



**Board of Construction  
Adjustments & Appeals  
Hearing**

**September 10, 2025**

# **Board of Construction Adjustments & Appeals Hearing**

**September 10, 2025**

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# **Board of Construction Adjustments & Appeals Hearing**

**September 10, 2025**

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# **BCAA CHAIRMAN NOTES**

**To be read by the Chairman  
at the start of the meeting**

## **BCAA CHAIRMAN NOTES**

BEFORE WE GET STARTED WITH TODAY'S AGENDA, I HAVE A FEW ITEMS TO REVIEW:

- I WOULD LIKE TO REMIND INDIVIDUALS THAT PAST MEETING AGENDAS AND MINUTES CAN BE FOUND AT [WWW.GWINNETTCOUNTY.COM](http://WWW.GWINNETTCOUNTY.COM).
- PLEASE BE AWARE THAT COMMENTS FROM THE AUDIENCE ARE NOT PERMITTED DURING THESE PROCEEDINGS. THIS IS FOR THE COURTESY OF THOSE SPEAKING, AS WELL AS FOR CLARITY AND RECORDING PURPOSES.
- THIS BOARD WILL FOLLOW AND OPERATE UNDER THE ROBERT'S RULES OF ORDER.
- ANYONE WHO WISHES TO SPEAK FOR OR AGAINST ANY MATTER HEARD BY THIS BOARD MUST SPEAK FROM THE PODIUM AND DIRECT ALL QUESTIONS AND COMMENTS TO THE BOARD.
- THERE IS AN OVERHEAD PROJECTOR AT THE PODIUM, WHICH WILL DISPLAY THE INFORMATION TO THE AUDITORIUM AND TO THE TV MONITORS IN FRONT OF EACH PLANNING COMMISSIONER. PLEASE USE THE POINTER DIAL ROD IN FRONT OF THE PODIUM WHEN REFERING TO SPECIFIC ITEMS DURING YOUR PRESENTATION.
- FINALLY, PLEASE MAKE SURE ALL CELL PHONES AND ELECTRONIC DEVICES ARE MUTED OR TURNED OFF. IF YOU MUST TAKE A PHONE CALL, PLEASE DO SO AFTER EXITING THE AUDITORIUM.
- THE PROCEDURES TODAY WILL BE AS FOLLOWS:
  - The Chairman shall call the matter for discussion before the Board.
  - The Chairman shall then call parties in interest who shall have privilege on the floor after identifying themselves by name, address and affiliation with any business or organization which would be relative to the matter being considered.
  - The Chairman shall then call for questions from the Board to the proponents or opponents immediately after their individual presentation.
  - The Chairman shall then call for discussion of the matter by the Board and the voting thereon.
  - The Board may table a vote on a specific matter to a specified future date and time.

# AGENDA



### **Board of Construction Adjustments & Appeals Hearing Wednesday, September 10, 2025, at 3:00pm**

Gwinnett Justice and Administration Center  
75 Langley Drive, Lawrenceville, GA 30046

- A. Call To Order**
- B. Determination of a quorum (5 Members)**
- C. Other Business – Election of Chairman**
- D. Opening Remarks by Chairman and Rules of Order**
- E. Approval of Agenda**
- F. Approval of Minutes – February 12, 2025**
- G. Announcements**

Welcome Matthew Guilfoyle – Fire Protection Engineer

- H. Old Business**
- I. New Business**

<b>Case Number:</b>	<b>SBV2025-00005</b>
Applicant:	Travis Pruitt & Associates, Inc.
Phone Number:	770-416-7511
Location:	3404 Sweetwater Road, Lawrenceville, GA 30044
Map Number:	R6204 004
Proposed Development	Commercial Development
Proposed Variance Request:	Encroachment into County and State buffers
Site Area:	1.63 Acres

<b>Case Number:</b>	<b>SBV2025-00007</b>
Applicant:	Bill Schroeder
Phone Number:	404-428-8618
Location:	4077 Mink Livsey Road, Snellville, GA 30039
Map Number:	R6003 164
Proposed Development	Residential Development
Proposed Variance Request:	Encroachment into County and State buffers
Site Area:	100.55 Acres

- J. Other Business**
- K. Adjournment**

# **MEETING MINUTES**

**February 12, 2025**

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**Board of Construction Adjustments & Appeals Hearing  
Wednesday, February 12, 2025, at 3:00pm**

Gwinnett Justice and Administration Center  
75 Langley Drive, Lawrenceville, GA 30046

Present: David Moss, Tom Gardner, Robert Ponder, Stoney Abercrombie, William Peltier

Absent: Louis T Camerio, Jr, Linda Priest, Regina Young

**A. Call To Order**

**B. Determination of a quorum**

A quorum was present.

**C. Opening Remarks by Chairman and Rules of Order**

**D. Approval of Agenda**

{Action: Approved Motion: Abercrombie; Second: Ponder.; Vote: 5-0: Moss-Yes, Gardner-Yes, Ponder-Yes, Abercrombie-Yes, Peltier-Yes}

**E. Approval of Minutes – April 17, 2024**

{Action: Approved Motion: Ponder; Second: Moss; Vote: 4-0-1: Moss-Yes, Gardner-Abstain, Ponder-Yes, Abercrombie-Yes, Peltier-Yes}

**F. Old Business**

None

**G. New Business**

Case Number:

**SBV2024-00006**

Applicant:

Daulati Thakare

Phone Number:

706-870-4952

Location:

1665 Petticoat Ln., Lilburn, Ga. 30047

Map Number:

R6074 072 & 6074 074

Proposed Development:

Single-Family Residence

Acreage:

0.58 acres

Proposed Variance Request:

Encroachment to build single family

Case Number:

**SBV2024-00008**

Applicant:

HP Properties

Phone Number

770-822-0900

Location:

875 Northbrook Pkwy, Suwanee, Ga. 30024

Map Number:

R7154 010

Proposed Development:

Industrial

Acreage:

7.13 acres

Proposed Variance Request:

Encroachment to GC 75 ft impervious to accommodate an industrial development.

#00006 {Action: Approved Motion: Abercrombie; Second: Moss; Vote: 5-0: Moss-Yes, Gardner-Yes, Ponder-Yes, Abercrombie-Yes, Peltier- Yes}

#00008 {Action: Approved Motion: Ponder; Second: Abercrombie; Vote: 5-0: Moss-Yes, Gardner-Yes, Ponder-Yes, Abercrombie-Yes, Peltier-Yes}

**H. Other Business**

None

**I. Announcements**

None

**J. Adjournment**

{Action: Approved Motion: Abercrombie; Vote: 5-0: Moss-Yes, Gardner-Yes, Ponder-Yes, Abercrombie-Yes, Peltier-Yes}



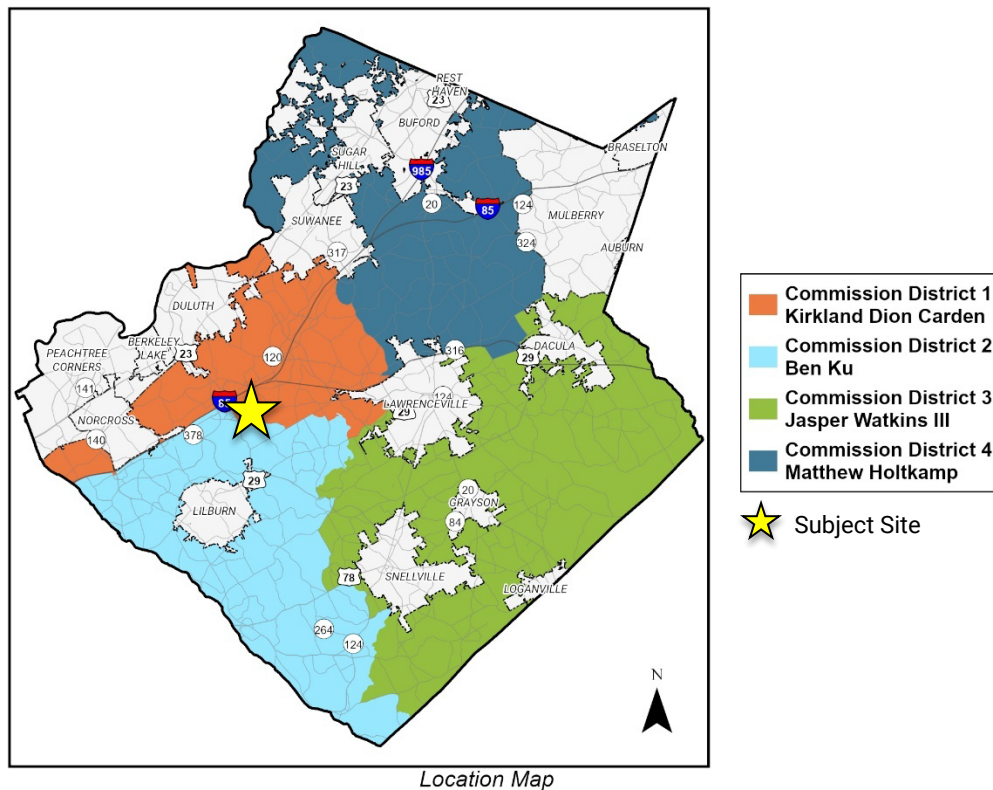
# **CASE REPORT**

**SBV2025-00005**



## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SBV2025-00005  
**Address:** 3404 Sweetwater Road, Lawrenceville, GA 30044  
**Map Number:** 6204 004  
**Site Area:** 1.63 acres  
**Proposed Development:** Commercial Development  
**Request:** The variance request is to encroach into the Gwinnett County 75-ft impervious setback and 50-ft undisturbed buffer as well as the 25-ft undisturbed State waters buffer to accommodate for the development of a fuel station, retail center, and all necessary infrastructure to support said development.



**Applicant:** Travis Pruitt & Associates, Inc.  
4317 Park Drive  
Suite 400  
Norcross, GA 30093

**Owner:** Mare Properties, LLC.  
5500 Oakbrook Parkway  
Suite 270  
Norcross, GA 30093

**Contact:** Andrew Blakey

**Contact Phone:** (770) 695-1006

**Board of Construction Adjustments and Appeals Advertised Public Hearing Date:** 09/10/2025

## **Existing Site Condition**

The subject development is a 1.63-acre site located in Lawrenceville, Georgia. The variance request is to encroach into the Gwinnett County 75-ft impervious setback and 50-ft undisturbed buffer as well as the 25-ft undisturbed State waters buffer to accommodate for the development of a fuel station, retail center, and all necessary infrastructure to support said development. The encroachment would require piping and filling of 373 linear feet (0.03 acres) of two perennial streams as well as impacts to 0.11 acres of wetlands.

## **Project Summary**

The applicant is requesting a variance to encroach into the 75-ft Gwinnett County impervious setback and 50-ft Gwinnett County undisturbed buffer as well as the 25-ft undisturbed State waters buffer to accommodate for the development of a fuel station, retail center, and all necessary infrastructure to support said development. The proposed disturbance will be as follows:

- 6,706-sf of impervious area encroaching into the Gwinnett County 75-ft impervious setback.
- 4,241-sf of disturbed pervious area encroaching into the Gwinnett County 75-ft impervious setback.
- 9,880-sf of impervious area encroaching into the Gwinnett County 50-ft undisturbed buffer.
- 3,292-sf of disturbed pervious area encroaching into the Gwinnett County 50-ft undisturbed buffer.
- 9,758-sf of impervious area encroaching into the 25-ft undisturbed State waters buffer.
- 5,561-sf of disturbed pervious area encroaching into the 25-ft undisturbed State waters buffer.

## **Variance Requested**

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Variance from Section 500** to allow encroachments into the Gwinnett County stream buffers.

## **Staff Recommended Conditions**

Should the Board of Construction Adjustments and Appeals choose to approve the variance request, staff recommend the following conditions of approval:

1. The property owner pays the in-lieu fee of \$109,280.00 as shown on Exhibit A dated 06/02/2025.

**Exhibits:**

- A. Application
- B. Letter of Intent
- C. Gwinnett County Stream Buffer Evaluation Tool
- D. Existing Site Plan and Boundary Survey
- E. Proposed Site Plan and Grading Plan
- F. Tree Replacement Plan
- G. Georgia Environmental Protection Division Stream Buffer Variance
- H. U.S. Army Corps of Engineers Nationwide Permit No. 39

**Exhibit A: Application**

**[attached]**



## STREAM BUFFER VARIANCE APPLICATION

### Stream Buffer Protection Ordinance

Please complete this application & submit it with all attachments as stated in the Stream Buffer Variance Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK ink. A variance cannot be processed unless all information accompanies the application; a variance will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property.

<u>Applicant Information</u>	<u>Property Owner Information</u>
Name: <u>Travis Pruitt &amp; Associates, Inc.</u> Address: <u>4317 Park Drive, Ste. 400</u>  City: <u>Norcross</u> State: <u>GA</u> Zip: <u>30093</u> Phone: <u>(770) 416-7511</u>	Name: <u>Mare Properties, LLC</u> Address: <u>5500 Oakbrook Parkway, Ste 270</u>  City: <u>Norcross</u> State: <u>GA</u> Zip: <u>30093</u> Phone: <u>(678) 878-4753</u>
Contact Person's Name: <u>Andrew Blakey</u> Phone: <u>(770) 695-1006</u> Email: <u>andrew@travispruitt.com</u>	
Applicant is the (please check or circle one of the following): <input type="checkbox"/> Developer <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Developer's/Property Owner's Agent	

Address of Property: 3404 Sweetwater Road, Lawrenceville, GA  
Subdivision or Project Name: Sweetwater Corners Lot/Block: \_\_\_\_\_  
District, Land Lot, & Parcel (MRN): District 6, Land Lot 204, Parcel Number R6204 004  
Development Type: A new convenience store with gas pumps  
Variance Requested: The existing stream will be piped and all stream related buffers and setbacks will  
be filled. Additionally, impervious area will be constructed over much of this area

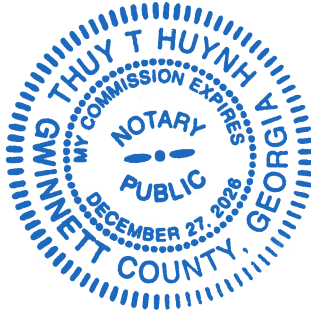
- Please attach a copy of the completed signed checklist for a Stream Buffer Variance

\*\*\*\*\*

**Applicant Certification**

\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).



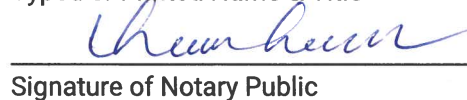
  
Signature of Applicant

6/2/2025  
Date

Notary Seal

Dawood Kapasi (Manager)

Typed or Printed Name & Title

  
Signature of Notary Public

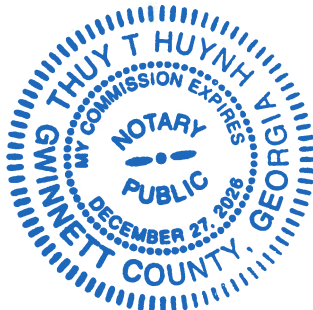
06/03/2025  
Date

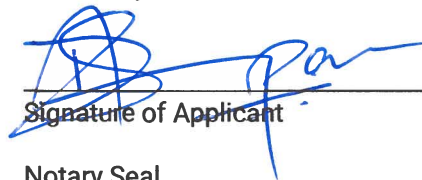
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**Property Owner Certification**

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The undersigned is the record owner of the property considered in this application and is aware that no application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12-month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).



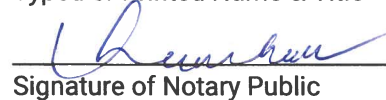
  
Signature of Applicant

6/2/2025  
Date

Notary Seal

Dawood Kapasi (Manager)

Typed or Printed Name & Title

  
Signature of Notary Public

06/03/2025  
Date

\*\*\*\*\*

**Planning & Development Use Below Only**

\*\*\*\*\*

Date Received: \_\_\_\_\_

Received By: \_\_\_\_\_

MRN: \_\_\_\_\_ Variance Type: \_\_\_\_\_

Code Section: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Commission District: \_\_\_\_\_


Hearing Date: \_\_\_\_\_

NOTICE  
SIGN POSTING STATEMENT

I have been given a copy of the sign posting instructions and I understand these instructions.  
I further understand that the sign is to be posted on or before:

Sign Posting Date: 7/28/2025

Name: Dawood Kapasi

Signature: 

Address: 5500 Oakbrook Parkway, Ste 270  
Norcross, GA 30093

Phone: (678) 878-4753

Today's Date: 6/12/2025

Case Number: SBV2025-00005





**STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT**

PROJECT NAME: Sweetwater Corners  
PROPERTY ADDRESS: 3404 Sweetwater Road  
Lawrenceville GA  
LANDLOT/DISTRICT/PARCEL: Land Lot 204, District 6

PURSUANT ARTICLE 7.2 OF THE STREAM BUFFER MITIGATION BANK ORDINANCE, I/WE ACKNOWLEDGE ALL OBLIGATIONS PROPOSED TO THE COUNTY FOR THE PURPOSE OF ENCROACHMENT INTO GWINNETT COUNTYS PROTECTED STREAM BUFFERS. SHOULD THE BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS DECIDE IN MY/OUR FAVOR, PAYMENT WILL BE REQUIRED AT THE TIME OF PERMIT ISSUANCE.

IN-LIEU FEE: \$ 109,280

Mare Properties, LLC

APPLICANT NAME



SIGNATURE NAME OF OWNER/ MANAGING PARTNER

Dawood Kapasi (Manager)

PRINTED NAME OF OWNER/ MANAGING PARTNER

6/2/2025

DATE

**Exhibit B: Letter of Intent**

**[attached]**



August 12, 2025

Gwinnett County Planning & Development  
446 W Crogan St #300  
Lawrenceville, Georgia 30046

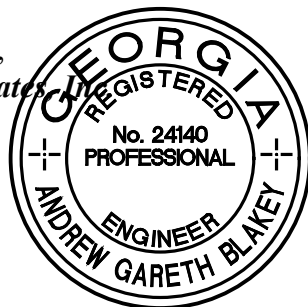
Subject: **Gwinnett County Stream Buffer Variance  
Sweetwater Corners  
3404 Sweetwater Road, Land Lot 204, 6<sup>th</sup> District  
Gwinnett County, Georgia  
TPA Project No 1-20-0213**

On behalf of our client, Kapasi Construction, Travis Pruitt & Associates, Inc. (TPA) hereby submits this Stream Buffer Variance Letter of Intent for the proposed project located in Gwinnett County, Georgia.

The approximately 1.64-acre project site is located in Gwinnett County, Georgia. The site address is 3500 Sweetwater Club Drive, Duluth, Ga. 30096. The project site is bounded by Sweetwater Road to the north, Sweetwater Club Drive to the east, Shores on Sweetwater residential community to the south, and the Lake at Newbury Park Condominiums residential community to the west. The proposed project is to develop a fuel station, retail center, and all the necessary infrastructure to support such a development. This will include piping and filling two perennial streams and filling a wetland to pad grade the side to meet the grading requirements. As can be seen on the attached Existing Conditions Plan and Grading Plan, the elevation of the site will increase from a low point of 888-feet to approximately 901-feet. Due to the location of the stream on the site, existing zoning buffers, and the site's size, the subject property can only be considered developable with the approval of this stream buffer variance. Additionally, a Georgia EPD Stream Buffer Variance and a U.S. Army Corps of Engineers (USACE) Nationwide Permit 39 have already been granted for the proposed development. A flood study with a no-rise certification must be prepared for the development, as the site discharges into the Gwinnett County Future Flood Limits.

Respectfully submitted,  
*Travis Pruitt & Associates, Inc.*

Andrew Blakey, P.E.  
Vice President



For The Firm  
Travis Pruitt & Associates, Inc.

**Exhibit C: Gwinnett County Stream Buffer Evaluation Tool**

**[attached]**

Gwinnett County Stream Buffer Evaluation Tool

Date: 6/12/2025  
 District/ Lant Lot/ Parcel: LL 204, 6th District  
 Permit/ Case Number (i.e. SBV):  
 Project Name: Sweetwater Corners  
 Applicant Name:  
 Applicant Phone Number:

Existing Area (square feet{SF})

	Zone								
Type	0-25		25-50		50-75		75-150		150-300
Impervious	0	SF	0	SF	0	SF	0	SF	0
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0
Forest	15,319	SF	13,172	SF	10,947	SF	0	SF	0
<b>Total</b>	<b>15,319</b>	<b>SF</b>	<b>13,172</b>	<b>SF</b>	<b>10,947</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>
									<b>39,438 SF</b>

Proposed Area (square feet{SF})

	Zone								
Type	0-25		25-50		50-75		75-150		150-300
Impervious	9,758	SF	9,880	SF	6,706	SF	0	SF	0
Disturbed Pervious	5,561	SF	3,292	SF	4,241	SF	0	SF	0
Forest	0	SF	0	SF	0	SF	0	SF	0
<b>Total</b>	<b>15,319</b>	<b>SF</b>	<b>13,172</b>	<b>SF</b>	<b>10,947</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>
									<b>39,438 SF</b>

Buffer Impact 4.75  
 On Site Mitigation 0.00  
 Mitigation Needed 4.75

WQ Value Cost (\$/Value) \$23,000

Total Cost \$109,280

## Existing Impact Area (square feet(SF))

	Zone					
Type	0-25		25-50		50-75	
Impervious						
Disturbed Pervious		SF		SF		SF
Forest	15,319	SF	13,172	SF	10,947	SF
<b>Total</b>	<b>15,319</b>	<b>ac</b>	<b>13,172</b>	<b>ac</b>	<b>10,947</b>	<b>ac</b>
						39,438 SF

## Proposed Impact Area (square feet(SF))

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Forest>Impervious	9,758	SF	9,880	SF	6,706	SF
Forest>Disturbed Pervious	5,561	SF	3,292	SF	4,241	SF
Disturbed Pervious>Impervious		SF		SF		SF
<b>Total</b>	<b>15,319</b>	<b>SF</b>	<b>13,172</b>	<b>SF</b>	<b>10,947</b>	<b>SF</b>
						39,438 SF

## Impact WQ Value Factor

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Forest>Impervious	8		6		2	
Forest>Disturbed Pervious	7		5.25		0	
Disturbed Pervious>Impervious	4		3		1	

## Water Quality Impact Value = Area \* Water Quality Value Factor

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Forest>Impervious	78,064		59,280		13,412	
Forest>Disturbed Pervious	38,927		17,283		0	
Disturbed Pervious>Impervious	0		0		0	
<b>Total</b>	<b>116,991</b>		<b>76,563</b>		<b>13,412</b>	
						206,966

v050401

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## Existing Mitigation Area (square feet(SF))

	Zone									
Type	0-25		25-50		50-75		75-150		150-300	
Impervious		SF		SF		SF		SF		SF
Disturbed Pervious		SF		SF		SF		SF		SF
Forest						SF		SF		SF
<b>Total</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>
										0 SF

## Proposed Mitigation Area (square feet(SF))

	Zone									
Type (Existing>Proposed)	0-25		25-50		50-75		75-150		150-300	
Impervious>Disturbed Pervious		SF		SF		SF				
Disturbed Pervious>Restored Forest		SF		SF		SF		SF		SF
Impervious> Restored Forest		SF		SF		SF		SF		SF
Preserved Forest						SF		SF		SF
<b>Total</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>
										0 SF

## Mitigation WQ Value Factor

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Impervious	0		0		0	
Impervious>Disturbed Pervious	1		0.75		0.25	
Disturbed Pervious>Restored Forest	1.5		1.125		0.375	
Impervious> Restored Forest	4		1.5		0.5	
Preserved Forest					1	
					0.5	

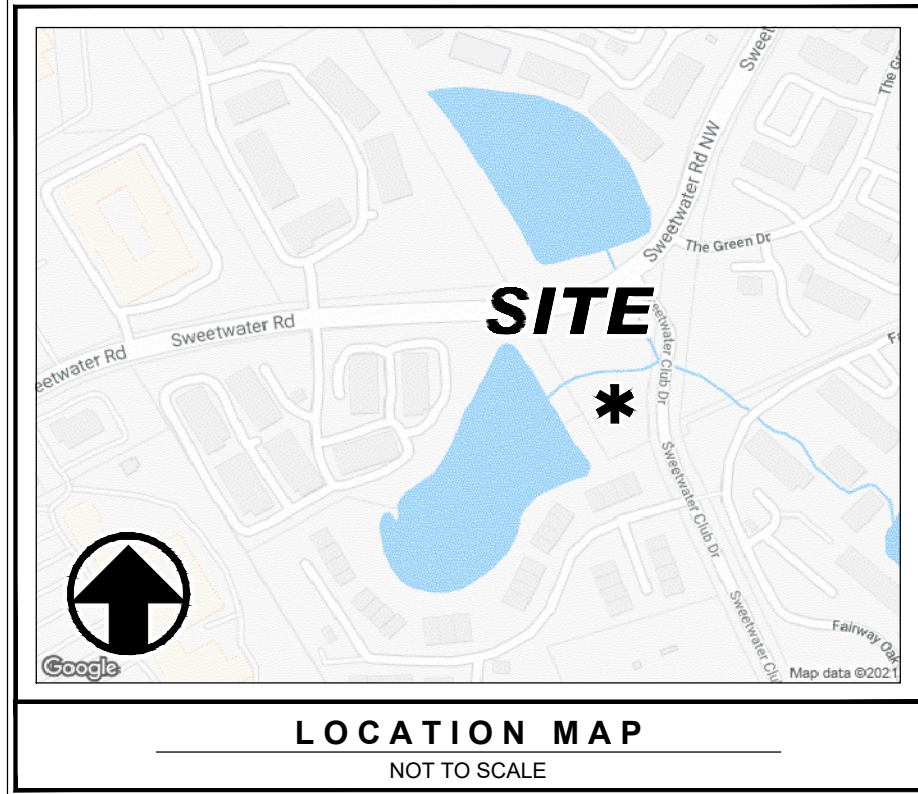
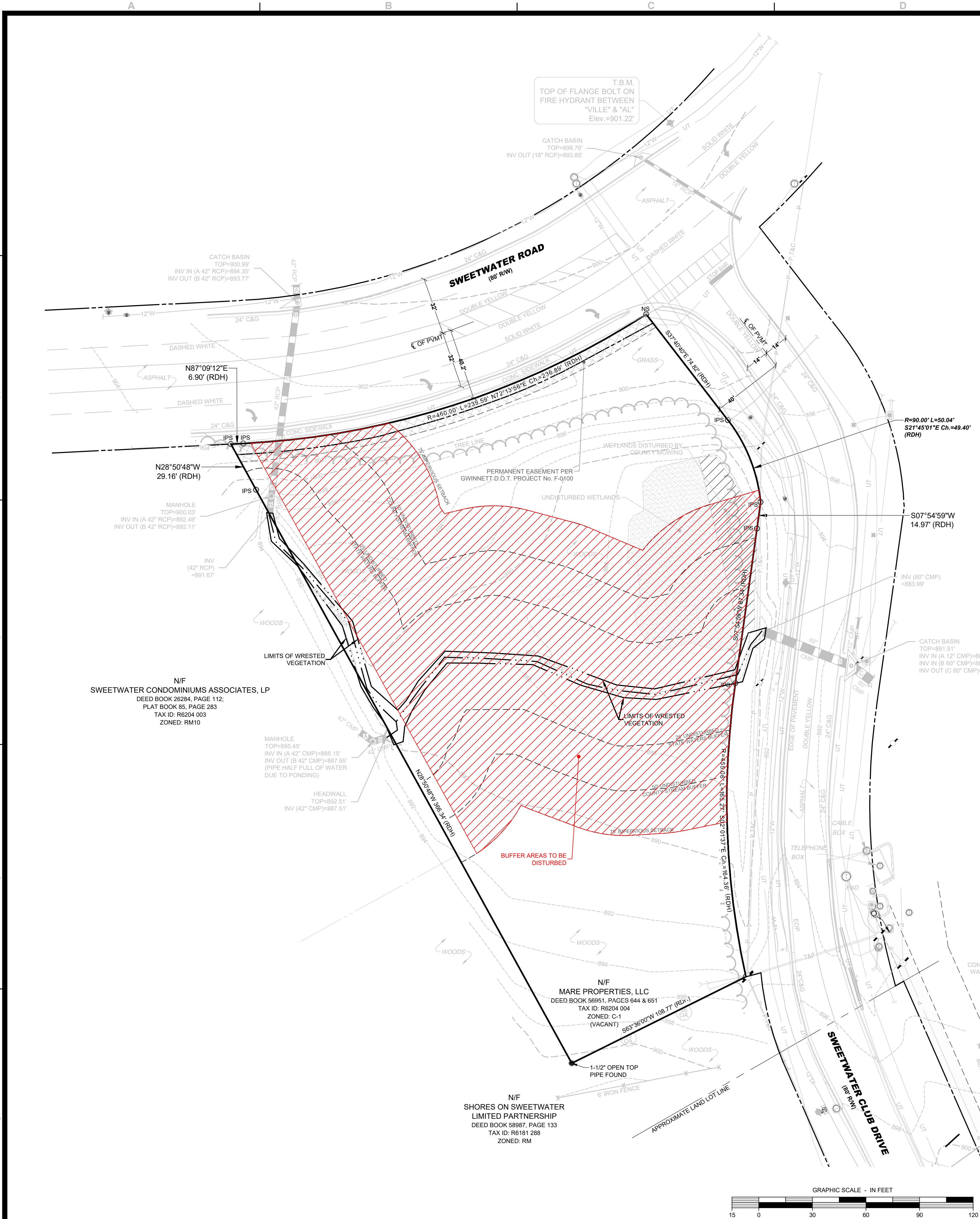
## Water Quality Mitigation Value = Area \* Water Quality Value

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Impervious>Disturbed Pervious	0		0		0	
Disturbed Pervious>Restored Forest	0		0		0	
Impervious> Restored Forest	0		0		0	
Preserved Forest	0		0		0	
<b>Total</b>	<b>0</b>		<b>0</b>		<b>0</b>	
						0

**Exhibit D: Existing Site Plan and Boundary Survey**

**[attached]**





**OWNER**  
**MARE PROPERTIES, LLC**  
5500 OAKBROOK PARKWAY, SUITE 270  
NORCROSS, GEORGIA 30093  
(678) 878 4753

**24 HOUR EMERGENCY CONTACT**  
DK KAPASI  
(678) 878 4753  
E-mail: DK@KAPASICONSTRUCTION.COM

**SITE ZONING:** C-1 (RZC2022-00010)

**SITE AREA:** 1.64 ACRES

**DISTURBED AREA:** ±1.9 ACRES

**TAX PARCEL ID:** R6204 004

**BUILDING SETBACK LINES:**  
FRONT YARD: 15 FT.  
REAR YARD: 30 FT.  
SIDE YARD: 10 FT.

MAX FAR: 0.5  
MAX LOT COVERAGE: 80%  
MAX BUILDING HEIGHT: 35'

STREAM BUFFER IMPACT	
TYPE	AREA IMPACTED
75' IMPERVIOUS SETBACK	0.25 AC
50' GWINNETT COUNTY UNDISTURBED BUFFER	0.30 AC
25' STATE WATERS UNDISTURBED BUFFER	0.35 AC

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-6759  
www.travispruit.com  
CONTACT PERSON: ANDREW BLANEY  
e-mail: andrew@travispruit.com



EXISTING CONDITIONS

## SWEETWATER CORNERS

3404 SWEETWATER ROAD, LAND LOT 204 6TH DISTRICT, LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA



For The Firm  
Travis Pruitt & Associates, Inc.

