Gwinnett

AGENDA PACKAGE

Board of Construction Adjustments & Appeals Hearing

NOVEMBER 12, 2025

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.
- 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

Gwinnett

MEETING AGENDA

Board of Construction Adjustments & Appeals Hearing
Wednesday, November 12, 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. Opening Remarks by Chairman and Rules of Order

D. Approval of Agenda

E. Approval of Minutes – September 10, 2025

F. Announcements

G. Old Business

Case Number:	**SBV2025-00007**
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

H. New Business

Case Number:	**SBV2025-00009**
Applicant:	Marcus Rubenstein
Phone Number:	804-273-8383
Location:	1900 Apogee Way, Lawrenceville, GA 30044
Map Number:	R7036 104
Proposed Development	Industrial Development
Proposed Variance Request:	Encroachment into County and State buffers
Site Area:	28.4 Acres

I. Other Business

Open Meetings, Open Records, and Code of Ethics Training by Jenny Carter, Law Department
Member Training by Rinda Grooms, Planning and Development

J. Adjournment

MEETING MINUTES

SEPTEMBER 10, 2025

Un-Official
MEETING MINUTES

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

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

Present: David Moss, Robert Ponder, Stoney Abercrombie, Matthew Guilfoyle, William Peltier

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

A. Call To Order
3:00pm

B. Determination of a quorum (5 Members)
A quorum was present

C. Other Business – Election of Chairman
Stoney Abercrombie proposed the nomination of Robert Ponder for the position of Chairman, and William Peltier seconded the motion.
{Action: Approved; Motion: Stoney Abercrombie; Second: William Peltier; Vote: 5-0: David Moss-Yes, Robert Ponder-Yes, Stoney Abercrombie-Yes, Matthew Guilfoyle-Yes, William Peltier-Yes}

D. Opening Remarks by Chairman and Rules of Order

E. Approval of Agenda
{Action: Approved; Motion: Stoney Abercrombie; Second: David Moss; Vote: 5-0: David Moss-Yes, Robert Ponder-Yes, Stoney Abercrombie-Yes, Matthew Guilfoyle-Yes, William Peltier-Yes}

F. Approval of Minutes – February 12, 2025
{Action: Approved; Motion: Stoney Abercrombie; Second: William Peltier; Vote: 5-0: David Moss-Yes, Robert Ponder-Yes, Stoney Abercrombie-Yes, Matthew Guilfoyle-Yes, William Peltier-Yes}

G. Announcements
The Chairman, Robert Ponder, welcomed Matthew Guilfole as the newly appointed member representing the Fire Protection Engineer position.

H. Old Business
None

I. New Business

Case Number:	**SBV2025-00005**
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

{Action: Approved; Motion: Stoney Abercrombie; Second: David Moss; Vote: 5-0: David Moss-Yes, Robert Ponder-Yes, Stoney Abercrombie-Yes, Matthew Guilfoyle-Yes, William Peltier-Yes}

Case Number:	**SBV2025-00007**
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

{Action: Tabled to November 12, 2025; Motion: Stoney Abercrombie; Second: David Moss; Vote: 5-0: David Moss-Yes, Robert Ponder-Yes, Stoney Abercrombie-Yes, Matthew Guilfoyle-Yes, William Peltier-Yes}

J. Other Business

None

K. Adjournment

3:55pm

{Action: Approved; Motion: Stoney Abercrombie; Second: William Peltier; Vote: 5-0: David Moss-Yes, Robert Ponder-Yes, Stoney Abercrombie-Yes, Matthew Guilfoyle-Yes, William Peltier-Yes}

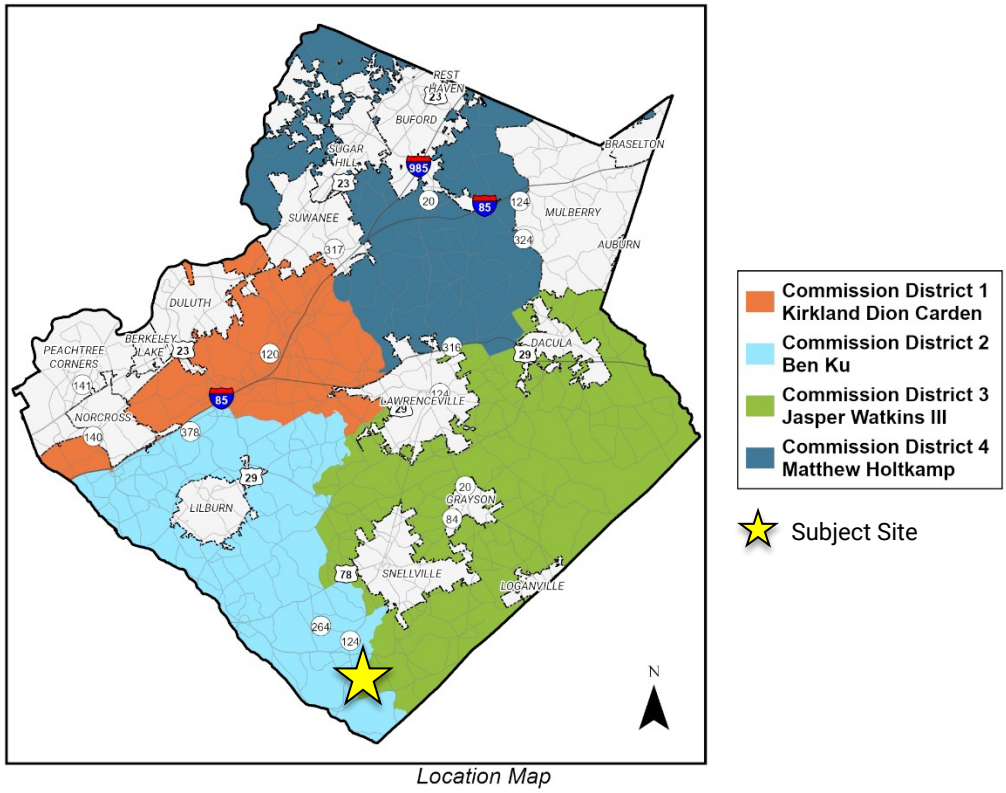
CASE REPORT

SBV2025-00007

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number: **SBV2025-00007**
Address: 4077 Mink Livsey Road, Snellville, GA 30039
Map Number: 6003 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.



Location Map

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

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

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.

Applicant Information	Property Owner Information
Name: Bill Schroeder	Name: Centzil Parters, LP
Address: 14850 E Bluff Road	Address: P.O. Box 117508
City: Milton	City: Atlanta
State: GA Zip: 30004	State: GA Zip: 30368
Phone: 404-428-8618	Phone:

Contact Person's Name: Courtney T. Nelson Phone: 850-333-7424

Email: ctesta@pec.plus

Applicant is the (please check or circle one of the following):

[X] Developer [ ] Property Owner [ ] 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).

Signature of Applicant — Date: 6/20/25

Shelley Katzef
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires
August 21, 2025

Notary Seal

Shelley Katzef - Branch Manager

Typed or Printed Name & Title

Shelley Katzef — 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).

A Sarrow 8.7.2025

Signature of Applicant Amber Sarrow FOR Trust BANK Date

Notary Seal

DENISE PRESLEY NOTARY EXPIRES GEORGIA NOV. 5, 2028 PUBLIC COWETA COUNTY

Amber Sarrow, Vice President

Typed or Printed Name & Title

Denise Presley 8-7-25

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: _____

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: [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]

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

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.

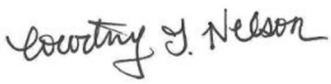
Furthermore, the existing stream is actively eroding County infrastructure, including a potable water line, and is encroaching on the roadway itself; with or without this development, the stream parallel to Mink Livsey Road and its buffer will need to be accounted for in some manner to protect existing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



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

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

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.

Courtney T. Nelson

Planners and Engineers Collaborative, Inc.

Benz Law
Attorney at Law

August 27, 2025

VIA EMAIL: rinda.grooms@gwinnettcounty.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

19 W. Broad Street, Newnan, GA 30263 US
P. +1.404.437.7789
F. +1.706.813.9863
www.LWBenz.com

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 11th package, as supplemented by the correspondence dated August 25th 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.*, 211Ga. 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,



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.[1] 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.

.

[1] *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	SF	
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0	SF	
Forest	0	SF	8,627	SF	6,856	SF	0	SF	0	SF	
Total	**0**	**SF**	**8,627**	**SF**	**6,856**	**SF**	**0**	**SF**	**0**	**SF**	**15,483 SF**

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	SF	
Disturbed Pervious	0	SF	1,997	SF	4,328	SF	0	SF	0	SF	
Forest	0	SF	0	SF	0	SF	126,000	SF	0	SF	
Total	**0**	**SF**	**8,627**	**SF**	**6,856**	**SF**	**126,000**	**SF**	**0**	**SF**	**141,483 SF**

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	
Total	**0**	**ac**	**8,627**	**ac**	**6,856**	**ac**	15,483 SF

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	
Total	**0**	**SF**	**0**	**SF**	**0**	**SF**	**0**	**SF**	**0**	**SF**	**0** **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	
Total	**0**	**SF**	**8,627**	**SF**	**6,856**	**SF**	15,483 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	
Total	**0**	**SF**	**0**	**SF**	**0**	**SF**	**126,000**	**SF**	**0**	**SF**	**126,000** **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	

Mitigation WQ Value Factor

	Zone				
Type (Existing>Proposed)	**0-25**	**25-50**	**50-75**	**75-150**	**150-300**
Impervious	0	0	0	0	0
Impervious>Disturbed Pervious	1	0.75	0.25	0	0
Disturbed Pervious>Restored Forest	1.5	1.125	0.375	0.125	0.0625
Impervious> Restored Forest	4	1.5	0.5	0.25	0.125
Preserved Forest			1	0.5	0.25

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		
Total	**0**		**50,264**		**5,056**		55,320

Water Quality Mitigation Value = Area * Water Quality Value

	Zone				
Type (Existing>Proposed)	**0-25**	**25-50**	**50-75**	**75-150**	**150-300**
Impervious>Disturbed Pervious	0	0	0	0	0
Disturbed Pervious>Restored Forest	0	0	0	0	0
Impervious> Restored Forest	0	0	0	0	0
Preserved Forest	0	0	0	63,000	0
Total	**0**	**0**	**0**	**63,000**	**0** **63,000**

Exhibit D: Existing Site Plan and Boundary Survey

[attached]

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

PLAT B: 00165 P: 00046
Recorded: 10/28/2024 09:18 AM
24L052617 Pages: 8 Fees: $80.00
Tiana P Garner
Clerk of Superior Court, Gwinnett County, GA
eFile Participant IDs: 5743483344,

CONTACT INFORMATION FOR SURVEY & OWNER DEVELOPER:

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

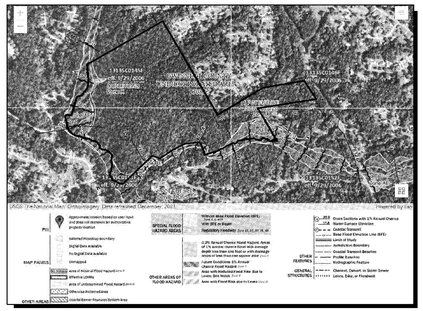
21. THE PROPOSED SITE WILL BE TIED INTO GWINNETT COUNTY SEWER SYSTEM.

