

REZONING APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Sohel Dhanani</u>	NAME: <u>Sohel Dhanani</u>
ADDRESS: <u>1351 Arlene Valley Lane</u>	ADDRESS: <u>1351 Arlene Valley Lane</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>678-697-2914</u>	PHONE: <u>678-697-2914</u>
CONTACT PERSON: <u>Sohel Dhanani</u> PHONE: <u>678-697-2914</u>	
CONTACT'S E-MAIL: <u>s.a.dhanani@gmail.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>C-1</u> REQUESTED ZONING DISTRICT: <u>R-75</u>	
PARCEL NUMBER(S): <u>R7198-323</u> ACREAGE: <u>1.851</u>	
ADDRESS OF PROPERTY: <u>1500 Buford Hwy Suwanee, GA 30024</u>	
PROPOSED DEVELOPMENT: <u>Single Family Residence</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>1</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>11,000sqft</u>	Total Building Sq. Ft. _____
Gross Density: <u>1 unit</u>	Density: _____
Net Density: <u>1 unit</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

All that tract or parcel of land lying and being in Land Lot 198, 7th District of Gwinnett County, Georgia, being 1.851 acres as shown on that Survey for Soheli Dhanani, dated February 24, 2020 by G.L. Sawhney, Georgia Registered Land Surveyor No. 2547 and more particularly described as follows:

BEGINNING at a nail set at the intersection of the southerly right-of-way of Buford Highway (100' right-of-way) and the centerline of Peachtree Road (dirt road with 30' right-of-way) and running thence along said right-of-way of Buford Highway North 71 degrees 53 minutes 53 seconds East 135.72 feet to a point; running thence North 71 degrees 59 minutes 33 seconds East 123.63 feet to a point; running thence North 71 degrees 33 minutes 29 seconds East 103.94 feet to a point; running thence North 71 degrees 28 minutes 27 seconds East 382.50 feet to a point; running thence North 71 degrees 36 minutes 26 seconds East 125.36 feet to a point; running thence North 71 degrees 30 minutes 09 seconds East 125.61 feet to a ½ inch iron pin found on the common land lot line of Land Lots 198 and 197; thence leaving said right-of-way of Buford Highway and running thence South 55 degrees 17 minutes 47 seconds West 229.90 feet to ½ inch iron pin found; running thence South 48 degrees 00 minutes 29 seconds West 258.61 to ½ inch iron pin found; running thence North 48 degrees 54 minutes 31 seconds West 91.60 feet to an ½ inch iron pin found; running thence South 83 degrees 46 minutes 29 seconds West 109.60 feet to a ½ inch iron pin found; running thence South 43 degrees 54 minutes 29 seconds West 96.80 feet to a ½ inch iron pin found; running thence South 75 degrees 33 minutes 29 seconds West 69.20 feet to a ½ inch iron pin found; running thence South 86 degrees 20 minutes 14 seconds West 62.13 feet to a ¼ inch rod; running thence South 87 degrees 52 minutes 29 seconds West 165.00 feet to a point; running thence North 47 degrees 11 minutes 31 seconds West 47.60 feet to a nail set in the right-of-way of Peachtree Road (dirt road with 30' right-of-way); running thence North 56 degrees 31 minutes 09 seconds East to a nail set in the centerline of Peachtree Road (dirt road with 30' right-of-way) and the TRUE POINT OF BEGINNING.

Tax Parcel ID: R7198 323

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CARE FREE
IN METRO ATLANTA
328-5000
THROUGHOUT GEORGIA
1-800-282-7411

SOHEL DHANANI

SUBDIVISION:		1.051 AC BUFORD HWY		P.B.	P.G.
LOT:	N/A	154	LAND 11/2/22	DATE	
BLOCK	TT4		DISTRICT	REV	
SCALE	1"=50'				
					11/2/22

SAWHNEY AND ASSOCIATES

9564-008 (678) 500.4356

JONESBORO GA 30238

1000



ALL MATTERS OF TITLE ARE EXCEPTED. THIS FLAT IS
SUBJECT TO ALL LEGAL EASEMENTS AND
RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHEDS & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONVENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEY OPINIONS AND/OR NEIGHBORING SURVEYS PLATS. A FULL LAND TITLE REPORT OR OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE PROPERTY LINE DISPUTES OR

THE SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,250 FEET AND AN ANGULAR ERROR OF 00'00" 00" PER HUNDRED POINT AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 100,000+ FEET.

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY THE REFERENCE PLATS.

ANGULAR -- LIEGA 1202
LINEAR -- LIEGA 1202

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES. There are three single family residential neighborhoods around the property within a 1 mile radius.

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

The proposed rezoning to R-75 will not adversely nearby properties.

There are three single family residential neighborhoods around the property within a 1 mile radius.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

NO. There is a neighborhood adjacent to the property zone R-75. The neighborhood across the street is zoned PUD with smaller lot sizes.

There are 4 single family neighborhood within a 1 mile radius of this property.

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

This house will be my personal home for me and my family. There will be no burden on any of the mentioned items above.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes. This area around Buford Highway is predominantly residential. The intent of this lot should be Residential.

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

There are no conditions which affect a development of one residential building on this parcel. There will be one house on a 1.851ac lot.