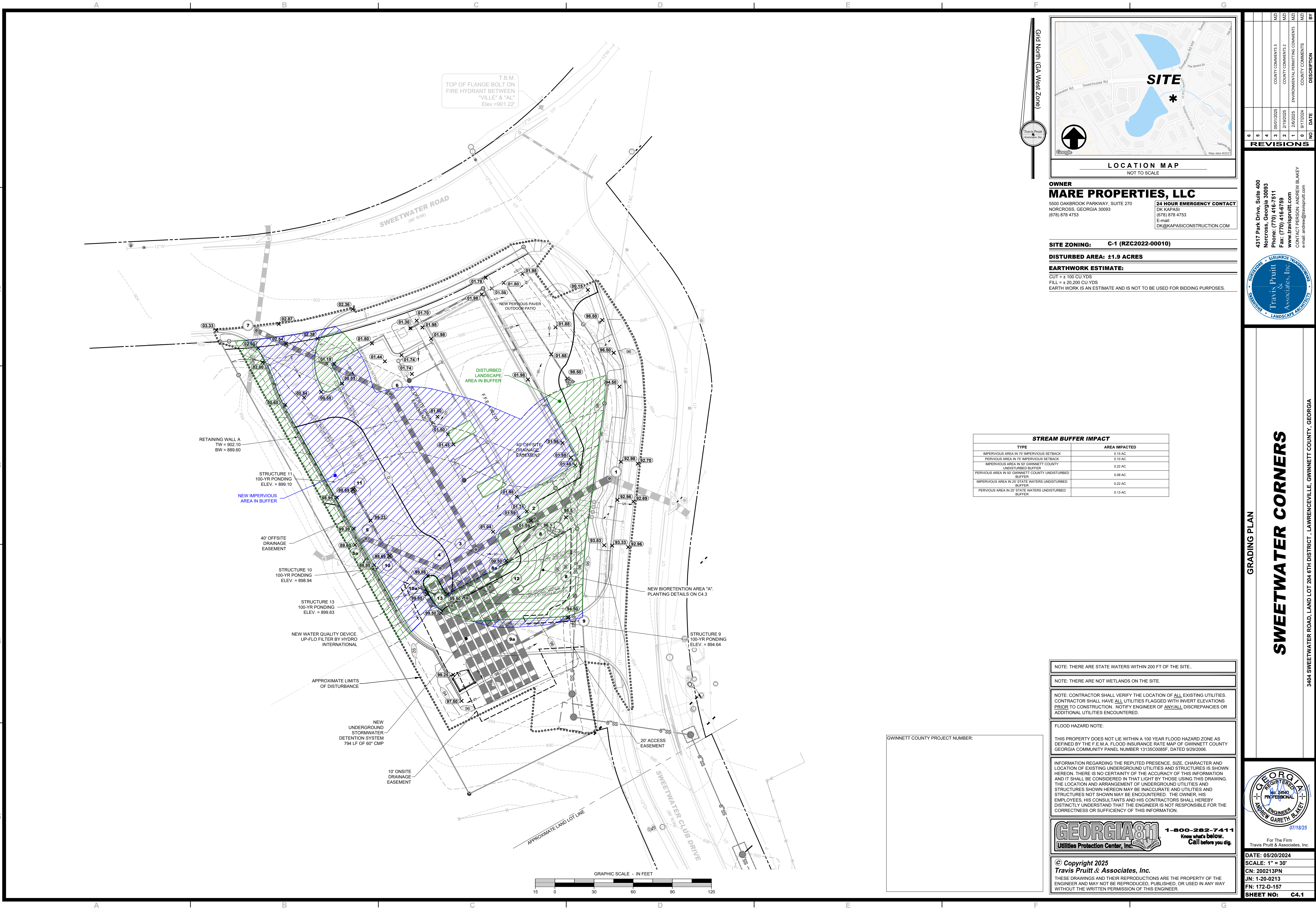
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SCALE: 1" = 30'  
CN: 200213PN  
JN: 1-20-0213  
FN: 172-D-157  
SHEET NO: C2.1



**Exhibit E: Proposed Site Plan and Grading Plan**

**[attached]**





**OWNER**  
**MARE PROPERTIES, LLC**  
5500 OAKBROOK PARKWAY, SUITE 270  
NORCROSS, GEORGIA 30093  
(678) 878 4753

**24 HOUR EMERGENCY CONTACT**  
DK KAPASI  
(678) 878 4753  
E-mail:  
DK@KAPASICONSTRUCTION.COM

**SITE ZONING:** C-1 (RZC2022-00010)  
**DISTURBED AREA:** ±1.9 ACRES  
**EARTHWORK ESTIMATE:**  
CUT = ± 100 CU YDS  
FILL = ± 20,200 CU YDS  
EARTH WORK IS AN ESTIMATE AND IS NOT TO BE USED FOR BIDDING PURPOSES.

STREAM BUFFER IMPACT	
TYPE	AREA IMPACTED
IMPERVIOUS AREA IN 75' IMPERVIOUS SETBACK	0.15 AC
PERVIOUS AREA IN 75' IMPERVIOUS SETBACK	0.10 AC
IMPERVIOUS AREA IN 50' GWINNETT COUNTY UNDISTURBED BUFFER	0.22 AC
PERVIOUS AREA IN 50' GWINNETT COUNTY UNDISTURBED BUFFER	0.08 AC
IMPERVIOUS AREA IN 25' STATE WATERS UNDISTURBED BUFFER	0.22 AC
PERVIOUS AREA IN 25' STATE WATERS UNDISTURBED BUFFER	0.13 AC

NOTE: THERE ARE STATE WATERS WITHIN 200 FT OF THE SITE.

NOTE: THERE ARE NOT WETLANDS ON THE SITE.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

FLOOD HAZARD NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COUNTY GEORGIA COMMUNITY PANEL NUMBER 13135C0085F, DATED 9/29/2006.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

**GEORGIA811** 1-800-282-7411  
Utilities Protection Center, Inc. Know what's below. Call before you dig.

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www.travispruit.com  
CONTACT PERSON: ANDREW BLAKEY  
e-mail: andrew@travispruit.com



GRADING PLAN

**SWEETWATER CORNERS**

3404 SWEETWATER ROAD, LAND LOT 204 6TH DISTRICT, LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

**GEORGIA811** 1-800-282-7411  
Utilities Protection Center, Inc. Know what's below. Call before you dig.

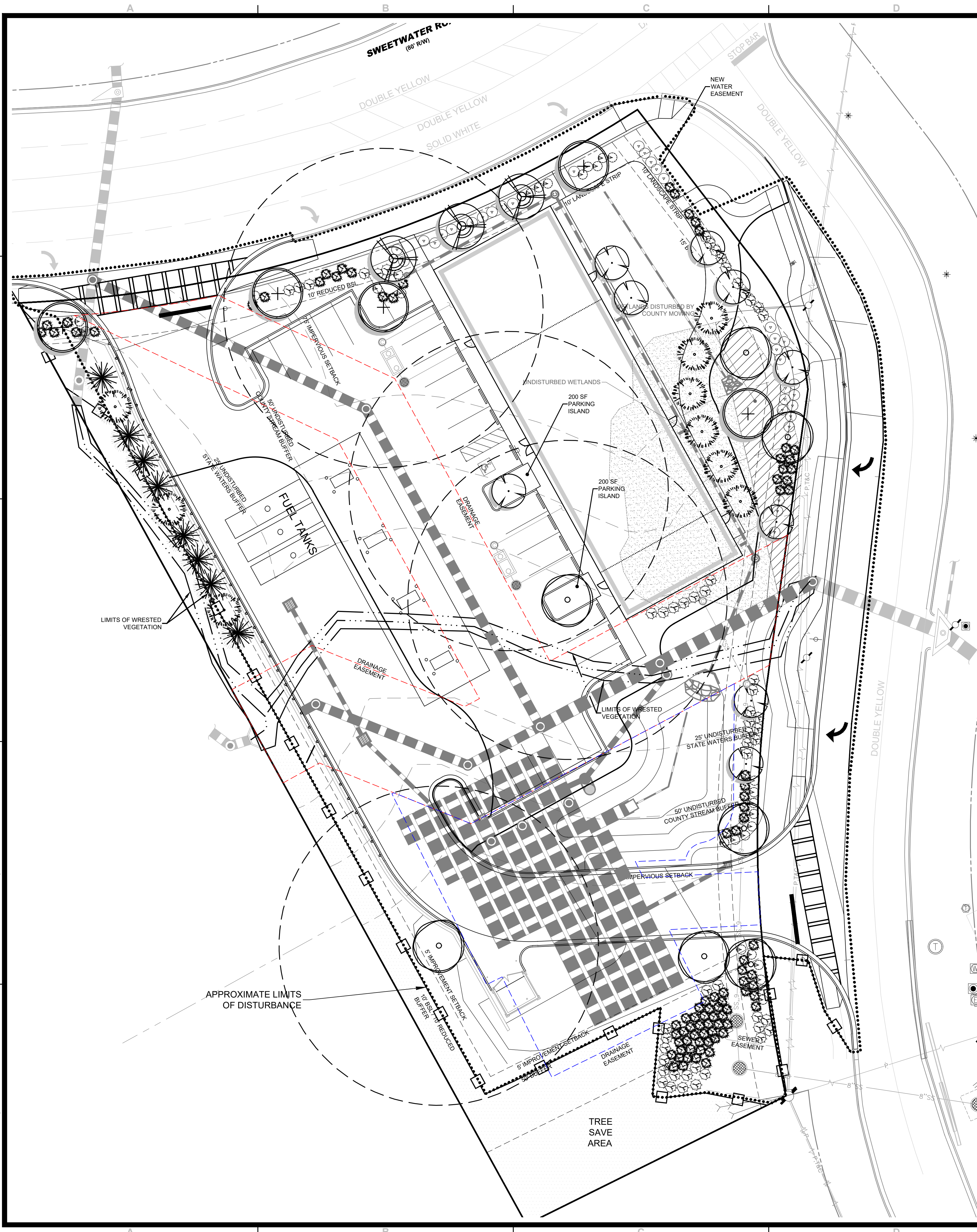
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SCALE: 1" = 30'  
CN: 200213PN  
JN: 1-20-0213  
FN: 172-D-157  
SHEET NO: C4.1



## **Exhibit F: Tree Replacement Plan**

**[attached]**





CANOPY COVERAGE CALCULATIONS			
COMMON NAME	COUNT	COVERAGE	TOTAL
TRIDENT MAPLE	6	314	1884
E RED CEDAR	8	79	632
BLACK GUM	5	1590	7950
VIRGINIA PINE	9	314	2826
WILLOW OAK	4	962	3848
JAPANESE ZELKOA	7	314	2198
TREE SAVE AREA	POLYGON	5739.6	5740.6
COVERAGE TOTAL			25076.6
SITE AREA		71223.1	35.10%

- ## GENERAL PLANTING NOTES:
1. The landscape contractor shall locate and verify the existence of all utilities prior to starting work.
  2. The landscape contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
  3. All material shall conform to the guidelines established by the current American Standards for Nursery Stock, published by the American Association of Nurserymen.
  4. No plant shall be put into the ground before ground grading is complete and approved by the project landscape architect or equal.
  5. All plants shall bear the same relationship to finished grade as the plant's original grade before digging unless root flare is covered.
  6. All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is root balled. All root wrapping material made of synthetic or plastics shall be removed at the time of planting.
  7. Prior to planting the location of all trees shall be staked and all plant material shall be inspected for approval by the project landscape architect or equal. No plant material will be accepted if it is damaged, diseased or inadequate in size as specified on plans. Substitutions due to availability must be approved by the landscape architect.
  8. All plants shall be installed as per details and the installation specifications.
  9. The landscape contractor shall provide fertilizer, pre-emergent, lime, topsoil and planting mixture as per the installation specifications.
  10. Landscape contractor is responsible for clean up of all containers, pallets, debris, etc. resulting from his work.
  11. All plants shall be watered thoroughly twice during the first 24-hour period after planting, all plants shall then be watered weekly or more often as necessary to maintain the equivalent of one inch of absorbed water per week. Landscape contractor is responsible for watering through a 90-day maintenance period.
  12. All plants and grass shall be warranted for one (1) year. warranty does not include acts of god or vandalism.
  13. Topping trees is not allowed. Trees removed or having their tops cut off compliance with this ordinance shall be replaced with the equivalent inches of removed trees.
  14. All buffers and tree save areas are to be clearly identified with protective fencing prior to commencement of any land disturbance.
  15. Non-vegetative material to be removed manually.
  16. A commercial applicator license and a pesticide contractor license are required by the contractor if the use of herbicides are necessary for noxious plant removal.

- ## IRRIGATION NOTES:
1. The contractor is to provide an irrigation system if required. Submit a plan for an automatically controlled irrigation system to the owner or the owner's representative for review and approval prior to installation. The system shall be designed to provide full and complete coverage to all landscaped areas of the site indicated on the landscape plan.
  2. All materials used in the design, including sprinkler heads, valves, valve boxes, controllers, pumps, backflow preventors, rain and freeze sensors, drip equipment, electrical connections, and pvc pipe and fittings, shall meet minimum industry standards. Manufacturer and model must be specified.
  3. Contractor to use drip irrigation with moisture and an RSD Rainbird Sensor (or equivalent) in areas where feasible.

**LANDSCAPE STRIP CALCULATION:**

---

10.0' TYPE 2 LANDSCAPE STRIP  
SWEETWATER ROAD = 197.65 LF  
198' / 40 = 5 TREES  
198' / 4 = 50 SHRUBS  
SWEETWATER CLUB DRIVE = 353.54 LF  
354' / 40 = 9 TREES  
354' / 4 = 89 SHRUBS

15 TREES AND 140 SHRUBS PROPOSED

\* REQUIREMENT SATISFIED

**PARKING LOT TREES CALCULATION:**

---

1 TREE PER 7 SPACES  
25 PARKING SPACES  
 $25 / 7 = 4$  TREES  
4 TREES PROPOSED IN PARKING AREAS

NOTE: ALL NEW PARKING SPACES ARE WITHIN 60' RADIUS OF A NEW TREE TRUNK.

\* REQUIREMENT SATISFIED

**BUFFER REPLANTING CALCULATION:**







EQUIVALENT OF 177 LF OF 10' ZONING BUFFER DISTURBED.  
REPLANTED TO 15' LANDSCAPE BUFFER STANDARD





*\*Small ornamental trees randomly placed, large evergreen shrubs 6'oc, small evergreen shrubs 4'oc, ground cover or turf, and 6" H solid fence or wall.*

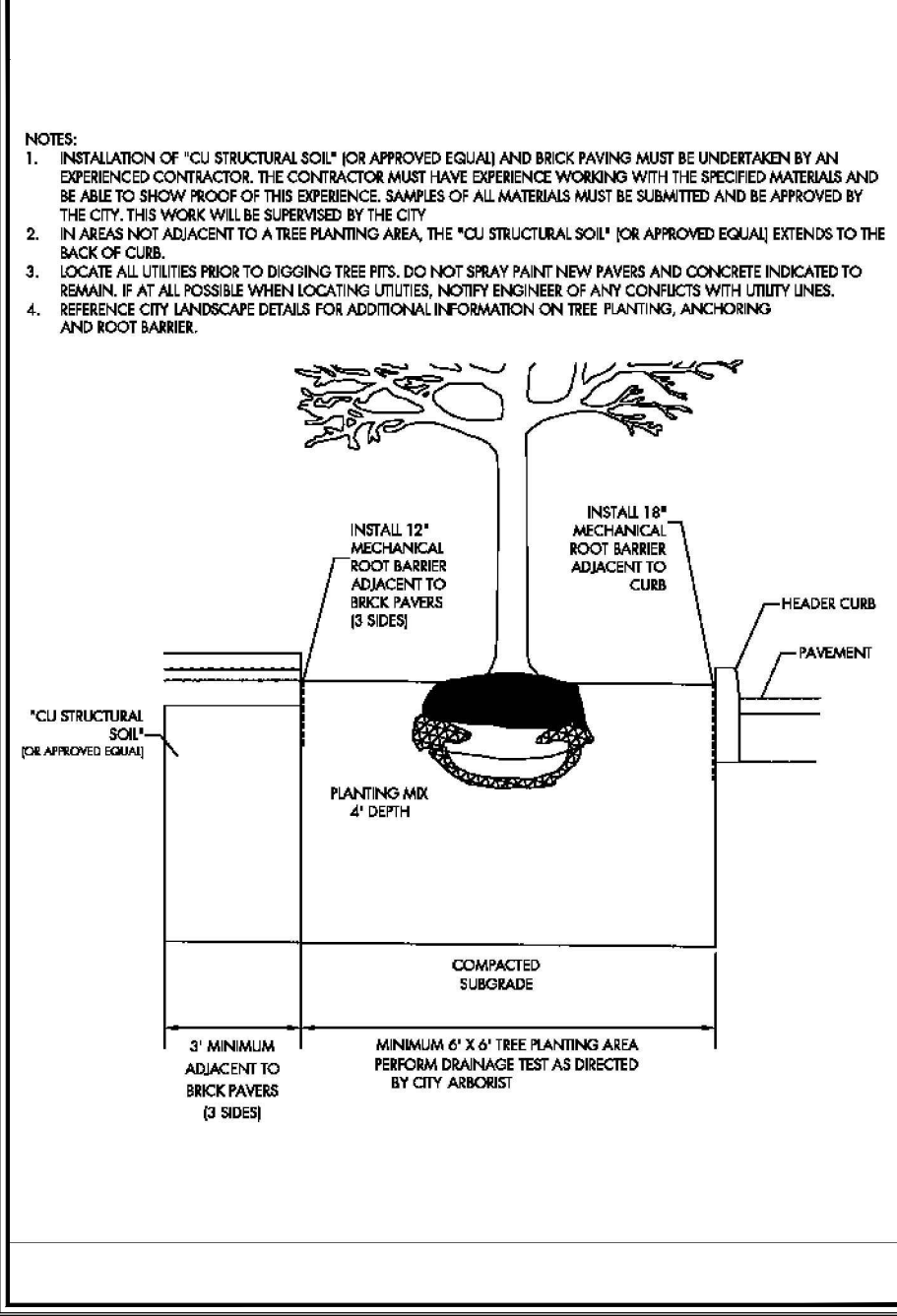
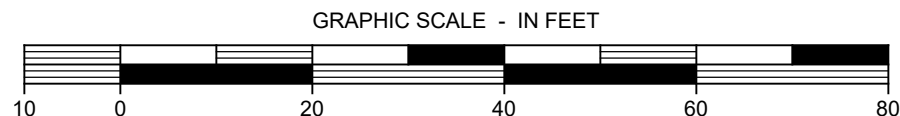
177 / 6 = 30 LARGE EVERGREEN SHRUBS  
177 / 4 = 44 SMALL EVERGREEN SHRUBS

10 EVERGREEN TREES PROPOSED FOR SCREENING PURPOSE.

\* REQUIREMENT SATISFIED

TREE SCHEDULE									
SYM	SYM	COUNT	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTE	GENUS %
	TM	7	Acer buergeranum	TRIDENT MAPLE	3" cal	b&b	ai	L Strip	18.4
	EC	8	Juniperus virginiana	E. RED CEDAR	10-12" IN 3" cal	b&b	15' o.c.	Buffer / Screening	21.1
	BT	3	Nyssa sylvatica	BLACK GUM	3" cal	b&b	ai	L Strip	7.9
	VP	9	Pinus virginiana	VIRGINIA PINE	2" cal	b&b	ai	Buffer / Screening	23.7
	WO	5	Quercus phellos	WILLOW OAK	10-12" ht 2" cal	b&b	ai	L Strip / P Lot Tree	13.2
	GZ	7	Zelkova serrata "Schmidtow"	WIRELESS JAPANESE ZELKOVA	3" cal	b&b	ai	L Strip / P Lot Tree	18.4
TOTAL		39	X 0.6 TDU	23.4	TDU PROPOSED				102.6

SHRUBS								
SYM	SYM	COUNT	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
	BH	34	<i>Ilex cornuta</i> 'burfordii nana'	DWARF BURFORD HOLLY	3 gal	con	4'	L.Strip
	IH	53	<i>Ilex glabra</i> 'Nigra'	INKBERRY HOLLY	3 gal	con	4'oc	L.Strip
	HG	88	<i>Juniperus chinensis</i> 'Nick's Compact'	CHINESE JUNIPER	3 gal	con	4'oc	L.Strip
	LP	28	<i>Loropetalum chinense</i> 'Purple Daydream'	DWARF LOROPETALUM	3 gal	con	3'oc	L.Strip
TOTAL		203						

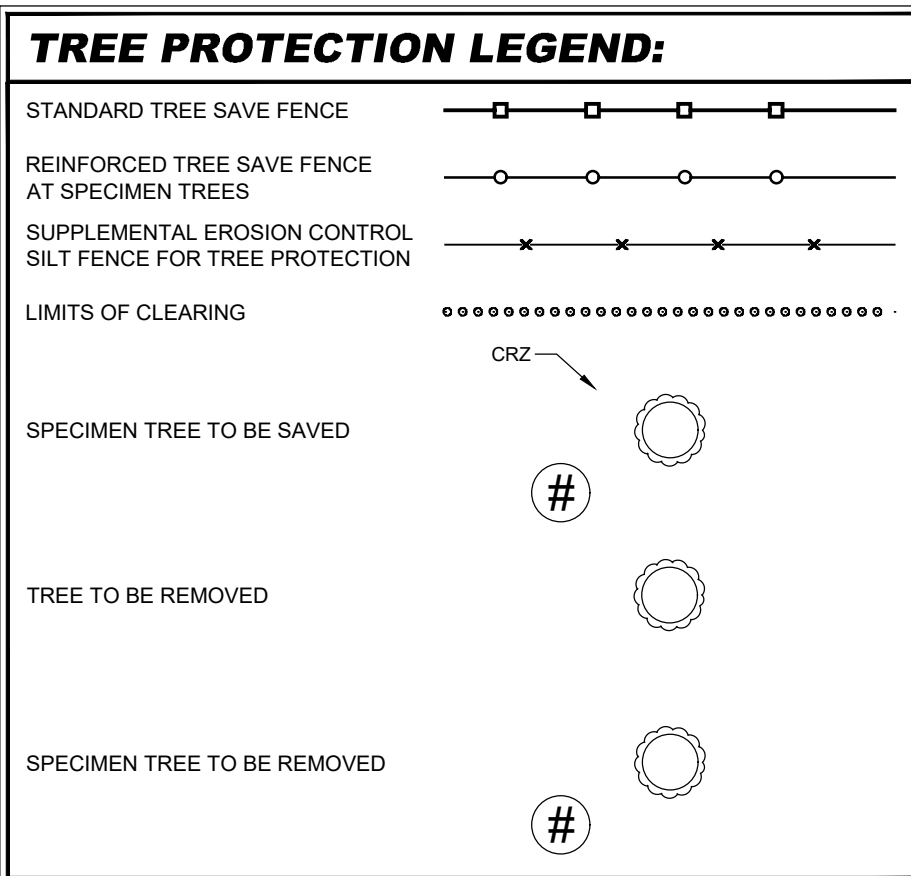


SITE AREA = 1.64 ACRES  
EXCLUSIONS (ZONING BUFFER) = 0.213 ACRES  
NET SITE AREA = 1.43 ACRES  
SITE DENSITY FACTOR (SDF) =  $16 \times 1.43$  ACRES  
SDF = 22.83 TDU  
TREE SAVE AREA = 0.11 ACRES IN BUFFER  
38 - 3" cal TREES FOR A TOTAL OF 22.8 TDU PROPOSED TO MEET REQUIREMENT.

\* REQUIREMENT SATISFIED

**SPECIMEN TREE RECOMPENSE NOTES:**

THERE ARE NO SPECIMEN TREES ON SITE



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE.  
CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

NOTE: THERE ARE STATE WATERS WITHIN 200 FT OF THE SITE..

NOTE: THERE ARE NOT WETLANDS ON THE SITE.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

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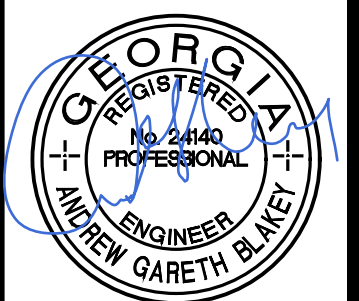
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5			
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3	05/01/2025	COUNTY COMMENT'S 3	M2/
2	21/02/2025	COUNTY COMMENTS 2	M2/
1	28/2/2025	ENVIRONMENTAL PERMITTING COMMENTS	M2/
0	8/17/2024	COUNTY COMMENTS	M2/
NO	DATE	DESCRIPTION	BY

## REVISIONS

4317 Park Drive, Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-6759  
[www.travispruitt.com](http://www.travispruitt.com)  
CONTACT PERSON: ANDREW BLAKEY  
e-mail: [andrew@travispruitt.com](mailto:andrew@travispruitt.com)



**SWEETWATER CORNERS**



For The Firm  
Travis Pruitt & Associates, Inc.

<b>DATE:</b> 05/20/2024
<b>SCALE:</b> 1" = 20'
<b>CN:</b> 200213PN
<b>JN:</b> 1-20-0213
<b>FN:</b> 172-D-157
<b>SHEET NO:</b> C10.2



**Exhibit G: Georgia Environmental Protection Division Stream Buffer Variance**

**[attached]**

**EPD Director's Office**

2 Martin Luther King, Jr. Drive  
Suite 1456, East Tower  
Atlanta, Georgia 30334  
404-656-4713

Mr. David Kapasi  
Kapasi Construction  
5500 Oakbrook Parkway, Suite 270  
Norcross, GA 30093

Apr 07, 2025

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(15)  
Sweetwater Club Drive Fuel and Retail Center  
Gwinnett County  
File: BV-067-24-10

Dear Mr. Kapasi:

The Georgia Environmental Protection Division (EPD) has reviewed your stream buffer variance application for the above-referenced project. The review was conducted to consider the potential impacts of the proposed project's encroachment on buffers to State waters within the context of the Georgia Erosion and Sedimentation Act and the potential impact to State waters within the context of Georgia's National Pollutant Discharge Elimination System (NPDES) General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the application that you submitted for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent that your buffer variance application includes a request to conduct land-disturbing activities within 25 feet of State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered by EPD, and the related activity is not addressed in the variance granted herein.

Pursuant to Ga. Comp. R. and Regs. 391-3-7-.05(2)(h) and subject to the conditions and contingencies described further below, authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated October 4, 2024. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions and contingencies:

- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;

- 3) All disturbed areas must be seeded, fertilized, and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;
- 4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by Gwinnett County for this project;
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by Gwinnett County; and
- 7) Post-construction stormwater management systems must be maintained to ensure pollutant removal efficiencies for water quality protection.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local, or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," Gwinnett County is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Brian Kent, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 604-9419.

Sincerely,



Jeffrey W. Cown  
Director

JWC:bk

cc: S. Wade Gilbert, Travis Pruitt and Associates, Inc.  
Nicole Love Hendrickson, Chairwoman Gwinnett County Board of Commissioners  
Glenn Stephens, County Administrator  
Bob Whelchel, Gwinnett County Planning and Development  
Louis Young, District Supervisor  
Jonathan Wells, EPD Mountain District  
Robert Amos, Georgia Soil and Water Conservation Commission  
John Thomson, WRD Fisheries Northeast Region II

File: BV-067-24-10

**Exhibit H: U.S. Army Corps of Engineers Nationwide Permit No. 39**

**[attached]**





**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT**  
**4751 BEST RD, SUITE 140**  
**COLLEGE PARK, GEORGIA 30337**

November 26, 2024

Regulatory Division  
SAS-2024-00637

Mr. David Kapasi  
Kapasi Construction  
5500 Oakbrook Pkwy, Suite 270  
Norcross GA, 30093

Dear Mr. Kapasi:

I refer to the Pre-Construction Notification submitted on your behalf by Travis Pruitt & Associates, Incorporated, requesting verification for use of Nationwide Permit No. 39 (NWP 39) for the construction of a commercial development and associated infrastructure that will impact 0.11 acre of wetland and 373 linear feet (.03-acre) of two perennial streams. The 1.9-acre project site is located south of Sweetwater Road, west of Sweetwater Club Drive, and addressed at 3500 Sweetwater Club Drive in Duluth, Gwinnett County, Georgia. (central coordinates located at Latitude 33.944646, Longitude -84.117966). This project has been assigned number SAS-2024-00637 and it is important that you refer to this number in all communication concerning this matter.