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 LISVEY ROAD (80'R/W) & ROCK FALLS DRIVE (50'R/W) IS 255'.

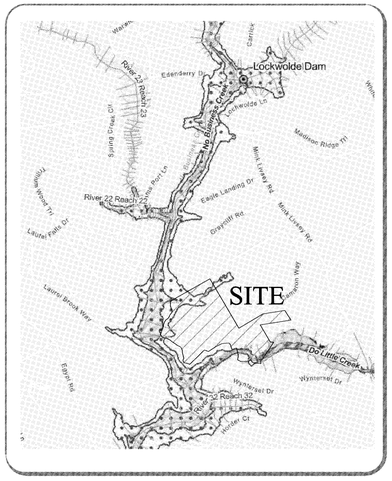
23. SURVEY PER PREVIOUS RE-ZONING CASE NO. REZ1973-00040.

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

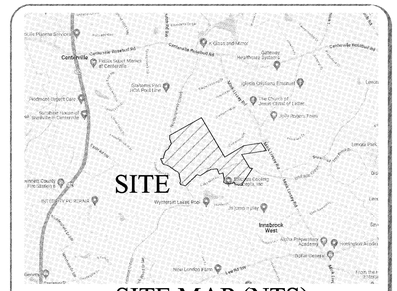
25. A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF THE PERMIT APPLICATION. IT IS NOT REQUIRED THAT 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



DAM BREACH AREA (NTS)



SITE MAP (NTS)

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.

Rondy Bellhouse 10/18/2024
SIGNATURE OF SUBDIVIDER — DATE SIGNED

CENTZIL PARTNERS, LP 10/18/2024
PRINTED OR TYPED NAME OF SUBDIVIDER — DATE SIGNED

Rondy Bellhouse 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.

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 (5% 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

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 Hornbeck 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 ES103.

BY: _____
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
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.

PLAT
Authorized 10/28/2024
The Director of the Department of Planning and Development certifies that this plat complies with 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.

811 ...at's below. ...l before you dig.

EXISTING CONDITIONS PLAT2024-00310

SHEET 1 OF 6
DRAWN BY: NV
CHECKED BY: JNH
DATE: 10/23/2024
SCALE: 1" = 100'
DATE OF FIELD WORK: 8/1/24
0 50 100 200

GEORGIA REGISTERED No. 3008 LAND SURVEYOR JONATHAN N. HOWARD

EXEMPTION PLAT
FOR
KATHERINE REEVES INVESTMENTS LLC

GWINNETT COUNTY GEORGIA
LAND LOT(S) 2, 3
DISTRICT 6TH

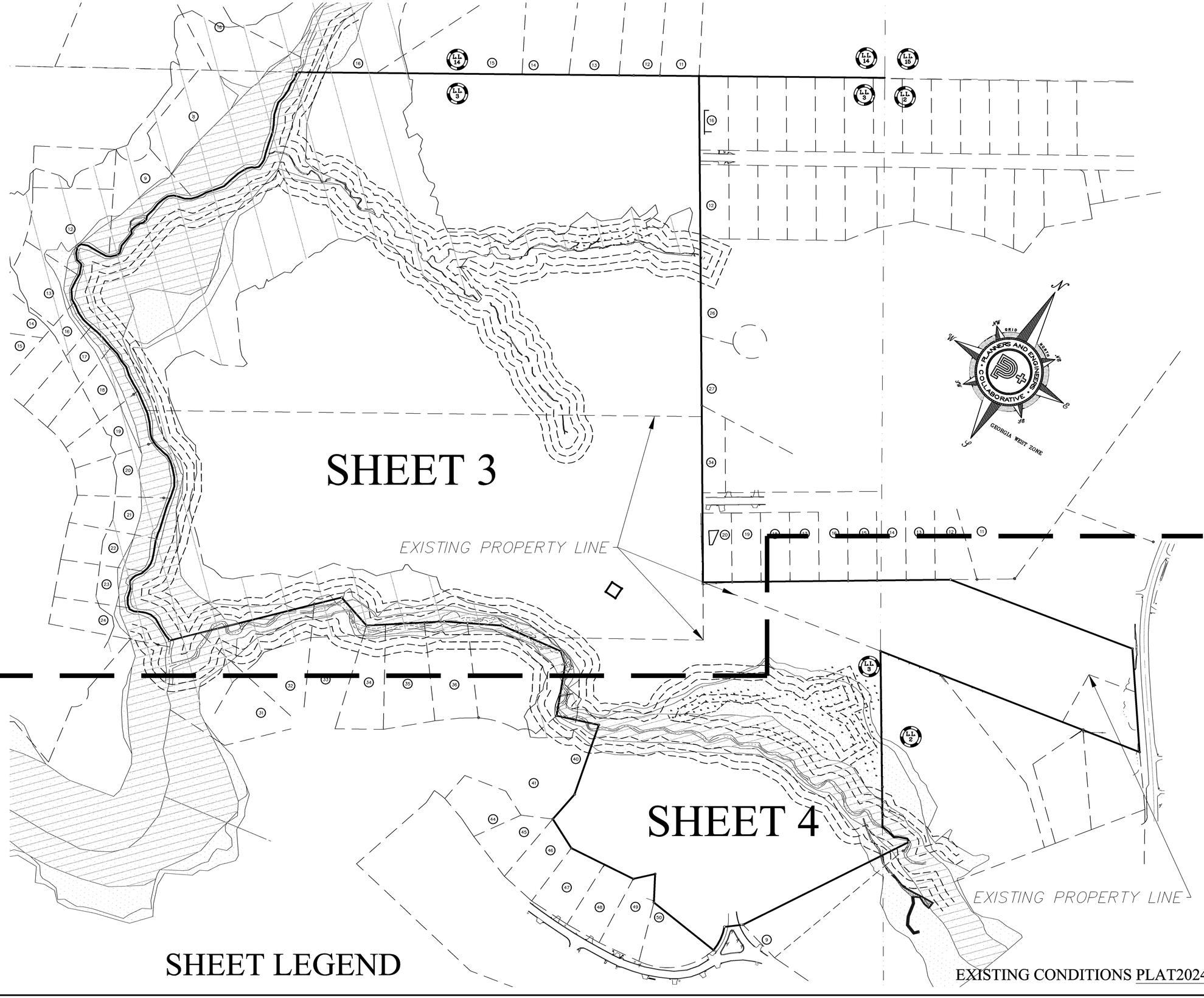
REVISIONS			
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770) 451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

J:\2024\24167.00\SurDrawings\24167.00 - EXEMPTION PLAT - EC 1-4.dwg - NVallectina - 10/18/2024 11:42 AM

PLAT B: 00165 P: 00047
Recorded: 10/28/2024 09:18 AM
24L052617 Pages: 8 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 copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.



SHEET 2 OF 6

DRAWN BY: NV
CHECKED BY: JWH
FILE NAME: 24107.00
DATE: 07/23/2024
SCALE: 1" = 150'
DATE OF FIELD WORK: 8/1/24

0 75 150 300

GEORGIA REGISTERED No. 3006 LAND SURVEYOR JONATHAN H HOWARD

EXEMPTION PLAT

FOR

KATHERINE REEVES INVESTMENTS LLC

GWINNETT COUNTY GEORGIA

LAND LOTS 2, 3

REVISIONS

	DESCRIPTION	BY
5		
4		
3		
2		
1	per GC Comments dated 10/25/2024	RK

This project documents have been reviewed by applicable County Departments and found to be in substantial conformance with the applicable codes and regulations.

DEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
3300 Holcomb Bridge Road, Suite 220, Norcross, GEORGIA 30092
(770) 209-2224 www.decplus.com

811 Know what's below. Call before you dig.

C:\2024\24107\00\Surveying\24107.00 - EXEMPTION PLAT - EC 1-4.dwg - NVallestino - 10/18/2024 11:42 AM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

PLAT B: 00165 P: 00048
Recorded: 10/28/2024 09:18 AM
24L052617 Pages: 8 Fees: $80.00
Tiana P Garner
Clerk of Superior Court, Gwinnett County, GA
eFile Participant IDs: 5743483344,

SHEET 5

SHEET 6

SHEET LEGEND

PROPOSED CONDITIONS PLAT2024-00310

811 Know what's below. Call before you dig.

SHEET 2P OF 6

DRAWN BY: NV
CHECKED BY: JNH
FIELD WORK: CMD
DATE: 07/23/2024
SCALE: 1" = 150'
DATE OF FIELD WORK: 8/1/24

0 75 150 300

GEORGIA REGISTERED No. 3006 LAND SURVEYOR JONATHAN H HOWARD

EXEMPTION PLAT

FOR

KATHERINE REEVES INVESTMENTS LLC

GWINNETT COUNTY GEORGIA

LAND LOTS 2, 3

REVISIONS

	DESCRIPTION	BY
5		
4		
3		
2		
1	PER GWINNETT County Department of Planning & Development comments, plat has been submitted to be in substantial conformance with the applicable codes and regulations.	NV

DEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
3512 Shiloh Road, Cumming, GEORGIA 30028 (770) 888-7566

Planners and Engineers Collaborative, Inc. Certificate of Authorization No. LCE000338

This project documents have been reviewed for compliance with the Georgia Plan Review Rules and Regulations and found to be in substantial conformance with the applicable codes and regulations.