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Letter of Intent
Rezoning
(Gwinnett county)

I. Letter of Intent

I, Soheli Dhanani, the owner of the parcel ID # 7198-323 is requesting a rezoning within Gwinnett County. The parcel address is 1500 (0) Buford Highway Suwanee, GA 30024. The property is 1.851ac and is currently zoned C-1. The proposed zoning being requested is R-75. The adjacent neighborhood (HIGHLAND LAKE) is zoned R-75. The neighborhood north of the parcel (BAXLEY RIDGE) is zoned PUD with smaller lots. I would like the rezoning application approval based on the attached site plan/house location plan.

I bought this lot with the intent of building a single family home for my own personal residence. The estimated square foot is detailed below. There will be a large area on the lot where we will replant many trees for privacy and to replenish the disturbed area. There will also be a small garden with various types of trees and plants. The pool will be attached to the house as shown on the site plan.

Georgia DOT has approved the entrance for the house as shown on the site plan/house location plan.

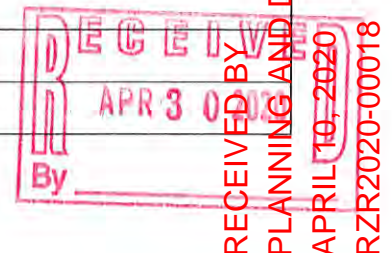
The house will connect to public sewer south of the property. Highland Lake HOA has provided a 20' easement in order to connect to the public sewer.

Corbly ecology has conducted an environmental study for any creeks, ditches, and wetlands present on or around the property. This data has determined any state/county stream buffers associated with this property. The study is submitted with the rezoning application.

The creek behind the property is a controlled release of water from the stormwater lake for Highland Lake subdivision. I will send an image of this with this application. Due to the creek being behind the property, we will have to encroach into the county portion of the stream buffer. During the pre-submittal meeting with Gwinnett County officials, I was advised that there will be storm water mitigation fees involved with encroaching into this buffer. I will also submit the storm water mitigation fee calculation excel sheet which was provided to me by Gwinnett County.

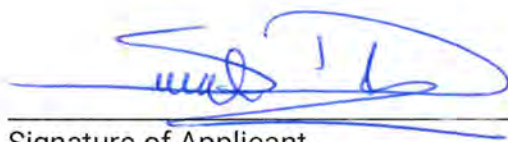
Use	Square Footage/Density
Residential - Heated	8,500 sqft
deck/garage/not heated sqft	2,500 sqft
Pool/gazebo	1,760 sqft
Total	12,760 sqft

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REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

03/10/2020
Date

Sohel Dhanani (Owner)

Type or Print Name and Title



Signature of Notary Public

3/10/20
Date



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REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Property Owner

03/10/2020

Date

Sohel Dhanani (Owner)

Type or Print Name and Title



Signature of Notary Public

3/10/2020

Date



Notary Seal

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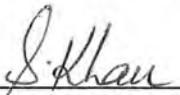
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CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.


SIGNATURE OF APPLICANT 03/10/2020 DATE Soheli Dhanani (owner) TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE


SIGNATURE OF NOTARY PUBLIC 3/10/2020 DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

☐ YES ☒ NO Soheli Dhanani

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 - 198 - 323
(Map Reference Number) District Land Lot Parcel



Signature of Applicant

03/10/2020

Date

Sohel Dhanani (Owner)

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Confirmed by [Signature]
NAME