We understand the proposed commercial development activities are associated with the development of a fuel station, retail center, and associated infrastructure. The construction of the project will require piping and filling two perennial streams (137 linear feet [0.009-acre] of SA and 237 linear feet [0.021-acre] of SB) and filling 0.11-acre of a wetland (WL1) for site grading. The overall development plans and details of the proposed impacts are depicted in the attached two (2) exhibits consecutively entitled 1) "Sheet – :Existing Conditions Plan, Sweet Water Club Drive", dated February 28, 2024, 2) "Sheet C4.1: Grading Plan, Sweet Water Club Drive", dated May 20, 2024, both prepared by Brent Thomas of Travis Pruitt and Associates, Inc.

The enclosed exhibit entitled, "Sheet – :Existing Conditions Plan, Sweet Water Club Drive", dated February 28, 2024, as prepared by Brent Thomas of Travis Pruitt and Associates, Inc., identifies the delineation limits of all aquatic resources within the project area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. Please note, this delineation may require re-verification and is subject to change based on site conditions at the time of re-evaluation.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR) and/or the December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, no adverse comments regarding the proposed work were received.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized as described in Part B of the NWP Program. Your use of this NWP is valid only if:

a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.

b. Prior to the commencement of any permitted work in aquatic resources, the permittee shall purchase .06 lacustrine/fringe 2018 wetland mitigation credits from Georgia Alabama Land Trust, and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to the permitted project. If all or a portion of the required credits are not available from Georgia Alabama Land Trust, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation bank.

c. Prior to the commencement of any permitted work in aquatic resources, the permittee shall purchase 3357 legacy stream mitigation credits from Little Sandy Creek 2 and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to the permitted project. If all or a portion of the required credits are not available from

Little Sandy Creek 2, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation bank.

d. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.

e. You fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project would have no effect on any threatened or endangered species nor any critical habitat for such species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 86 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 14, 2026. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization

under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

An electronic copy of this letter is being provided to the following party: Mr. Wade Gilbert, Travis Pruitt and Associates, Inc. at \*insert linked email address here.

Thank you in advance for completing our on-line Customer Survey Form located at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey). We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact me at 770-767-9098 or email to [Samuel.d.thompson@usace.army.mil](mailto:Samuel.d.thompson@usace.army.mil).

Sincerely,

Samuel D. Thompson  
Regulatory Project Manager  
Piedmont Branch

Enclosures

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY  
NATIONWIDE PERMIT 39

PERMIT FILE NUMBER: SAS-2024-00637

PERMITTEE/ADDRESS Mr. David Kapasi, Kapasi Construction, 5500 Oakbrook Pkwy, Suite 270,  
Norcross GA, 30093

LOCATION OF WORK: The 1.9-acre project site is located south of Sweetwater Road, west of  
Sweetwater Club Drive, and addressed at 3500 Sweetwater Club Drive in Duluth, Gwinnett County,  
Georgia. (central coordinates located at Latitude 33.944646, Longitude -84.117966).

PROJECT DESCRIPTION: Proposed commercial development activities are associated with the  
development of a fuel station, retail center, and associated infrastructure. The impacts include piping and  
filling two perennial streams (SA and SB) and filling a wetland (WL1) for grading.

ACRES AND/OR LINEAR FEET OF WATERS OF THE UNITED STATES IMPACTED: Permanent  
impacts to 0.11-acre of wetland and 373 linear feet (.03-acre) of two perennial streams

DATE WORK IN WATERS OF UNITED STATES COMPLETED: \_\_\_\_\_

COMPENSATORY MITIGATION REQUIRED: 3357 legacy stream mitigation credits and .06  
lacustrine/fringe 2018 wetland mitigation credits

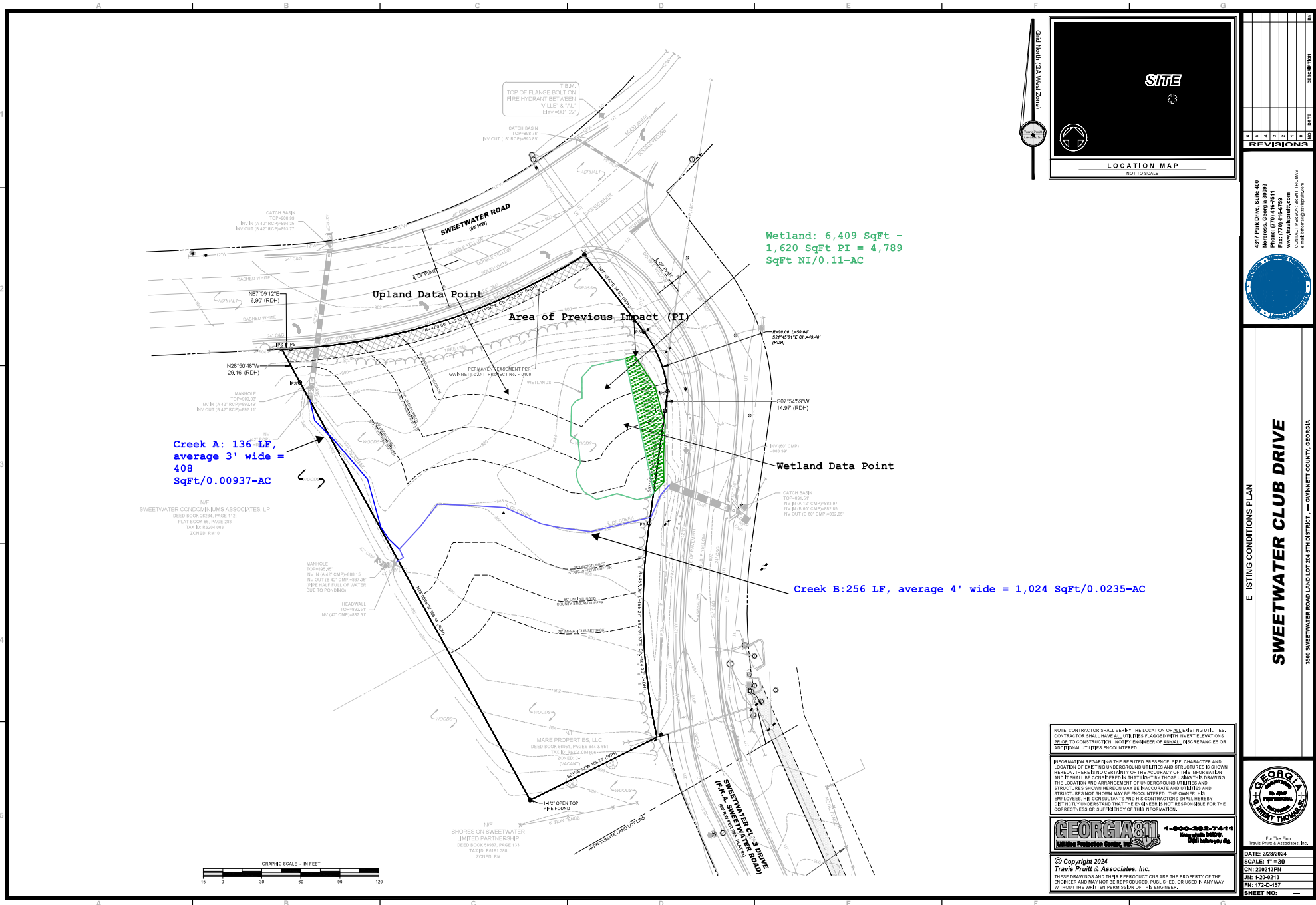
DATE MITIGATION COMPLETED OR PURCHASED (include name of bank):  
\_\_\_\_\_

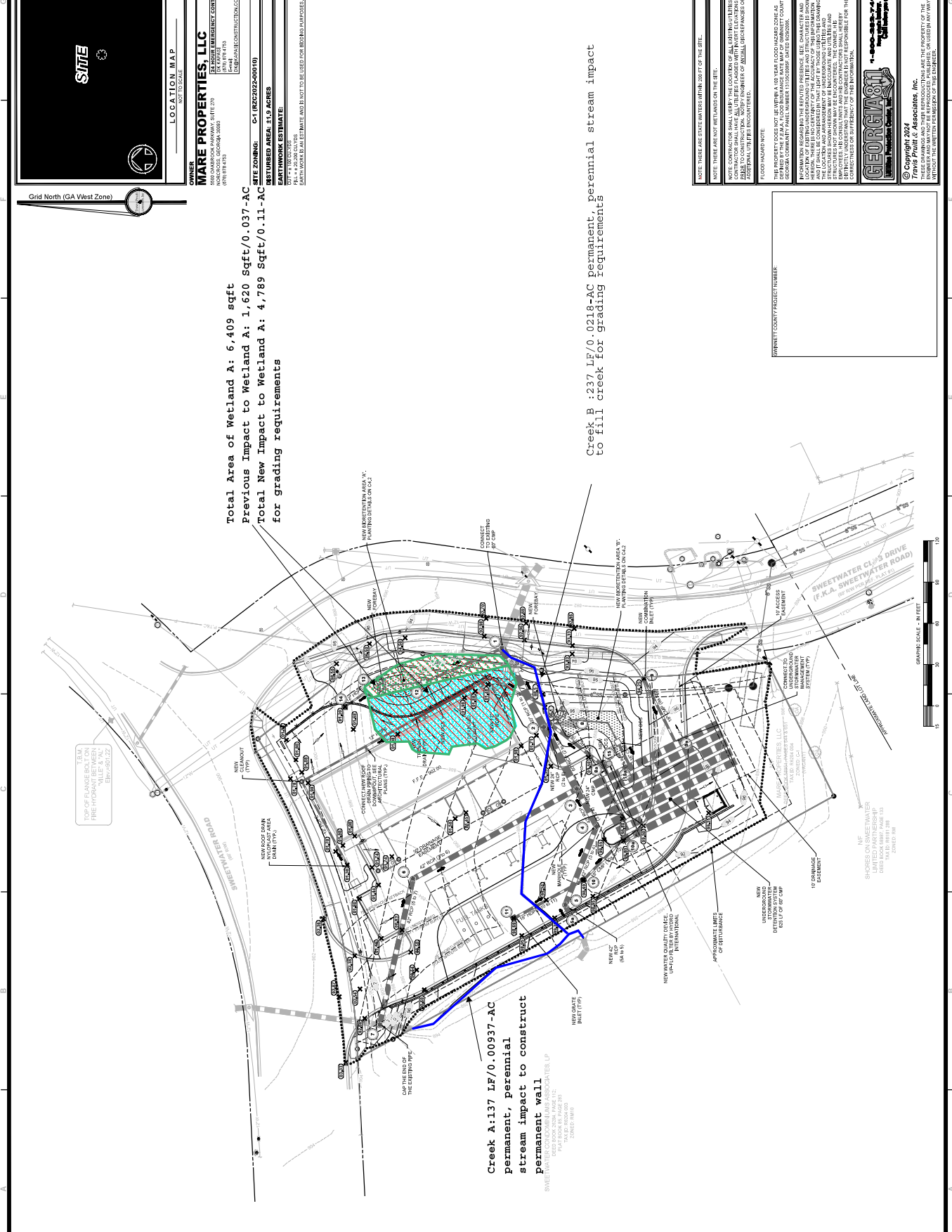
I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance  
Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program,  
published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR) and/or the  
December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 FR), it may be subject  
to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation  
(if applicable) has been completed in accordance with the terms and conditions of the said permit.

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Date





LOCATION MAP  
NOT TO SCALE

**OWNER**  
**MARE PROPERTIES, LLC**  
500 CAMERON PARKWAY, SUITE 270  
DUBLIN, GA 31006  
TEL: 404.473.1473  
CONTACT: JEFFREY@MAREPROPERTIES.COM

**DESIGNED BY**  
**GEORGIAIOM**  
10000 WOODBRIDGE DRIVE, SUITE 100  
DUBLIN, GA 31006  
TEL: 404.473.1473  
CONTACT: JEFFREY@GEORGIAIOM.COM

**DATE** 01/22/2024  
**PROJECT** C-1 (H2202240010)  
**SITE ZONING** C-1 (H2202240010)  
**DESTROYED AREA** 1.0 ACRES  
**EARTHWORK ESTIMATE**  
CUT: 1,000,000 YD<sup>3</sup>  
FILL: 1,000,000 YD<sup>3</sup>  
TOTAL: 2,000,000 YD<sup>3</sup>  
EARTH WORK IS AN ESTIMATE AND IS NOT TO BE USED FOR BIDDING PURPOSES.

Total Area of Wetland A: 6,409 sqft  
Previous Impact to Wetland A: 1,620 Sqft/0.037-AC  
Total New Impact to Wetland A: 4,789 Sqft/0.11-AC  
for grading requirements

Creek A:137 LF/0.00937-AC  
permanent, perennial  
stream impact to construct  
permanent wall  
SWEETWATER CONSULTANTS ASSOCIATES, LP  
P.O. BOX 10000, DUBLIN, GA 31006  
TEL: 404.473.1473

Creek B :237 LF/0.0218-AC permanent, perennial stream impact  
to fill creek for grading requirements

**SWEETWATER CLUB DRIVE**  
GRADING PLAN  
3404 SWEETWATER ROAD LAND LOT 204 6TH DISTRICT, GWINNETT COUNTY, GEORGIA

DATE: 01/22/2024  
SCALE: 1" = 30'  
PROJECT: SWEETWATER CLUB DRIVE  
SHEET NO.: C-1

NOTE: THESE ARE EXISTING WATER WAYS WITHIN 200 FT OF THE SITE.  
NOTE: THESE ARE NOT WETLANDS ON THE SITE.  
NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES OR UNUSUAL UTILITIES ENCOUNTERED.  
FLOOD HAZARD NOTE  
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR GWINNETT COUNTY, GEORGIA. COMMUNITY PANEL NUMBER 13052000E, DATED 09/20/2017.  
INFORMATION REGARDING THE FLOOD INSURANCE RATE MAP (FIRM) AND LOCATION OF FLOOD INSURANCE RATE MAP (FIRM) AND STRUCTURES IS SHOWN AND IT SHALL BE CONSIDERED IN ANY ADJUST BY THOSE USING THE DRAWING. STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND EMPLOYERS. THE CONSULTANT AND HIS CONTRACTORS SHALL VERIFY THE ACCURACY OF THE INFORMATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION.  
© Copyright 2024  
ALL RIGHTS RESERVED  
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

# **CASE REPORT**

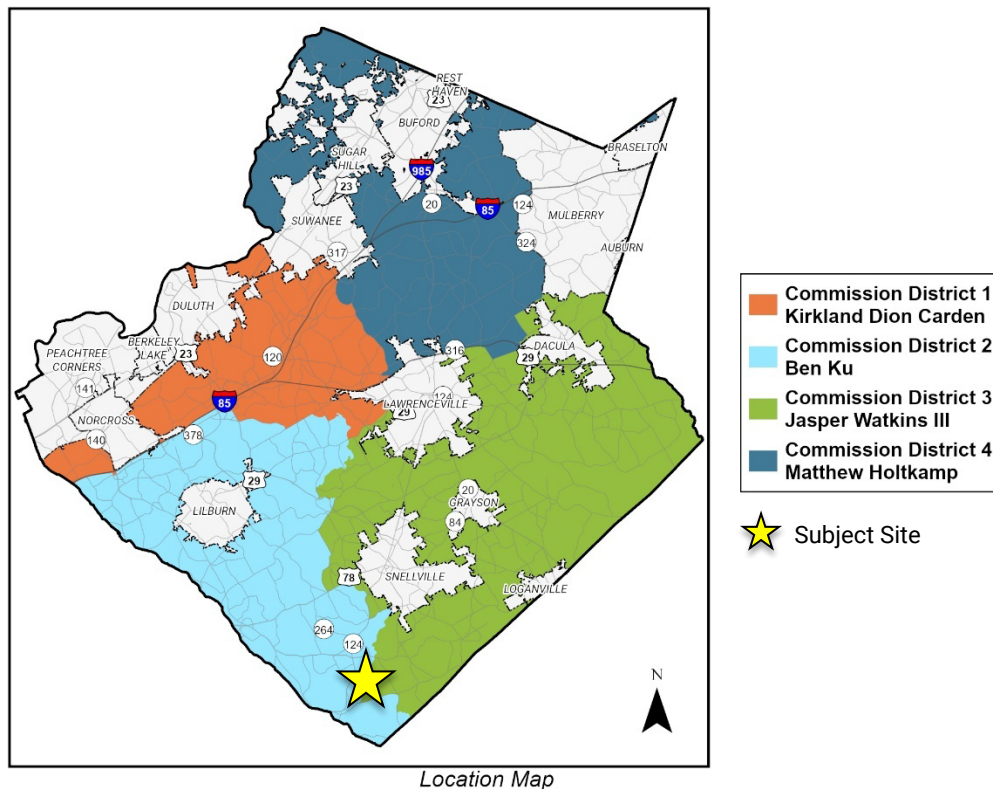
**SBV2025-00007**





## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SBV2025-00007  
**Address:** 4077 Mink Livsey Road, Snellville, GA 30039  
**Map Number:** R6003 164  
**Site Area:** 100.55 acres  
**Proposed Development:** Residential Development  
**Request:** The variance request is to encroach into the Gwinnett County 75-ft impervious setback and 50-ft undisturbed buffer to widen the roadway, shoulder, and embankment resulting in the need to pipe 318 total linear feet of the intermittent stream that runs parallel to Mink Livsey Road.



**Applicant:** Bill Schroeder  
14850 E Bluff Road  
Milton, GA 30004

**Owner:** Centzil Parters, LP  
P.O. Box 117508  
Atlanta, GA 30368

**Contact:** Courtney Nelson

**Contact Phone:** (850) 333-7424

## **Existing Site Condition**

The subject development is a 100.55-acre single-family residential development, The Falls at Mink, located in Snellville, Georgia. The site includes multiple streams including the intermittent stream that runs parallel to Mink Livsey Road. Currently, the stream along Mink Livsey appears to be eroding and appears to have caused the exposure of an existing Gwinnett County water main. Gwinnett County Department of Water Resources place riprap upstream of the property to address the erosion issues and correct the exposure of the existing water main.

## **Project Summary**

The applicant is requesting a variance to encroach into the 75-ft Gwinnett County impervious setback and 50-ft Gwinnett County undisturbed buffer to widen the roadway, shoulder, and embankment resulting in the need to pipe the stream. The proposed disturbance will be as follows:

- 1,997-sf of impervious area encroaching into the Gwinnett County 75-ft impervious setback.
- 6,630-sf of disturbed pervious area encroaching into the Gwinnett County 75-ft impervious setback.
- 2,528-sf of impervious area encroaching into the Gwinnett County 50-ft undisturbed buffer.
- 4,328-sf of disturbed pervious area encroaching into the Gwinnett County 50-ft undisturbed buffer.

The Georgia Environmental Protection Division Stream Buffer Variance and the U.S. Army Corps of Engineers Nationwide Permit No. 39 have both been submitted and are pending approval for disturbance within the 25-ft State Waters Undisturbed Buffer.

## **Variance Requested**

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Variance from Section 500** to allow encroachments into the Gwinnett County stream buffers.

## **Staff Recommended Conditions**

Should the Board of Construction Adjustments and Appeals choose to approve the variance request, staff recommend the following conditions of approval:

1. The property owner provides 126,000-sf of on-site mitigation as shown on Exhibit F dated 05/02/2025.
2. The land disturbance permit will not be issued until authorization for construction has been received from the Georgia EPD and the US Army Corps of Engineers.

**Exhibits:**

- A. Application
- B. Letter of Intent
- C. Gwinnett County Stream Buffer Evaluation Tool
- D. Existing Site Plan and Boundary Survey
- E. Proposed Site Plan and Grading Plan
- F. Proposed Buffer Conservation Area
- G. Georgia Environmental Protection Division Stream Buffer Variance (Submitted Application Only)
- H. U.S. Army Corps of Engineers Nationwide Permit No. 39 (Submitted Application Only)

**Exhibit A: Application**

**[attached]**



## STREAM BUFFER VARIANCE APPLICATION

### Stream Buffer Protection Ordinance

Please complete this application & submit it with all attachments as stated in the Stream Buffer Variance Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK ink. A variance cannot be processed unless all information accompanies the application; a variance will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property.

<u>Applicant Information</u>	<u>Property Owner Information</u>
Name: <u>Bill Schroeder</u>	Name: <u>Centzil Parters, LP</u>
Address: <u>14850 E Bluff Road</u>	Address: <u>P.O. Box 117508</u>
City: <u>Milton</u>	City: <u>Atlanta</u>
State: <u>GA</u> Zip: <u>30004</u>	State: <u>GA</u> Zip: <u>30368</u>
Phone: <u>404-428-8618</u>	Phone: _____
Contact Person's Name: <u>Courtney T. Nelson</u> Phone: <u>850-333-7424</u>	
Email: <u>ctesta@pec.plus</u>	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Developer <input type="checkbox"/> Property Owner <input type="checkbox"/> Developer's/Property Owner's Agent	

Address of Property: 4077 Mink Livsey Road, Snellville, GA

Subdivision or Project Name: The Falls at Mink Lot/Block: \_\_\_\_\_

District, Land Lot, & Parcel (MRN): 6th District, Land Lots 2, 3. Parcel 6003 164

Development Type: Single Family Residential

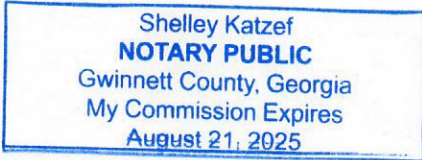
Variance Requested: Stream Buffer Encroachment Variance

- Please attach a copy of the completed signed checklist for a Stream Buffer Variance

\*\*\*\*\*  
**Applicant Certification**  
\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

U. Stueden 6/20/25  
Signature of Applicant Date



Notary Seal

Shelley Katzeff - Branch Manager  
Typed or Printed Name & Title  
Shelley Katzeff 6/20/2025  
Signature of Notary Public Date

\*\*\*\*\*  
**Property Owner Certification**  
\*\*\*\*\*

The undersigned is the record owner of the property considered in this application and is aware that no application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12-month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

\_\_\_\_\_  
Signature of Applicant Date

Notary Seal

\_\_\_\_\_  
Typed or Printed Name & Title

\_\_\_\_\_  
Signature of Notary Public Date

\*\*\*\*\*  
**Planning & Development Use Below Only**  
\*\*\*\*\*

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

MRN: \_\_\_\_\_ Variance Type: \_\_\_\_\_

Code Section: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Commission District: \_\_\_\_\_

Hearing Date: \_\_\_\_\_



\*\*\*\*\*  
Applicant Certification  
\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal

\_\_\_\_\_  
Typed or Printed Name & Title

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\*\*\*\*\*  
Property Owner Certification  
\*\*\*\*\*

The undersigned is the record owner of the property considered in this application and is aware that no application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12-month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be considered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals (Article 4, Section 4.2.2).

Amber Sarrow  
Signature of Applicant

Amber Sarrow For  
Trust Bank

8.7.2025  
Date

\_\_\_\_\_  
Notary Seal

Amber Sarrow, Vice President  
Typed or Printed Name & Title

Denise Presley  
Signature of Notary Public

8-7-25  
Date



\*\*\*\*\*  
Planning & Development Use Below Only  
\*\*\*\*\*

Date Received: \_\_\_\_\_

Received By: \_\_\_\_\_

MRN: \_\_\_\_\_ Variance Type: \_\_\_\_\_

Code Section: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Commission District: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**NOTICE  
SIGN POSTING INSTRUCTIONS**

1. Signs must be posted at right-of-way of main street or road on which the property bounds.
2. Sign is to be mounted on hard surface that will prevent curling or bending of sign.
3. Sign shall be free of obstructions to said main road.
4. Signs improperly displayed may be ruled as a violation to the variance process.
5. Signs will be posted and maintained more than 15 days prior to the Board of Construction, Adjustments & Appeals meeting.



NOTICE  
SIGN POSTING STATEMENT

I have been given a copy of the sign posting instructions and I understand these instructions.  
I further understand that the sign is to be posted on or before:

Sign Posting Date: 8/27/2025

Name: Bill Schroeder

Signature: 

Address: 4077 Mink Livsey Road, Snellville, GA 30039  
\_\_\_\_\_

Phone: 404-428-8618

Today's Date: 8/8/2025

Case Number: \_\_\_\_\_




## STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: The Falls at Mink  
PROPERTY ADDRESS: 4077 Mink Livsey Road, Snellville, GA 30039  
LANDLOT/DISTRICT/PARCEL: 6th District, Land Lots 2, 3. Parcel 6003 164

PURSUANT ARTICLE 7.2 OF THE STREAM BUFFER MITIGATION BANK ORDINANCE, I/WE ACKNOWLEDGE ALL OBLIGATIONS PROPOSED TO THE COUNTY FOR THE PURPOSE OF ENCROACHMENT INTO GWINNETT COUNTYS PROTECTED STREAM BUFFERS. SHOULD THE BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS DECIDE IN MY/OUR FAVOR, PAYMENT WILL BE REQUIRED AT THE TIME OF PERMIT ISSUANCE.

IN-LIEU FEE: \$ Proposed Onsite Mitigation

Bill Schroeder  
APPLICANT NAME

  
SIGNATURE NAME OF OWNER/ MANAGING PARTNER

BILL SCHROEDER  
PRINTED NAME OF OWNER/ MANAGING PARTNER

8/7/2025  
DATE

**Exhibit B: Letter of Intent**

**[attached]**



8/25/2025

Gwinnett County  
Board of Construction Adjustment & Appeals  
75 Langley Drive  
Lawrenceville, GA 30046

Re: **The Falls at Mink**  
**4700 Mink Livsey Road, Snellville GA 30039**

To Whom It May Concern,

On behalf of “The Falls at Mink” development, we are submitting this variance request that would allow disturbance within the areas in the various buffers and setbacks associated with the intermittent stream that runs parallel to Mink Livsey Road (UT-6) at the entrance to the proposed development.

The purpose of this Gwinnett County Stream Buffer Variance is to provide reasonable access to the subject property. The access is required by County and Engineering standards to provide safe deceleration and turn lane capacity from Mink Livsey Road as well as pedestrian sidewalk, per Section 360-30 of the Gwinnett County Ordinance.

This variance is required because the intermittent stream flows parallel to the road and is not perpendicular. A perpendicular road crossing would be considered an exempt activity. However, constructing the beforementioned improvements to Mink Livsey Road will widen the roadway, shoulder and embankment, and will encroach into the stream and buffer, as demonstrated in the exhibits in this package.

Alternative designs have been explored that would have reduced the impacts to the stream and buffer. Those alternatives included a reduction in deceleration lane, elimination of the turn lane and sidewalk as well as installation of a retaining wall along the shoulder. These proposals were rejected by the Gwinnett DOT since they do not comply with County transportation standards. Additionally, piping a lesser portion of the stream was explored, but due to the streams’ sinuosity and the natural channel weaving in and out of the right of way, leaving the natural channel in place only was possible for approximately 100 linear feet, before having to pipe the stream again as it re-entered the right of way.

Furthermore, the existing stream is actively eroding County infrastructure, including a potable water line, and is encroaching on the roadway itself; with or without this development, the stream parallel to Mink Livsey Road and its buffer will need to be accounted for in some manner to protect existing infrastructure.

All appropriate filings have been made to the United States Army Corps of Engineers and Georgia Environmental Protection Division for encroachments into the stream itself and its buffer, and approval for both are pending. The GA EPD Public Comment Period ends 8/25/2025, in which upon review of the responses, will be set for approval.

Mitigation for the stream and buffer disturbances is proposed through the proper permitting channels; the payment of substantial agency calculated mitigation credit fees satisfy both USACE & EPD requirements and the dedication of additional undisturbed stream buffer areas onsite satisfy Gwinnett County required buffer mitigation practices.



Sincerely,

Courtney T. Nelson, P.E.

A handwritten signature in black ink that reads "Courtney T. Nelson".

**Planners and Engineers Collaborative, Inc.**

**APPENDICES INCLUDED:**

Georgia EPD Buffer Variance Public Notice Letter

United States Army Corps of Engineers Pre Construction Notice Application & Mitigation Worksheets





8/25/2025

Gwinnett County  
Board of Construction Adjustment & Appeals  
75 Langley Drive  
Lawrenceville, GA 30046

Re: **The Falls at Mink Stream Buffer Variance Supplemental Information**  
**4700 Mink Livsey Road, Snellville GA 30039**

To Whom It May Concern,

The existing R-100 zoned site is approximately 100.55 acres and is wooded and undeveloped, aside from an underground 12" DIP sanitary sewer main and its associated easement crossing the property from the northwest to the southeast. No Business Creek and Do Little Creek border the southwest corner of the property, with multiple (eight) tributaries contributing to them across the site. A single family neighborhood lies to the northeast of the property, and Mink Livsey Road runs parallel to the small portion of the site that extends east and abuts to Mink Livsey Road. An unnamed tributary (UT-6) to Do Little Creek runs parallel to Mink Livsey Road and the site's easternmost property line.

Zone AE floodplain does exist on site for both No Business and Do Little Creeks. Existing ground slopes are mostly between 10-45%, although a few small areas are 0-4% along the streams. A majority of the soils located onsite include the Ashlar-Wateree complex, and are categorized in the Hydrologic Group B and A.

Geotechnical reports found significant areas of rock and rock fragment on the property. A runoff reduction hardship request was granted for the site due to low soil infiltration rates, areas of shallow rock, and the large amount of undevelopable space due to streams, stream buffers, floodplain, and wetlands. Water Quality is proposed to be provided in place of Runoff Reduction for the site, in four micropool extended detention Water Quality ponds.