C:\2024\24-107\Projects\Drawings\24107.00 - EXEMPTION PLAT - EC 1-4.dwg - NVallestino - 10/18/2024 11:42 AM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

PLAT B: 00165 P: 00049
Recorded: 10/28/2024 09:18 AM
24L052617 Pages: 8 Fees: $80.00
Tiana P Garner
Clerk of Superior Court, Gwinnett County, GA
eFile Participant IDs: 5743483344,

Know what's below. Call before you dig.

GEORGIA WEST ZONE

FLOOD LEGEND

FLOOD ZONE | FLOOD WAY | FLOOD INUNDATION ZONE

LINETYPES

PROPERTY: Adjacent Property; Property Line; Center of Creek
FENCE LINES: Barb Wire Fence; Chain link fence; Wood Fence; Woven Wire Fence
SITE / TOPOGRAPHIC FEATURES: Guardrail
EXISTING OVERHEAD: Overhead Wires
EXISTING UNDERGROUND: Cable; Electric; Fiber Optic; Gas; Telecommunications; Water; Television; Storm Drainage Line; Sanitary Sewer

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 Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat 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
FFE	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	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

LAUREL BROOK LANE
(50' PUBLIC PAVED RIGHT OF WAY)

N/F GRAHAM'S PORT SUBDIVISION – UNIT 2 PB 55 PG 173 ZONED: R-100

N/F LAUREL FALLS SUBDIVISION – UNIT 2 PB 44 PG 106 ZONED: R-100

N/F GRAYCLIFF SUBDIVISION PB 43 PG 106 ZONED: R-100

N/F CAMARON SPRINGS NORTH SUBDIVISION – UNIT 1 PB 58 PG 123 ZONED: R-100

N/F CAMARON SPRINGS SUBDIVISION – UNIT 1 PB 35 PG 93 ZONED: R-100

N/F WYNTERSET LAKES SUBDIVISION – UNIT 2 PB 65 PG 191 ZONED: R-100

N/F CENTZIL PARTNERS, L.P. TAX PARCEL ID: 6003 170 DB 49218 PG 84 (EXHIBIT A-1 TRACT D) ZONED: R-100

N/F CENTZIL PARTNERS, LP PROPOSED TAX PARCEL ID: R6003 164 DB 49218 PG 76 ZONED: R-100

P.O.B. PARCEL 1
1/2" OTP
LAND LOT LINE
APPROXIMATE LOCATION

POINT "D"

N60°32'38"E 1384.40'

30' REAR SETBACK

10' SIDE SETBACK

17.5' SIDE SETBACK

CAMARON WAY
(50' RIGHT OF WAY)

S30°22'50"E 1134.33'

S30°26'36"E 610.10'

FLOOD INUNDATION ZONE

NO BUSINESS CREEK

CREEK GOES UNDERGROUND

WRESTED VEGETATION
CREEK CENTERLINE

75' IMPERVIOUS SURFACE SETBACK
50' UNDISTURBED STREAM BUFFER
25' STATE UNDISTURBED

WETLANDS PER GAIA ENVIRONMENTAL CONSULTING PROJECT Nos. 2018-89 & 2024-24

FLOOD WAY PER FEMA NOTE 2

FLOOD ZONE PER FEMA NOTE 2

20' SANITARY EASEMENT PER DB 5363 PG 45, DB 5619 PG 115 & REFERENCE NO. 2

EASEMENT PER DB 14070 PG 9, DB 14070 PG 12 & REFERENCE NO. 1

ZONE "AE"

12"DIP

20"SSE

SSMH

SS

WRESTED VEGETATION BASED ON FIELD RAN SURVEY DATED JULY 2024

CENTERLINE OF THE CREEK IS PROPERTY.

2752'± ALONG CENTERLINE OF NO BUSINESS CREEK.
THE CENTERLINE OF NO BUSINESS CREEK AS LOCATED IN JULY 2024 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

EXISTING PARCEL 1
104.107± ACRES
4,534,893± SQ.FT.

ORIGINAL TAX PARCEL LINE

EASEMENT PER DB 14070 PG 9, DB 14070 PG 12 & REFERENCE NO. 1

P.O.B. PARCEL 2
1 1/4" OTP

IPF 1/2" REBAR
CEMETERY AREA

POINT "C"
IPF 1/2" REBAR

IPF 3/4" REBAR

CREEK CENTERLINE

END POINT OF CREEK RUNNING ON TOP OF ROCK

STARTING POINT OF CREEK RUNNING ON TOP OF ROCK

IPF 1/2" REBAR (2.3' NW OF PROPERTY LINE)

N71°25'45"W 129.17'
S45°55'06"W 611.83'
S57°09'20"W 68.55'
S56°56'00"W 199.37'
S64°05'06"W 80.51'
S64°05'56"W 120.36'
S83°35'29"W 99.15'
S83°35'29"W 120.93'
N48°21'28"W 48.24'

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 4

EXISTING CONDITIONS PLAT2024-00310

SHEET 3 OF 6
DRAWN BY: NV
CHECKED BY: JWH
FILE NAME: 24L052617
DATE: 10/23/2024
SCALE: 1" = 100'
DATE OF FIELD WORK: 8/1/24
200 100 50 0

GEORGIA REGISTERED No. 3006 LAND SURVEYOR JONATHAN H. HOWARD

EXEMPTION PLAT
FOR
KATHERINE REEVES INVESTMENTS LLC

GWINNETT COUNTY GEORGIA

LAND LOT(S) 2, 3

REVISIONS

	DATE	DESCRIPTION
5		
4		
3		
2		
1		

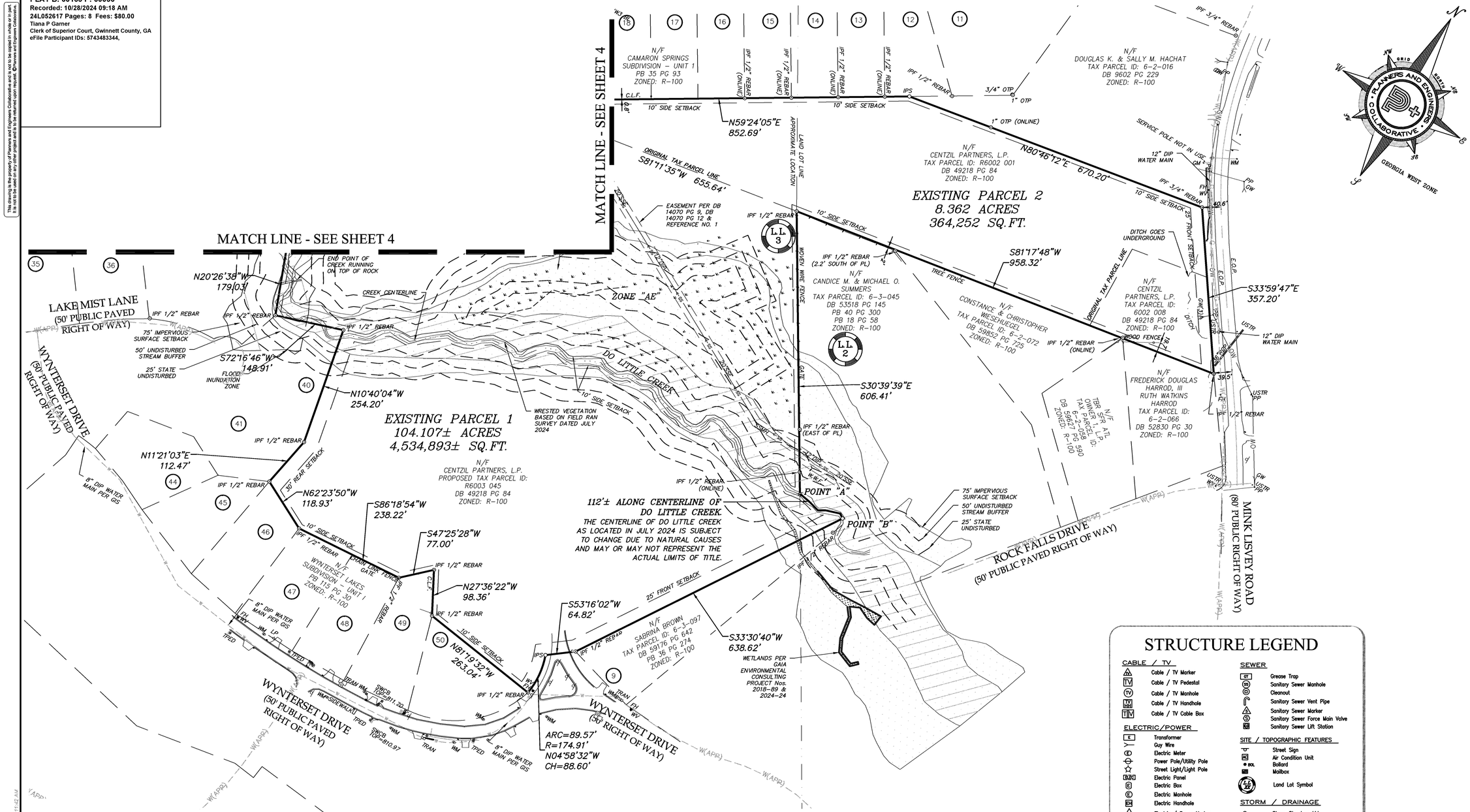
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
3500 Parkway Lane, Suite 500, Peachtree Corners, GEORGIA 30092
770.279.8425 | PECPLUS.COM

All work shall be performed in accordance with the applicable codes and regulations.
These project documents have been reviewed by Gwinnett County Department of Planning and Development and found to be in substantial compliance with the applicable codes and regulations.

J:\2024\24x107\05\SubDrawings\24107.06 - EXEMPTION PLAT - EC 1-4.dwg - NValentino - 10/18/2024 11:42 AM

PLAT B: 00165 P: 00050
Recorded: 10/28/2024 09:18 AM
24L052617 Pages: 8 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 copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.



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 Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat 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
FFE	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	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OH — Overhead Wires

EXISTING UNDERGROUND
- C — Cable
- E — Electric
- FO — Fiber Optic
- G — Gas
- T — Telecommunications
- W — Water
- TV — Television
- Storm Drainage Line
- SS — Sanitary Sewer

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Vent Pipe

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

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Marker
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

WATER
- Fire Hydrant
- Water Meter
- Water Valve
- Water Vent Pipe
- Water Valve Marker

EXISTING CONDITIONS PLAT2024-00310

Know what's below. Call before you dig.