P+D

TITLE

3-23-20

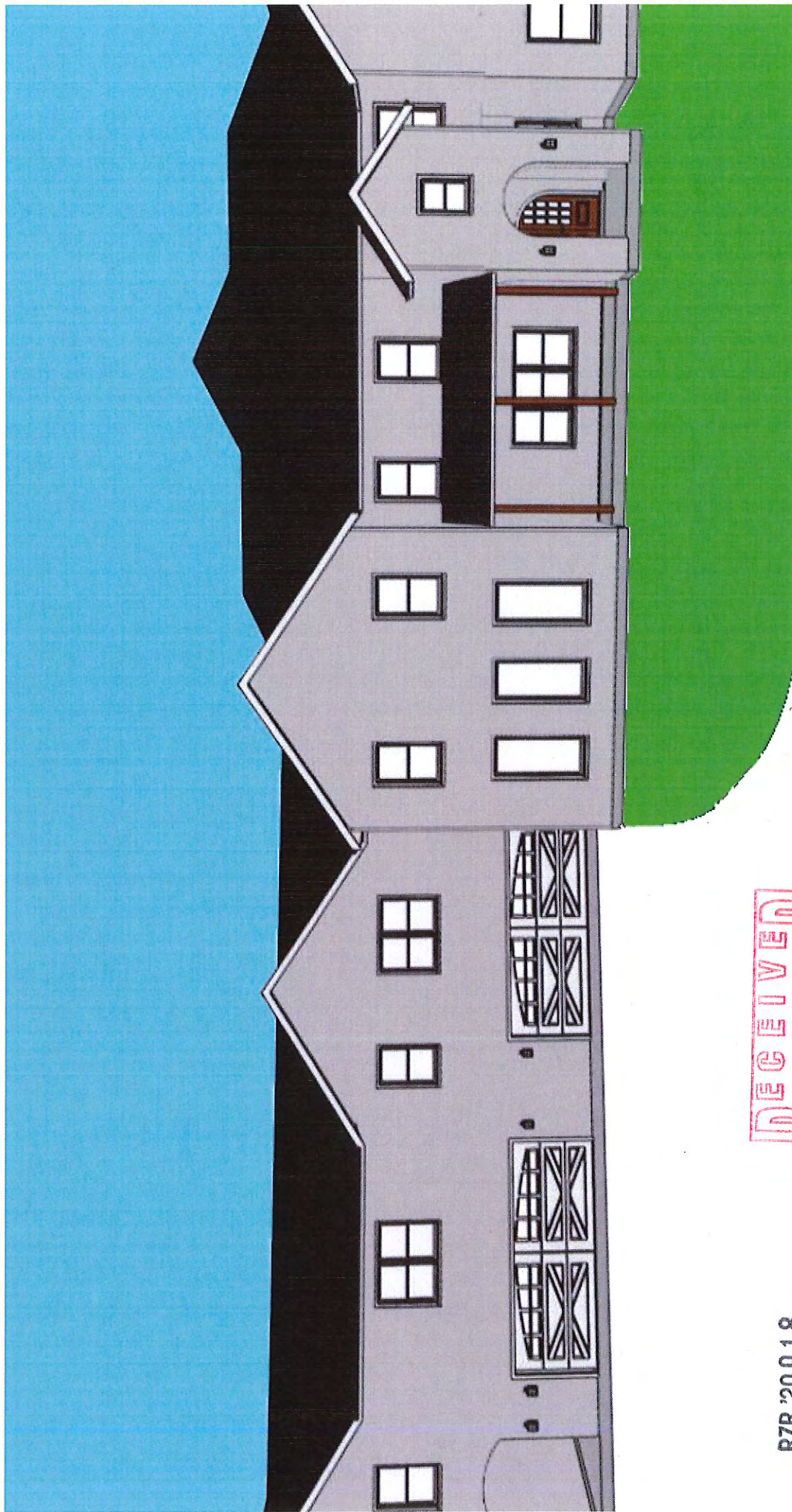
DATE

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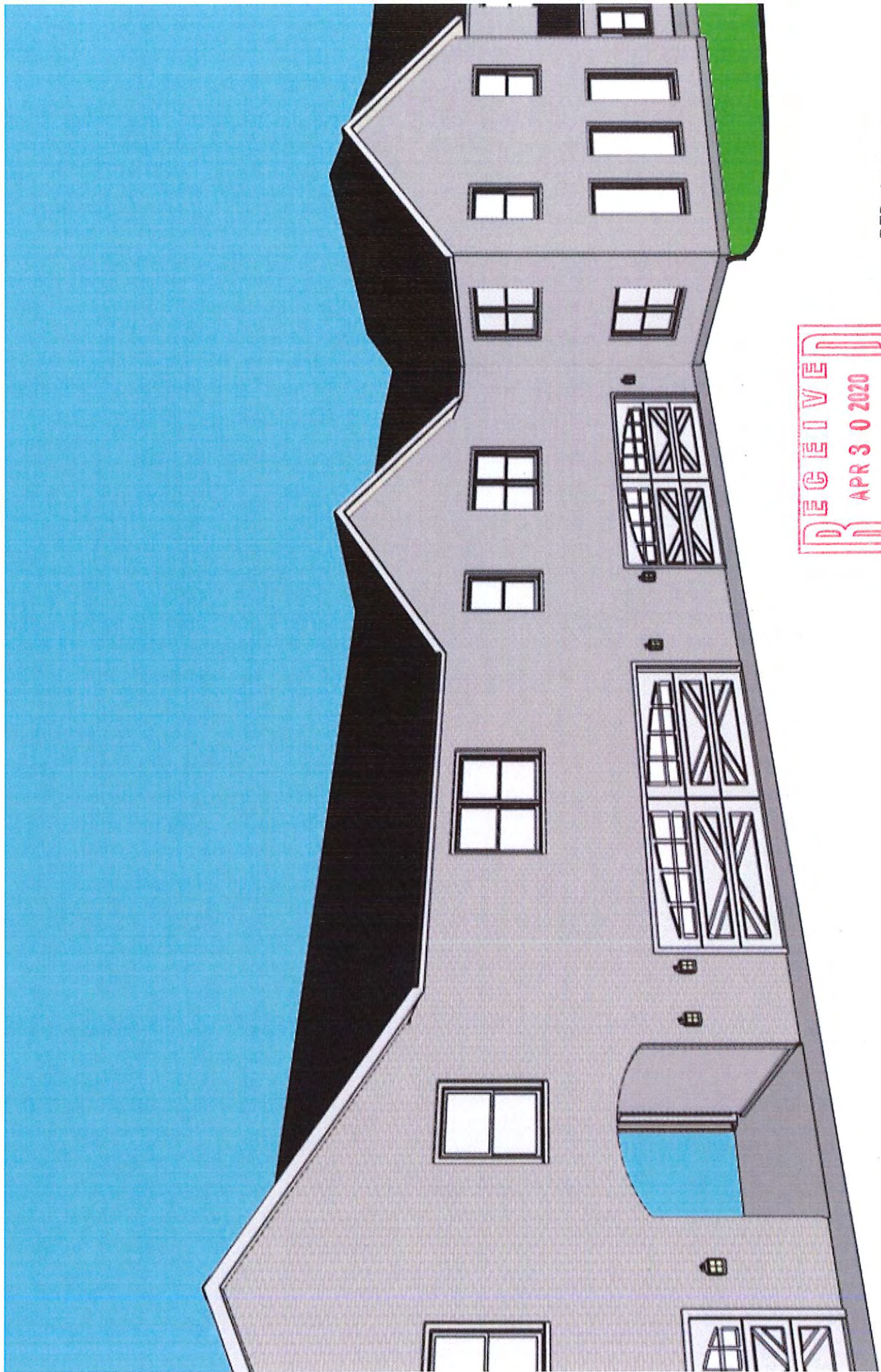
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By