In the proposed conditions, approximately 61.12 acres of the 100.55 acre site will be disturbed for approximately 103 single family lots with an amenity space. The Letter of Intent outlines the reasoning needed for the buffer disturbance to the tributary aforementioned, UT-6. The buffer of UT-6 will be disturbed in perpetuity as the portion of stream running parallel to Mink Livsey Road is proposed to be piped to allow safe site access; the buffers of the remaining seven existing tributaries and four perennial streams onsite will remain undisturbed.

The Table in the Buffer Encroachment Exhibits outlines the areas and lengths of the proposed disturbance to the Buffers of UT-6. A Stormwater Management Site Plan can be viewed in the "Master Site Plan" included in the buffer variance package, which shows the four proposed MicroPool Extended Detention ponds and their access easements. Appropriate Water Quality and Micropool Volumes are proposed in all designed ponds.

Sincerely,

Courtney T. Nelson, P.E.

Planners and Engineers Collaborative, Inc.



**Benz Law**  
Attorney at Law

August 27, 2025

**VIA EMAIL: [rinda.grooms@gwinnettcountry.com](mailto:rinda.grooms@gwinnettcountry.com)**

Gwinnett County Board of Construction Adjustments & Appeals  
75 Langley Drive  
Lawrenceville, GA 30046

**Re: Letter of Intent for Variance Request for The Falls at Mink  
Variance for Buffer provisions contained in Section 500-10.4(A)(1)(a) and (b)  
470 Mink Livsey Road, Snellville, GA 30039**

Dear Board Members,

My firm has been engaged to represent Schroeder Holdings, LLC / Katherine Reeves Investments, LLC ("Applicant") in its pursuit of a variance for the stream buffer requirements associated with the development of the property located at 470 Mink Livsey Road, Snellville, Gwinnett County, GA 30039, tax parcels 6003 164, 6003 166, 6003 045, 6002 001 and 6002 008 (collectively the "Property"). The application and supplemental documentation was submitted by Planners and Engineers Collaborative, Inc., by separate cover dated August 11, 2025 and revised August 25, 2025 ("Application Documentation").

## **I. INTRODUCTION**

This variance request is associated with the land disturbing activities associated with the construction of 103 single family lots and associated amenities within "The Falls at Mink" residential development and requests a variance from § Section 500-10.4(A)(1)(a) and (b) from the Board of Construction Adjustments and Appeals pursuant to the criteria set forth in §500-10(C).

## **II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA.**

The Property is approximately 100.55 acres within an irregularly shaped tract fronting Mink Livsey Road and Camaron Way. The Property is zoned R-100 and surrounded by other residential uses. The development as proposed will result in 61.12 acres of the site being disturbed. Currently the Property is wooded and undisturbed with eight (8) tributaries transversing the site before contributing to No Business Creek and Do Little Creek at the southwest corner of the Property. Slopes within the site range between 10-45% with some riparian areas being 0-4%. The soils include Ashlar-Wateree complex and are categorized in

the Hydrologic Group B and A with additional soil information and maps being contained within the Application Documentation. Extensive rock within the Property also poses challenges to development along with a runoff reduction hardship was granted due to low soil infiltration rates, areas of shallow rock and the amount of undevelopable space due to jurisdictional waters and associated buffers. Water quality is proposed to be provided in place of runoff reduction for the site in four micropool extended detention water quality ponds.

### **III. PROJECT SUMMARY**

The Applicant has applied for a State Water Buffer Variance from Georgia Environmental Protection Division and the public comment period for the variance expired on August 25, 2025 and the Applicant is in the process of providing responses to comments. A request for a Nationwide Permit was submitted to the US Army Corps of Engineers on August 22, 2025 the USACE forwarded the cultural report to SHPO for a concurrence request with a finding of “no adverse effect”. SHPO has a statutorily prescribed 30-day response period to respond to the request. Similarly, Gwinnett County placed rip-rap in the intermittent channel at the front of the property and is currently in the process of obtaining an “after-the-fact” permit for those impacts. Given these impacts are to a stream proposed for impact for this project, the NWP cannot issue until the enforcement action has been resolved with Gwinnett County. Based on coordination with the USACE we anticipate that matter will be resolved concurrently with SHPO coordination to allow the issuance of the NWP. Stormwater management facilities are designed in accordance with the Georgia Stormwater Management Manual and Gwinnett County Ordinances.

### **IV. THE PROPOSAL SATISFIES THE PROCEDURAL REQUIREMENTS AND CRITERIA FOR A VARIANCE ESTABLISHED IN §500-10**

The Applicant has submitted a complete application for the request, provided substantial information and satisfied the respective criteria established within the Ordinance as incorporated herein. Pursuant to 500-10.3(A)(1)(c), land disturbing activities within the buffer necessary to provide access to a property are exempt from regulation. A portion of the encroachment into the buffer area is necessary to provide access to the property, as well as additional impacts that are necessary to the buffer area due to the requirements of the Georgia Department of Transportation to expand and lengthen the turning lanes for the development. Impacts to the buffer have been avoided and minimized to the fullest extent practicable and are associated with the land disturbing activities within the buffer from Section 404 permitted activities in accordance with 500.10.4(C)(3)(a) and (d).

For reference additional copies of the stormwater management site plan; the permit application, supporting documentation, and proposed mitigation plan submitted to the US Army Corps of Engineers and the permit application, supporting documentation, and proposed mitigation plan submitted to the Georgia Environmental Protection Division for a variance from the state waters’ buffers is provided in the following link due to the size and length of the documents:

<https://lwbenz.sharefile.com/d-sb2512a9c014c402d8c50548c991f73d3>



The Applicant has provided all information required under §500-10.4(C)(4). In assessing the request, the Applicant has addressed the factors contained within 500.10.4(C) below.

**(a) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.**

The Property is approximately 100.55 acres and is irregularly shaped with slopes primarily ranging from 10-45%. The site is wooded with approximately eight intermittent and four perennial tributaries to Do Little Creek and No Business Creek.

**(b) The locations of all streams on the property, including along property boundaries as determined from field inspection.**

The stream locations are shown on the existing conditions map submitted with the initial request for the variance.

**(c) The location and extent of the proposed buffer or setback intrusion.**

The location and extent of the proposed buffer and setback intrusions are provided in the map on sheet B2 of the submitted documents. As shown, the impacts are contained to the area for the development entrance and associated infrastructure required by Gwinnett DOT.

**(d) Whether alternative designs are possible which require less intrusion or no intrusion.**

The permit documents reflect that the Applicant explored alternative designs to reduce stream and associated buffer impacts by reducing the length of the deceleration lane, eliminating the turn lane and sidewalk and potentially installing a retaining wall along the shoulder. Gwinnett DOT rejected these alternatives as not meeting the required transportation standards. In addition, due to the sinuosity in the stream and its meandering location within the right-of-way, avoidance for piping the stream was limited to only 100 lf and it was determined to be more protective to water quality to continue the piping rather than transition into the open environment for this small section.

**(e) The long-term and construction water-quality impacts of the proposed variance.**

The Applicant has minimized impacts to streams to the extent practicable. For unavoidable impacts the Applicant is providing water quality measures in four micropool extended detention water quality ponds, providing onsite mitigation as well as the purchase of commercial mitigation credits pursuant to regulatory purchasing guidelines.

**(f) Whether issuance of the variance is at least as protective of natural resources and the environment.**

The Applicant has satisfied all regulatory requirements for the avoidance and minimization of these resources and will provide onsite mitigation as well as the purchase of compensatory mitigation credits per the applicable regulatory guidelines to provide the required environmental protection.

**(g) The value of mitigation activities as calculated in accordance with the Gwinnett County Stormwater Management Manual.**

The mitigation value calculation is provided within the supplemental documentation submitted within the initial application request.

The request as submitted within the August 11<sup>th</sup> package, as supplemented by the correspondence dated August 25<sup>th</sup> coupled with the additional information provided herein, satisfies the general purpose and intent of the Ordinance. The number of streams, topographical relief, amount of rock and requirements for access and additional transportation infrastructure required by Gwinnett DOT prohibits development without impacts to the aquatic resources and associated buffer as proposed. These factors distinguish it from other requests that may come before the Board for consideration.

## **V. RESERVATION OF CONSTITUTIONAL OBJECTIONS**

Georgia law and the procedures of Gwinnett County require us to raise Federal and State constitutional objections during a variance/rezoning process. Failure to raise constitutional objections at this stage may mean that the Applicant would be barred from raising important legal claims later in the process. Accordingly, we are required to raise our constitutional objections to the above referenced application as set forth in Exhibit A.

## **VI. CONCLUSION**

When an ordinance specifies a procedure for zoning and the local government fails to follow its own procedures, the action is void. *Harden v. Banks County*, 294 Ga. App. 327 (2008); *Cherokee County v. Martin*, 253 Ga.App. 395 (2002); *Brand v. Wilson*, 252 Ga. 416 (1984); *Harrison v. Arogeti*, 228 Ga. 55 (1971); *Mayor and Council of Waynesboro v. McDowell*, 213 Ga. 407 (1957); *Toomey v. Norwood Realty Co.*, 211 Ga. 814 (1955). As with all zoning decisions, the Board of Construction Adjustments & Appeals must balance public and private interests. In this situation, we contend the Applicant's request results in no adverse impact to the public interest. Upon review of the submitted materials, the variance request shall be found to be compliant with the procedures and standards set forth in the Gwinnett Code of Ordinances and should be granted.

The issuance of the EPD stream buffer variance as well as the NWP are expected in the next 30 days. For the foregoing reasons, the Applicant respectfully requests that the request for the stream buffer variance application be approved and is available to answer any questions or to address any concerns relating to this letter or supporting materials.

Sincerely,

A handwritten signature in blue ink that reads "Laura W. Benz". The signature is fluid and cursive, with the first name "Laura" being more prominent than the last name "Benz".

Laura W. Benz

*Attorney for Schroeder Holdings, LLC / Katherine Reeves Investments, LLC*

## **EXHIBIT A**

### **RESERVATION OF CONSTITUTIONAL OBJECTIONS**

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning application review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.<sup>1</sup> Therefore, respectfully and solely for the purpose of satisfying this longstanding legal requirement, advises the Board of Construction Adjustments & Appeals of its constitutional objections. If the variance request is denied, the Applicant and owner reserve the right to seek damages in the Superior Court demanding just and adequate compensation under Georgia law for the taking of its property, attorney's fees and other damages arising out of the unlawful deprivation of its property rights.

The denial of the variance for the Property would be unconstitutional in that it would deprive the Applicant and the owner of their property rights without first paying fair, adequate and just compensation in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the United States and Georgia Constitution.

The denial of the variance for the Property would be unconstitutional, illegal, null and void, constituting a taking of the Applicant and owner's property in violation of the Just Compensation Clause of the U.S. Constitution; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Georgia Constitution; and would discriminate between this Property and similarly situated properties in violation of the Equal Protection and Due Process Clauses of the US Constitution.

Any action resulting in denial of the variance request for the Property would constitute an arbitrary and capricious act by the Board of Construction Adjustment and Appeals without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Georgia Constitution, the Due Process Clause of the U.S. Constitution, and would destroy the Applicant and owner's property rights without first paying fair, adequate and just compensation for such rights in violation of the Georgia Constitution and the Due Process Clause and Equal Protection Clauses of the U.S. Constitution. Any denial of the request of zoning authorization different from the requested authorization on the Property would be unconstitutional.

---

<sup>1</sup> *Dekalb County v. Bembry*, 252 Ga. 510, 314 S.E.2d 900 (1984) (Court held that the trial court erred in failing to grant summary judgment to Dekalb County because the constitutional attacks on the subject property's zoning were not first raised before the County Commission).

**Exhibit C: Gwinnett County Stream Buffer Evaluation Tool**

**[attached]**

Gwinnett County Stream Buffer Evaluation Tool

Date: 8/28/2025  
 District/ Lant Lot/ Parcel: 6th District, LL 2& 3, Parcel 6003 164  
 Permit/ Case Number (i.e. SBV):  
 Project Name: The Falls at Mink  
 Applicant Name: Bill Schroeder  
 Applicant Phone Number: 404-428-8618

Existing Area (square feet{SF})

	Zone								
Type	0-25		25-50		50-75		75-150		150-300
Impervious	0	SF	0	SF	0	SF	0	SF	0
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0
Forest	0	SF	8,627	SF	6,856	SF	0	SF	0
<b>Total</b>	<b>0</b>	<b>SF</b>	<b>8,627</b>	<b>SF</b>	<b>6,856</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>
									<b>15,483 SF</b>

Proposed Area (square feet{SF})

	Zone								
Type	0-25		25-50		50-75		75-150		150-300
Impervious	0	SF	6,630	SF	2,528	SF	0	SF	0
Disturbed Pervious	0	SF	1,997	SF	4,328	SF	0	SF	0
Forest	0	SF	0	SF	0	SF	126,000	SF	0
<b>Total</b>	<b>0</b>	<b>SF</b>	<b>8,627</b>	<b>SF</b>	<b>6,856</b>	<b>SF</b>	<b>126,000</b>	<b>SF</b>	<b>0</b>
									<b>141,483 SF</b>

Buffer Impact 1.27  
 On Site Mitigation 1.45  
 Mitigation Needed -0.18

WQ Value Cost (\$/Value) \$23,000

Total Cost (\$4,055)

## Existing Impact Area (square feet(SF))

	Zone					
Type	0-25		25-50		50-75	
Impervious						
Disturbed Pervious		SF		SF		SF
Forest		SF	8,627	SF	6,856	SF
<b>Total</b>	<b>0</b>	<b>ac</b>	<b>8,627</b>	<b>ac</b>	<b>6,856</b>	<b>ac</b>
						15,483 SF

## Proposed Impact Area (square feet(SF))

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Forest>Impervious		SF	6,630	SF	2,528	SF
Forest>Disturbed Pervious		SF	1,997	SF	4,328	SF
Disturbed Pervious>Impervious		SF		SF		SF
<b>Total</b>	<b>0</b>	<b>SF</b>	<b>8,627</b>	<b>SF</b>	<b>6,856</b>	<b>SF</b>
						15,483 SF

## Impact WQ Value Factor

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Forest>Impervious	8		6		2	
Forest>Disturbed Pervious	7		5.25		0	
Disturbed Pervious>Impervious	4		3		1	

## Water Quality Impact Value = Area \* Water Quality Value Factor

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Forest>Impervious	0		39,780		5,056	
Forest>Disturbed Pervious	0		10,484		0	
Disturbed Pervious>Impervious	0		0		0	
<b>Total</b>	<b>0</b>		<b>50,264</b>		<b>5,056</b>	
						55,320

v050401

Page 2

## Existing Mitigation Area (square feet(SF))

	Zone									
Type	0-25		25-50		50-75		75-150		150-300	
Impervious		SF		SF		SF		SF		SF
Disturbed Pervious		SF		SF		SF		SF		SF
Forest						SF		SF		SF
<b>Total</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>
										0 SF

## Proposed Mitigation Area (square feet(SF))

	Zone									
Type (Existing>Proposed)	0-25		25-50		50-75		75-150		150-300	
Impervious>Disturbed Pervious		SF		SF		SF				
Disturbed Pervious>Restored Forest		SF		SF		SF		SF		SF
Impervious> Restored Forest		SF		SF		SF		SF		SF
Preserved Forest						SF	126,000	SF		SF
<b>Total</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>0</b>	<b>SF</b>	<b>126,000</b>	<b>SF</b>	<b>0</b>	<b>SF</b>
										126,000 SF

## Mitigation WQ Value Factor

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Impervious	0		0		0	
Impervious>Disturbed Pervious	1		0.75		0.25	
Disturbed Pervious>Restored Forest	1.5		1.125		0.375	
Impervious> Restored Forest	4		1.5		0.5	
Preserved Forest					1	
					0.5	

## Water Quality Mitigation Value = Area \* Water Quality Value

	Zone					
Type (Existing>Proposed)	0-25		25-50		50-75	
Impervious>Disturbed Pervious	0		0		0	
Disturbed Pervious>Restored Forest	0		0		0	
Impervious> Restored Forest	0		0		0	
Preserved Forest	0		0		63,000	
<b>Total</b>	<b>0</b>		<b>0</b>		<b>63,000</b>	
						63,000

**Exhibit D: Existing Site Plan and Boundary Survey**

**[attached]**



CONTACT INFORMATION FOR SURVEY & OWNER DEVELOPER:

SURVEYOR:	JONATHAN N. HOWARD PLANNERS AND ENGINEERS COLLABORATIVE	CLIENT	BILL SCHROEDER SCHROEDER HOLDINGS, LLC
ADDRESS:	350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092	ADDRESS:	14850 E BLUFF ROAD MILTON, GEORGIA 30004 (404) 428-8618
PHONE:	770.451.2741	OWNER:	
EMAIL:	JONATHAN@PEC.PLUS	EMAIL:	schroederholdings@gmail.com

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. FLOODPLAIN SHOWN IS FROM FIRM PANEL NUMBER 13135C0145F, PANEL 145 OF 155, COMMUNITY PANEL NUMBER 13135C0146F, PANEL 146 OF 155, COMMUNITY PANEL NUMBER 13135C0151F, PANEL 151 OF 155, COMMUNITY PANEL NUMBER 13135C0145F, PANEL 152 OF 155, DATED SEPTEMBER 29, 2006.

3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN JUNE/JULY 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

6. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

7. THE PROPERTY HAS DIRECT ACCESS TO MINK LIVSEY ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

8. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

9. PROPERTY LINES FOR ADJACENT PROPERTIES ARE SHOWN FOR REFERENCE ONLY.

10. LAND LOT LINES ARE BASED ON GWINNETT COUNTY, GEORGIA, GIS WEB SITE DATA.

11. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

12. ADDRESS OF THE SURVEYED PROPERTY: 4268 MINK LIVSEY ROAD, SNELLVILLE, GA 30039.

13. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.

14. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

15. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18. UTILITIES SHALL BE LOCATED UNDERGROUND.

19. THE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AT THAT TIME.

20. APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.

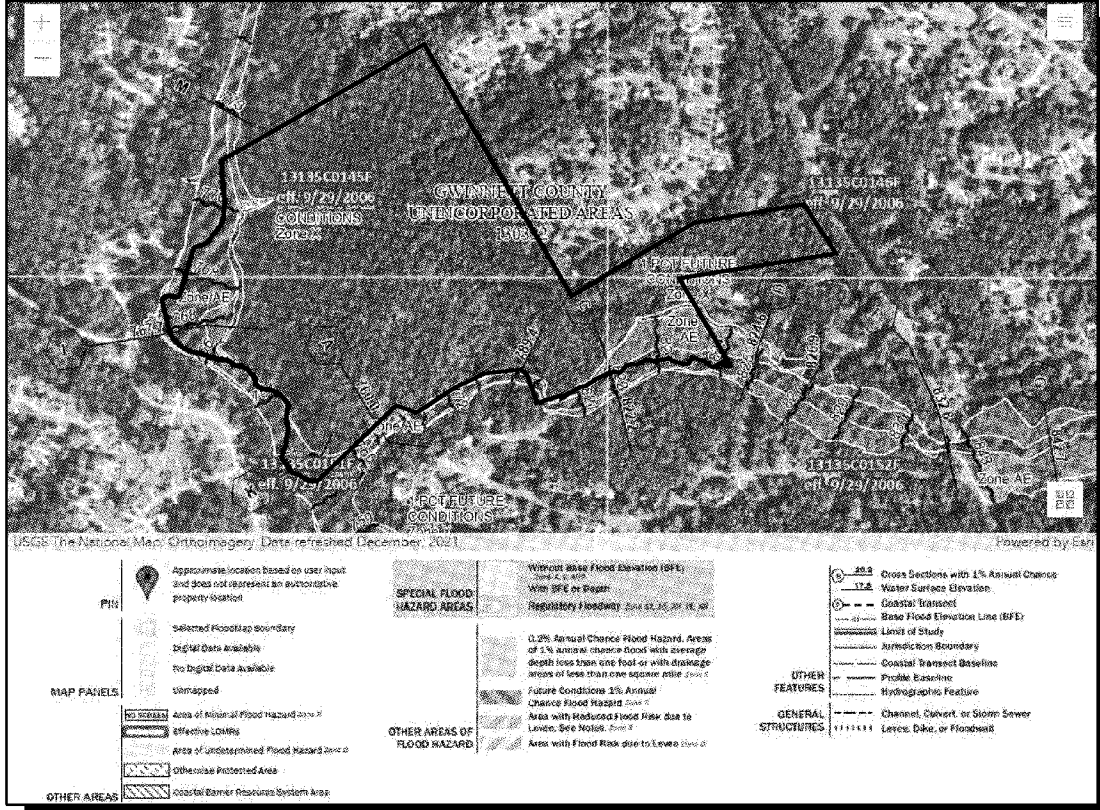
21. THE PROPOSED SITE WILL BE TIED INTO GWINNETT COUNTY SEWER SYSTEM.

22. DISTANCE TO CLOSEST RIGHT-OF-WAY INTERSECTION FROM THE SOUTHEAST CORNER OF PROPOSED PARCEL 1 TO THE THE RIGHT-OF-WAY INTERSECTION OF MINK LIVSEY ROAD (80'RW) & ROCK FALLS DRIVE (50'RW) IS 255'.

23. SURVEY PER PREVIOUS RE-ZONING CASE NO. REZ1973--00040.

24. THE SUBJECT PROPERTY HAS ONE SANITARY EASEMENT CONSISTING OF 2.79 ACRES.

25. A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT APPLICATION. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY AN AUTHORIZED REGISTERED PROFESSIONAL. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. HOUSE LOCATION PLAN (HLP) REQUIRED ON THE FOLLOWING LOTS: ALL LOTS (UDO 350--30.2.E)



FEMA FIRM MAP  
NOT TO SCALE

PLAT INTENT NOTE

THE PURPOSE OF THIS PLAT IS:

1. TO COMBINE ORIGINAL TAX PARCEL INTO ONE. ORIGINAL TAX PARCELS ARE: 6003 164, 6003 166, 6003 045, 6002 001, & 6002 008.
2. TO CREATE TWO SEPARATE TAX PARCELS. SEE SHEET 5 & 6 FOR PROPOSED PARCEL 1 (R6003 164) AND 2 (R6003 045) CONFIGURATION.

OWNERS ACKNOWLEDGEMENT AND DECLARATION

STATE OF GEORGIA  
COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO USE OF PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

<u>Randy Belkhouse</u>	10/18/2024
SIGNATURE OF SUBDIVIDER	DATE SIGNED
CENTZIL PARTNERS, LP	10/18/2024
PRINTED OR TYPED NAME OF SUBDIVIDER	DATE SIGNED
<u>Randy Belkhouse</u>	10/18/2024
SIGNATURE OF OWNER	DATE SIGNED
CENTZIL PARTNERS, LP	10/18/2024
PRINTED OR TYPED NAME OF OWNER	DATE SIGNED

STORMWATER NOTES

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:

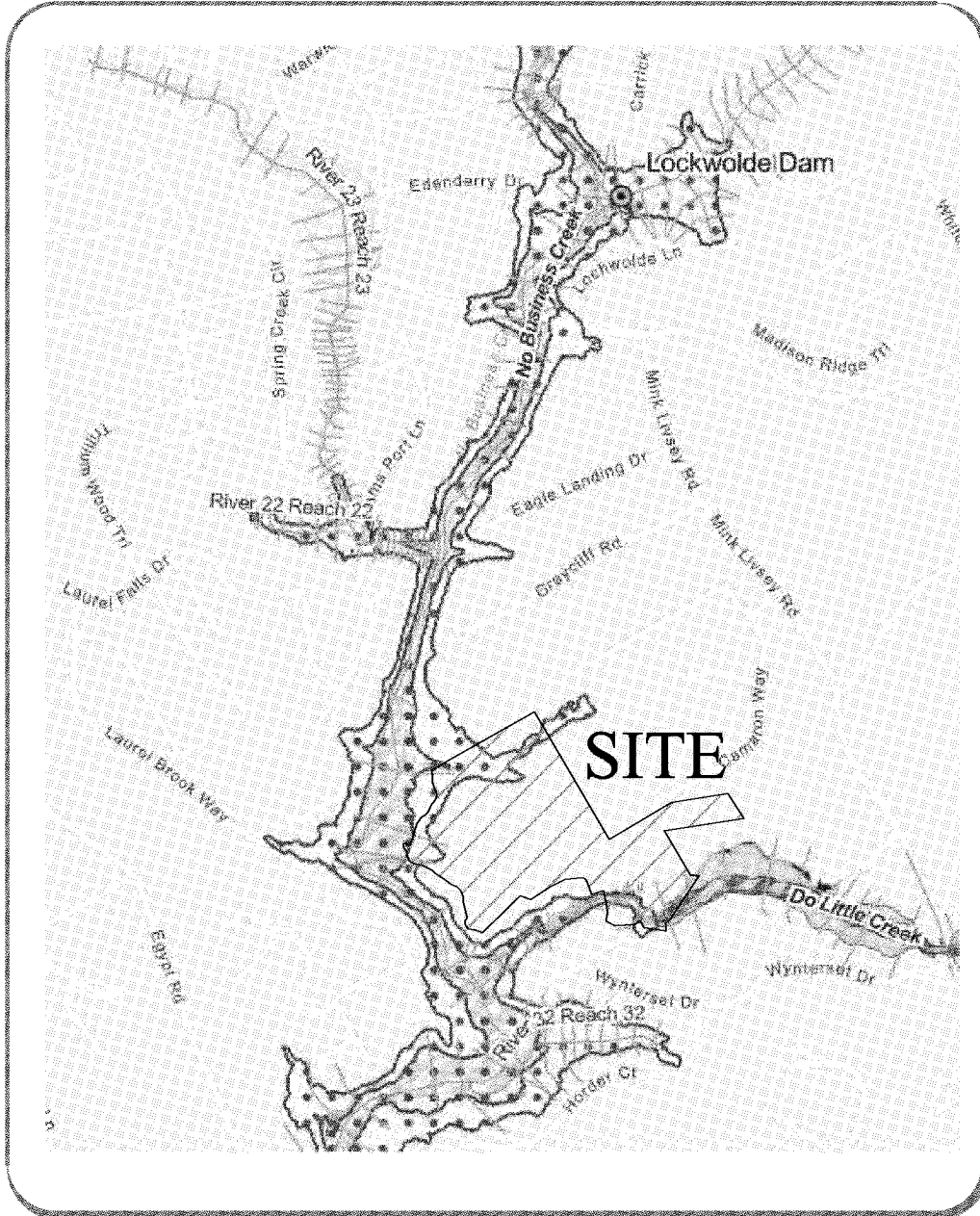
- 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND,
- 2) THE APPROPRIATE PLAN SHEET DOES INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND,
- 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

PUBLIC NOTICE - DRAINAGE

NOTE: GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. GWINNETT COUNTY DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.

STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

NOTE: STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

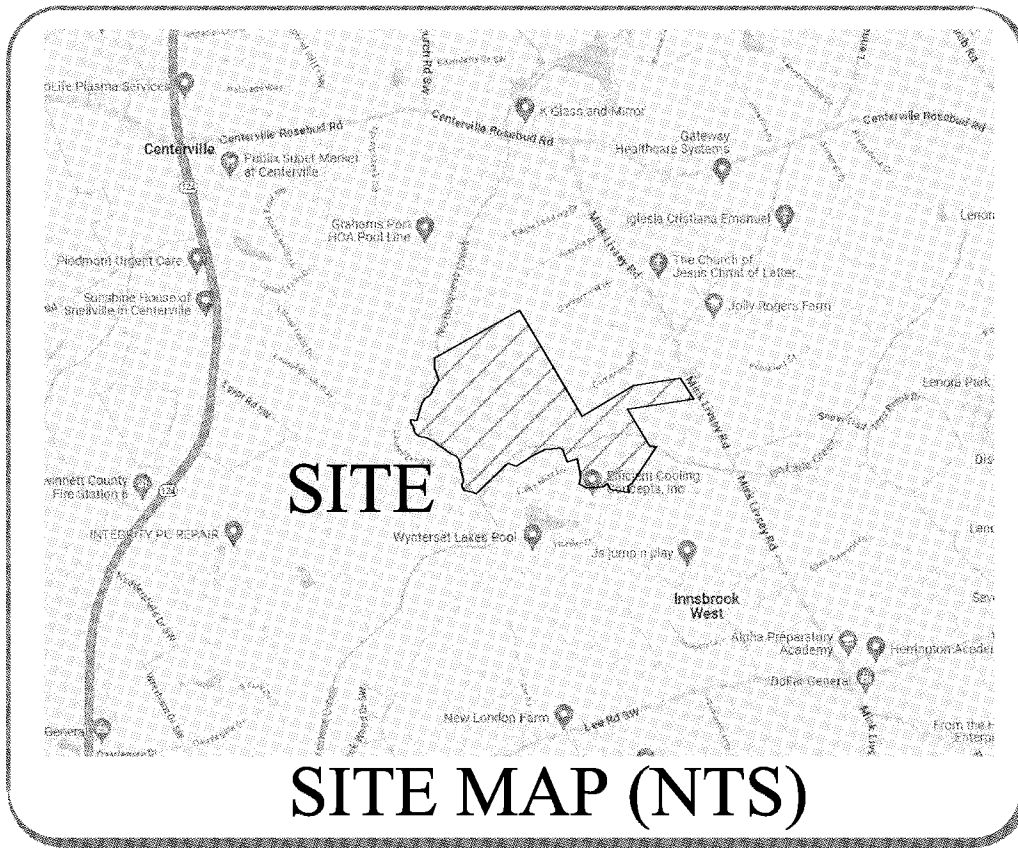


DAM BREACH AREA (NTS)

SITE DATA:	
SITE AREA	112.469+/- AC
ZONING	
EXISTING ZONING	R-100 (SINGLE FAMILY RESIDENCE DISTRICT)
ZONING JURISDICTION	GWINNETT COUNTY
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
CORNER SIDE SETBACK	25 FEET
INTERIOR SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET
REQUIRED BUFFERS	N/A
DEVELOPMENT STANDARDS	
MIN LOT WIDTH	100 FEET
MIN LOT SIZE	15,000 SF (SEWER)
MAX LOT COVERAGE	45%
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	10 PERCENT (8% USEABLE)

REFERENCES

1. GWINNETT COUNTY DEPARTMENT OF PUBLIC UTILITIES, AS-BUILT PLANS FOR DO LITTLE CREEK SEWER INTERCEPTOR, GWINNETT COUNTY PROJECT NO. 5567, PLANS COMPLETED 04-16-98, LAST REVISED 04-24-98, PREPARED BY W.L. JORDEN & CO., INC.
2. BOARD OF COMMISSIONERS OF GWINNETT COUNTY, GEORGIA, DEPARTMENT OF PUBLIC UTILITIES, NO BUSINESS CREEK INTERCEPTOR SEWER, DATED OCTOBER 1988, PREPARED BY HAVENS AND EMERSON CONSULTING ENVIRONMENTAL ENGINEERS, PROJECT COMPLETED MARCH 1990.
3. REPORT OF FINDINGS FOR DOUGLAS MCCURDY TRACT LAND LOTS 2 & 3 OF THE 6TH DISTRICT GWINNETT COUNTY, GEORGIA GAIA PROJECT NOS. 2018-89 & 2024-24



SITE MAP (NTS)

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES TITLE 2 AND TITLE 3 OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED.