SHEET 4 OF 6
DRAWN BY: N.V.
CHECKED BY: J.W.H.
FIELD NO.: 2024-0070
DATE: 10/23/2024
SCALE: 1" = 100'
DATE OF FIELD WORK: 8/1/24

GEORGIA REGISTERED No. 3006 LAND SURVEYOR JONATHAN H. HOWARD

EXEMPTION PLAT
FOR
KATHERINE REEVES INVESTMENTS LLC

GWINNETT COUNTY GEORGIA

LAND LOT(S) 2, 3

REVISIONS			
		DESCRIPTION	BY
5			
4			
3			
2			
1			

Approval of this plat by Gwinnett County Department of Planning & Development does not guarantee that the property described hereon can be used for the purpose intended by the developer. It is the developer's responsibility to comply with all ordinances in effect in Gwinnett County at the time of development. These plans have been reviewed for compliance with the applicable codes and regulations.

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
3500 Parkway Lane, Suite 500 NORCROSS, GEORGIA 30092 770.279.8425

J:\2024\24-107\01\Sut\Drawings\24107.00 - EXEMPTION PLAT - EC 1-4.dwg - NVakerlotis - 10/18/2024 11:42 AM

PLAT B: 00165 P: 00051
Recorded: 10/28/2024 09:18 AM
24L052617 Pages: 8 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 copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

Know what's below. Call before you dig.

GEORGIA WEST ZONE

FLOOD LEGEND

FLOOD ZONE | FLOOD WAY | FLOOD INUNDATION ZONE

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OW Overhead Wires

EXISTING UNDERGROUND
- C Cable
- E Electric
- FO Fiber Optic
- G Gas
- T Telecommunications
- W Water
- TV Television
- Storm Drainage Line
- SS Sanitary Sewer

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 Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat 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
FFE	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	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

N/F GRAHAM'S PORT SUBDIVISION – UNIT 2 PB 55 PG 173 ZONED: R-100

N/F GRAYCLIFF SUBDIVISION PB 43 PG 106 ZONED: R-100

P.O.B. PARCEL 1
1/2" OTP
LAND LOT LINE
APPROXIMATE LOCATION

N60°32'38"E 1384.40'

30' REAR SETBACK

POINT "D"

10' SIDE SETBACK

FLOOD INUNDATION ZONE

LAUREL BROOK LANE
(50' PUBLIC PAVED RIGHT OF WAY)

N/F LAUREL FALLS SUBDIVISION – UNIT 2 PB 44 PG 106 ZONED: R-100

NO BUSINESS CREEK

CREEK GOES UNDERGROUND

CAMARON WAY
(50' RIGHT OF WAY)

S30°27'50"E 1134.33'

JOYBELS SIDE 01

N/F CAMARON SPRINGS NORTH SUBDIVISION – UNIT 1 PB 35 PG 123 ZONED: R-100

75' IMPERVIOUS SURFACE SETBACK
50' UNDISTURBED STREAM BUFFER
25' STATE UNDISTURBED

WRESTED VEGETATION
CREEK CENTERLINE

WETLANDS PER GAIA ENVIRONMENTAL CONSULTING PROJECT Nos. 2018-89 & 2024-24

FLOOD WAY PER FEMA NOTE 2

FLOOD ZONE PER FEMA NOTE 2

20' SSE EASEMENT PER DB 5363 PG 45, DB 5619 PG 115 & REFERENCE NO. 2

ZONE "AE"

20' SSE EASEMENT PER DB 14070 PG 9, DB 14070 PG 12 & REFERENCE NO. 1

WRESTED VEGETATION BASED ON FIELD RAN SURVEY DATED JULY 2024

CENTERLINE OF THE CREEK IS PROPERTY.

10' SIDE SETBACK

2752'± ALONG CENTERLINE OF NO BUSINESS CREEK.
THE CENTERLINE OF NO BUSINESS CREEK AS LOCATED IN JULY 2024 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.

N/F CAMARON SPRINGS SUBDIVISION – UNIT 1 PB 35 PG 93 ZONED: R-100

JOYBELS SIDE 02

IPF 1/2" REBAR

N/F CENTZIL PARTNERS, LP
PROPOSED TAX PARCEL ID: R6003 164
DB 49218 PG 76
ZONED: R-100
4077 MINK LISVEY ROAD
HLP REQUIRED
RDP REQUIRED

PROPOSED PARCEL 1
100.555± ACRES
4,380,192± SQ.FT.

S30°26'36"E 610.10'

CAMARON WAY
(50' RIGHT OF WAY)

20' SSE EASEMENT PER DB 14070 PG 9, DB 14070 PG 12 & REFERENCE NO. 1

25' GRASSED BUFFER STRIP
NOTE: MINIMUM FOUR-FOOT HIGH WROUGHT-IRON STYLE OR BRICK/STONE FENCE SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF THE CEMETERY. SAID FENCE SHALL BE LOCATED EXTERIOR TO THE REQUIRED GRASSED STRIP.

CEMETERY AREA

IPF 1/2" REBAR

1 1/4" OTP

PROPOSED 4' IRON FENCE

N71°25'45"W 129.17'
S64°05'06"W 80.51'
S57°09'20"W 68.55'
S56°56'00"W 199.37'
S64°05'56"W 120.36'
S83°35'29"W 99.15'
S83°35'29"W 120.93'
N48°21'28"W 48.24'
S45°55'06"W 611.83'

WRESTED VEGETATION ON FIELD RAN SURVEY DATED JULY 2024

STARTING POINT OF CREEK RUNNING ON TOP OF ROCK

IPF 1/2" REBAR (2.3' NW OF PROPERTY LINE)

END POINT OF CREEK RUNNING ON TOP OF ROCK

IPF 3/4" REBAR

IPF 1/2" REBAR (ONLINE)

N/F WYNTERSET LAKES SUBDIVISION – UNIT 2 PB 65 PG 191 ZONED: R-100

N/F CENTZIL PARTNERS, L.P. TAX PARCEL ID: 6003 170 DB 49218 PG 84 (EXHIBIT A-1 TRACT D) ZONED: R-100

POINT "C"

IPF 1/2" REBAR

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 6

PROPOSED CONDITIONS PLAT2024-00310

SHEET 5 OF 6
DRAWN BY: MS
CHECKED BY: JWH
FIELD WORK: 10/23/2024
DATE: 10/23/2024
SCALE: 1" = 100'
DATE OF FIELD WORK: TBD
0 50 100 200

GEORGIA REGISTERED No. 3006 LAND SURVEYOR JONATHAN H. HOWARD

EXEMPTION PLAT
FOR
KATHERINE REEVES INVESTMENTS LLC

GWINNETT COUNTY GEORGIA

LAND LOT(S) 2, 3

REVISIONS

	DESCRIPTION	DATE
5		
4		
3		
2		
1		

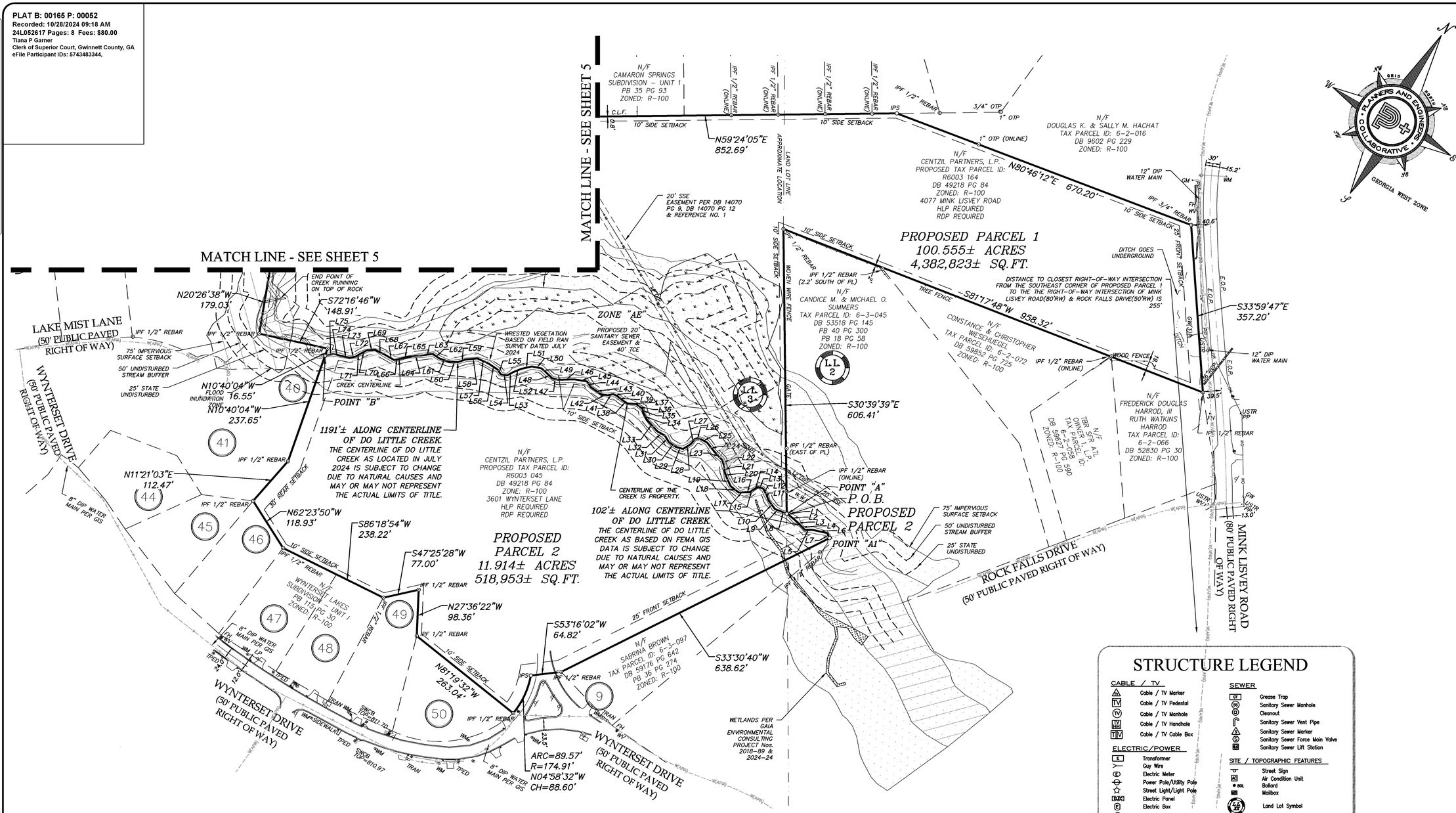
These plans and documents have been reviewed for compliance with the applicable codes and regulations.

