROPERTY OF CROSS CREEK RETAIL PARTNERS, LTD. DEED BOOK 50154 / PAGE 875 ZONED C-1

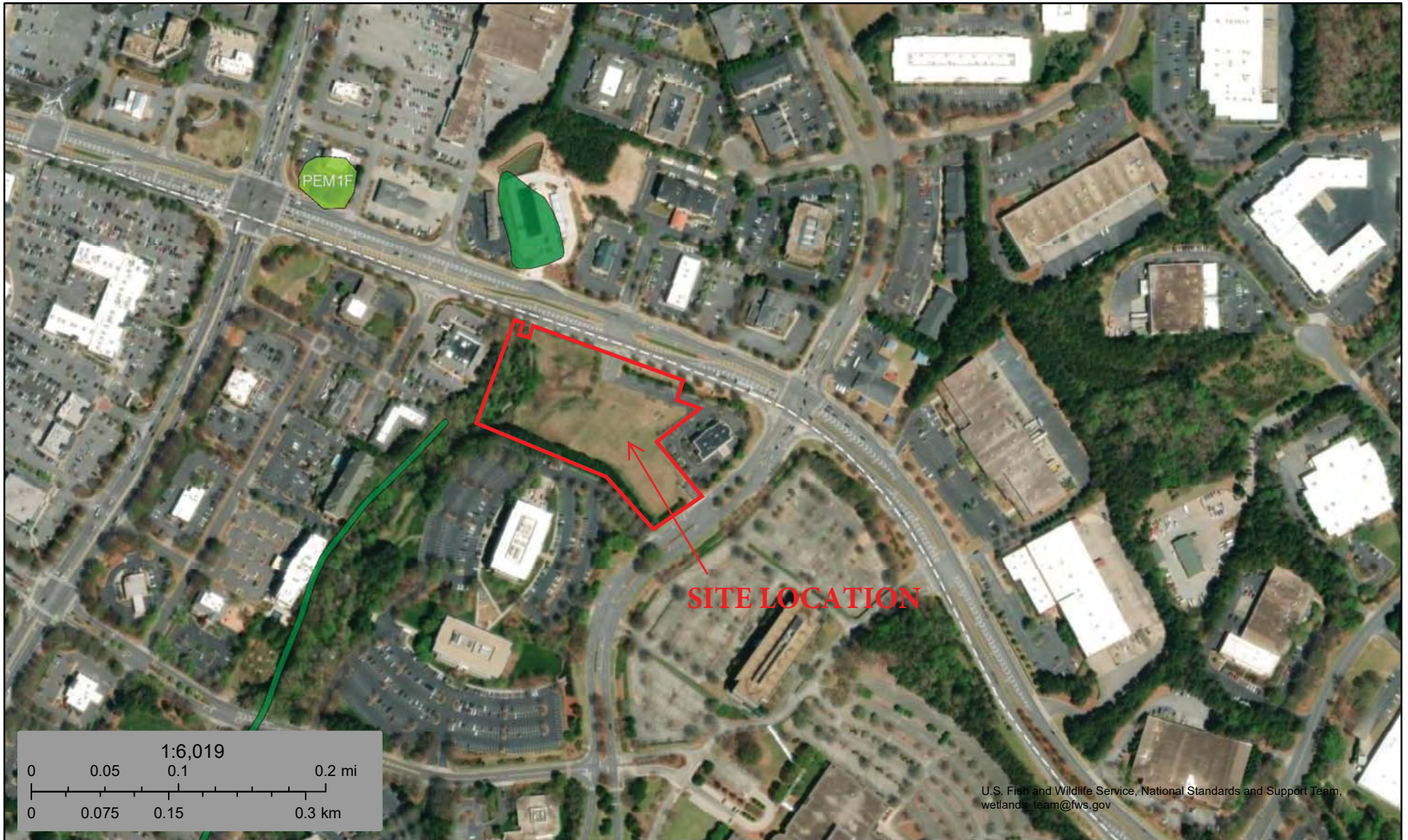
N/E PROPERTY OF DELTA COMMUNITY CREDIT UNION DEED BOOK 49947 / PAGE 248 ZONED C-1

N/E PROPERTY OF TSO JOHN'S CREEK, LP DEED BOOK 57001 / PAGE 320 ZONED M-1A

AERIAL PHOTO










GeoSurvey, Ltd.



September 10, 2023

Wetlands

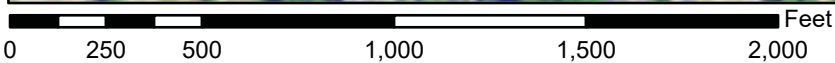
- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond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

National Flood Hazard Layer FIRMMette



84°10'12"W 34°4'13"N



1:6,000

84°9'35"W 34°3'44"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/10/2023 at 10:53 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Fulton County, Georgia



Local office

Georgia Ecological Services Field Office

☎ (706) 613-9493

📠 (706) 613-6059

355 East Hancock Avenue
Room 320
Athens, GA 30601-2523

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Whooping Crane <i>Grus americana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/758	EXPN

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the [Bald and Golden Eagle Protection Act](#) and the [Migratory Bird Treaty Act](#).