DATED THIS 25 DAY OF October, 2024.

James Houbuck Designee  
DIRECTOR  
DEPARTMENT OF PLANNING AND DEVELOPMENT

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE

"IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 163,992 FEET AND AN ANGULAR ERROR OF 0.1 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 547,036 FEET AND CONTAINS A TOTAL OF 112.469±ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TOPCON EST103.

BY: Jonathan N. Howard

REGISTERED GEORGIA LAND SURVEYOR  
REG NO 3004 DATE OF EXPIRATION 12/31/24

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN AND BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

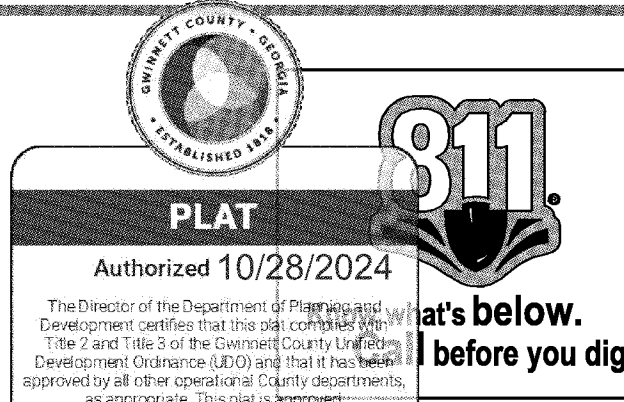
Jonathan N. Howard  
JONATHAN N. HOWARD  
REGISTERED GEORGIA SURVEYOR NO. 3008

STREAM BUFFERS NOTE

1. A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT NO IMPERVIOUS SURFACE SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

STREAM BUFFERS EASEMENT NOTE

1. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.



EXISTING CONDITIONS PLAT2024-00310

EXEMPTION PLAT  
FOR  
KATHERINE REEVES INVESTMENTS LLC

SHEET 1 OF 6  
DRAWN BY: N. HOWARD  
CHECKED BY: N. HOWARD  
FILE NO.: 24-07-00  
DATE: 07/23/2024  
SCALE: 1" = 100'  
DATE OF FIELD WORK: 8/1/24



GWINNETT COUNTY  
GEORGIA

LAND LOTS( 2, 3  
DISTRICT 6TH

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+  
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORETS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092  
(770) 451 2741 WWW.PEC.PLUS  
C.O.A.-LS000004



PLAT B: 00165 P: 00047  
Recorded: 10/28/2024 09:18 AM  
24L052617 Pages: 6 Fees: \$80.00  
Tiana P Garner  
Clerk of Superior Court, Gwinnett County, GA  
eFile Participant IDs: 5743483344,

This drawing is the property of Planners and Engineers Collaborative and is not to be used for any other project and it is to be returned upon request. © Planners and Engineers Collaborative.

\\202424-10709\Sub\Drawings\2410710 - EXEMPTION PLAT - EC 1.dwg - November - 10/18/2024 11:42 AM



Know what's below.  
Call before you dig.

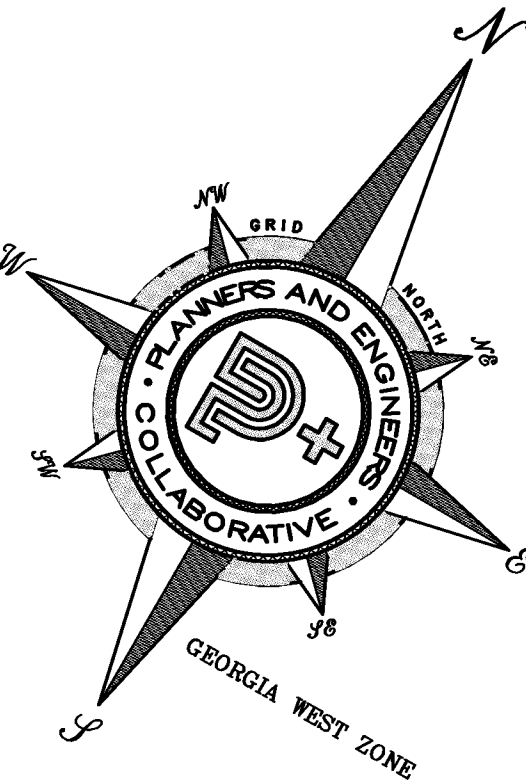
## SHEET LEGEND

# SHEET 3

EXISTING PROPERTY LINE

# SHEET 4

EXISTING PROPERTY LINE



REVISIONS

5  
4  
3  
2  
1

EXEMPTION PLAT  
FOR  
KATHERINE REEVES INVESTMENTS LLC

SHEET 2 OF 6



PLANNERS & ENGINEERS COLLABORATIVE+  
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
ARCHITECTS  
10720 24TH AVENUE  
SUITE 111  
ALPHARETTA, GA 30009  
404.224.1111  
WWW.PECOLLABORATIVE.COM  
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LAND LOT(S) 2, 3

DRAWN BY: N  
CHECKED BY: JWH  
FILE NO.: 24107100  
DATE: 07/23/2024  
SCALE: 1" = 150'  
DATE OF FIELD WORK: 8/1/24

0 75 150 300

PLAT B: 00165 P: 00048  
Recorded: 10/28/2024 09:18 AM  
24L052617 Pages: 6 Fees: \$80.00  
Tiana P Garner  
Clerk of Superior Court, Gwinnett County, GA  
eFile Participant IDs: 5743483344,

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2024-02-07 09:24:07 00 - EXEMPTION PLAT - EC 1.dwg - N:\admin - 10/18/2024 11:42 AM



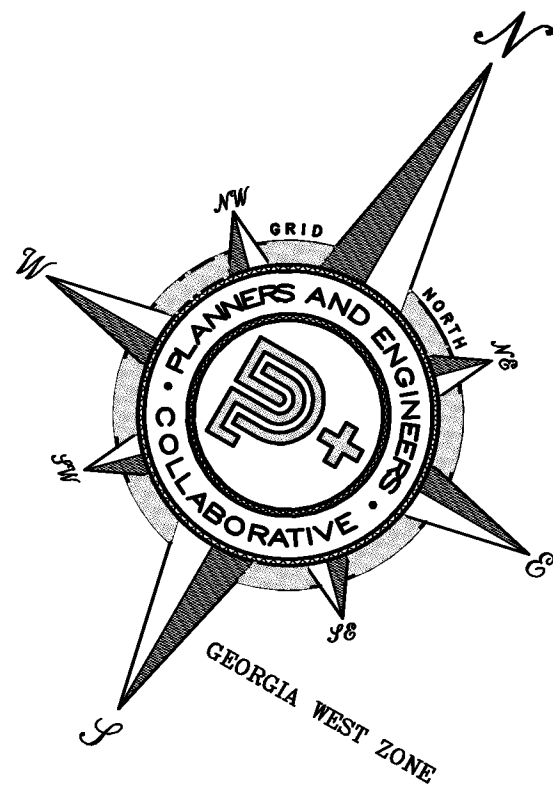
Know what's below.  
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## SHEET LEGEND

# SHEET 5

# SHEET 6

PROPOSED CONDITIONS PLAT2024-00310



### REVISIONS

5	
4	
3	
2	
1	

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LAND LOTS 1, 2, 3

EXEMPTION PLAT  
FOR  
KATHERINE REEVES INVESTMENTS LLC

GWINNETT COUNTY  
GEORGIA



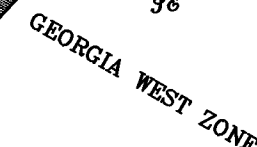
SHEET 2P OF 6

DRAWN BY: ANH  
CHECKED BY: ANH  
FILE NO.: 24-07-00  
DATE: 07/23/2024  
SCALE: 1" = 150'  
DATE OF FIELD WORK: 8/1/24





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<u>PROPERTY</u>	Adjacent Property Property Line Center of Creek	<u>EXISTING OVERHEAD</u> OW Overhead Wires
<u>FENCE LINES</u>	A Barb Wire Fence Chain link Fence W Wood Fence W Woven Wire Fence	<u>EXISTING UNDERGROUND</u> C Cable E Electric FO Fiber Optic G Gas T Telecommunications W Water Television Storm Drainage Line Sanitary Sewer
<u>SITE / TOPOGRAPHIC FEATURES</u>	Guardrail	

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IFF	In Pin Found
C&G	Curb and Gutter	IPS	In Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMF	Corrugated Metal Pipe	N/W	Now or Formerly
CO	Clean Out	OTP	Open Top Pipe
COP	Corrugated Plastic Pipe	PB	Plat Book
DB	Deep Book	PG	Page
DI	Drainage Inlet	PK	PK Nail Found
DE	Drainage Easement	PKS	PK Nail Set
EOP	Edge of Pavement	POB	Point of Beginning
EPP	Electric Power Pole	POC	Point of Commencement
EPAN	Electric Panel	PVC	Polyvinyl Chloride Pipe
ESMT	Easement	R&B	Rebar
FE	Finished End Section	RCP	Reinforced Concrete Pipe
FTE	Finish Floor Elevation	RWM	Right of Way Monument
FE	Fire Hydrant	SSE	Sanitary Sewer Easement
FLAG	Flag Pole	SSMH	Sanitary Sewer Manhole
GA	Georgia	TRAN	Transformer
GM	Gcs Meter	VCP	Verified VCP Pipe
GW	Guy Wire	W.D.F.	Wood Fence
HDR	Hand Rail	WM	Water Meter
H.W.	Hard Wood	WV	Water Valve
HV	Headed		
	Irrigation Control Valve		



**MATCH LINE - SEE SHEET 4**

REVISIONS

REV	DATE	
1		
2		
3		
4		
5		



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**CARBONISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES**

02892024  
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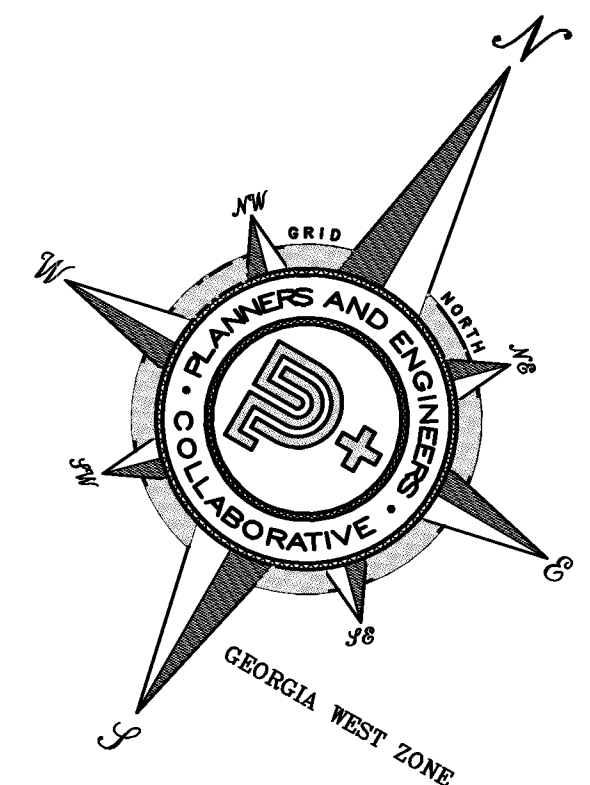
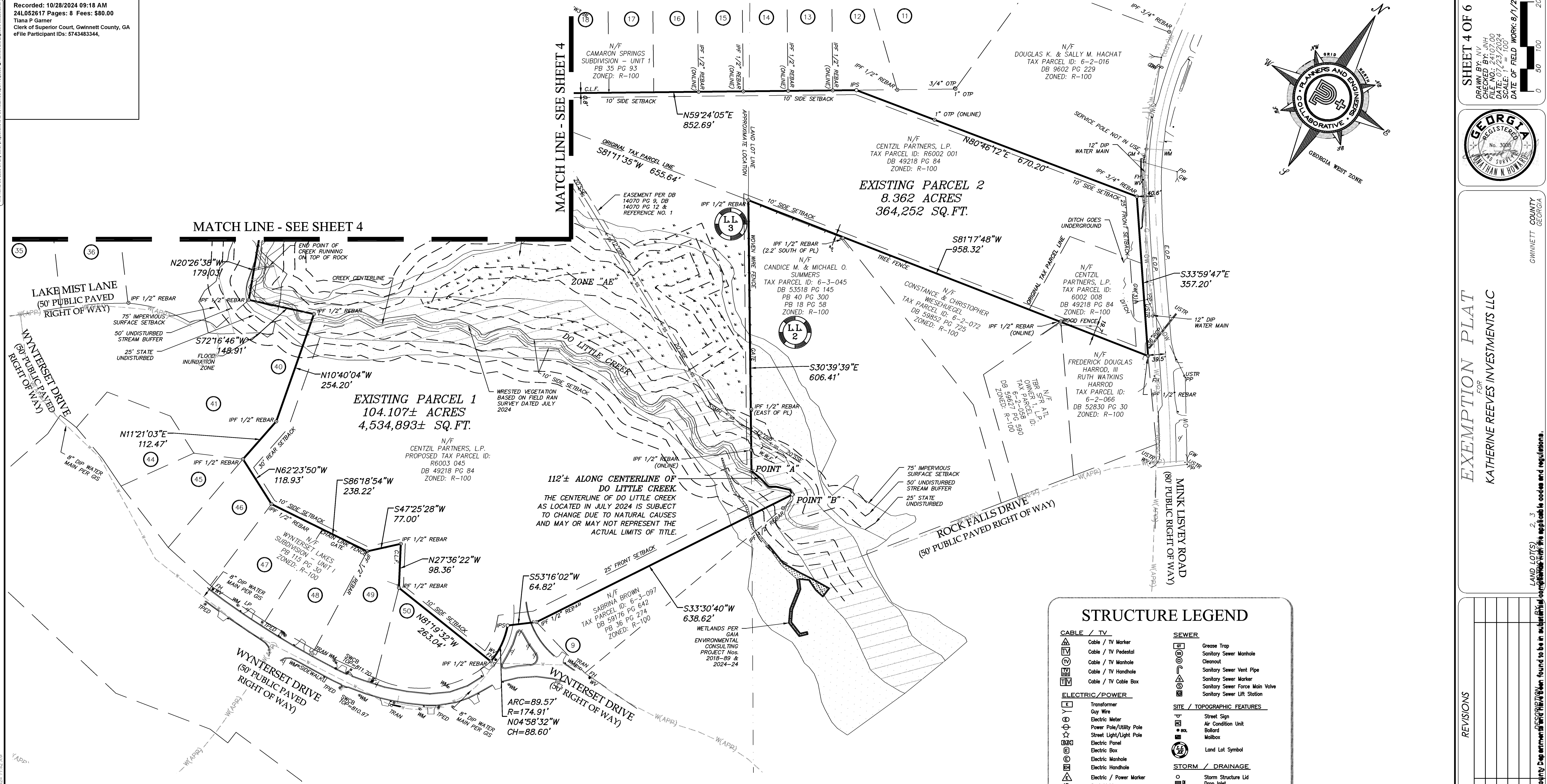
GWINNETT COUNTY  
GEORGIA

DRAWN BY: NV  
CHECKED BY: JNH  
FILE NO.: 2410700  
DATE: 07/23/2024  
SCALE: 1" = 100'  
DATE OF FIELD WORK: 8/1/24



PLAT B: 00165 P: 00050  
Recorded: 10/28/2024 09:18 AM  
24L052617 Pages: 6 Fees: \$80.00  
Tiana P Garner  
Clerk of Superior Court, Gwinnett County, GA  
eFile Participant IDs: 5743483344

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## ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Wall
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Dead Book	PB	Plot Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FTE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRANS	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hard Roll	W.D.F.	Wood Deck
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

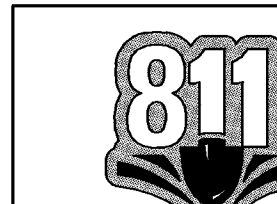
## LINETYPES

PROPERTY	EXISTING OVERHEAD
Adjacent Property	OW
Property Line	Overhead Wires
Center of Creek	EXISTING UNDERGROUND
FENCE LINES	C
Barb Wire Fence	E
Chain Link Fence	FO
Wood Fence	G
Woven Wire Fence	T
GUARDRAIL	W
TV	SS
TOPOGRAPHIC FEATURES	Sanitary Sewer
Guardrail	

## STRUCTURE LEGEND

CABLE / TV	SEWER
Cable / TV Marker	Grease Trap
Cable / TV Pedestal	Sanitary Sewer Manhole
Cable / TV Manhole	Cleanout
Cable / TV Handhole	Sanitary Sewer Vent Pipe
Cable / TV Cable Box	Sanitary Sewer Marker
	Sanitary Sewer Force Main Valve
	Sanitary Sewer Lift Station
ELECTRIC / POWER	SITE / TOPOGRAPHIC FEATURES
Transformer	Street Sign
Guy Wire	Air Condition Unit
Electric Meter	Bollard
Power Pole/Utility Pole	Mailbox
Street Light/Light Pole	Land Lot Symbol
Electric Panel	
Electric Box	STORM / DRAINAGE
Electric Manhole	Storm Structure Lid
Electric Handhole	Drop Inlet
Electric / Power Marker	Catch Basin
Spot Light	Single Wing Catch Basin
	Double Wing Catch Basin
	Weir Inlet
	Head Wall
	Junction Box
	Curb Inlet
	Flared-in Section
FIBER OPTIC	TELEPHONE
Fiber Optic Marker	Telephone Terminal Box
Fiber Optic Manhole	Telephone Marker
Fiber Optic Pedestal	Telephone Handhole Box
	Telephone Manhole
	Telephone Cabinet
GAS	WATER
Gas Meter	Fire Hydrant
Gas Valve	Water Meter
Gas Vent Pipe	Water Valve
	Water Vent Pipe
	Water Valve Marker
PROPERTY MONUMENTS	
Right-of-Way Monument Found	
Concrete Monument Found	
Iron Pin Set	
Iron Pin Found (Rebar found)	
PK Nail Set	
PK Nail Found	
Point	
Benchmark	
MISCELLANEOUS UTILITIES	
Utility Structure	

EXISTING CONDITIONS PLAT2024-00310



Know what's below.  
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EXEMPTION PLAT  
FOR  
KATHERINE REEVES INVESTMENTS LLC

REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	

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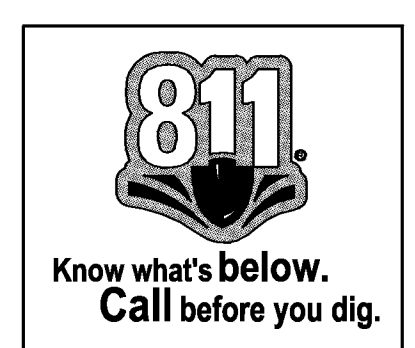
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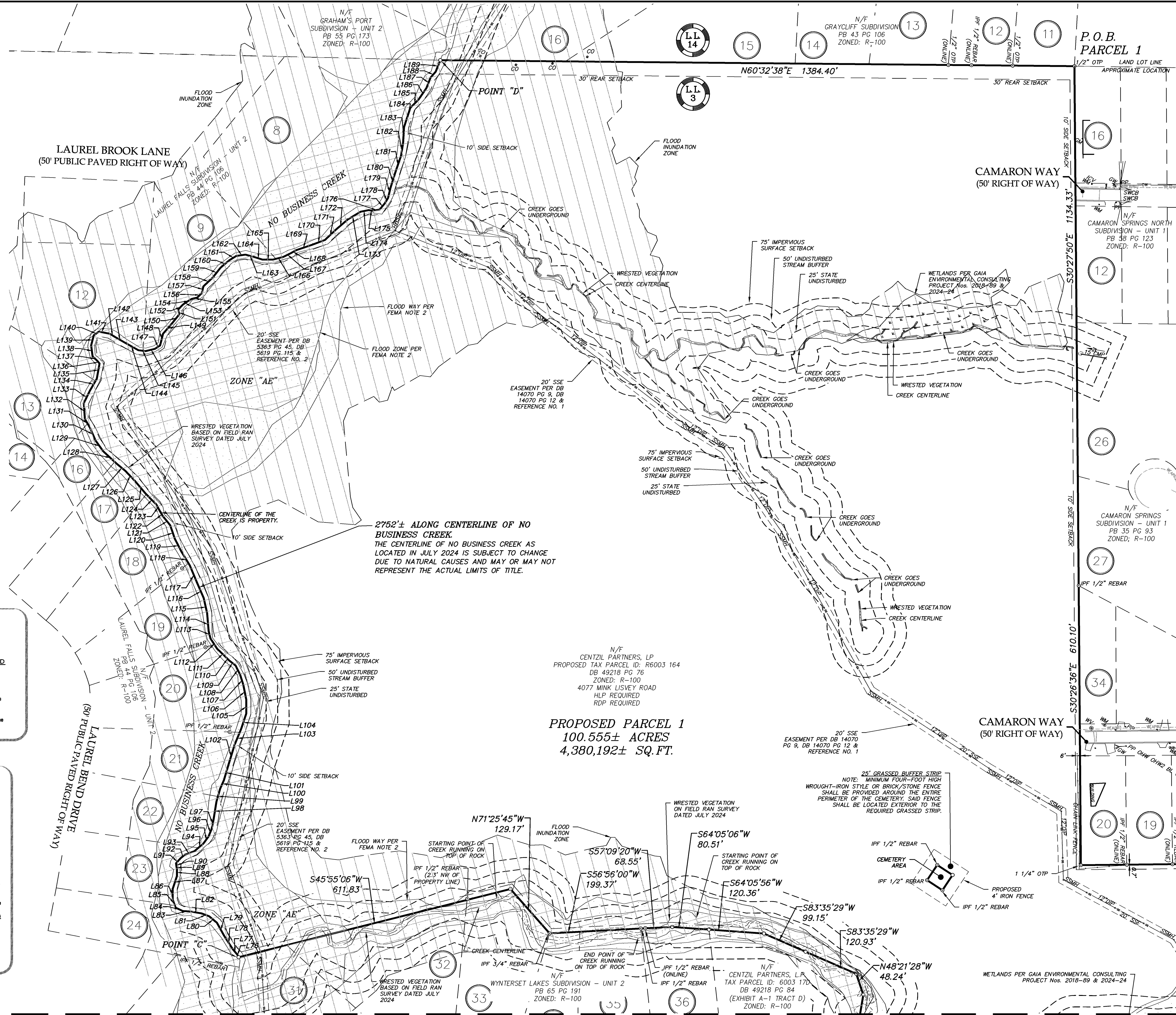




The diagram shows three rectangular boxes representing different flood zones. The top-left box is filled with diagonal hatching and labeled 'FLOOD ZONE'. The top-right box is filled with a dotted pattern and labeled 'FLOOD WAY'. The bottom-center box is white with a black border and labeled 'FLOOD INUNDATION ZONE'.

<u>PROPERTY</u>	<u>EXISTING OVERHEAD</u>
_____ Adjacent Property	— OW _____ Overhead Wires
_____ Property Line	<u>EXISTING UNDERGROUND</u>
... Center of Creek	— C — Cable
<u>FENCE LINES</u>	— E — Electric
X Barb Wire Fence	— FO — Fiber Optic
○ Chain Link Fence	G Gas
□ Wood Fence	T Telephone Communications
# Woven Wire Fence	W Water
<u>SITE / TOPOGRAPHIC FEATURES</u>	TV Television
O Guardrail	SD Sanitary Drainage Line
	SS → Sewer

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
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EOP	Eave of Pavement	PK NW	PK Nail Set
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GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transform
GW	Gray Wire	VCP	Vertical Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
H.W.	Handrail	WV	Water Valve
HOY	Hydroponic Control Valve		



**MATCH LINE - SEE SHEET 6**

EXEMPTION PLAT  
FOR  
KATHERINE REEVES INVESTMENTS LLC

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		



**PLP**

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350 PINE COUNTRY BEACHES, SUITE 300, GEORGIA 30092  
TEL: 404.220.4100 FAX: 404.220.4101  
[www.plpcollab.com](http://www.plpcollab.com)

**SHEET 5 OF 6**

DRAWN BY: MS  
CHECKED BY: JNH  
FILE NO.: 24107.00  
DATE: 7/23/2024  
SCALE: 1" = 100'  
DATE OF FIELD WORK: TBD



WINSTON-SALEM, N.C. (WISN) — A woman has been charged with the murder of her husband after he was found dead in a car in North Carolina.