PLANNERS AND ENGINEERS COLLABORATIVE
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
3550 Mansell Road, Suite 250 Alpharetta, GEORGIA 30022
PCE Authorization # 10/28/2024

...\2024\24-107\05 Surv\Drawings\24107-05 - EXEMPTION PLAT - PC 5-6.dwg - N:\alexmo - 10/18/2024 11:42 AM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

PLAT B: 00165 P: 00052
Recorded: 10/28/2024 09:18 AM
24L052617 Pages: 8 Fees: $80.00
Tiana P Garner
Clerk of Superior Court, Gwinnett County, GA
eFile Participant IDs: 5743483344,



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 Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat 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
FFE	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	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

LINETYPES

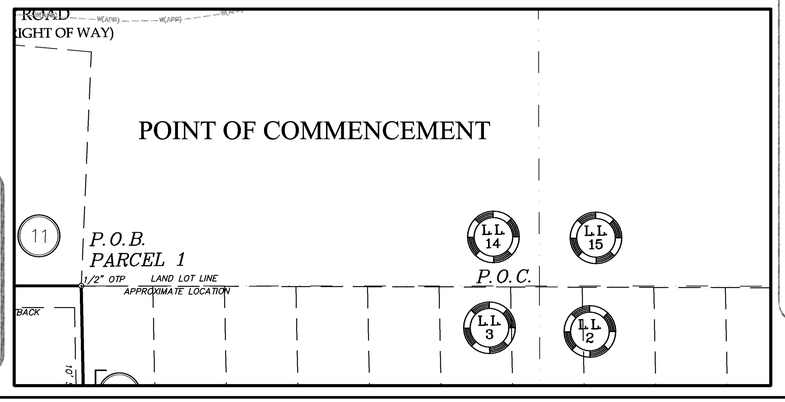
PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OW — Overhead Wires

EXISTING UNDERGROUND
- C — Cable
- E — Electric
- FO — Fiber Optic
- G — Gas
- T — Telecommunications
- W — Water
- TV — Television
- Storm Drainage Line
- SS — Sanitary Sewer



STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Vent Pipe

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

SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Marker
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

WATER
- Fire Hydrant
- Water Meter
- Water Valve
- Water Vent Pipe
- Water Valve Marker

Know what's below. Call before you dig.

PROPOSED CONDITIONS PLAT2024-00310

SHEET 6 OF 6
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 21-0700
DATE: 10/23/2024
SCALE: 1" = 100'
DATE OF FIELD WORK: TBD
0 50 100 200

GEORGIA REGISTERED No. 3006 PROFESSIONAL LAND SURVEYOR JONATHAN N. HOWARD

EXEMPTION PLAT
FOR
KATHERINE REEVES INVESTMENTS LLC

GWINNETT COUNTY GEORGIA

LAND LOT(S) 2, 3
DISTRICT 6TH
DATE OF PLAT 10/23/2024

REVISIONS

5						
4						
3						
2						
1						
	DATE					BY

All lot corners shall be set or found to be in substantial conformance with the applicable codes and regulations.
Certificate of Approval of the Gwinnett County Department of Water Resources is required prior to the issuance of a Land Disturbance Permit.
The Project documents have been reviewed for applicable Gwinnett County Development Regulations.

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
3505 Koger Blvd. Suite 400 Duluth, GA 30096 (770) 232-0900 FAX: (770) 232-0908

C:\2024\24-0700\Survey\Drawings\24-0700 - EXEMPTION PLAT - PC 5-6.dwg - MMeinstrup - 10/18/2024 11:42 AM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

PLAT B: 00165 P: 00053
Recorded: 10/28/2024 09:18 AM
24L052617 Pages: 8 Fees: $80.00
Tiana P Garner
Clerk of Superior Court, Gwinnett County, GA
eFile Participant IDs: 5743483344,

ADJOINER OWNER INFO

ABDALLAH ADAM	6003 009	R-100
DIXON MICHAEL ALEXANDER	6003 016	R-100
LLOYD SAMUEL	6003 034	R-100
PEART 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
L1	4.06'	S83° 26' 09"W
L2	20.68'	N79° 56' 16"W
L3	13.37'	N75° 14' 53"W
L4	13.62'	N73° 55' 24"W
L5	15.72'	S59° 09' 12"W
L6	32.70'	S72° 18' 48"W
L7	11.83'	N55° 30' 21"W
L8	13.67'	S83° 26' 09"W
L9	13.33'	S80° 31' 52"W
L10	23.72'	N66° 30' 08"W
L11	10.93'	N47° 47' 10"W
L12	16.05'	N58° 31' 04"W
L13	12.00'	S78° 27' 44"W
L14	12.78'	S27° 59' 39"W
L15	8.01'	S24° 26' 02"W
L16	10.79'	S58° 56' 28"W
L17	12.11'	S56° 55' 10"W
L18	22.21'	N82° 17' 51"W
L19	20.01'	N54° 44' 45"W
L20	13.27'	N49° 31' 15"W
L21	11.19'	N33° 39' 50"W
L22	14.61'	N47° 27' 35"W
L23	24.41'	N73° 24' 23"W
L24	24.86'	N68° 20' 16"W
L25	17.37'	S88° 09' 38"W
L26	10.47'	S56° 18' 47"W
L27	13.91'	S9° 18' 25"W
L28	19.48'	S27° 54' 55"W
L29	15.08'	S74° 55' 42"W
L30	18.40'	N86° 55' 09"W
L31	17.08'	N61° 44' 00"W
L32	18.49'	S89° 19' 13"W

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	16.52'	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' 58"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
L65	17.96'	S46° 35' 31"W
L66	10.98'	S49° 24' 15"W
L67	23.34'	S89° 57' 40"W
L68	22.99'	S86° 09' 07"W
L69	17.11'	S55° 24' 32"W
L70	16.84'	S32° 43' 17"W
L71	10.47'	S28° 00' 16"W
L72	12.86'	S49° 51' 26"W
L73	21.24'	S71° 58' 38"W
L74	12.67'	S76° 24' 53"W
L75	19.84'	S48° 30' 04"W
L76	6.77'	S55° 26' 40"E
L77	14.99'	S70° 28' 36"E
L78	34.57'	S62° 47' 58"E
L79	32.94'	S59° 03' 31"E
L80	21.89'	S80° 01' 54"E
L81	17.75'	N80° 54' 43"E
L82	24.86'	N69° 22' 06"E
L83	16.56'	N63° 45' 39"E
L84	17.23'	N85° 10' 06"E
L85	19.22'	S50° 18' 49"E
L86	22.66'	S29° 30' 48"E
L87	29.55'	S11° 58' 17"E
L88	14.32'	S28° 23' 01"E
L89	6.38'	S40° 59' 50"E
L90	7.73'	S37° 18' 11"E
L91	15.13'	S12° 38' 44"W
L92	11.86'	S20° 19' 39"W
L93	22.16'	S39° 43' 25"W
L94	25.88'	S19° 32' 50"W
L95	18.91'	S6° 11' 45"W
L96	17.70'	S7° 58' 27"E

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' 57"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'	S57° 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
L129	29.03'	S65° 20' 34"E
L130	30.46'	S53° 26' 49"E
L131	21.85'	S60° 34' 33"E
L132	34.73'	S33° 45' 29"E
L133	30.11'	S4° 07' 41"E
L134	30.24'	S0° 09' 19"W
L135	33.63'	S19° 43' 09"E
L136	7.74'	S69° 18' 33"E
L137	13.91'	S77° 06' 53"E
L138	24.47'	S37° 40' 59"E
L139	22.88'	S15° 04' 38"E
L140	13.54'	S24° 21' 20"W
L141	24.14'	S70° 38' 20"W
L142	14.39'	N88° 18' 23"W
L143	21.40'	S89° 47' 59"W
L144	36.30'	S89° 26' 13"W
L145	16.14'	S67° 11' 27"W
L146	20.90'	S45° 55' 18"W
L147	13.32'	S26° 52' 26"W
L148	26.40'	S15° 47' 03"E
L149	31.08'	S10° 53' 01"W
L150	23.94'	S8° 47' 14"W
L151	10.77'	S43° 15' 38"E
L152	14.87'	S13° 33' 38"W
L153	12.51'	S25° 27' 30"W
L154	10.67'	S28° 47' 30"W
L155	12.80'	S46° 21' 48"W
L156	14.04'	S14° 04' 21"W
L157	14.55'	S17° 05' 04"E
L158	28.24'	S16° 32' 09"W
L159	27.22'	S8° 33' 12"W
L160	24.31'	S19° 32' 32"W

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	9.80'	S67° 41' 35"W
L176	14.65'	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

SHEET 6A OF 6
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 24-0100
DATE: 10/23/2024
SCALE: 1" = 100'
DATE OF FIELD WORK: TBD
0 50 100 200

GEORGIA REGISTERED No. 3006 LAND SURVEYOR JONATHAN N HOWARD

EXEMPTION PLAT
FOR
KATHERINE REEVES INVESTMENTS LLC

GWINNETT COUNTY GEORGIA
LAND LOT(S) 2, 3

REVISIONS

	DESCRIPTION	BY	DATE
5			
4			
3			
2			
1	Revised per Gwinnett County Department of Planning and Development comments	BK	10/28/2024

These revised documents have been reviewed by Gwinnett County Department of Planning and Development and found to be in substantial compliance with the applicable codes and regulations.

Know what's below. Call before you dig.

PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
3350 Cumberland Blvd. SE, Suite 1000, Atlanta, GEORGIA 30092
770.818.4105 www.pec-plus.com

J:\2024\24-0100\Survey\Drawings\24-0100 - EXEMPTION PLAT - PC-5-6.dwg - XYsection - 10/18/2024 11:42 AM

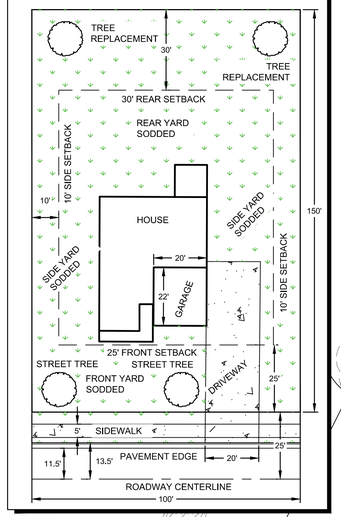
Exhibit E: Proposed Site Plan and Grading Plan

[attached]

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

BLOCK	LOT#	AREA (Sq. FT)	AREA (Ac.)
A	1	20317.0	0.47
A	2	15397.0	0.35
A	3	15123.0	0.35
A	4	15060.0	0.35
A	5	15107.0	0.35
A	6	15058.0	0.35
A	7	15566.0	0.36
A	8	15550.0	0.36
A	9	15494.0	0.36
A	10	15438.0	0.35
A	11	15382.0	0.35
A	12	17071.0	0.39
A	13	17244.0	0.40
A	14	15030.0	0.35
A	15	15107.0	0.35
A	16	15027.0	0.34
A	17	15063.0	0.35
A	18	15025.0	0.34
A	19	15011.0	0.34
A	20	20164.0	0.46
A	21	21272.0	0.49
A	22	19047.0	0.44
A	23	17115.0	0.39
A	24	17096.0	0.39
A	25	17075.0	0.39
A	26	17051.0	0.39
A	27	17029.0	0.39
A	28	17005.0	0.39
A	29	16956.0	0.39
A	30	16860.0	0.39
A	31	26766.0	0.61
A	32	25195.0	0.58
A	33	25150.0	0.58
A	34	25104.0	0.58
A	35	25056.0	0.58
A	36	25016.0	0.57
A	37	24968.0	0.57
A	38	24922.0	0.57
A	39	24877.0	0.57
A	40	19505.0	0.45
A	41	18119.0	0.42
A	42	15727.0	0.36
A	43	19269.0	0.44
A	44	18132.0	0.42
A	45	18000.0	0.41
A	46	18000.0	0.41
A	47	18000.0	0.41
A	48	18000.0	0.41
A	49	18000.0	0.41
A	50	15000.0	0.34
A	51	17752.0	0.41
A	52	15000.0	0.34
A	53	15000.0	0.34
A	54	15000.0	0.34
A	55	15000.0	0.34
A	56	19000.0	0.44
A	57	18205.0	0.42
A	58	15096.0	0.35
A	59	16092.0	0.37
A	60	18268.0	0.42
A	61	19251.0	0.44
A	62	18000.0	0.41
A	63	18000.0	0.41
A	64	18000.0	0.41
A	65	18000.0	0.41
A	66	18000.0	0.41
A	67	18000.0	0.41
A	68	16987.0	0.39
A	69	23978.0	0.55
A	70	26667.0	0.61
A	71	18360.0	0.42
A	72	15000.0	0.34
A	73	15108.0	0.35
A	74	15137.0	0.35
A	75	16576.0	0.38
A	76	15149.0	0.35
A	77	15000.0	0.34
A	78	15000.0	0.34
A	79	15000.0	0.34
A	80	15000.0	0.34
A	81	15000.0	0.34
A	82	15207.0	0.35
A	83	15116.0	0.35
A	84	21694.0	0.50
A	85	15327.0	0.35
A	86	16589.0	0.38
A	87	15006.0	0.34
A	88	15046.0	0.35
A	89	17272.0	0.40
A	90	18673.0	0.43
A	91	15002.0	0.34
A	92	15000.0	0.34
A	93	15044.0	0.35
A	94	15075.0	0.35
A	95	15000.0	0.34
A	96	15000.0	0.34
A	97	15000.0	0.34
A	98	15102.0	0.35
A	99	15102.0	0.35
A	100	15000.0	0.34
A	101	15000.0	0.34
A	102	15000.0	0.34
A	103	15075.0	0.35

TYP. LOT LAYOUT



TYPICAL LOT LAYOUT NOTES:

HOUSE = 2,054 SQ. FT. (13.6% COVERAGE)
DRIVEWAY = 1,123 SQ. FT. (7.5% COVERAGE)
GREEN SPACE = 11,826 SQ. FT
LOT SIZE = 15,0000 SQ. FT.
NOTE: UNDERGROUND UTILITIES ARE REQUIRED.
NOTE: TWO STORY HOUSE.
NOTE: LANDSCAPE TREES, SEE LANDSCAPE PLANS.
NOTE: STREET TREES ARE 3" CALIPER, SEE LANDSCAPE PLANS FOR DETAILS.
NOTE: FOR TREE REPLACEMENT, SEE LANDSCAPE PLANS.
NOTE: ALL GRASSED AREAS TO BE SODDED.

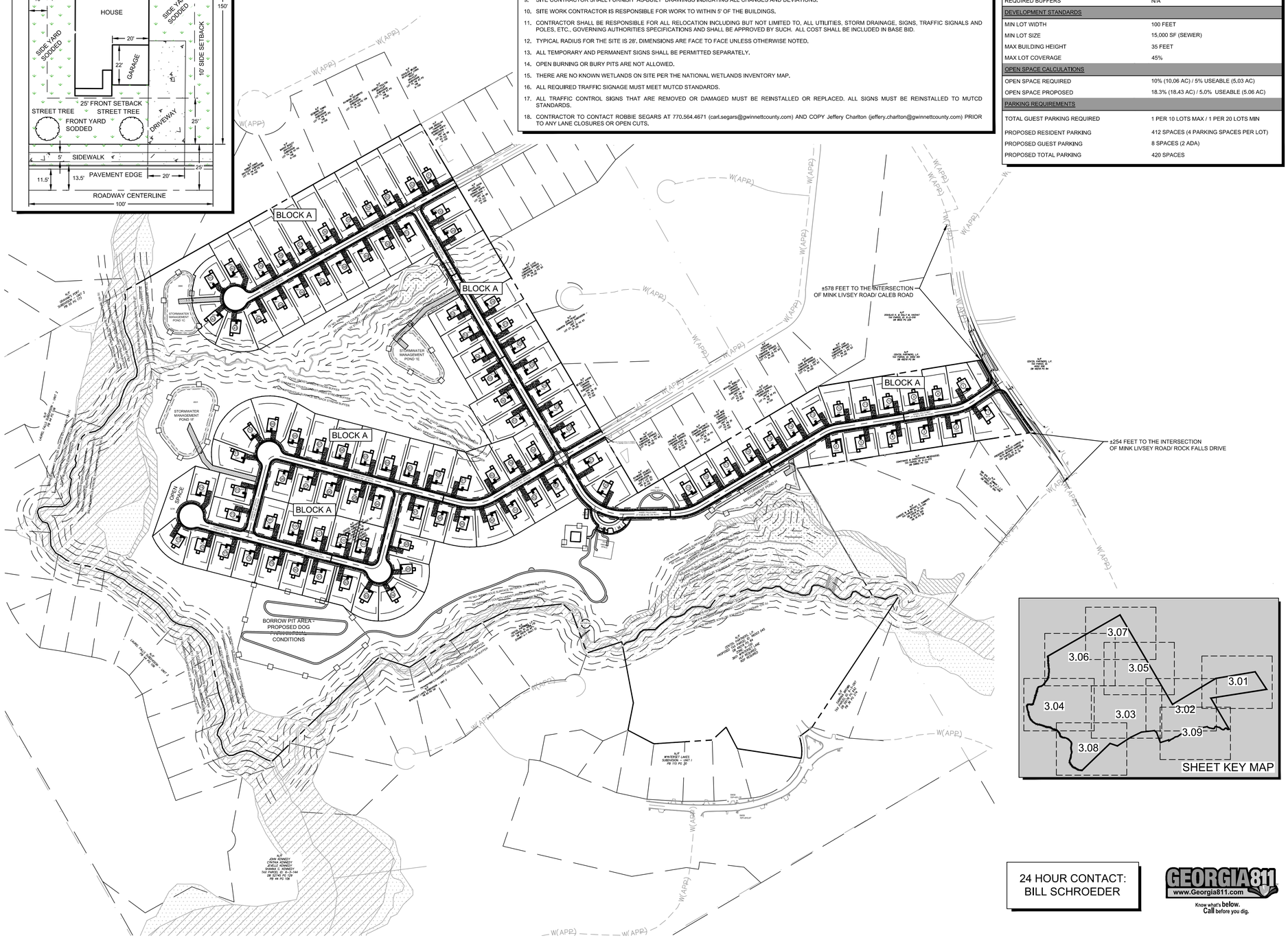
TYPICAL LOT LAYOUT LEGEND:

SOLID SOD

CONCRETE SURFACE (SIDEWALK/DRIVEWAY)

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM GWINNETT COUNTY REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE GWINNETT COUNTY, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GWINNETT COUNTY CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE GWINNETT COUNTY STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE GWINNETT COUNTY, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE, SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. TYPICAL RADIUS FOR THE SITE IS 28', DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.
13. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
14. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
15. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
16. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
17. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO MUTCD STANDARDS.
18. CONTRACTOR TO CONTACT ROBBIE SEGARS AT 770.564.4671 (carl.segars@gwinnettcounty.com) AND COPY Jeffery Charlton (jeffery.charlton@gwinnettcounty.com) PRIOR TO ANY LANE CLOSURES OR OPEN CUTS.