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

There are bald and/or golden eagles in your project area.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the

probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

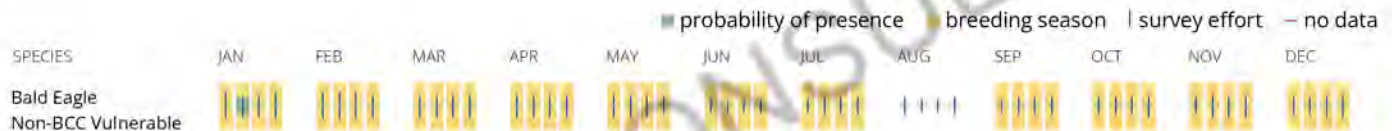
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\) list](#) or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Kentucky Warbler <i>Oporornis formosus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

Rusty Blackbird *Euphagus carolinus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds elsewhere

Wood Thrush *Hylocichla mustelina*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence ■ breeding season | survey effort — no data

SPECIES JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

Bald Eagle Non-BCC Vulnerable								++++				
Chimney Swift BCC Rangewide (CON)												
Kentucky Warbler BCC Rangewide (CON)												
Prairie Warbler BCC Rangewide (CON)												
Prothonotary Warbler BCC Rangewide (CON)												
Red-headed Woodpecker BCC Rangewide (CON)												
Rusty Blackbird BCC - BCR												
Wood Thrush BCC Rangewide (CON)												

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



Search

Text Search Map Search

Basic Search Advanced Search

Enter or select information in one or more search fields below.

Search Current Resource Information

Search by: Name/Location GNAHRGIS ID

Resource Name:

Street Address:

City:

County:

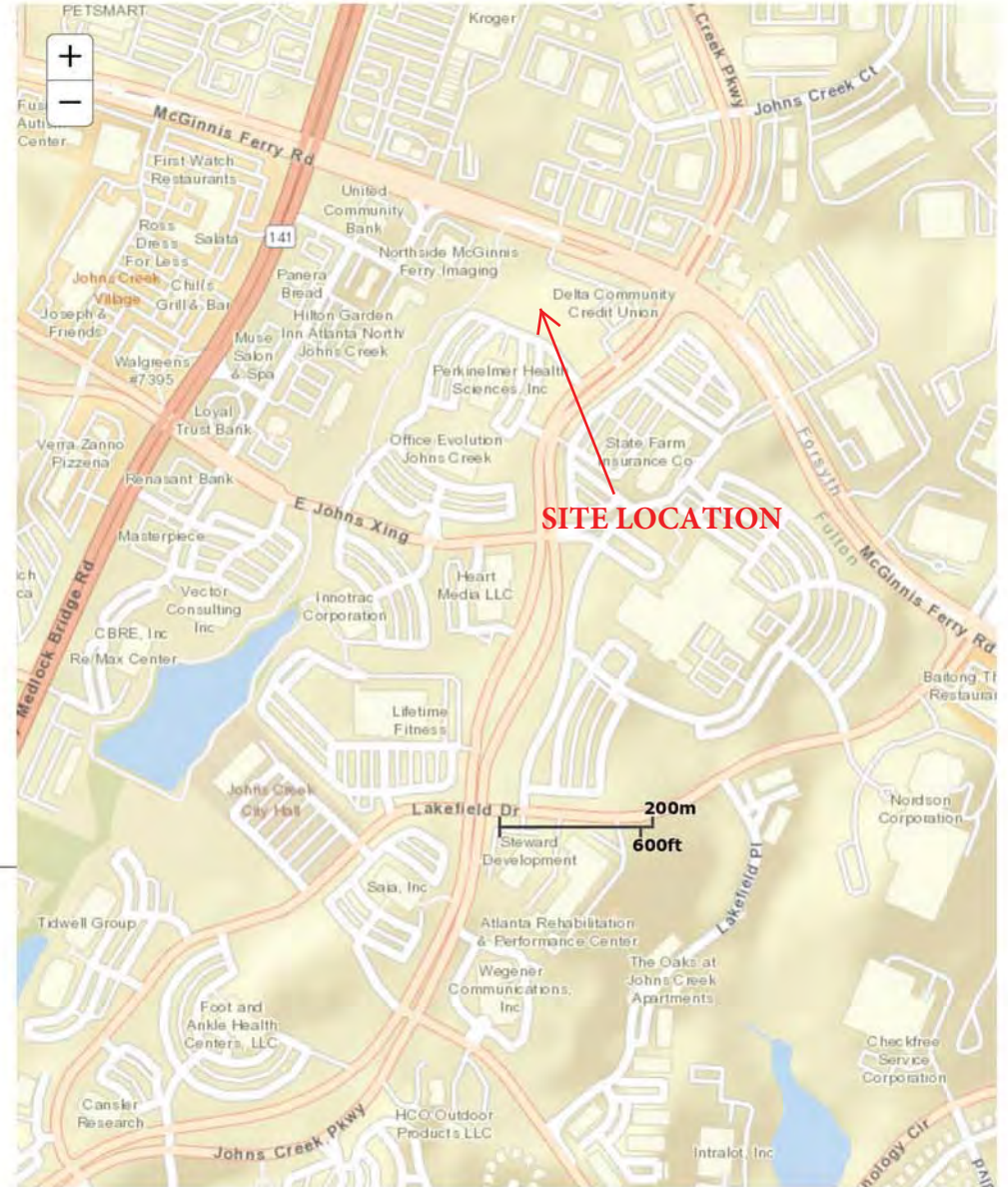
Display Resource Records

Export to Excel

Reset Search

View Details	Zoom To	Copy/View/Export History	Move	Category	Name(s)	Address/Location	City	Survey
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
No items to display								

Click the +/- zoom tool or use mouse to zoom into the map in the area of interest to display historic resource p



NPGallery Digital Asset Search

Resource Name

Any Words All Words Phrase

State

County

State

City

Reference Number

NPS Park Name

Record Category

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