LAND LOT(S) 2, 3

DESCRIPTION	DATE	BY

1		
REV	DATE	DESCRIPTION

350 N. RICH COURT, PEACHTREE CORNERS, GEORGIA 30092  
 CARBORISITS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
 770/412-1100 FAX 770/412-1101 WWW.PEACHTREEC.COM



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ABDALLAH ADAM	6003 009	R-100
DIXON MICHAEL ALEXANDER	6003 016	R-100
LLOYD SAMUEL	6003 034	R-100
PEARL JEAN V	6003 033	R-100
HOLMES RAYMOND	6003 025	R-100
SCOTT WILLIAM JEROME	6003 024	R-100
BARTON FREDRICK & GLORIOUS M	6003 023	R-100
HARTNETT DENNIS P	6003 022	R-100
WISE DAVID M ETAL	6003 021	R-100
REBILLOT MICHAEL A ETAL	6003 020	R-100
DAVIS ALICIA ANN	6003 019	R-100
FITZPATRICK ADRIENNE	6003 018	R-100
MORRISON CLINE B ETAL	6002 155	R-100
QUITERIO HUMBELINA ROMERO	6002 066	R-100
TBR SFR ATL OWNER 1 LP	6002 058	R-100
WIESEHUEGEL CONSTANCE	6002 072	R-100
SUMMERS CANDICE M	6002 061	R-100
BROWN SABRINA	6003 067	R-100
SFR XII ATL OWNER 1 LP	6003 066	R-100
SMITH JESSICA M	6003 065	R-100
JOHNSON GERALD H & MELODY G	6003 064	R-100
CAMALIER WILLIAM R ETAL	6003 063	R-100
WYNN ASIA	6003 062	R-100
RODRIGUEZ DANIEL	6003 061	R-100
WILCOX RONALD	6003 116	R-100
MEADOWS KENNETH	6003 117	R-100
CENTZIL PARTNERS LP	6003 170	R-100
LANZA JOHN	6003 168	R-100
ERWIN GEORGINE	6003 113	R-100
EARLINGTON ERNEL E	6003 112	R-100
FORTENBERRY CAROLE B	6003 111	R-100
RICHARDS LENNON L	6003 110	R-100
WILLIAMS VALERIE L	6003 109	R-100
PINAZO FERNANDO F	6003 142	R-100
COTTEN-HUTCHINSON EVA	6003 141	R-100
TRANS AM SFE II LLC	6003 140	R-100
NELSON B DURAN LIVING TRUST	6003 139	R-100
ANTOINE CHRISTOPHER M ETAL	6003 138	R-100
FKH SFR PROPCO D LP	6003 137	R-100
TRICON SFR 2020-2 BORROWER LLC	6003 136	R-100
ABDULLAH KHALID	6003 135	R-100
WEBER ROYAL RUSSELL	6003 134	R-100
ROBINSON MICHAEL	6003 132	R-100
HERNANDEZ CHRISTIAN A	6003 131	R-100
SFR JV-1 2019-1 BORROWER LLC	6003 130	R-100
RAMOS MICHAEL J	6003 127	R-100
AMH 2014-3 BORROWER LP	6003 126	R-100
CLEMENT LINDA D	6014 125	R-100
ADAJAN AJISAFE E	6014 083	R-100
BAGLEY MARGO A	6014 081	R-100
TOWNS DESMOND	6014 080	R-100
DEFABRITIS RAYMOND & SHEILA L	6014 079	R-100
POULTON ROBERT A	6014 078	R-100
WILSON ALLEGRA	6014 077	R-100
ENNIS ROBERT J ETAL	6014 082	R-100
AARON BEVERLY K	6003 026	R-100
HACHAT DOUGLAS K ETAL	6002 016	R-100

Parcel Line Table		
Line #	Length	Direction
L33	33.43'	N71° 40' 44"W
L34	14.99'	N57° 38' 31"W
L35	10.02'	N43° 26' 44"W
L36	16.56'	N83° 07' 24"W
L37	18.81'	S64° 24' 11"W
L38	12.70'	N87° 25' 07"W
L39	14.13'	N81° 38' 37"W
L40	9.36'	S86° 23' 02"W
L41	11.89'	S48° 24' 54"W
L42	13.35'	S67° 05' 26"W
L43	27.62'	N85° 29' 01"W
L44	14.73'	N64° 21' 57"W
L45	27.33'	S69° 04' 18"W
L46	34.79'	S58° 18' 05"W
L47	13.04'	S75° 44' 57"W
L48	18.40'	N75° 43' 30"W
L49	12.24'	N79° 13' 50"W
L50	20.85'	S71° 30' 17"W
L51	24.00'	S47° 12' 36"W
L52	18.67'	S37° 10' 53"W
L53	13.52'	S30° 53' 59"W
L54	13.96'	S69° 51' 18"W
L55	12.21'	N63° 55' 00"W
L56	22.72'	N86° 29' 28"W
L57	26.25'	S84° 55' 39"W
L58	25.07'	S55° 02' 50"W
L59	17.85'	S41° 21' 20"W
L60	17.95'	S62° 16' 56"W
L61	21.47'	S77° 55' 45"W
L62	18.36'	N85° 57' 52"W
L63	25.14'	S52° 41' 23"W
L64	29.13'	S52° 53' 57"W


Parcel Line Table		
Line #	Length	Direction
L97	20.63'	S18° 01' 56"E
L98	39.79'	S21° 01' 38"E
L99	29.29'	S14° 02' 51"E
L100	20.63'	S6° 14' 51"E
L101	34.07'	S13° 28' 26"E
L102	46.65'	S12° 59' 30"E
L103	36.61'	S7° 23' 49"E
L104	35.75'	S11° 41' 54"E
L105	29.96'	S29° 23' 21"E
L106	33.95'	S41° 06' 53"E
L107	23.30'	S47° 31' 05"E
L108	22.13'	S56° 16' 12"E
L109	18.06'	S81° 52' 38"E
L110	10.06'	S74° 22' 04"E
L111	26.50'	S76° 12' 39"E
L112	26.68'	S62° 51' 21"E
L113	16.78'	S44° 02' 06"E
L114	39.15'	S34° 50' 23"E
L115	33.84'	S42° 43' 26"E
L116	36.07'	S53° 29' 56"E
L117	41.47'	S52° 48' 47"E
L118	35.13'	S61° 15' 42"E
L119	31.94'	S55° 14' 22"E
L120	30.56'	S48° 35' 39"E
L121	26.34'	S68° 40' 57"E
L122	16.11'	S60° 02' 12"E
L123	12.15'	S57° 39' 52"E
L124	33.98'	S74° 28' 42"E
L125	36.42'	S70° 04' 25"E
L126	29.75'	S73° 36' 10"E
L127	24.23'	S80° 34' 00"E
L128	40.42'	S77° 16' 29"E

Parcel Line Table		
Line #	Length	Direction
L161	18.81'	S27° 34' 19"W
L162	20.27'	S51° 45' 51"W
L163	18.21'	S75° 03' 35"W
L164	20.43'	S77° 38' 30"W
L165	22.44'	S60° 34' 27"W
L166	23.84'	S45° 02' 43"W
L167	17.81'	S34° 00' 10"W
L168	13.85'	S30° 27' 44"W
L169	35.93'	S41° 29' 27"W
L170	30.84'	S39° 20' 02"W
L171	32.26'	S16° 48' 34"W
L172	34.51'	S19° 11' 43"W
L173	32.93'	S28° 59' 19"W
L174	17.91'	S48° 24' 27"W
L175	9.60'	S67° 41' 35"W
L176	14.85'	S49° 25' 59"W
L177	17.62'	S9° 57' 04"W
L178	13.51'	S0° 58' 50"W
L179	22.27'	S16° 23' 46"E
L180	36.24'	S12° 49' 09"E
L181	38.01'	S10° 56' 40"E
L182	28.27'	S20° 53' 43"E
L183	34.61'	S26° 41' 52"E
L184	44.49'	S11° 52' 25"E
L185	25.28'	S14° 51' 19"W
L186	30.73'	S4° 26' 37"W
L187	24.07'	S8° 28' 34"E
L188	17.39'	S10° 28' 01"W
L189	27.01'	S8° 16' 56"E



ADJOINER OWNER INFO PLAT2024-00310

REVISIONS		
5		
4		
3		
2		
1		

**PGC+**  **Planners & Engineers Collaborative+**

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORETRISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES

350 PCH COURT PEACHTREECORNERS, GEORGIA 30092

**LAND LOT(S) 2, 3**

A circular professional engineer seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "JONATHAN N. HOWARD" at the bottom. The inner circle contains the text "REGISTERED" at the top, "No. 3008" in the center, and "LAND SURVEYOR" at the bottom. A signature is written across the seal.

DRAWN BY: MS  
CHECKED BY: JNH  
FILE NO.: 24107.00  
DATE: 7/23/2024  
SCALE: 1" = 100'  
DATE OF FIELD WORK: TBD

Month	Number of People
January	100
February	120
March	150
April	180
May	200
June	180
July	150
August	120
September	100
October	80
November	60
December	40



**Exhibit E: Proposed Site Plan and Grading Plan**

**[attached]**



112024124107001D01	BlancheCofn/C2 00	SITE B1 A1	24107 00 days	hochman	27/2025 7-10 PM
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THIS SEAL IS ONLY VALID IF COUNTER SIGNED  
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL  
CERTIFICATION # 0000066476 EXP. 06/27/2027

**MASTER SITE PLAN**



SCALE: 1" = 200'  
DATE: 05/02/2025  
PROJECT: 24107.00



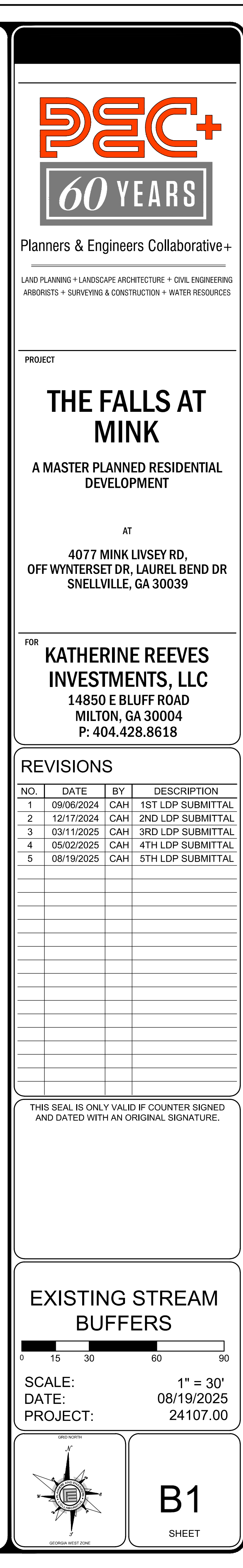
GEORGIA WEST 2006

**C3.00**

**SHEET**



1-2024124107001Enr/J1A12410700 - NWMP & SRV Exhibits GUMMINETT Board Aug - CTActa 20250225 4:45 PM



B1  
SHEET



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SHEET

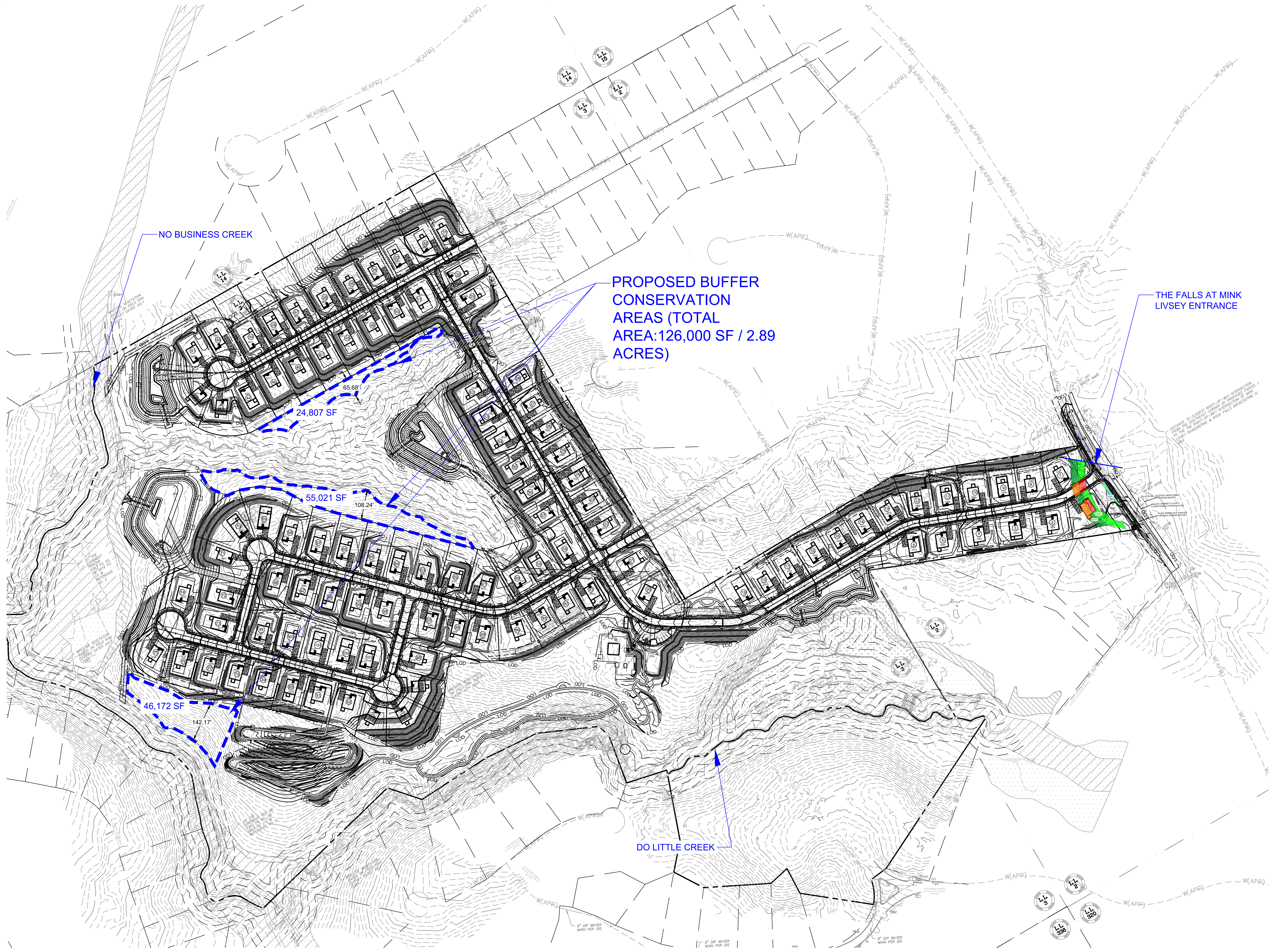


## **Exhibit F: Proposed Buffer Conservation Area**



This drawing is the property of Planners & Engineers Collaborative+ and is not to be copied, reproduced, or in any way used for any other project and is to be returned upon request. Planners & Engineers Collaborative+

J:\2024\2410700\2410700 - WPC & SSV Exhibits - GWINNETT - Rev1.dwg - C:\Users\jgwinnett\Documents\2410700 - WPC & SSV Exhibits - GWINNETT - Rev1.dwg - 09/20/2024 2:48 PM



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES

PROJECT

## THE FALLS AT MINK

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

4077 MINK LIVSEY RD,  
OFF WYNTERSET DR, LAUREL BEND DR  
SNELLVILLE, GA 30039

FOR

**KATHERINE REEVES  
INVESTMENTS, LLC**

14850 E BLUFF ROAD  
MILTON, GA 30004  
P: 404.428.8618

### REVISIONS

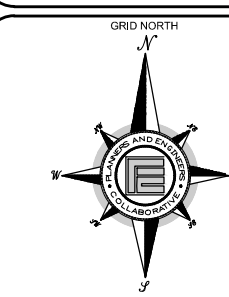
NO.	DATE	BY	DESCRIPTION
1	09/06/2024	CAH	1ST LDP SUBMITTAL
2	12/17/2024	CAH	2ND LDP SUBMITTAL
3	03/11/2025	CAH	3RD LDP SUBMITTAL
4	05/02/2025	CAH	4TH LDP SUBMITTAL
5	08/19/2025	CAH	5TH LDP SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED  
AND DATED WITH AN ORIGINAL SIGNATURE.

### PROPOSED BUFFER CONSERVATION AREAS



SCALE: 1" = 150'  
DATE: 08/19/2025  
PROJECT: 24107.00



**B**

SHEET



**Exhibit G: Georgia Environmental Protection Division Stream Buffer Variance**

**[attached]**

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

July 25, 2025  
Notice Issue Date

Gwinnett County  
City / County

August 25, 2025  
Notice Close Date

BV-067-25-03  
Control Number

The Falls at Mink  
(GPS Coordinates: 33.7945, -84.0195)

Activity

This notice is issued to inform the public of a receipt of an application for a variance submitted pursuant to a state environmental Law. The public is invited to comment during the 30-day period on the proposed activity. Site plans are available for review and are located in the following EPD office: Watershed Protection Branch File Room, 2 MLK Jr. Drive, SW, West Tower, Balcony, Suite 418, Atlanta, GA 30334. Please contact [GORArequest.Water@dnr.ga.gov](mailto:GORArequest.Water@dnr.ga.gov) to schedule an appointment to review the plans. Since the EPD has no authority to zone property or determine land use, only those comments addressing environmental issues related to air, water, and land protection will be considered in the application review process. Comments may be submitted via e-mail to: [EPDcomments@dnr.ga.gov](mailto:EPDcomments@dnr.ga.gov). Comments may also be provided in writing to: Program Manager, Nonpoint Source Program, Erosion and Sedimentation Control, 2 Martin Luther King Jr. Drive SW, Suite 1452 East, Atlanta, GA 30334. The words “Buffer Variance Comment”, including the Control Number shown above, should be placed in the e-mail subject line (if sent via e-mail) or on the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff.

Type of Permit Application: Variance to encroach within the 25-foot State waters buffer.

Applicable Law: Georgia Erosion and Sedimentation Act O.C.G.A. § 12-7-1 et seq.

Applicable Rules: Erosion and Sedimentation Control Chapter 391-3-7

Basis under which variance shall be considered {391-3-7-.05 (2)(a-k)}: (d) & (h)

Description and Location of Proposed Activity:

The proposed project involves the relocation of a stream (rerouting via bypass culvert) and the relocation and reinstallation of a potable water line. Disturbance of the buffer is necessary in order to construct a full access entrance to a new single family residential development from Mink Livsey Road. The project will require 45.74-acres of disturbance including permanent impacts to 318 total linear feet (15,639 total square feet) of buffer along an unnamed tributary to Do Little Creek of the Upper Ocmulgee Watershed (03070103). This project will incorporate water quality BMPs (micropool detention ponds) to achieve both water quality protection and hydrologic protection requirements. The proposed stormwater management system is expected to remove at least 80% of the Total Suspended Solids (TSS) and at least 60% of hydrocarbon pollutants from the stormwater runoff originating onsite.



Name and Address of Permit Applicant: Amber Darrow  
Centzil Partners, LP  
Truist P.O. Box 117508  
Atlanta, Georgia 30368

Summary of Rules Requirements for Variance Application:

The application for a variance must include an Erosion and Sediment Control Plan with control measures based on sound conservation and engineering practices which meet or exceed the standards in the "Manual for Erosion and Sediment Control in Georgia" and which will minimize erosion and deposition of sediments on adjacent lands or into State waters.

For Additional Information Contact: Samantha DeLucca  
Environmental Compliance Specialist  
EPD Watershed Protection Branch  
Nonpoint Source Program  
2 Martin Luther King Jr. Drive SW, Suite 1462 East  
Atlanta, GA 30334  
Telephone: (470) 684-0095

## 1.7 PHOTOGRAPHS



**Figure 1-5. Upstream Extent of Unnamed Trib. Eroding Water Line (Looking North on West Side of Mink Livsey)**



**Figure 1-6. Unnamed Trib. Prior to Riprap Installation (Upstream of Site, looking South)**



**Figure 1-7. Eroded Culvert in Unnamed Trib.**



**Figure 1-8. 45' Past Downstream Corner of Property (Stream Existing Condition)**





**Figure 1-9. Approx. Right of Way Stream Entry onto Site, Looking South Post RipRap Install**



**Figure 1-10. Approx. Right of Way Stream Entry onto Site, Looking North Post RipRap Install**

**Exhibit H: U.S. Army Corps of Engineers Nationwide Permit No. 39**

**[attached]**



U.S. Army Corps of Engineers (USACE)  
**NATIONWIDE PERMIT PRE-CONSTRUCTION NOTIFICATION (PCN)**  
33 CFR 330. The proponent agency is CECW-CO-R.

**Form Approved -**  
**OMB No. 0710-0003**  
**Expires: 02-28-2022**

**DATA REQUIRED BY THE PRIVACY ACT OF 1974**

**Authority** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Regulatory Program of the Corps of Engineers (Corps); Final Rule 33 CFR 320-332.

**Principal Purpose** Information provided on this form will be used in evaluating the nationwide permit pre-construction notification.

**Routine Uses** This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of the agency coordination process.

**Disclosure** Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued.

The public reporting burden for this collection of information, 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at [whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil](mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

**PLEASE DO NOT RETURN YOUR RESPONSE TO THE ABOVE EMAIL.**

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see *sample drawings and/or instructions*) and be submitted to the district engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

**(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)**

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

**(ITEMS BELOW TO BE FILLED BY APPLICANT)**

<b>5. APPLICANT'S NAME</b> First - Bill Middle - Last - Schroeder Company - Schroeder Holdings, LLC Company Title - E-mail Address - schroederholdings@gmail.com	<b>8. AUTHORIZED AGENT'S NAME AND TITLE (<i>agent is not required</i>)</b> First - Courtney Middle - Last - Testa Company - Planners & Engineers Collaborative (PEC +) E-mail Address - ctesta@pec.plus
<b>6. APPLICANT'S ADDRESS</b> Address- 14850 E Bluff Rd Milton City - Milton State - GA Zip - 30004 Country - USA	<b>9. AGENT'S ADDRESS</b> Address- 350 Research Court City - Peachtree Corner State - GA Zip - 30092 Country - USA
<b>7. APPLICANT'S PHONE NOs. with AREA CODE</b> a. Residence b. Business c. Fax d. Mobile 404-428-8618	<b>10. AGENT'S PHONE NOs. with AREA CODE</b> a. Residence b. Business c. Fax d. Mobile 770.451.2741 850.333.7424

**STATEMENT OF AUTHORIZATION**

11. I hereby authorize, \_\_\_\_\_ PEC + \_\_\_\_\_ to act in my behalf as my agent in the processing of this nationwide permit pre-construction notification and to furnish, upon request, supplemental information in support of this nationwide permit pre-construction notification.

  
SIGNATURE OF APPLICANT

10/30/24  
DATE

**NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY**

12. PROJECT NAME or TITLE (*see instructions*)  
Mink Livsey Road

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY			
13. NAME OF WATERBODY, IF KNOWN ( <i>if applicable</i> ) No Business Creek, Do Little Creek (& Unnamed Tributaries)		14. PROPOSED ACTIVITY STREET ADDRESS ( <i>if applicable</i> ) 4268 Mink Livsey Rd	
15. LOCATION OF PROPOSED ACTIVITY ( <i>see instructions</i> ) Latitude                      °N                      Longitude                      °W 33.795888                      84.026868		City:                      State:                      Zip: Snellville                      GA                      30039	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN ( <i>see instructions</i> ) <div style="display: flex; justify-content: space-between;"> <div>             State Tax Parcel ID              6003 164, 6003 166, 6003 045, 6002 001, 6002 008           </div> <div>             Municipality              Gwinnett           </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>Section</div> <div>Township</div> <div>Range</div> </div>			
17. DIRECTIONS TO THE SITE From Downtown Atlanta: Travel south on I-75 S /I-85 S. Take exit 247 for I-20 E toward Augusta. Take exit 75 for Turner Hill Road toward US-278/GA-12/GA-124. Turn Left onto Turner Hill Road. Continue straight onto GA 124-N. Turn right onto Lee Rd SW. Turn left onto Mink Livsey Road.			
18. IDENTIFY THE SPECIFIC NATIONWIDE PERMIT(S) YOU PROPOSE TO USE 29 - Residential Developments			
19. DESCRIPTION OF PROPOSED NATIONWIDE PERMIT ACTIVITY ( <i>see instructions</i> ) The proposed project is a master planned single family residential development. The site is approximately 100 acres, with 0.076 total acres of proposed disturbance to aquatic resources. The site contains four intermittent streams, two perennial streams (No Business Creek & Do Little Creek), and four wetland areas. Due to one intermittent stream partially transecting the site from east to west, a culverted road crossing is proposed. The resulting disturbance from the road crossing to the intermittent stream (UT-1) totals 0.0085 acres (121 LF) and the resulting disturbance to Wetland A totals 0.0672 acres. The road crossing for UT-1 proposes a 36" culvert installed via open cut trench method, embedded into the existing streambed. (See Exhibits for elevations & details).			
20. DESCRIPTION OF PROPOSED MITIGATION MEASURES ( <i>see instructions</i> ) All proposed disturbances to aquatic resources are minimized to the maximum extent practicable. Due to the proposed disturbance acreages being under the thresholds, compensatory mitigation credits will not be required. Pump around practices will be used during culvert installations along with the appropriate Erosion Control Measures (see plans attached).			
21. PURPOSE OF NATIONWIDE PERMIT ACTIVITY ( <i>Describe the reason or purpose of the project, see instructions</i> ) The purpose of the project is to provide residential housing options in Gwinnett County. The approximate dates for starting work are mid 2025 to late 2025.			
22. QUANTITY OF WETLANDS, STREAMS, OR OTHER TYPES OF WATERS DIRECTLY AFFECTED BY PROPOSED NATIONWIDE PERMIT ACTIVITY ( <i>see instructions</i> ) <div style="display: flex; justify-content: space-between;"> <div>             Acres              0.0076 (Intermittent Stream &amp; Wetland)           </div> <div>             Linear Feet              121 (total for intermittent stream)           </div> <div>             Cubic Yards Dredged or Discharged           </div> </div>			
<b>Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site.</b>			
23. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. ( <i>see instructions</i> ) N/A			
24. If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and requires pre-construction notification, explain how the compensatory mitigation requirement in paragraph (c) of general condition 23 will be satisfied, or explain why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required for the proposed activity. The proposed activity results in losses under the compensatory mitigation threshold.			



25. Is any portion of the nationwide permit activity already complete? ☐ Yes ☒ No If Yes, describe the completed work:

26. List the name(s) of any species listed as endangered or threatened under the Endangered Species Act that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. (see instructions)  
Please see IPAC Report attached.

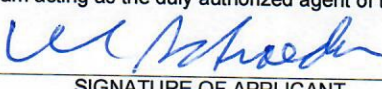
27. List any historic properties that have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic property or properties. (see instructions)  
Please see uploaded documents pertaining to the site boundary from the NRHP & GNARHGIS.

28. For a proposed NWP activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, identify the Wild and Scenic River or the "study river":  
N/A

29. If the proposed NWP activity also requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, have you submitted a written request for section 408 permission from the Corps district having jurisdiction over that project? ☐ Yes ☒ No  
If "yes", please provide the date your request was submitted to the Corps district:

30. If the terms of the NWP(s) you want to use require additional information to be included in the PCN, please include that information in this space or provide it on an additional sheet of paper marked Block 30. (see instructions)  
N/A

31. Pre-construction notification is hereby made for one or more nationwide permit(s) to authorize the work described in this notification. I certify that the information in this pre-construction notification is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

	10/30/24	Courtney Testa	<small>Digitally signed by Courtney Testa DN: cn=Courtney Testa, E=courttesta@pec.plus Reason: I am the author of this document Date: 2024.04.02 12:49:31-0400 Post PDF Reader Version: 2023.2.0</small>
SIGNATURE OF APPLICANT	DATE	SIGNATURE OF AGENT	DATE

The pre-construction notification must be signed by the person who desires to undertake the proposed activity (applicant) and, if the statement in Block 11 has been filled out and signed, the authorized agent.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.



NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY			
13. NAME OF WATERBODY, IF KNOWN ( <i>if applicable</i> ) No Business Creek, Do Little Creek (& Unnamed Tributaries)		14. PROPOSED ACTIVITY STREET ADDRESS ( <i>if applicable</i> ) 4077 Mink Livsey Rd	
15. LOCATION OF PROPOSED ACTIVITY ( <i>see instructions</i> ) Latitude                      °N                      Longitude                      °W 33.795888                      84.026868		City: Snellville	State:      Zip: GA      30039
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN ( <i>see instructions</i> ) State Tax Parcel ID                      Municipality 6003 164, 6003 166, 6003 045, 6002 001, 6002 008                      Gwinnett Section                      Township                      Range			
17. DIRECTIONS TO THE SITE From Downtown Atlanta: Travel south on I-75 S /I-85 S. Take exit 247 for I-20 E toward Augusta. Take exit 75 for Turner Hill Road toward US-278/GA-12/GA-124. Turn Left onto Turner Hill Road. Continue straight onto GA 124-N. Turn right onto Lee Rd SW. Turn left onto Mink Livsey Road.			
18. IDENTIFY THE SPECIFIC NATIONWIDE PERMIT(S) YOU PROPOSE TO USE 29 - Residential Developments			
19. DESCRIPTION OF PROPOSED NATIONWIDE PERMIT ACTIVITY ( <i>see instructions</i> ) The proposed project is a master planned single family residential development. The site is approximately 100 acres, with 0.0921 total acres of proposed disturbance to aquatic resources. The site contains six intermittent streams, four perennial streams (No Business Creek, Do Little Creek, UT-1, UT-3), and four wetland areas. Due to one intermittent stream partially transecting the site from east to west, a culverted road crossing is proposed. The resulting disturbance from the road crossing to the perennial stream (UT-1) totals 0.00575 acres (102 LF) and the resulting disturbance to Wetland A totals 0.0607 acres. The road crossing for UT-1 proposes a 54" culvert installed via open cut trench method, embedded into the existing streambed. (See Exhibits for elevations & details). Additionally, due to the entrance at Mink Livsey road and UT-6 running parallel to the road, intermittent stream UT-6 is proposed to be piped for approximately 318 LF for a disturbance of 0.0256 acres, eventually outletting into the existing stream just downstream of the proposed site entrance.			
20. DESCRIPTION OF PROPOSED MITIGATION MEASURES ( <i>see instructions</i> ) All proposed disturbances to aquatic resources are minimized to the maximum extent practicable. Due to the proposed disturbance acreages, compensatory mitigation credits will be required. Appropriate Erosion Control Measures will be applied for the entire site.			
21. PURPOSE OF NATIONWIDE PERMIT ACTIVITY ( <i>Describe the reason or purpose of the project, see instructions</i> ) The purpose of the project is to provide residential housing options in Gwinnett County. The approximate dates for starting work are late 2025 to mid 2026.			
22. QUANTITY OF WETLANDS, STREAMS, OR OTHER TYPES OF WATERS DIRECTLY AFFECTED BY PROPOSED NATIONWIDE PERMIT ACTIVITY ( <i>see instructions</i> ) Acres                      Linear Feet                      Cubic Yards Dredged or Discharged 0.0921 (Streams & Wetland)                      420 (total for UT-1 & UT-6 streams)			
<b>Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site.</b>			
23. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. ( <i>see instructions</i> ) N/A			

24. If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and requires pre-construction notification, explain how the compensatory mitigation requirement in paragraph (c) of general condition 23 will be satisfied, or explain why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required for the proposed activity.  
Compensatory mitigation requirement will be met with credit purchases.

25. Is any portion of the nationwide permit activity already complete? ☐ Yes ☒ No If Yes, describe the completed work:

26. List the name(s) of any species listed as endangered or threatened under the Endangered Species Act that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. (*see instructions*)  
Please see IPAC Report attached.

27. List any historic properties that have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic property or properties. (*see instructions*)  
Please see uploaded documents pertaining to the site boundary from the NRHP & GNARHGIS & the required 100-m APE impact study area reports.

28. For a proposed NWP activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, identify the Wild and Scenic River or the "study river":  
N/A

29. If the proposed NWP activity also requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, have you submitted a written request for section 408 permission from the Corps district having jurisdiction over that project? ☐ Yes ☒ No  
If "yes", please provide the date your request was submitted to the Corps district:

30. If the terms of the NWP(s) you want to use require additional information to be included in the PCN, please include that information in this space or provide it on an additional sheet of paper marked Block 30. (*see instructions*)  
N/A

31. Pre-construction notification is hereby made for one or more nationwide permit(s) to authorize the work described in this notification. I certify that the information in this pre-construction notification is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

Courtney Testa

Digitally signed by Courtney Testa  
DN: cn=Courtney Testa, email=Ctesta@epcplus  
Reason: I am the author of this document  
Location:  
Date: 2024.04.02 12:49:31-0400  
Total PGP Reader Version: 2023.2.0

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF AGENT

DATE

The pre-construction notification must be signed by the person who desires to undertake the proposed activity (applicant) and, if the statement in Block 11 has been filled out and signed, the authorized agent.

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**Instructions for Preparing a  
Department of the Army  
Nationwide Permit (NWP) PreConstruction Notification (PCN)**

**Blocks 1 through 4.** To be completed by the Corps of Engineers.

**Block 5. Applicant's Name.** Enter the name and the email address of the responsible party or parties. If the responsible party is an agency, company, corporation, or other organization, indicate the name of the organization and responsible officer and title. If more than one party is associated with the preconstruction notification, please attach a sheet of paper with the necessary information marked Block 5.

**Block 6. Address of Applicant.** Please provide the full address of the party or parties responsible for the PCN. If more space is needed, attach an extra sheet of paper marked Block 6.

**Block 7. Applicant's Telephone Number(s).** Please provide the telephone number where you can usually be reached during normal business hours.