24 HOUR CONTACT:
BILL SCHROEDER

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

SITE DATA:	
SITE AREA	100.555 AC
ZONING	
ZONING JURISDICTION	R-100 (GWINNETT COUNTY)
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	N/A
PROPOSED 15,000 SF LOTS	103 LOTS
TOTAL PROPOSED DENSITY	1.02 UPA
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 BUILDING HEIGHT	35 FEET
MAX LOT COVERAGE	45%
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	10% (10.06 AC) / 5% USEABLE (5.03 AC)
OPEN SPACE PROPOSED	18.3% (18.43 AC) / 5.0% USEABLE (5.06 AC)
PARKING REQUIREMENTS	
TOTAL GUEST PARKING REQUIRED	1 PER 10 LOTS MAX / 1 PER 20 LOTS MIN
PROPOSED RESIDENT PARKING	412 SPACES (4 PARKING SPACES PER LOT)
PROPOSED GUEST PARKING	8 SPACES (2 ADA)
PROPOSED TOTAL PARKING	420 SPACES

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
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
4	05/02/2025	CAH	4TH LDP SUBMITTAL

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

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KACZENSKI

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

MASTER SITE PLAN

0 100 200 400 600

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

GRID NORTH
GEORGIA WEST ZONE

C3.00
SHEET

J:\2024\24107\00\Dw_Plotsheets\C3.00 - SITE PLAN - 24107.00.dwg - trahmann - 5/7/2025 7:10 PM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

N/F
DOUGLAS K. & SALLY M. HACHAT
TAX PARCEL ID: 6-2-016
DB 9602 PG 229

N/F
CENTZIL PARTNERS, L.P.
TAX PARCEL ID: 6002 001
DB 49218 PG 84

N/F
CENTZIL PARTNERS, L.P.
TAX PARCEL ID:
6002 008
DB 49218 PG 84

N/F
CONSTANCE & CHRISTOPHER WIESEHUEGEL
TAX PARCEL ID: 6-2-072
DB 59852 PG 725

N/F
FREDERICK DOUGLAS HARROD, III
RUTH WATKINS HARROD
TAX PARCEL ID: 6-2-066
DB 52830 PG 30

EXTENTS OF RIPRAP INSTALLED IN 2025 BY GWINNETT COUNTY TO ADDRESS ERODED WATER LINE (APPROX. 137 LF)

MINK LISVEY ROAD
(80' PUBLIC PAVED RIGHT OF WAY)

DISTANCE TO CLOSEST RIGHT-OF-WAY FROM THE SOUTHEAST CORNER OF THE LISVEY ROAD(80'RW) & RC 255'

EDGES OF WRESTED VEGETATION

25' STATE UNDISTURBED STREAM BUFFER

50' GWINNETT COUNTY UNDISTURBED STREAM BUFFER

75' NO- IMPERVIOUS SURFACE SETBACK STREAM BUFFER

25-50'

0-25'

0-25'

25-50'

50-75'

IPF 3\4" REBAR

IPF 1/2" REBAR (ONLINE)

IPF 1/2" REBAR

WOOD FENCE

FENCE

E.E.=839.56

E.E.=837.53

8" DIP WATER MAIN

12" DIP WATER MAIN

PEC+
60 YEARS
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.

EXISTING STREAM BUFFERS

0 15 30 60 90

SCALE: 1" = 30'
DATE: 08/19/2025
PROJECT: 24107.00

GRID NORTH
GEORGIA WEST ZONE

B1
SHEET

J:\2024\24107000\Env\JA\24107000 - NWP & SBV Exhibits_GWINNETT_Rev1.dwg - CTesta - 8/25/2025 4:15 PM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.

N/F
DOUGLAS K. & SALLY M. HACHAT
TAX PARCEL ID: 6-2-016
DB 9602 PG 229

N/F
CENTZIL PARTNERS, L.P.
TAX PARCEL ID: 6002 001
DB 49218 PG 84

N/F
CENTZIL PARTNERS, L.P.
TAX PARCEL ID:
6002 008
DB 49218 PG 84

MINK LISVEY ROAD
(80' PUBLIC PAVED RIGHT-OF-WAY)

ANGEL FALLS WAY
27' PUBLIC RD. (50' ROW)

N/F
CONSTANCE & CHRISTOPHER WIESEHUEGEL
TAX PARCEL ID: 6-2-072
DB 59852 PG 725

N/F
FREDERICK DOUGLAS HARROD, III
RUTH WATKINS HARROD
TAX PARCEL ID: 6-2-066
DB 52830 PG 30

EXTENTS OF RIPRAP INSTALLED IN 2025 BY GWINNETT COUNTY TO ADDRESS ERODED WATER LINE (APPROX. 137 LF)

36" BYPASS RCP CULVERT (REROUTING THE INTERMITTENT FRONTAGE STREAM)

EXISTING EDGES OF PAVEMENT

PROPOSED ROAD IMPROVEMENTS EDGE OF PAVEMENT

RELOCATED WATER LINE

RIPRAP PLUNGE POOL OUTLET AT EXISTING STREAM

EDGES OF WRESTED VEGETATION

25-50'

0-25'

0-25'

25-50'

50-75'

IMPACTS TO BUFFERS

	BUFFER AREA	DESCRIPTION	AREA OF IMPACT
	25-50' UNDISTURBED BUFFER	FOREST TO DISTURBED PERVIOUS	6,630 SF
	25-50' UNDISTURBED BUFFER	FOREST TO DISTURBED IMPERVIOUS	1,997 SF
	50-75' IMPERVIOUS SETBACK	FOREST TO DISTURBED PERVIOUS	4,328 SF
	50-75' IMPERVIOUS SETBACK	FOREST TO DISTURBED IMPERVIOUS	2,528 SF

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

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

PROPOSED BUFFER ENCROACHMENTS

0 15 30 60 90

SCALE: 1" = 30'
DATE: 05/02/2025
PROJECT: 24107.00

GRID NORTH
GEORGIA WEST ZONE

B2
SHEET

J:\2024\24107\09Env\LA\24107.00 - NWP & SBV Exhibits_GWINNETT.dwg - CTesta - 9/11/2025 10:46 AM

Exhibit F: Proposed Buffer Conservation Area

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

NO BUSINESS CREEK

PROPOSED BUFFER CONSERVATION AREAS (TOTAL AREA:126,000 SF / 2.89 ACRES)

THE FALLS AT MINK LIVSEY ENTRANCE

65.68'

24,807 SF

55,021 SF

108.24'

46,172 SF

142.17'

DO LITTLE CREEK

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

0 75 150 300 450

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

GEORGIA WEST ZONE

B
SHEET

J:\2024\24107006\Env\LA\24107(0) - NWP & SBV Exhibits_GWINNETT_Rev1.dwg - CTesta - 8/29/2025 2:48 PM

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 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. 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. 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)

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (*agent is not required*)
First - Bill Middle - Last - Schroeder Company - Schroeder Holdings, LLC Company Title - E-mail Address - schroederholdings@gmail.com	First - Courtney Middle - Last - Testa Company - Planners & Engineers Collaborative (PEC +) E-mail Address - ctesta@pec.plus
6. APPLICANT'S ADDRESS	**9. AGENT'S ADDRESS**
Address- 14850 E Bluff Rd Milton City - Milton State - GA Zip - 30004 Country - USA	Address- 350 Research Court City - Peachtree Corner State - GA Zip - 30092 Country - USA
7. APPLICANT'S PHONE NOs. with AREA CODE	**10. AGENT'S PHONE NOs. with AREA CODE**
a. Residence b. Business c. Fax d. Mobile 404-428-8618	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 (*if applicable*)
No Business Creek, Do Little Creek (& Unnamed Tributaries)

14. PROPOSED ACTIVITY STREET ADDRESS (*if applicable*)
4268 Mink Livsey Rd

15. LOCATION OF PROPOSED ACTIVITY (*see instructions*)

Latitude °N	Longitude °W
33.795888	84.026868

City: Snellville | State: GA | Zip: 30039

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (*see instructions*)

State Tax Parcel ID
6003 164, 6003 166, 6003 045, 6002 001, 6002 008

Municipality
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 (*see instructions*)
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 (*see instructions*)
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 (*Describe the reason or purpose of the project, see instructions*)
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 (*see instructions*)

Acres	Linear Feet	Cubic Yards Dredged or Discharged
0.0076 (Intermittent Stream & Wetland)	121 (total for intermittent stream)	

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.

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. (*see instructions*)
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.

24. If
m
a

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.

SIGNATURE OF APPLICANT	DATE	SIGNATURE OF AGENT	DATE
	10/30/24	Courtney Testa Digitally signed by Courtney Testa DN: CN=Courtney Testa, E=ctesta@pec.plus Reason: I am the author of this document Location: Date: 2024.04.02 12:49:31-04'00' Foxit PDF Reader Version: 2023.2.0	

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.

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. 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)

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

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME or TITLE (*see instructions*)
The Falls at Mink

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

13. NAME OF WATERBODY, IF KNOWN (*if applicable*)
No Business Creek, Do Little Creek (& Unnamed Tributaries)

14. PROPOSED ACTIVITY STREET ADDRESS (*if applicable*)
4077 Mink Livsey Rd

15. LOCATION OF PROPOSED ACTIVITY (*see instructions*)

Latitude °N	Longitude °W
33.795888	84.026868

City: Snellville State: GA Zip: 30039

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (*see instructions*)

State Tax Parcel ID
6003 164, 6003 166, 6003 045, 6002 001, 6002 008

Municipality
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 (*see instructions*)
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 (*see instructions*)
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 (*Describe the reason or purpose of the project, see instructions*)
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 (*see instructions*)

Acres	Linear Feet	Cubic Yards Dredged or Discharged
0.0921 (Streams & Wetland)	420 (total for UT-1 & UT-6 streams)	

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.

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. (*see instructions*)
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.

SIGNATURE OF APPLICANT	DATE	SIGNATURE OF AGENT	DATE
		Courtney Testa Digitally signed by Courtney Testa DN: C=N=Courtney Testa, E=ctesta@pec.plus Reason: I am the author of this document Location: Date: 2024.04.02 12:49:31-04'00' Foxit PDF Reader Version: 2023.2.0	

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.