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February 12, 2020

Mr. Sohel Dhanani
1351 Arlene Valley Lane
Lawrenceville, GA 30043

VIA EMAIL

**Subject: Jurisdictional Waters Findings Report
1.85-acre Buford Highway Tract
Gwinnett County, Georgia
CEG Project No. 04-020520**

Dear Mr. Dhanani:

Corblu Ecology Group, LLC (CEG) is pleased to submit to Mr. Sohel Dhanani (Client) this letter report regarding the jurisdictional waters delineation of the 1.85-acre Buford Highway Tract (Site) located in west-central Gwinnett County, Georgia. The Site abuts the south side of Buford Highway, just south of the intersection of Baxley Ridge Drive and Buford Highway. This Site is being reviewed for due diligence purposes for the potential construction of a residential homesite.

Methods

Jurisdictional Waters

CEG personnel (Mr. Barney Crooks) conducted a field delineation of the project site for jurisdictional waters on February 10, 2020. This delineation included a field reconnaissance of the entire Site to identify and investigate any potential areas that exhibited the characteristics and requirements of jurisdictional waters. More detailed investigations were then conducted in any identified areas and a determination was made based on the guidance presented below.

Jurisdictional waters of the U.S., including streams, wetlands, lakes, and ponds, are defined by 33 CFR Part 328.3 and protected by Section 404 of the Clean Water Act (33 USC 1344), which is administered and enforced by the U.S. Army Corps of Engineers (USACE), Savannah District. Jurisdictional waters were delineated in the field using the 1987 USACE Wetlands Delineation

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1305 Lake Parkway, Suite 110, Lawrenceville, GA 30043

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Manual¹ and the regional supplement for the Eastern Mountains and Piedmont Region². The referenced manuals use a multi-parameter wetland identification process, including positive evidence of three criteria: 1) hydrophytic vegetation; 2) hydric soils; and 3) wetland hydrology. Any areas exhibiting all three criteria for wetland determination, as well as seasonal streams and ponds, are considered jurisdictional waters regulated by the USACE. Potentially jurisdictional waters were marked in the field with pink survey tape and located with a Trimble® Pathfinder® GEO7X Global Positioning System (GPS) unit, capable of sub-meter accuracy.

Determinations were also made as to whether any identified areas qualified as State Waters requiring buffers. State Waters of Georgia, including streams and ponds, are defined by Chapter 391-3-7-.01(x) of the Georgia Department of Natural Resources, Environmental Protection Division (EPD) Rules for Erosion and Sedimentation Control. Jurisdictional streams and tributary systems were assessed using a combination of the EPD, Watershed Protection Branch *Field Guide for Determining the Presence of State Waters that Require a Buffer*³ and the North Carolina Division of Water Quality (NCDWQ) *Methodology for Identification of Intermittent and Perennial Streams and Their Origins*⁴. Perennial and intermittent streams, as well as ponds, are typically considered state waters that require a 25-foot protected vegetated buffer. Please note that any federal and state jurisdictional boundaries identified in the field are not official until verified by the USACE and/or Cobb County [i.e. EPD's Local Issuing Authority (LIA)], respectively. The Site is located within unincorporated Gwinnett County, therefore, Gwinnett County would qualify as the responsible LIA.

Results

Site Conditions

Site conditions were assessed through a desktop review of available environmental information (Figures 2-5) and a physical reconnaissance of the Site. The Site was bordered by Buford Highway on the north, an abandoned section of Peachtree Road on the west, and a residential homesite and residential subdivision to the south and east. The Site had no formal access into the property, but it could be accessed from the shoulder of Buford Highway along the north-central boundary. Aerial photographs and site reconnaissance revealed that the Site was currently vacant and was entirely forested with a mixture of pine and hardwood forest. Overstory and midstory trees and shrubs included, but were not limited to, loblolly pine (*Pinus taeda*), various oaks (*Quercus* spp.), tulip poplar (*Liriodendron tulipifera*), sweetgum (*Liquidambar styraciflua*), American hornbeam (*Carpinus caroliniana*), American beech (*Fagus grandifolia*), river cane

¹ Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. U.S. Army Corps of Engineers, Washington D.C. 100 pp. plus appendices.

² U.S. Army Corps of Engineers. 2012. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region Version 2.0*, ed. J. F. Berkowitz, J. S. Wakeley, R. W. Lichvar, C.V. Noble. ERDC/EL TR-12-9. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

³ Georgia Department of Natural Resources, Environmental Protection Division, Watershed Protection Branch, Non-Point Source Program. *Field Guide for Determining The Presence of State Waters That Require a Buffer*. September 2006.

⁴ Georgia Department of Natural Resources Environmental Protection Division Watershed Protection Branch Non-Point Source Program. September 2006.

⁴ NC Division of Water Quality. 2010. *Methodology for Identification of Intermittent and Perennial Streams and Their Origins, Version 4.11*. North Carolina Department of Environment and Natural Resources, Division of Water Quality. Raleigh, NC.