**Blocks 8 through 11.** To be completed, if you choose to have an agent.

**Block 8. Authorized Agent's Name and Title.** Indicate name of individual or agency, designated by you, to represent you in this process. An agent can be an attorney, builder, contractor, engineer, consultant, or any other person or organization. Note: An agent is not required.

**Blocks 9 and 10. Agent's Address and Telephone Number.** Please provide the complete mailing address of the agent, along with the telephone number where he / she can be reached during normal business hours.

**Block 11. Statement of Authorization.** To be completed by the applicant, if an agent is to be employed.

**Block 12. Proposed Nationwide Permit Activity Name or Title.** Please provide a name identifying the proposed NWP activity, e.g., Windward Marina, Rolling Hills Subdivision, or Smith Commercial Center.

**Block 13. Name of Waterbody.** Please provide the name (if it has a name) of any stream, lake, marsh, or other waterway to be directly impacted by the NWP activity. If it is a minor (no name) stream, identify the waterbody the minor stream enters.

**Block 14. Proposed Activity Street Address.** If the proposed NWP activity is located at a site having a street address (not a box number), please enter it in Block 14.

**Block 15. Location of Proposed Activity.** Enter the latitude and longitude of where the proposed NWP activity is located. Indicate whether the project location provided is the center of the project or whether the project location is provided as the latitude and longitude for each of the "corners" of the project area requiring evaluation. If there are multiple sites, please list the latitude and longitude of each site (center or corners) on a separate sheet of paper and mark as Block 15.

**Block 16. Other Location Descriptions.** If available, provide the Tax Parcel Identification number of the site, Section, Township, and Range of the site (if known), and / or local Municipality where the site is located.

**Block 17. Directions to the Site.** Provide directions to the site from a known location or landmark. Include highway and street numbers as well as names. Also provide distances from known locations and any other information that would assist in locating the site. You may also provide a description of the location of the proposed NWP activity, such as lot numbers, tract numbers, or you may choose to locate the proposed NWP activity site from a known point (such as the right descending bank of Smith Creek, one mile downstream from the Highway 14 bridge). If a large river or stream, include the river mile of the proposed NWP activity site if known. If there are multiple locations, please indicate directions to each location on a separate sheet of paper and mark as Block 17.

**Block 18. Identify the Specific Nationwide Permit(s) You Propose to Use.** List the number(s) of the Nationwide Permit(s) you want to use to authorize the proposed activity (e.g., NWP 29).

**Block 19. Description of the Proposed Nationwide Permit Activity.** Describe the proposed NWP activity, including the direct and indirect adverse environmental effects the activity would cause. The description of the proposed activity should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal. Identify the materials to be used in construction, as well as the methods by which the work is to be done.

Provide sketches when necessary to show that the proposed NWP activity complies with the terms of the applicable NWP(s). Sketches usually clarify the activity and result in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed NWP activity (e.g., a conceptual plan), but do not need to be detailed engineering plans.

The written descriptions and illustrations are an important part of the application. Please describe, in detail, what you wish to do. If more space is needed, attach an extra sheet of paper marked Block 19.



**Block 20. Description of Proposed Mitigation Measures.** Describe any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed NWP activity. The description of any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or additional mitigation measures.

**Block 21. Purpose of Nationwide Permit Activity.** Describe the purpose and need for the proposed NWP activity. What will it be used for and why? Also include a brief description of any related activities associated with the proposed project. Provide the approximate dates you plan to begin and complete all work.

**Block 22. Quantity of Wetlands, Streams, or Other Types of Waters Directly Affected by the Proposed Nationwide Permit Activity.** For discharges of dredged or fill material into waters of the United States, provide the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained by the proposed NWP activity. For structures or work in navigable waters of the United States subject to Section 10 of the Rivers and Harbors Act of 1899, provide the amount of navigable waters filled, dredged, or occupied by one or more structures (e.g., aids to navigation, mooring buoys) by the proposed NWP activity.

For multiple NWPs, or for separate and distant crossings of waters of the United States authorized by NWPs 12 or 14, attach an extra sheet of paper marked Block 21 to provide the quantities of wetlands, streams, or other types of waters filled, flooded, excavated, or drained (or dredged or occupied by structures, if in waters subject to Section 10 of the Rivers and Harbors Act of 1899) for each NWP. For NWPs 12 and 14, include the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained for each separate and distant crossing of waters or wetlands. If more space is needed, attach an extra sheet of paper marked Block 22.

**Block 23. Identify Any Other Nationwide Permit(s), Regional General Permit(s), or Individual Permit(s) Used to Authorize Any Part of Proposed Activity or Any Related Activity.** List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. For linear projects, list other separate and distant crossings of waters and wetlands authorized by NWPs 12 or 14 that do not require PCNs. If more space is needed, attach an extra sheet of paper marked Block 23.

**Block 24. Compensatory Mitigation Statement for Losses of Greater Than 1/10Acre of Wetlands When PreConstruction Notification is Required.** Paragraph (c) of NWP general condition 23 requires compensatory mitigation at a minimum one-for-one replacement ratio will be required for all wetland losses that exceed 1/10acre and require preconstruction notification, unless the district engineer determines in writing that either some other form of mitigation is more environmentally appropriate or the adverse environmental effects of the proposed NWP activity are no more than minimal without compensatory mitigation, and provides an activity-specific waiver of this requirement. Describe the proposed compensatory mitigation for wetland losses greater than 1/10 acre, or provide an explanation of why the district engineer should not require wetland compensatory mitigation for the proposed NWP activity. If more space is needed, attach an extra sheet of paper marked Block 24.

**Block 25. Is Any Portion of the Nationwide Permit Activity Already Complete?** Describe any work that has already been completed for the NWP activity.

**Block 26. List the Name(s) of Any Species Listed As Endangered or Threatened under the Endangered Species Act that Might be Affected by the Nationwide Permit Activity.** If you are not a federal agency, and if any listed species or designated critical habitat might be affected or is in the vicinity of the proposed NWP activity, or if the proposed NWP activity is located in designated critical habitat, list the name(s) of those endangered or threatened species that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 7 of the Endangered Species Act.

**Block 27. List Any Historic Properties that Have the Potential to be Affected by the Nationwide Permit Activity.** If you are not a Federal agency, and if any historic properties have the potential to be affected by the proposed NWP activity, list the name(s) of those historic properties that have the potential to be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

**Block 28. List the Wild and Scenic River or Congressionally Designated Study River if the Nationwide Permit Activity Would Occur in such a River.** If the proposed NWP activity will occur in a river in the National Wild and Scenic River System or in a river officially designated by Congress as a "study river" under the Wild and Scenic Rivers Act, provide the name of the river. For a list of Wild and Scenic Rivers and study rivers, please visit <http://www.rivers.gov/>.

**Block 29. Nationwide Permit Activities that also Require Permission from the Corps Under 33 U.S.C. 408.** If the proposed NWP activity also requires permission from the Corps under 33 U.S.C. 408 because it will temporarily or permanently alter, occupy, or use a Corps federal authorized civil works project, indicate whether you have submitted a written request for section 408 permission from the Corps district having jurisdiction over that project.



**Block 30. Other Information Required For Nationwide Permit PreConstruction Notifications.** The terms of some of the Nationwide Permits include additional information requirements for preconstruction notifications:

- \* NWP 3, Maintenance –information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals.
- \* NWP 31, Maintenance of Existing Flood Control Facilities –a description of the maintenance baseline and the dredged material disposal site.
- \* NWP 33, Temporary Construction, Access, and Dewatering –a restoration plan showing how all temporary fills and structures will be removed and the area restored to preproject conditions.
- \* NWP 44, Mining Activities –if reclamation is required by other statutes, then a copy of the final reclamation plan must be submitted with the preconstruction notification.
- \* NWP 45, Repair of Uplands Damaged by Discrete Events –documentation, such as a recent topographic survey or photographs, to justify the extent of the proposed restoration.
- \* NWP 48, Commercial Shellfish Aquaculture Activities –(1) a map showing the boundaries of the project area, with latitude and longitude coordinates for each corner of the project area; (2) the name(s) of the species that will be cultivated during the period this NWP is in effect; (3) whether canopy predator nets will be used; (4) whether suspended cultivation techniques will be used; and (5) general water depths in the project area (a detailed survey is not required).
- \* NWP 49, Coal Remining Activities –a document describing how the overall mining plan will result in a net increase in aquatic resource functions must be submitted to the district engineer and receive written authorization prior to commencing the activity.
- \* NWP 50, Underground Coal Mining Activities –if reclamation is required by other statutes, then a copy of the reclamation plan must be submitted with the preconstruction notification.

If more space is needed, attach an extra sheet of paper marked Block 30.

**Block 31. Signature of Applicant or Agent.** The PCN must be signed by the person proposing to undertake the NWP activity, and if applicable, the authorized party (agent) that prepared the PCN. The signature of the person proposing to undertake the NWP activity shall be an affirmation that the party submitting the PCN possesses the requisite property rights to undertake the NWP activity (including compliance with special conditions, mitigation, etc.).

#### **DELINEATION OF WETLANDS, OTHER SPECIAL AQUATIC SITES, AND OTHER WATERS**

Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current wetland delineation manual and regional supplement published by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. The 45 day PCN review period will not start until the delineation is submitted or has been completed by the Corps.

#### **DRAWINGS AND ILLUSTRATIONS**

##### **General Information.**

Three types of illustrations are needed to properly depict the work to be undertaken. These illustrations or drawings are identified as a Vicinity Map, a Plan View or a Typical CrossSection Map. Identify each illustration with a figure or attachment number. For linear projects (e.g. roads, subsurface utility lines, etc.) gradient drawings should also be included. Please submit one original, or good quality copy, of all drawings on 8½x11 inch plain white paper (electronic media may be substituted). Use the fewest number of sheets necessary for your drawings or illustrations. Each illustration should identify the project, the applicant, and the type of illustration (vicinity map, plan view, or crosssection). While illustrations need not be professional (many small, private project illustrations are prepared by hand), they should be clear, accurate, and contain all necessary information.

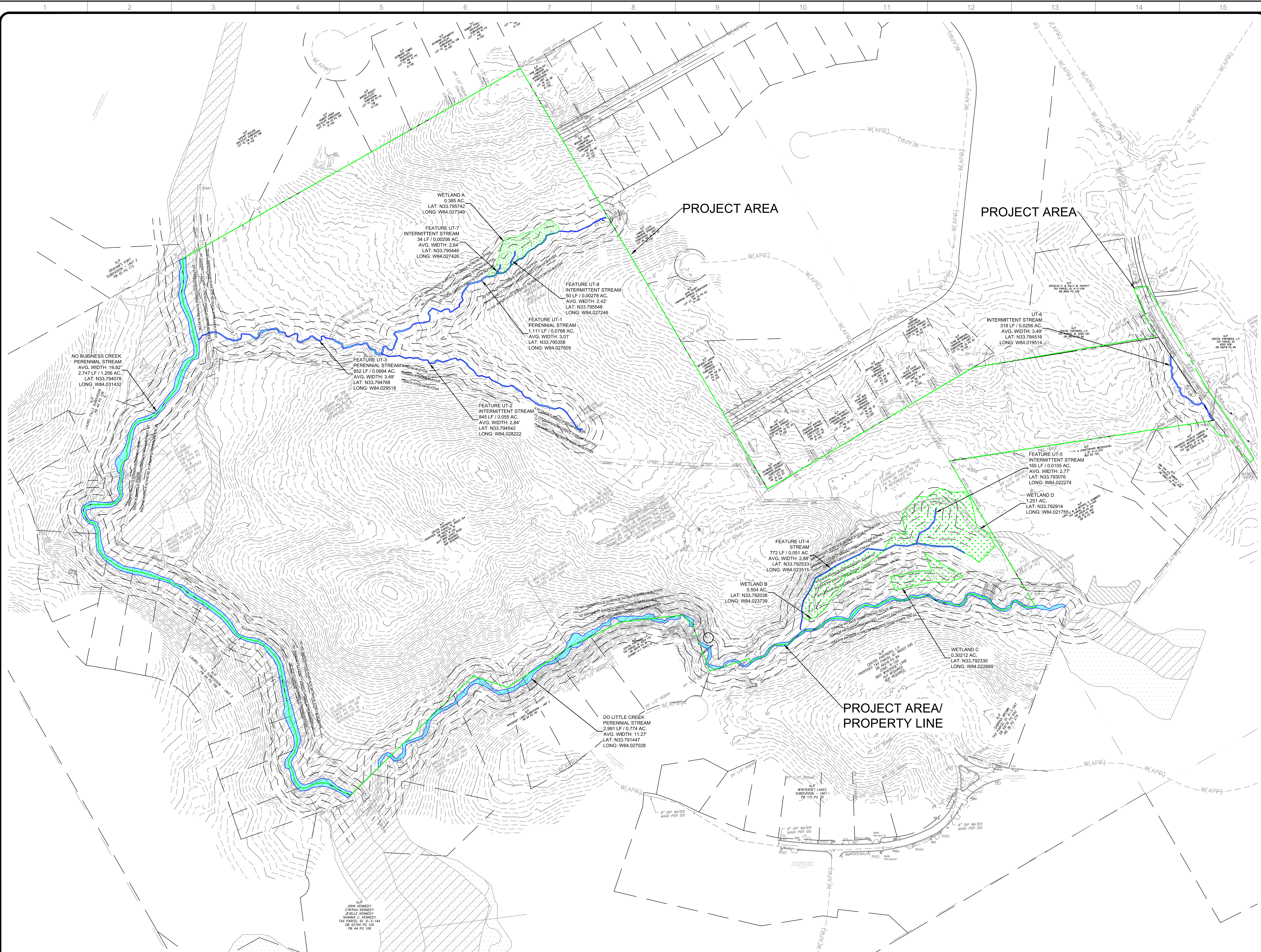
#### **ADDITIONAL INFORMATION AND REQUIREMENTS**

For proposed NWP activities that involve discharges into waters of the United States, water quality certification from the State, Tribe, or EPA must be obtained or waived (see NWP general condition 25). Some States, Tribes, or EPA have issued water quality certification for one or more NWPs. Please check the appropriate Corps district web site to see if water quality certification has already been issued for the NWP(s) you wish to use. For proposed NWP activities in coastal states, state Coastal Zone Management Act consistency concurrence must be obtained, or a presumption of concurrence must occur (see NWP general condition 26). Some States have issued Coastal Zone Management Act consistency concurrences for one or more NWPs. Please check the appropriate Corps district web site to see if Coastal Zone Management Act consistency concurrence has already been issued for the NWP(s) you wish to use.



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ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

## THE FALLS AT MINK

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

4077 MINK LIVSEY RD,  
OFF WYNTERSET DR, LAUREL BEND DR  
SNELLVILLE, GA 30039

FOR

**KATHERINE REEVES  
INVESTMENTS, LLC**

14850 E BLUFF ROAD  
MILTON, GA 30004  
P: 404.428.8618

### REVISIONS

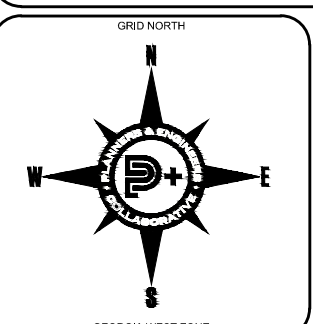
NO.	DATE	BY	DESCRIPTION
1	09/06/2024	CAH	1ST LDP SUBMITTAL
2	12/17/2024	CAH	2ND LDP SUBMITTAL
3	03/11/2025	CAH	3RD LDP SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED  
AND DATED WITH AN ORIGINAL SIGNATURE.

### EXISTING CONDITIONS



SCALE: 1" = 150'  
DATE: 03/11/2025  
PROJECT: 24107.00



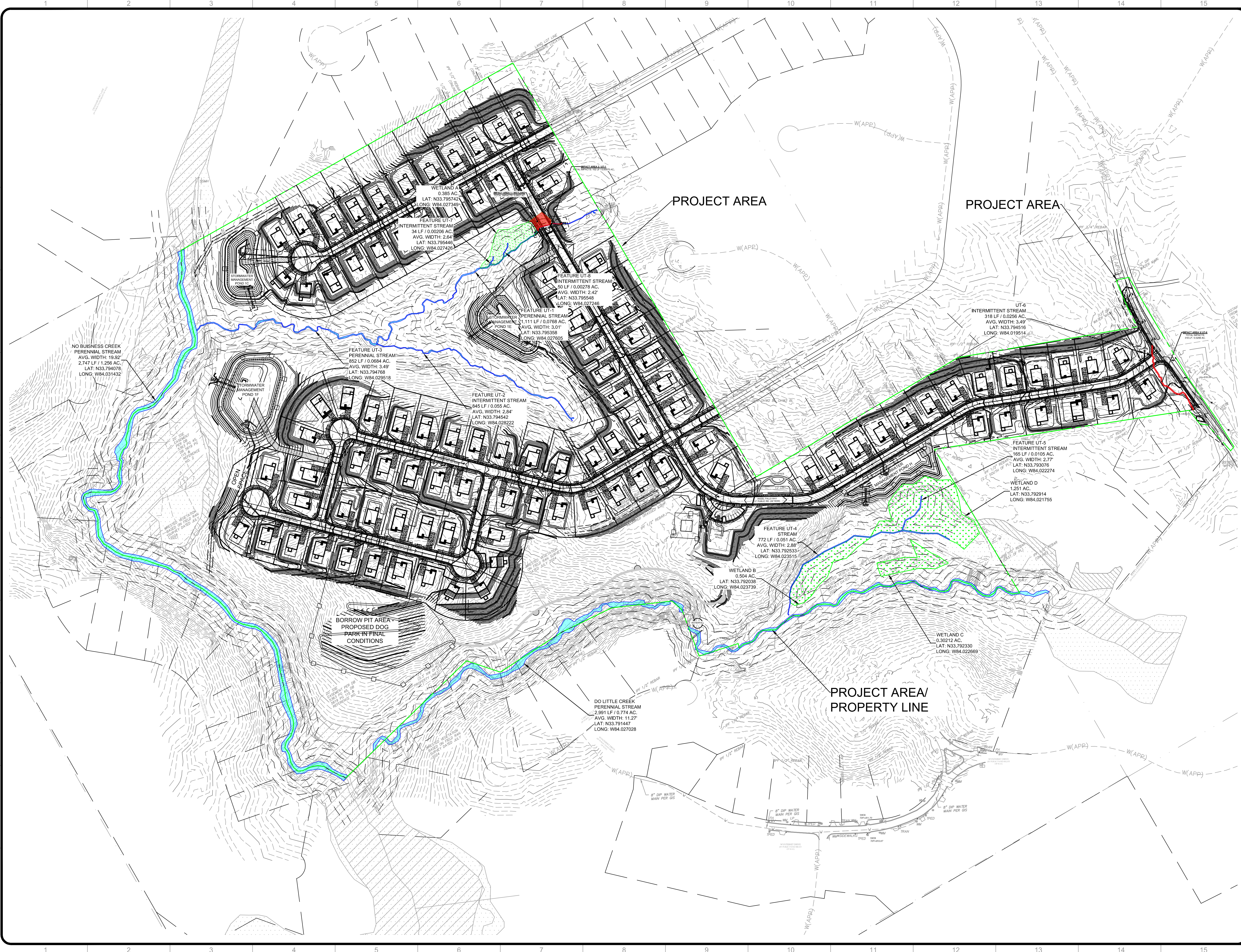
**EX 1**

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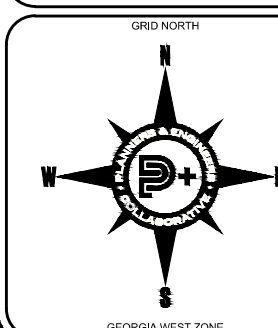
NO.	DATE	BY	DESCRIPTION
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### PROPOSED CONDITIONS & DISTURBANCES



SCALE: 1" = 150'  
DATE: 03/11/2025  
PROJECT: 24107.00



EX 2

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IMPACT AREA 1 / WETLAND  
TOTAL IMPACTS: 0.0607 AC

IMPACT AREA 2 / UT-1  
TOTAL IMPACTS: 102 LF / 0.00575 AC.

FEATURE UT-7  
INTERMITTENT STREAM  
34 LF / 0.00206 AC.  
AVG. WIDTH: 2.64'  
LAT: N33.795446  
LONG: W84.027426

FEATURE UT-8  
INTERMITTENT STREAM  
50 LF / 0.00278 AC.  
AVG. WIDTH: 2.42'  
LAT: N33.795548  
LONG: W84.027246

WETLAND A  
0.985 AC  
LAT: N33.795742  
LONG: W84.027349

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PROJECT

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FOR

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MILTON, GA 30004  
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#### REVISIONS

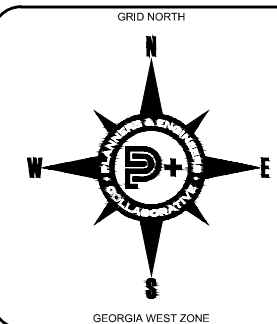
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3	03/11/2025	CAH	3RD LDP SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED  
AND DATED WITH AN ORIGINAL SIGNATURE.

#### PROPOSED CONDITIONS & DISTURBANCES



SCALE: 1" = 30'  
DATE: 03/11/2025  
PROJECT: 24107.00

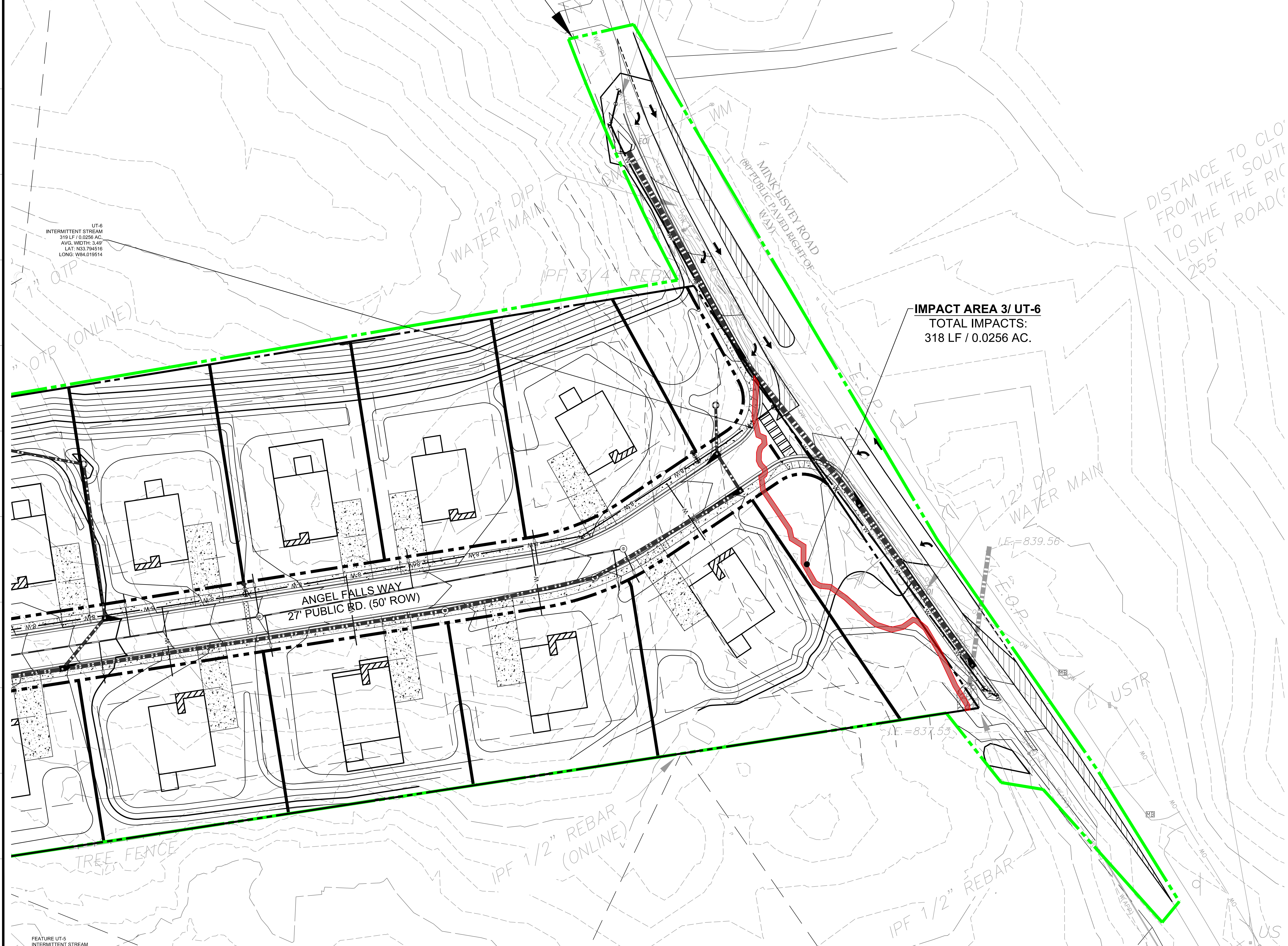


EX 3

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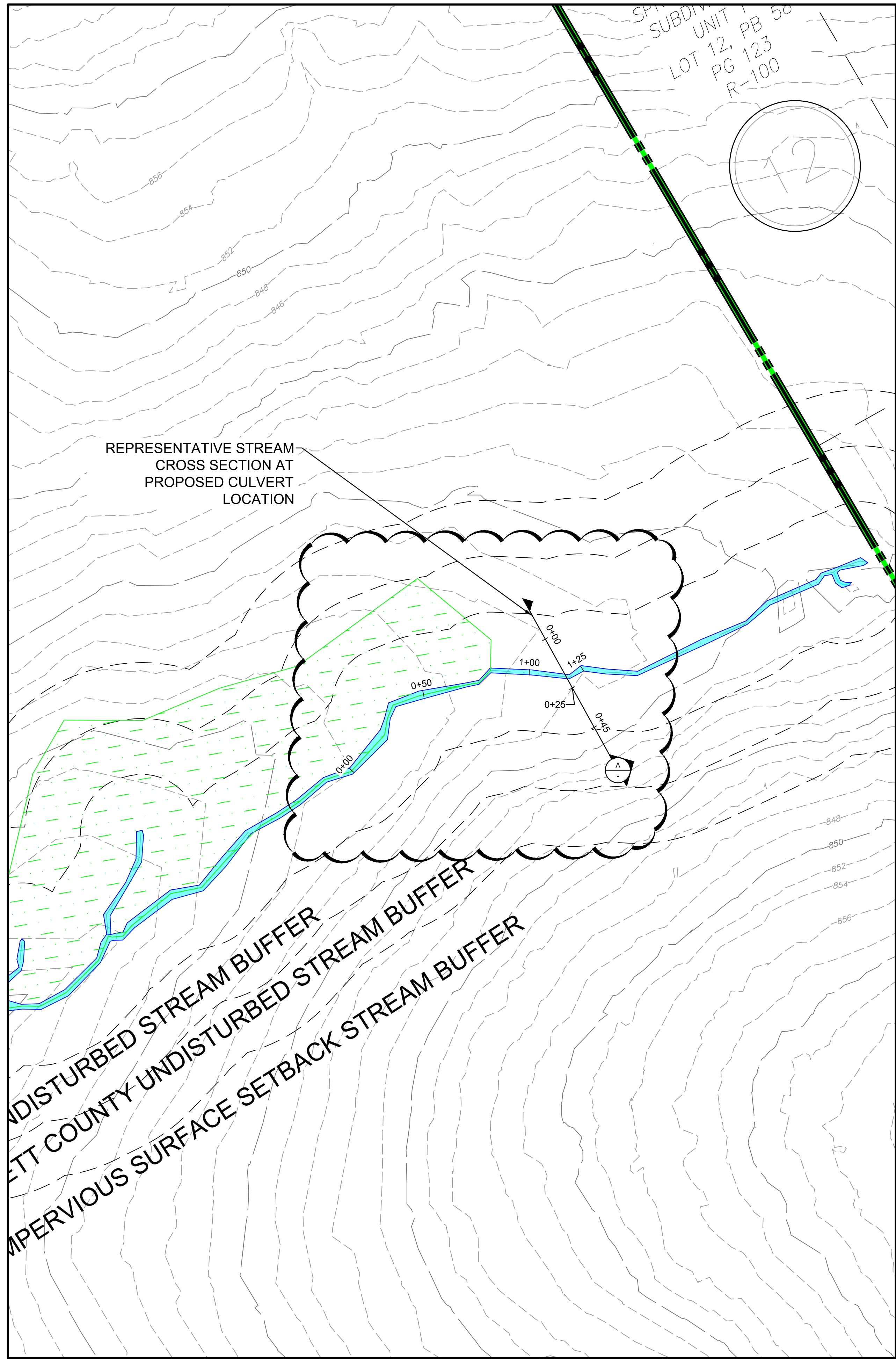


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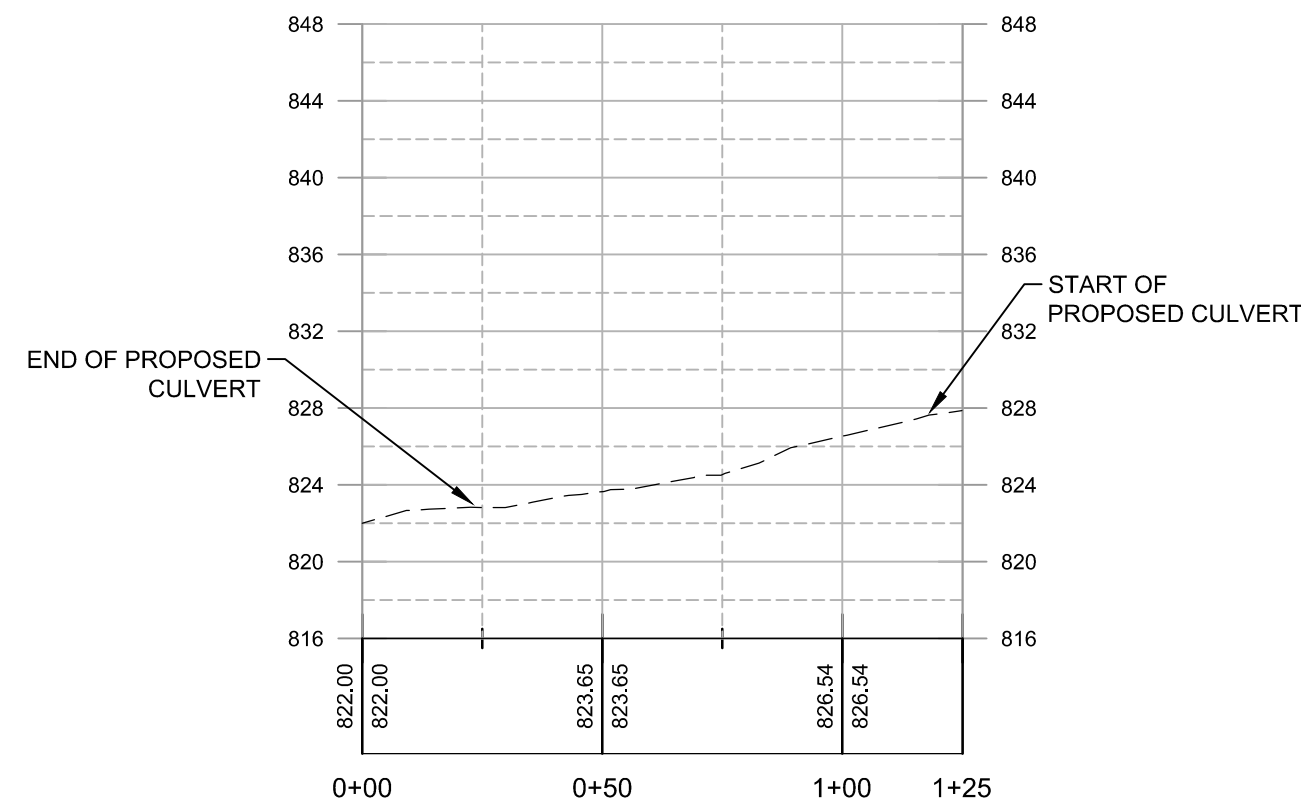
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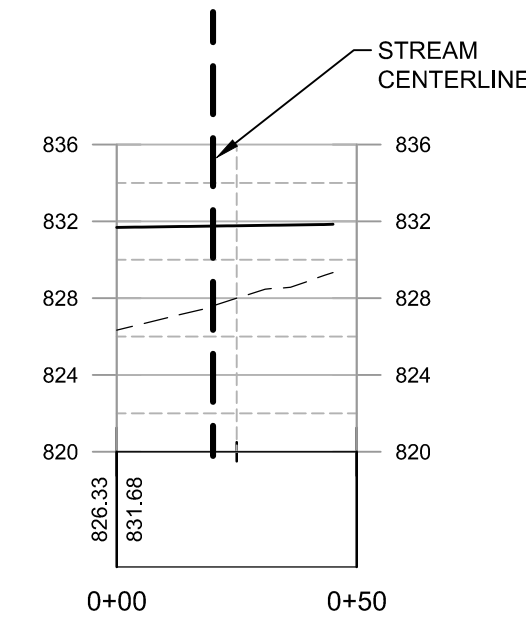
EXISTING STREAM CONDITIONS (UT-1)  
PLAN VIEW



1" = 30'



UT-1 EXISTING LONGITUDINAL  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 10'



UT-1 CROSS SECTION A-A  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 10'

LEGEND:	
---	EXISTING GRADE
---	PROPOSED GRADE

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LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

## THE FALLS AT MINK

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

4077 MINK LIVSEY RD,  
OFF WYNTERSET DR, LAUREL BEND DR  
SNELLVILLE, GA 30039

FOR

KATHERINE REEVES  
INVESTMENTS, LLC

14850 E BLUFF ROAD  
MILTON, GA 30004  
P: 404.428.8618

### REVISIONS

NO.	DATE	BY	DESCRIPTION
1	09/06/2024	CAH	1ST LDP SUBMITTAL
2	12/17/2024	CAH	2ND LDP SUBMITTAL
3	03/11/2025	CAH	3RD LDP SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED  
AND DATED WITH AN ORIGINAL SIGNATURE.

EXISTING CONDITIONS  
STREAM CROSSING



SCALE:

N/A

DATE:

03/11/2025

PROJECT:

24107.00



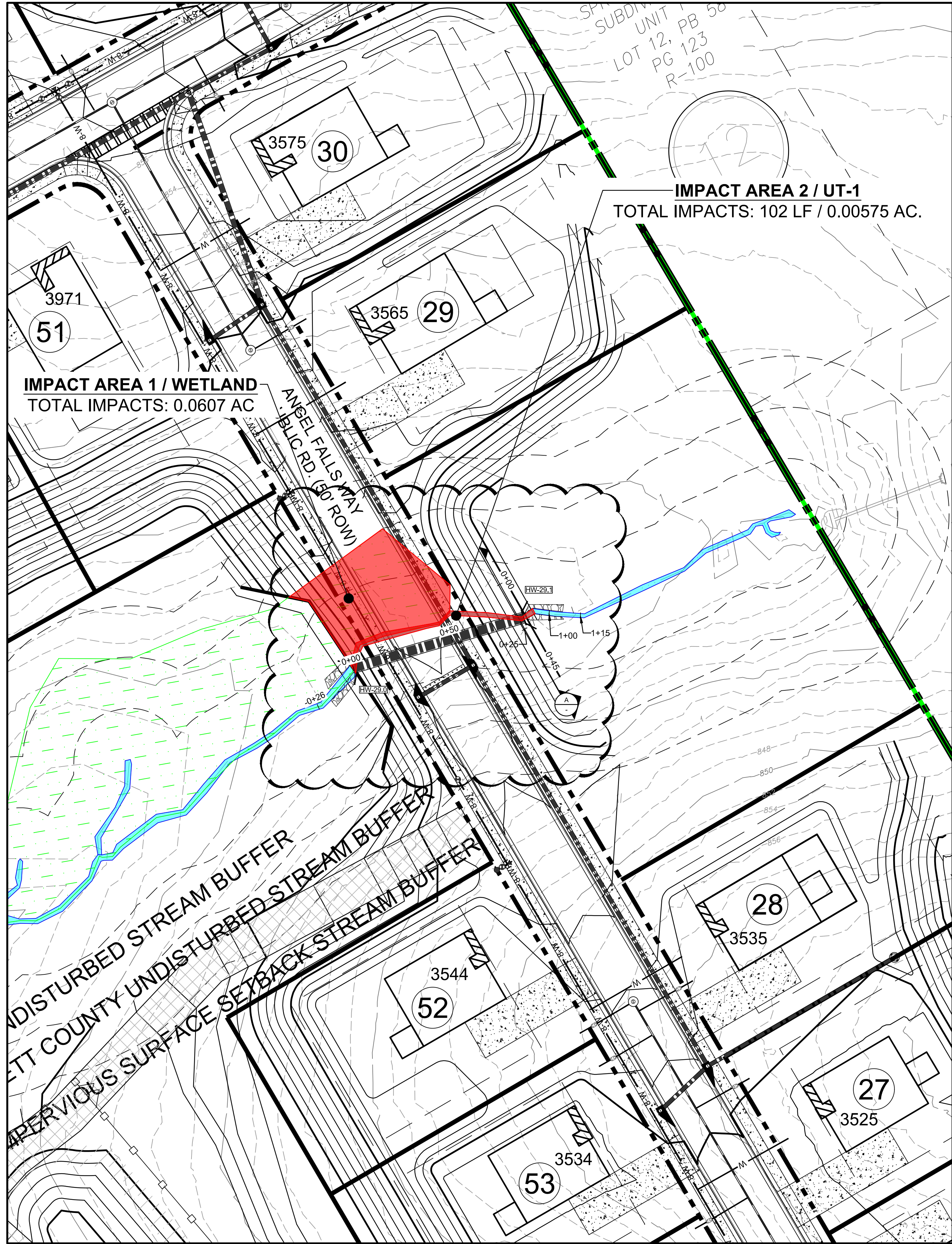
EX 5

SHEET



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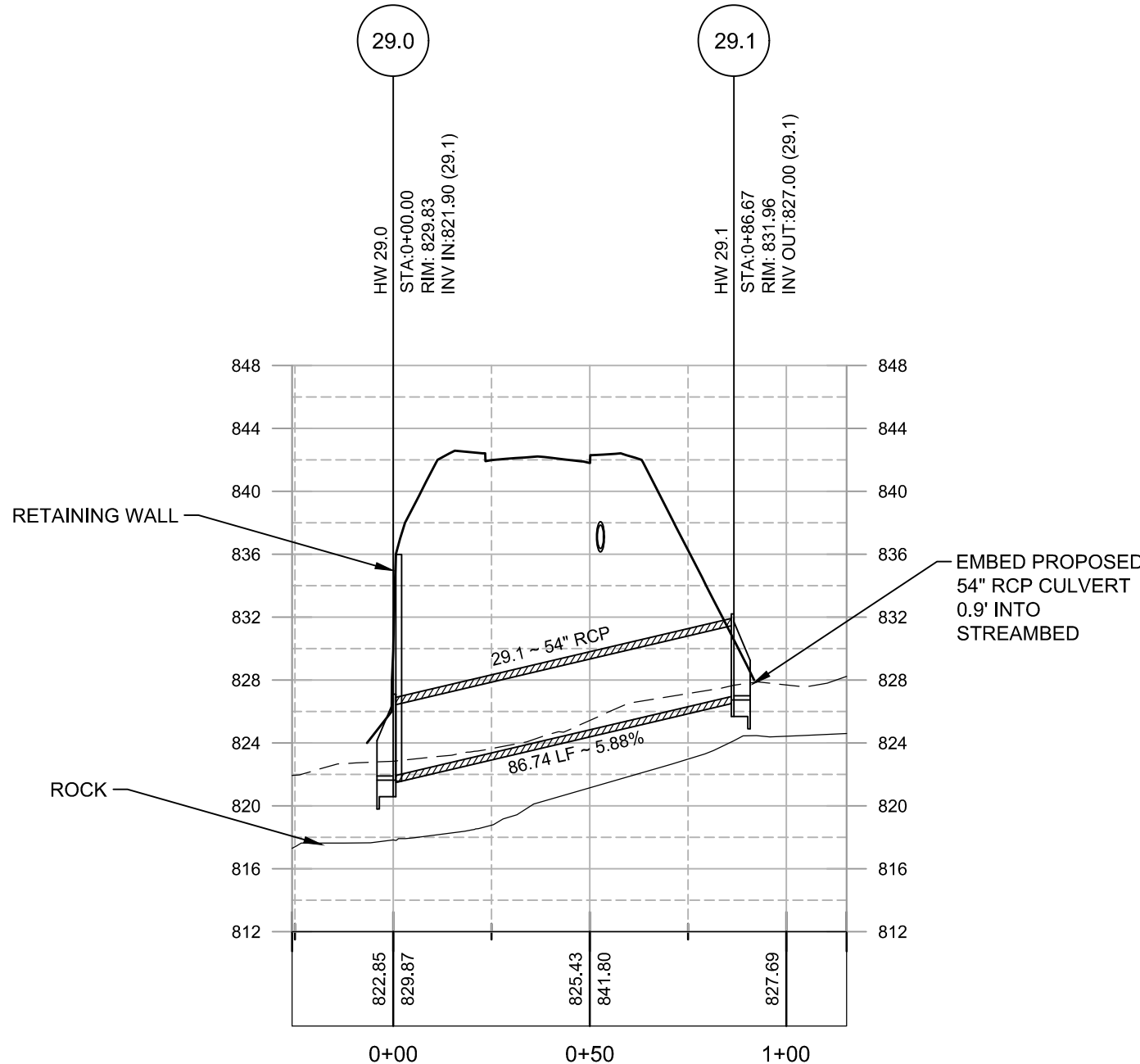
J:\2024\2410700\DWG\USACE\04\1042024 - Updated NWP Exhibit 2410700.dwg - C:\Users - 4/27/2025 1:03 PM



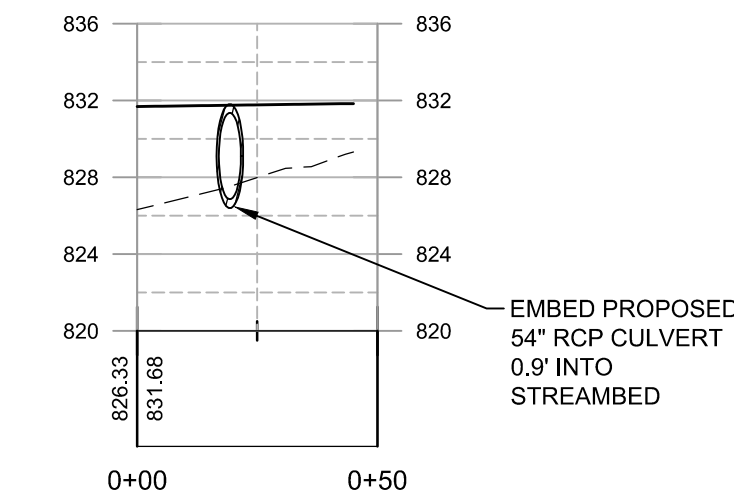
PROPOSED STREAM CONDITIONS (UT-1)  
PLAN VIEW



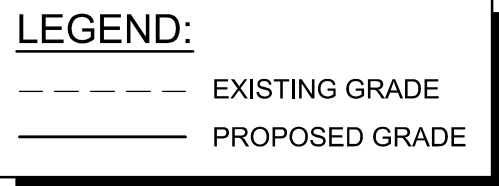
1" = 30'



STORM LINE 29  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 10'



UT-1 CROSS SECTION A-A  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 10'



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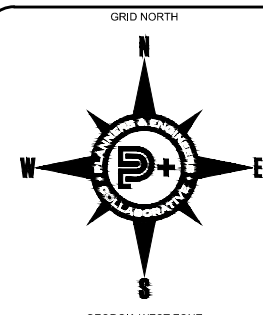
NO.	DATE	BY	DESCRIPTION
1	09/06/2024	CAH	1ST LDP SUBMITTAL
2	12/17/2024	CAH	2ND LDP SUBMITTAL
3	03/11/2025	CAH	3RD LDP SUBMITTAL

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### PROPOSED CONDITIONS STREAM CROSSING



SCALE: N/A  
DATE: 03/11/2025  
PROJECT: 24107.00



EX 6

SHEET



Qualitative Worksheet Summary For Stream Adverse Impacts						
Worksheet Number	Name of Stream	Stream Type	Length of Impact (L.F.)	Impact Duration	2018 Credits	Legacy Credits
1	UT Trib 1	Perennial Streams (less than 3 square miles)	102	Permanent/Reoccurring	76.50	918.00
2	UT Trib 6	Non-Perennial Streams	318	Permanent/Reoccurring	159.00	1144.80
3				Choose Duration	Credits Owed	Legacy Credits Owed
4				Choose Duration	Credits Owed	Legacy Credits Owed
5				Choose Duration	Credits Owed	Legacy Credits Owed
6				Choose Duration	Credits Owed	Legacy Credits Owed
7				Choose Duration	Credits Owed	Legacy Credits Owed
8				Choose Duration	Credits Owed	Legacy Credits Owed
9				Choose Duration	Credits Owed	Legacy Credits Owed
10				Choose Duration	Credits Owed	Legacy Credits Owed
Summary of Credits Owed						
Stream Type	Length of Impact (L.F.)	2018 Credits	Legacy Credits			
Non-Perennial Streams	318	159.00	1144.80			
Perennial Streams (less than 3 square miles)	102	76.50	918.00			
Perennial Streams (greater than 3 square miles)		0.00	0.00			
Open Water/Ditch/Canal		0.00	0.00			



PIEDMONT / RIDGE & VALLEY / BLUE RIDGE QUALITATIVE STREAM ASSESSMENT				
Project Name:	Mink Livsey			
Impact Reach Name:	UT-1			
Stream Type:	Perennial (< 3 Sq. Miles)			
Catchment Size (in Acres):	46.00	Sq. Mi.:	0.07	
SAR Center Coordinates:	N33.795358, W84.027605			
Date:	1/23/2024			
<b>Hydrology - 1</b>				
Value	Questions			
No	The surface and groundwater hydrology of the assessment reach are free of upstream catchment impairments (e.g., diversions, stormwater management structures, wastewater facilities, agricultural ditches)? (Y/N)			
No	Is the contributing drainage basin of the assessment reach at least 50 percent forested? (Y/N)			
FUNCTION SCORE	Low			
<b>Hydraulics - 2</b>				
Value	Questions			
Yes	Is the assessment reach connected to it's floodplain at bankfull event? (Y/N)			
No	Are there headcuts in the assessment reach? (Y/N)			
No	Has the assessment reach been previously straightened? (Y/N)			
FUNCTION SCORE	High			
<b>Geomorphology - 3</b>				
Value	Questions			
No	Does the assessment reach have bedform diversity (i.e., the presence of riffle/pool or step/pool complexes)? (Y/N)			
No	Is there high bank erosion present throughout the assessment reach? (Y/N)			
Yes	Is there large woody debris (LWD) in the assessment reach? (Y/N)			
No	Are riffles/runs in the assessment reach comprised of coarse material (i.e., gravel or larger)? (Y/N)			
Yes	Is there a woody riparian buffer (i.e., 25 feet in width) adjacent to both sides of the assessment reach? (Y/N)			
FUNCTION SCORE	Moderate			
<b>Chemistry - 4</b>				
Value	Questions			
No	Is the contributing drainage basin of the assessment reach at least 50 percent of the forested? (Y/N)			
No	Is the assessment reach designated as an impaired water on the most recent 303(D)/305(b) list?			
FUNCTION SCORE	Moderate			
<b>Biology - 5</b>				
Value	Questions			
No	Is there habitat diversity in the assessment reach (i.e., at least 3 of the following habitats: riffles, pools, steps, overhangs, leaf packs, woody debris)?			
No	Is the contributing drainage basin of the assessment reach at least 50 percent of the forested? (Y/N)			
SUM	Low			
STREAM QUALITATIVE FUNCTIONAL CAPACITY SCORE	Moderate			
<b>Legend</b>				
Green Cell = User must manually input information.				
Orange Cells = User must select the index choice from the drop-down list.				
Grey Cells = The calculation of these cells is automated.				
Dark Grey Cells = These cells do not require input. The corresponding index value is populated from the user input to a previous question.				

**Worksheet 1: Qualitative Worksheet for Stream Adverse Impacts**

Project Name:	Mink Livsey Rd
Impact Reach Name:	UT Trib 1
Linear Feet of Impact ( <u>Feet</u> ):	102
Stream Type:	Perennial Streams (less than 3 square miles)
Non-Perennial Flow Regime:	Intermittent
Date:	January 23, 2025

**Impact Factors**

	<b><u>Index Description</u></b>	<b><u>Index Value</u></b>
1. Stream Qualitative Functional Capacity Score ( <u>SQFC</u> )	Moderate	0.75
2. Type of Impact ( <u>Impact</u> )	Discharge of Fill (Including Culverts)	1.00
3. Product of SQFC and Impact ( <u>SQFC Impact</u> ) =		0.75
4. Duration of Impact ( <u>Duration</u> )	Permanent/Reoccurring	1.00
5. Product of SQFC Impact and Duration ( <u>Total SQFC Impact</u> ) =		0.75
6. Product of Total SQFC Impact and Linear Feet ( <b><u>Total 2018 Stream Credits Owed</u></b> ) <sup>1</sup> =		<b>76.50</b>
7. Conversion of Total 2018 Stream Credits to Legacy Credits ( <b><u>Legacy Stream Credits Owed</u></b> ) <sup>2,3</sup> =		<b>918.00</b>

Green Cells = User must manually input information.

Orange Cells = User must select the index choice from the drop-down list.

Grey Cells = The calculation of these cells is automated.

<sup>1</sup>Total 2018 Stream Credits Owed are prorated to 50% for Non-Perennial Streams with Ephemeral Flow.

<sup>2</sup>Legacy Stream Credits Owed are prorated to 60% for Non-Perennial Streams with Intermittent Flow.

<sup>3</sup>Legacy Stream Credits Owed are prorated to 60% for Non-Perennial Streams with Ephemeral Flow.



PIEDMONT / RIDGE & VALLEY / BLUE RIDGE QUALITATIVE STREAM ASSESSMENT				
Project Name:	Mink Livsey			
Impact Reach Name:	UT-6			
Stream Type:	Non-Perennial			
Catchment Size (in Acres):	19.00	Sq. Mi.:	0.03	
SAR Center Coordinates:	N33.794516, W84.019514			
Date:	1/23/2024			
<b>Hydrology - 1</b>				
Value	Questions			
No	The surface and groundwater hydrology of the assessment reach are free of upstream catchment impairments (e.g., diversions, stormwater management structures, wastewater facilities, agricultural ditches)? (Y/N)			
No	Is the contributing drainage basin of the assessment reach at least 50 percent forested? (Y/N)			
FUNCTION SCORE	Low			
<b>Hydraulics - 2</b>				
Value	Questions			
No	Is the assessment reach connected to it's floodplain at bankfull event? (Y/N)			
No	Are there headcuts in the assessment reach? (Y/N)			
Yes	Has the assessment reach been previously straightened? (Y/N)			
FUNCTION SCORE	Low			
<b>Geomorphology - 3</b>				
Value	Questions			
No	Does the assessment reach have bedform diversity (i.e., the presence of riffle/pool or step/pool complexes)? (Y/N)			
Yes	Is there high bank erosion present throughout the assessment reach? (Y/N)			
No	Is there large woody debris (LWD) in the assessment reach? (Y/N)			
No	Are riffles/runs in the assessment reach comprised of coarse material (i.e., gravel or larger)? (Y/N)			
No	Is there a woody riparian buffer (i.e., 25 feet in width) adjacent to both sides of the assessment reach? (Y/N)			
FUNCTION SCORE	Low			
<b>Chemistry - 4</b>				
Value	Questions			
No	Is the contributing drainage basin of the assessment reach at least 50 percent of the forested? (Y/N)			
No	Is the assessment reach designated as an impaired water on the most recent 303(D)/305(b) list?			
FUNCTION SCORE	Moderate			
<b>Biology - 5</b>				
Value	Questions			
No	Is there habitat diversity in the assessment reach (i.e., at least 3 of the following habitats: riffles, pools, steps, overhangs, leaf packs, woody debris)?			
No	Is the contributing drainage basin of the assessment reach at least 50 percent of the forested? (Y/N)			
SUM	Low			
STREAM QUALITATIVE FUNCTIONAL CAPACITY SCORE	Low			
<b>Legend</b>				
Green Cell = User must manually input information.				
Orange Cells = User must select the index choice from the drop-down list.				
Grey Cells = The calculation of these cells is automated.				
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**Worksheet 2: Qualitative Worksheet for Stream Adverse Impacts**

Project Name:	Mink Livsey Rd
Impact Reach Name:	UT Trib 6
Linear Feet of Impact ( <u>Feet</u> ):	318
Stream Type:	Non-Perennial Streams
Non-Perennial Flow Regime:	Intermittent
Date:	April 17, 2025

**Impact Factors**

	<b><u>Index Description</u></b>	<b><u>Index Value</u></b>
1. Stream Qualitative Functional Capacity Score ( <u>SQFC</u> )	Low	0.50
2. Type of Impact ( <u>Impact</u> )	Discharge of Fill (Including Culverts)	1.00
3. Product of SQFC and Impact ( <u>SQFC Impact</u> ) =		0.50
4. Duration of Impact ( <u>Duration</u> )	Permanent/Reoccurring	1.00
5. Product of SQFC Impact and Duration ( <u>Total SQFC Impact</u> ) =		0.50
6. Product of Total SQFC Impact and Linear Feet ( <b><u>Total 2018 Stream Credits Owed</u></b> ) <sup>1</sup> =		159.00
7. Conversion of Total 2018 Stream Credits to Legacy Credits ( <b><u>Legacy Stream Credits Owed</u></b> ) <sup>2,3</sup> =		1,144.80

Green Cells = User must manually input information.
Orange Cells = User must select the index choice from the drop-down list.
Grey Cells = The calculation of these cells is automated.
<sup>1</sup> Total 2018 Stream Credits Owed are prorated to 50% for Non-Perennial Streams with Ephemeral Flow.
<sup>2</sup> Legacy Stream Credits Owed are prorated to 60% for Non-Perennial Streams with Intermittent Flow.
<sup>3</sup> Legacy Stream Credits Owed are prorated to 60% for Non-Perennial Streams with Ephemeral Flow.



Qualitative Worksheet Summary For Wetland Adverse Impacts						
Worksheet Number	Name of Wetland	Wetland Type	Acres of Impact (ac.)	Impact Duration	2018 Credits	Legacy Credits
1	Wetland A	Riverine/Lacustrine Fringe Wetlands	0.06	Permanent/Reoccurring	0.05	0.40
2			0.00	Choose Duration	Credits Owed	Legacy Credits Owed
3			0.00	Choose Duration	Credits Owed	Legacy Credits Owed
4			0.00	Choose Duration	Credits Owed	Legacy Credits Owed
5			0.00	Choose Duration	Credits Owed	Legacy Credits Owed
6			0.00	Choose Duration	Credits Owed	Legacy Credits Owed
7			0.00	Choose Duration	Credits Owed	Legacy Credits Owed
8			0.00	Choose Duration	Credits Owed	Legacy Credits Owed
9			0.00	Choose Duration	Credits Owed	Legacy Credits Owed
10			0.00	Choose Duration	Credits Owed	Legacy Credits Owed
Summary of Credits Owed						
Wetland Type	Acres of Impact (ac.)	2018 Credits	Legacy Credits			
Freshwater Tidal Wetlands	0.00	0.00	0.00			
Saltwater Tidal Wetlands	0.00	0.00	0.00			
Riverine/Lacustrine Fringe Wetlands	0.06	0.05	0.40			
Slope Wetlands	0.00	0.00	0.00			
Depressional/Flat Wetlands	0.00	0.00	0.00			
Open Water/Ditch/Canal	0.00	0.00	0.00			

<b>RIVERINE - LACUSTRINE FRINGE - FRESHWATER TIDAL WETLAND QUALITATIVE ASSESSMENT</b>		
Project Name:	Mink Livesy	
Impact Wetland Name:	Wetland A	
Wetland Type:	Riverine	
WAA Center Coordinates:	N33.795742, W84.027349	
Date:	1/23/2025	
<b>Water Storage -1</b>		
<b>Answer</b>	<b>Questions</b>	
Yes	Are there above grade fills or structures obstructing hydrologic flows into or out of the wetland, or are there drainage structures, ditches, or man-made impoundments within 100 feet of the assessment area that are hydrologically affecting the wetland? (Y/N)	
Yes	Is the contributing drainage basin at least 50 percent forested? (Y/N)	
FUNCTION SCORE	Moderate	
<b>BioGeoChemical Cycling - 2</b>		
<b>Answer</b>	<b>Questions</b>	
Yes	Is there large woody debris (LWD) in the wetland? (Y/N)	
Yes	Has the vegetative community been adversely altered within the last 20 years? (Y/N)	
Yes	Is the wetland hydrologically connected to the adjacent tributary at bankfull events? If the wetland is <u>Lacustrine Fringe</u> and is associated with a man-made impoundment, then the response to this assessment question should be "No". (Y/N)	
FUNCTION SCORE	Moderate	
<b>Maintain Characteristic Wetland Community - 3</b>		
<b>Answer</b>	<b>Questions</b>	
Yes	Has the vegetative community been adversely altered within the last 20 years? (Y/N)	
Yes	Is there greater than 10 percent invasive cover (i.e., cumulative absolute cover across all strata)? (Y/N)	
FUNCTION SCORE	Low	
<b>Maintain Faunal Habitat - 4</b>		
<b>Answer</b>	<b>Questions</b>	
Yes	Has the vegetative community been adversely altered within the last 20 years? (Y/N)	
Yes	Is there woody debris in the wetland? (Y/N)	
Yes	Is the contributing drainage basin at least 50 percent forested? (Y/N)	
FUNCTION SCORE	Moderate	
<b>WETLAND QUALITATIVE FUNCTIONAL CAPACITY SCORE</b>	<b>Moderate</b>	
<b>Legend</b>		
Green Cell = User must manually input information.		
Orange Cells = User must select the answer from the drop-down list.		
Grey Cells = The calculation of these cells is automated.		
Dark Grey Cells = These cells do not require input. The corresponding value is populated from the user input to a previous question.		



**Worksheet 1: Qualitative Worksheet for Wetland Adverse Impacts**

Project Name:	Mink Livsey Rd
Impact Wetland Name:	Wetland A
Acres of Impact (Acres):	0.06
Wetland Type:	Riverine/Lacustrine Fringe Wetlands
Date:	January 23, 2025

**Impact Factors**

	<b><u>Index Description</u></b>	<b><u>Index Value</u></b>
1. Wetland Qualitative Functional Capacity Score ( <u>WQFC</u> )	Moderate	0.75
2. Impact Category Description ( <u>Impact Category</u> )	Discharge of Fill	1.00
3. Product of WQFC and Impact ( <u>WQFC Impact</u> ) =		0.75
4. Duration of Impact ( <u>Duration</u> )	Permanent/Reoccurring	1.00
5. Product of WQFC Impact and Duration ( <u>Total WQFC Impact</u> ) =		0.75
6. Product of Total WQFC Impact and Acres ( <b><u>Total 2018 Wetland Credits Owed</u></b> ) =		<b>0.05</b>
7. Conversion of Total 2018 Wetland Credits to Legacy Credits ( <b><u>Legacy Wetland Credits Owed</u></b> ) =		<b>0.40</b>

**Legend**

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