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(*Arundinaria gigantea*), and Chinese privet (*Ligustrum sinense*). Understory species included Chinese privet, muscadine (*Vitis rotundifolia*), catbrier (*Smilax* spp.), Christmas fern (*Polystichum acrostichoides*), English ivy (*Hedera helix*), and Japanese honeysuckle (*Lonicera japonica*).

The USGS topographic map depicts the Site as having sloping topography with the property sloping towards the southeast side and draining in an overall east-northeast direction (Figure 3). Soils within the Site were mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service (NRCS) as Chewacla silt loam (Cfs) and Cecil sandy loam (CYC2) (Figure 4). The Chewacla soils were documented as containing 1 to 32% hydric soil components, which designates them as being partially hydric. Based on the NWI and FEMA floodplain maps, no NWI wetlands or 100-year flood zones are depicted as being located within the Site (Figure 5).

Jurisdictional Waters

On February 10, 2020, CEG personnel (Barney Crooks) investigated the Site for the presence of jurisdictional waters. One perennial stream (P1) and one ephemeral drainage were identified within the central and eastern portions of the Site (Figure 6). See Table 1 below for a listing of identified jurisdictional features.

Table 1. Delineated Features within the Review Area of the Buford Highway Tract located in Gwinnett County, Georgia

Feature Name	Type	Approximate Channel Width ⁺	Dimensions within the Project Site (LF or Acres)	25-Foot State Waters Buffer Required
P1	Perennial	8-12 feet	584 LF	Yes
E1	Ephemeral	3-4 feet	205 LF	No

⁺ Channel width measured at Ordinary High Water Mark (OHWM) and/or wrested vegetation.

The perennial stream (P1) began at the base of a concrete overflow spillway of a small lake adjacent to the southern portion of the Site. P1 then flowed in a northeastern direction for approximately 584 feet along the eastern boundary of the Site and exited the Site at its northeast corner. P1 possessed a well-defined channel that was 8 to 12 feet wide and 4 to 5 feet deep. The banks of the channel were near vertical throughout the majority of the reach and were highly unstable and eroded. Channel substrates consisted of sand and cobble/gravel. Hydric soils were observed within the channel bottom and base of banks, indicating a connection to groundwater was present. A significant amount of flowing water was present in the channel at the time of review.

Ephemeral drainage 1 (E1) was located on the south-central portion of the Site. This feature appeared to be an old ditch or erosional feature that transported storm flows after rain events from the western portion of the Site to P1. Storm water flows from Buford Highway are released along the western boundary of the Site and travel as surface wash across the Site in an easterly direction and becomes concentrated at the upper end of the E1. This drainage feature is channelized for a length of approximately 205 feet, then it flattens out and storm flows become surface wash until they reach P1. E1 is approximately 3 to 4 feet wide and 1 to 3 feet deep. Close

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investigation of the soils within the entire drainage feature resulted in the observation of no hydric soils (soil color value/chroma of 4/4 and 4/6) in the channel bottom or base of banks, therefore, indicating that no connection to groundwater is present. An ordinary high water mark was observed intermittently within the feature, but it was not continuous throughout. Also, vegetation was present within the channel and no continuous line of wested vegetation was observed. Leaf litter and small debris dams were observed throughout the drainage. Pockets of standing water with minor flow was observed within the drainage feature, but these were a result of the recent large rain event that occurred within the previous 48 to 72 hours of the field review.

To further assess P1 and E1, the NC stream identification methodology was utilized. This methodology rates a drainage feature using 26 different characteristics within three main categories: geomorphology, hydrology, and biology. The rating for each characteristic is determined and all ratings are summed to result in an overall score for the feature, which determines if the feature is an ephemeral (<19), intermittent (19 to 29), or perennial (≥30) stream. When conducted for P1 and E1, this assessment resulted in overall scores of 35.5 and 15, respectively, indicating that P1 is a perennial stream and E1 is an ephemeral drainage. The completed assessment forms are attached for your review.

Photographs of the identified features can be viewed in the attached Photographic Log.

Discussion

Based on the current USACE guidance, it is the opinion of CEG that perennial stream 1 (P1) and ephemeral drainage 1 (E1) would qualify as jurisdictional waters of the U.S. and would be regulated by the USACE under Section 404 of the Clean Water Act. Please note that these Waters of the US determinations are not official until formally verified by the USACE.

P1 would also be considered a buffered State Waters that requires a 25-foot undisturbed vegetated buffer, based on EPD guidance. This stream would be designated a warm water stream (i.e., non-trout stream), therefore, only a 25-foot undisturbed buffer would apply. E1 would not qualify as a buffered State Water and would not require a 25-foot undisturbed buffer since it has vegetation present within the channel and does not possess a continuous distinct line of wested vegetation. Please note that these State Water determinations are not official until formally verified by EPD or the Local Issuing Authority (Gwinnett County).

Future impacts to jurisdictional waters and/or their buffers depicted in Figure 6 may require approval from USACE, EPD, and/or the LIA, prior to any disturbance. If impacts are anticipated, information concerning the most applicable regulatory permitting requirements for development activities can be provided and discussed in more detail upon request.

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CEG appreciates the opportunity to assist you with this project. Upon review of this information, if you have any questions regarding the findings discussed in this report and/or how these findings may affect anticipated future activities on-site, please contact our office at (770) 682-9731.

Sincerely,
CORBLU ECOLOGY GROUP, LLC



Barney Crooks
Senior Ecologist

Enclosures: Figure 1 - Location Map
Figure 2 - Aerial Map
Figure 3 - Topographic Map
Figure 4 - Soils Map
Figure 5 - NWI and FEMA Floodplain Map
Figure 6 - Delineated Waters Map
Photographic Log

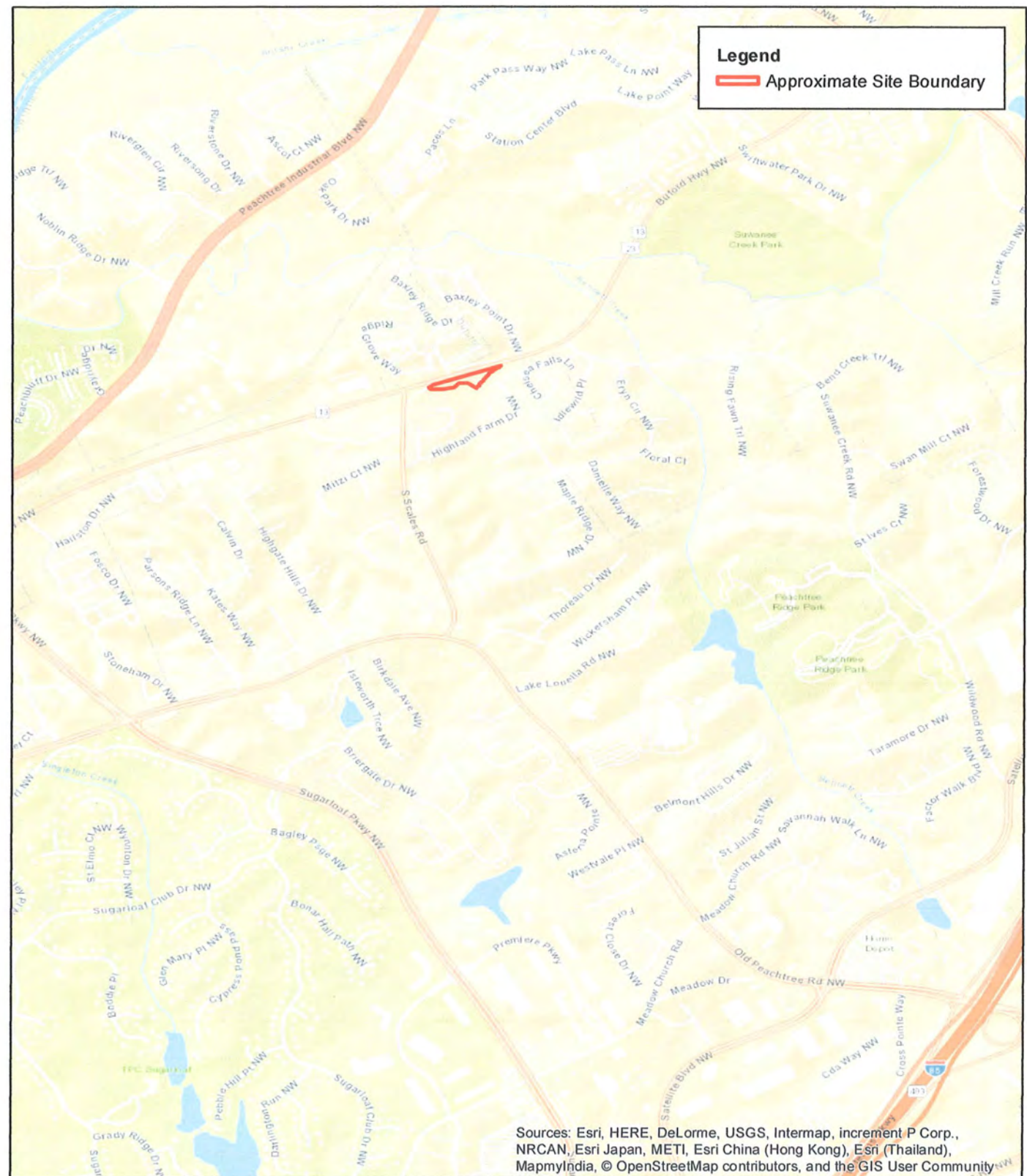
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**Buford Highway Tract
Gwinnett County, Georgia**

0 1,000 2,000 4,000 Feet
 1 inch = 2,000 feet



**Figure 1
Location Map**

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CEG Job No.:
 04-020520

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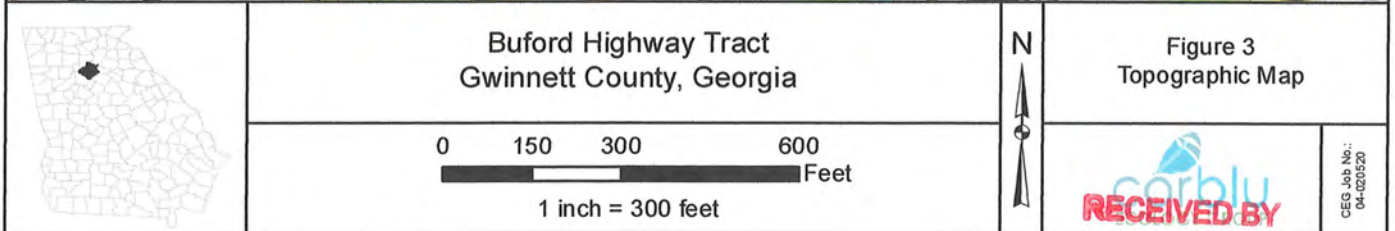
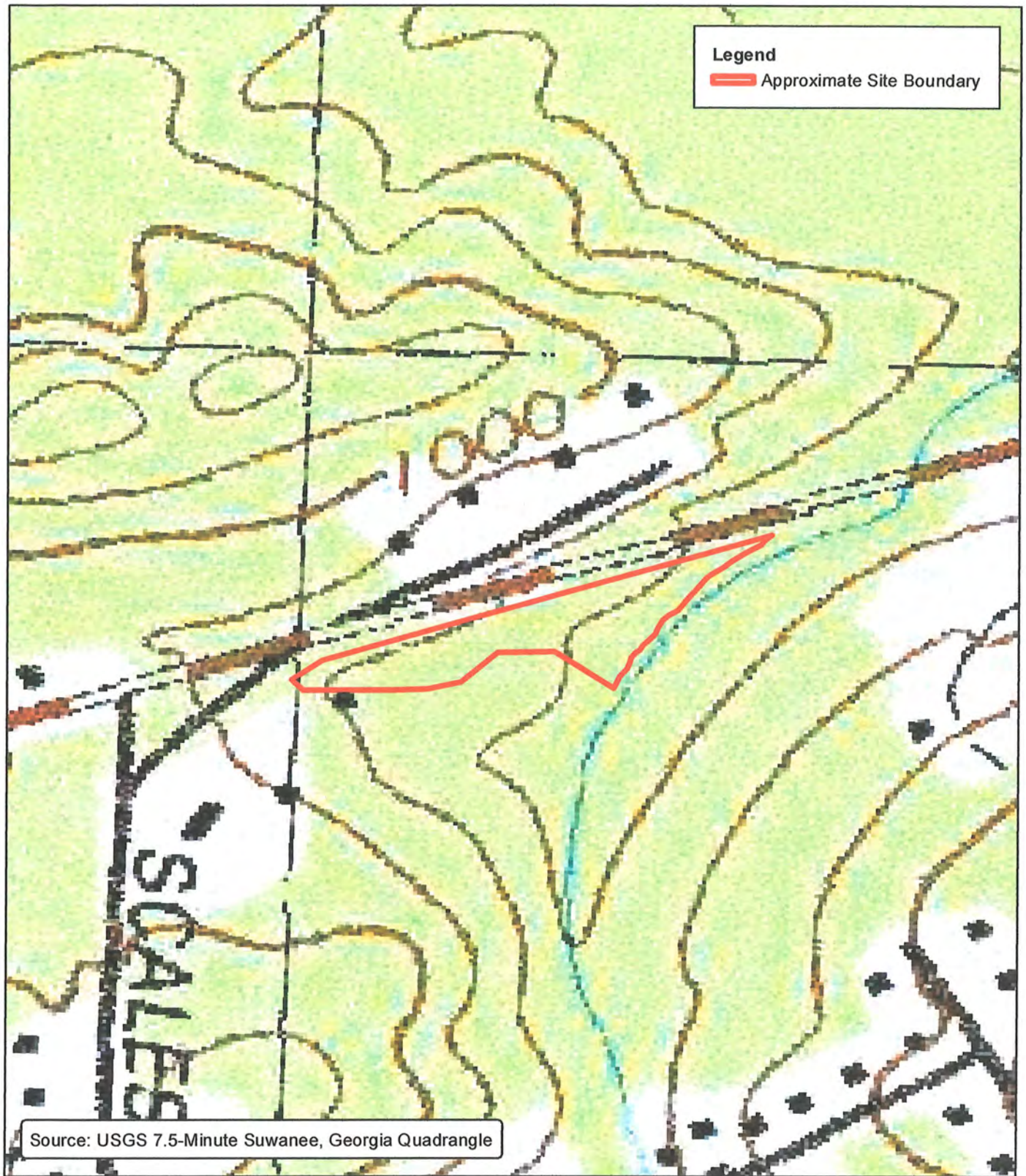


	<p align="center">Buford Highway Tract Gwinnett County, Georgia</p>	<p align="center">N</p>	<p align="center">Figure 2 Aerial Map</p>	
<p align="center">0 100 200 400 Feet 1 inch = 200 feet</p>				<p>CEG Job No.: 04-020520</p>

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Legend

 Approximate Site Boundary

Soil Descriptions

 Cfs - Chewacla silt loam, 0-2% slopes, frequently flooded

 CYC2 - Cecil sandy loam, 6-10% slopes, moderately eroded (Partially Hydric)



Buford Highway Tract
Gwinnett County, Georgia

0 100 200 400
Feet
1 inch = 200 feet



Figure 4
Soils Map

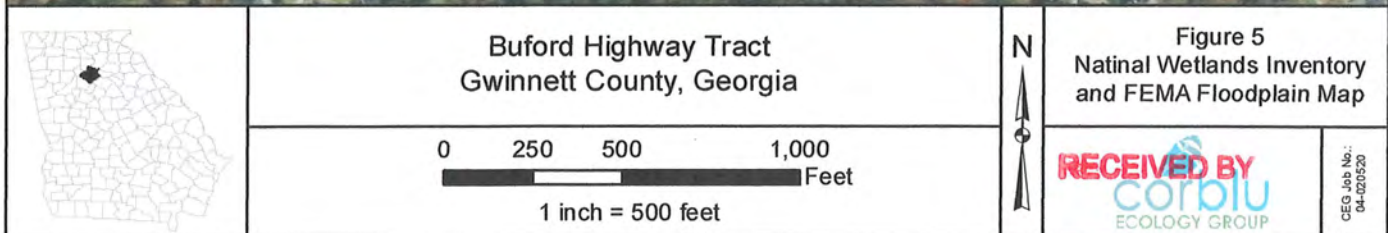

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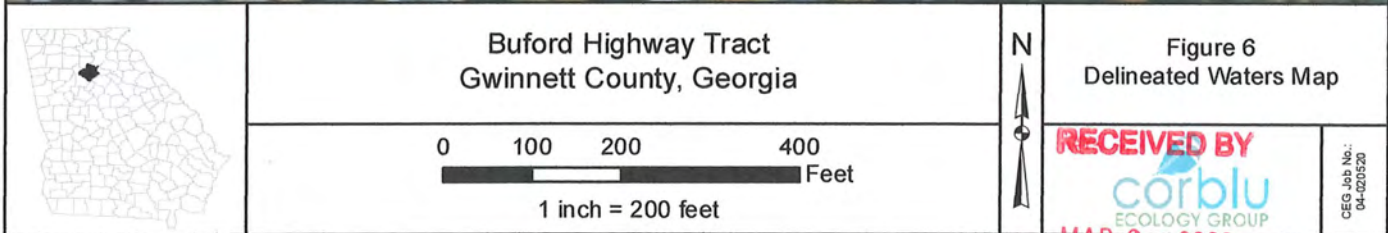
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Photo 1: View of typical forest present within the Site.



Photo 2: View of the concrete spillway of the lake at the upper end of Perennial Stream 1 (P1) located adjacent to the southeastern portion of the Site.



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DeKalb County, Georgia

Photographs
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Photo 3: View of the upper portion of P1.



Photo 4: View of the lower portion of P1.



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Photo 5: View of the surface wash area above Ephemeral Drainage 1 (E1).



Photo 6: View of the upper portion of E1.



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Photo 7: View of the lower portion of E1.



Photo 8: View of the area below E1 where the drainage flattens and becomes surface wash.



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Photo 9: View of typical soils found within the channel bottom and base of banks of E1.



Photo 10: View of the stormwater culvert outlet under Peachtree Road that transport stormwater flows from Buford Highway to the western portion of the Site.



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Photo 11: View of the area on the western portion of the Site below the stormwater culvert in Photo 10 where surface flows wash across the Site and eventually into E1.



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NC DWQ Stream Identification Form Version 4.11

Project: Buford Highway Tract
 Reach ID: Ephemeral Drainage 1 (E1)
 Date: 2/10/2020
 State/County: Gwinnett County
 Evaluator: Barney Crooks



Total Points 15

[Stream is EPH if <19, INT if ≥ 19, PER if ≥ 30]

A. Geomorphology		Subtotal=	Absent	Weak	Moderate	Strong	Score
1a	Continuity of channel bed and bank	9	0	1	2	3	2
2	Sinuosity of channel along thalweg		0	1	2	3	1
3	In-channel structure; riffle-pool, step-pool, ripple-pool sequence		0	1	2	3	0
4	Particle size of stream substrate		0	1	2	3	0
5	Active/relic floodplain		0	1	2	3	2
6	Depositional bars or benches		0	1	2	3	0
7	Recent alluvial deposits		0	1	2	3	2
8	Headcuts		0	1	2	3	0
9	Grade control		0	0.5	1	1.5	1
10	Natural valley		0	0.5	1	1.5	1
11	Second or greater order channel		No=0		Yes=3		0

*artificial ditches are not rated; see discussions in manual

B. Hydrology		Subtotal=	Absent	Weak	Moderate	Strong	Score
12	Presence of baseflow	3	0	1	2	3	0
13	Iron oxidizing bacteria		0	1	2	3	0
14	Leaf litter		1.5	1	0.5	0	0.5
15	Sediment on plants debris		0	0.5	1	1.5	1
16	Organic debris lines or piles		0	0.5	1	1.5	1.5
17	Soil-based evidence of high water table?		No=0		Yes=3		0

C. Biology		Subtotal=	Absent	Weak	Moderate	Strong	Score
18	Fibrous roots in streambed	3	3	2	1	0	1
19	Rooted upland plants in streambed		3	2	1	0	2
20	Macrobenthos (note diversity and abundance)		0	1	2	3	0
21	Aquatic mollusks		0	1	2	3	0
22	Fish		0	0.5	1	1.5	0
23	Crayfish		0	0.5	1	1.5	0
24	Amphibians		0	0.5	1	1.5	0
25	Algae		0	0.5	1	1.5	0
26	Wetland plants in streambed		FACW=0.75 OBL=1.5 Other=0				0

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Surface wash above and below this section of drainage. Potentially could have been a ditch or erosional feature.

Lower end of drainage flattens out and becomes surface wash until it enters P1.

Some vegetation observed within channel and no continuous line of wretched vegetation.

Sketch:

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