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 oneforone 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 activityspecific 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.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

PROJECT AREA

PROJECT AREA

PROJECT AREA/
PROPERTY LINE

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

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

FEATURE UT-1
PERENNIAL STREAM
1,111 LF / 0.0768 AC.
AVG. WIDTH: 3.01'
LAT: N33.795358
LONG: W84.027605

NO BUISNESS CREEK
PERENNIAL STREAM
AVG. WIDTH: 19.92'
2,747 LF / 1.256 AC.
LAT: N33.794078
LONG: W84.031432

FEATURE UT-3
PERENNIAL STREAM
852 LF / 0.0684 AC.
AVG. WIDTH: 3.49'
LAT: N33.794768
LONG: W84.029518

FEATURE UT-2
INTERMITTENT STREAM
845 LF / 0.055 AC.
AVG. WIDTH: 2.84'
LAT: N33.794542
LONG: W84.028222

UT-6
INTERMITTENT STREAM
318 LF / 0.0256 AC.
AVG. WIDTH: 3.49'
LAT: N33.794516
LONG: W84.019514

FEATURE UT-5
INTERMITTENT STREAM
165 LF / 0.0105 AC.
AVG. WIDTH: 2.77'
LAT: N33.793076
LONG: W84.022274

WETLAND D
1.251 AC.
LAT: N33.792914
LONG: W84.021755

FEATURE UT-4
STREAM
772 LF / 0.051 AC.
AVG. WIDTH: 2.88'
LAT: N33.792533
LONG: W84.023515

WETLAND B
0.504 AC.
LAT: N33.792038
LONG: W84.023739

WETLAND C
0.30212 AC.
LAT: N33.792330
LONG: W84.022669

DO LITTLE CREEK
PERENNIAL STREAM
2,991 LF / 0.774 AC.
AVG. WIDTH: 11.23'
LAT: N33.791447
LONG: W84.027028

N/F
JOHN KENNEDY
CYNTHIA KENNEDY
JOHN KENNEDY
SHANNA C. KENNEDY
TAX PARCEL ID: 6-3-144
DB 52745 PG 129
PB 44 PG 106

W(APP)

WWW.PEC.PLUS

Planners & Engineers Collaborative+

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

0 75 150 300 450

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

GRID NORTH

GEORGIA WEST ZONE

EX 1

SHEET

J:\2024\24107\07\Env\USACE\04102025_Updated NWP Exhibits 24107\07.dwg - CTsetta - 4/21/2025 4:33 PM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

PROJECT AREA

PROJECT AREA

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

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

FEATURE UT-1
PERENNIAL STREAM
1,111 LF / 0.0768 AC.
AVG. WIDTH: 3.01'
LAT: N33.795358
LONG: W84.027605

NO BUISNESS CREEK
PERENNIAL STREAM
AVG. WIDTH: 19.92'
2,747 LF / 1.256 AC.
LAT: N33.794078
LONG: W84.031432

FEATURE UT-3
PERENNIAL STREAM
852 LF / 0.0684 AC.
AVG. WIDTH: 3.49'
LAT: N33.794768
LONG: W84.029518

FEATURE UT-2
INTERMITTENT STREAM
845 LF / 0.055 AC.
AVG. WIDTH: 2.84'
LAT: N33.794542
LONG: W84.028222

UT-6
INTERMITTENT STREAM
318 LF / 0.0256 AC.
AVG. WIDTH: 3.49'
LAT: N33.794516
LONG: W84.019514

FEATURE UT-5
INTERMITTENT STREAM
165 LF / 0.0105 AC.
AVG. WIDTH: 2.77'
LAT: N33.793076
LONG: W84.022274

WETLAND D
1.251 AC.
LAT: N33.792914
LONG: W84.021755

FEATURE UT-4
STREAM
772 LF / 0.051 AC.
AVG. WIDTH: 2.88'
LAT: N33.792533
LONG: W84.023515

WETLAND B
0.504 AC.
LAT: N33.792038
LONG: W84.023739

WETLAND C
0.30212 AC.
LAT: N33.792330
LONG: W84.022669

BORROW PIT AREA - PROPOSED DOG PARK IN FINAL CONDITIONS

DO LITTLE CREEK
PERENNIAL STREAM
2,991 LF / 0.774 AC.
AVG. WIDTH: 11.27'
LAT: N33.791447
LONG: W84.027028

PROJECT AREA/
PROPERTY LINE

STORMWATER MANAGEMENT POND 1D

STORMWATER MANAGEMENT POND 1E

STORMWATER MANAGEMENT POND 1F

STORMWATER MANAGEMENT POND 1H

OPEN SPACE

WYNTERSET DRIVE

WWW.PEC.PLUS

Planners & Engineers Collaborative+

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.

PROPOSED CONDITIONS & DISTURBANCES

0 75 150 300 450

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

GRID NORTH

GEORGIA WEST ZONE

EX 2

SHEET

J:\2024\24107\Env\USACE\04102025_Updated NWP Exhibits\ 24107\00.dwg - CTesta - 4/21/2025 4:31 PM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.



WWW.PEC.PLUS

Planners & Engineers Collaborative+

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.

PROPOSED CONDITIONS & DISTURBANCES

0 15 30 60 90

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

GRID NORTH
GEORGIA WEST ZONE

EX 3
SHEET

J:\2024\24107000\Env\USACE\04102025_Updated NWP Exhibits 24107000.dwg - CTesta - 4/18/2025 4:42 PM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

IMPACT AREA 3/ UT-6
TOTAL IMPACTS:
318 LF / 0.0256 AC.

UT-6
INTERMITTENT STREAM
319 LF / 0.0256 AC.
AVG. WIDTH: 3.49'
LAT: N33.794516
LONG: W84.019514

ANGEL FALLS WAY
27' PUBLIC RD. (50' ROW)

MINK LISVEY ROAD
(80' PUBLIC PAVED RIGHT-OF-WAY)

12" DIP WATER MAIN

IPF 1/2" REBAR (ONLINE)

TREE FENCE

FEATURE UT-5
INTERMITTENT STREAM

WWW.PEC.PLUS

Planners & Engineers Collaborative+

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.

PROPOSED CONDITIONS & DISTURBANCES

0 15 30 60 90

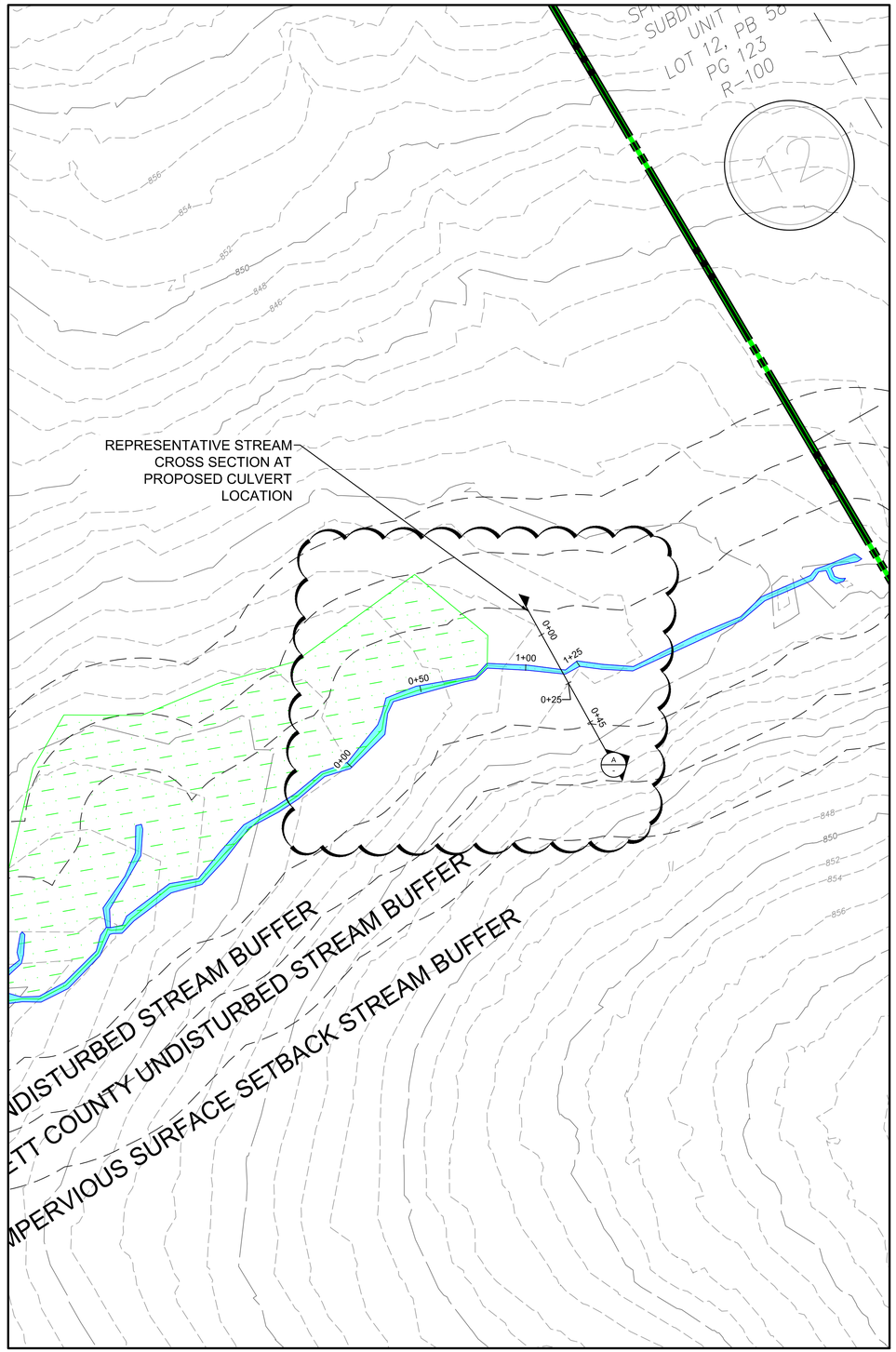
SCALE: 1" = 30'
DATE: 03/11/2025
PROJECT: 24107.00

GRID NORTH
GEORGIA WEST ZONE

EX 4
SHEET

J:\2024\24107000\Env\USACE\04142025_Updated NWP Exhibits 24107000.dwg - CTests - 4/21/2025 11:39 AM

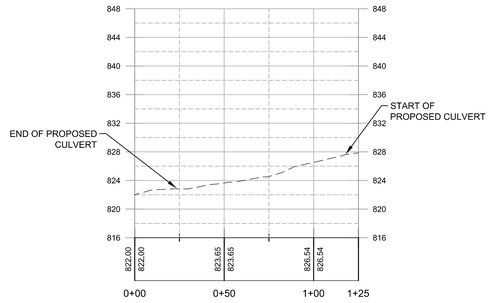
This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.



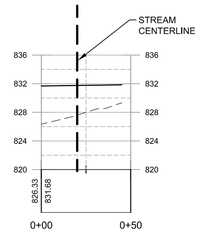
EXISTING STREAM CONDITIONS (UT-1)
PLAN VIEW

0 15 30 60 90

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

WWW.PEC.PLUS

Planners & Engineers Collaborative+

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

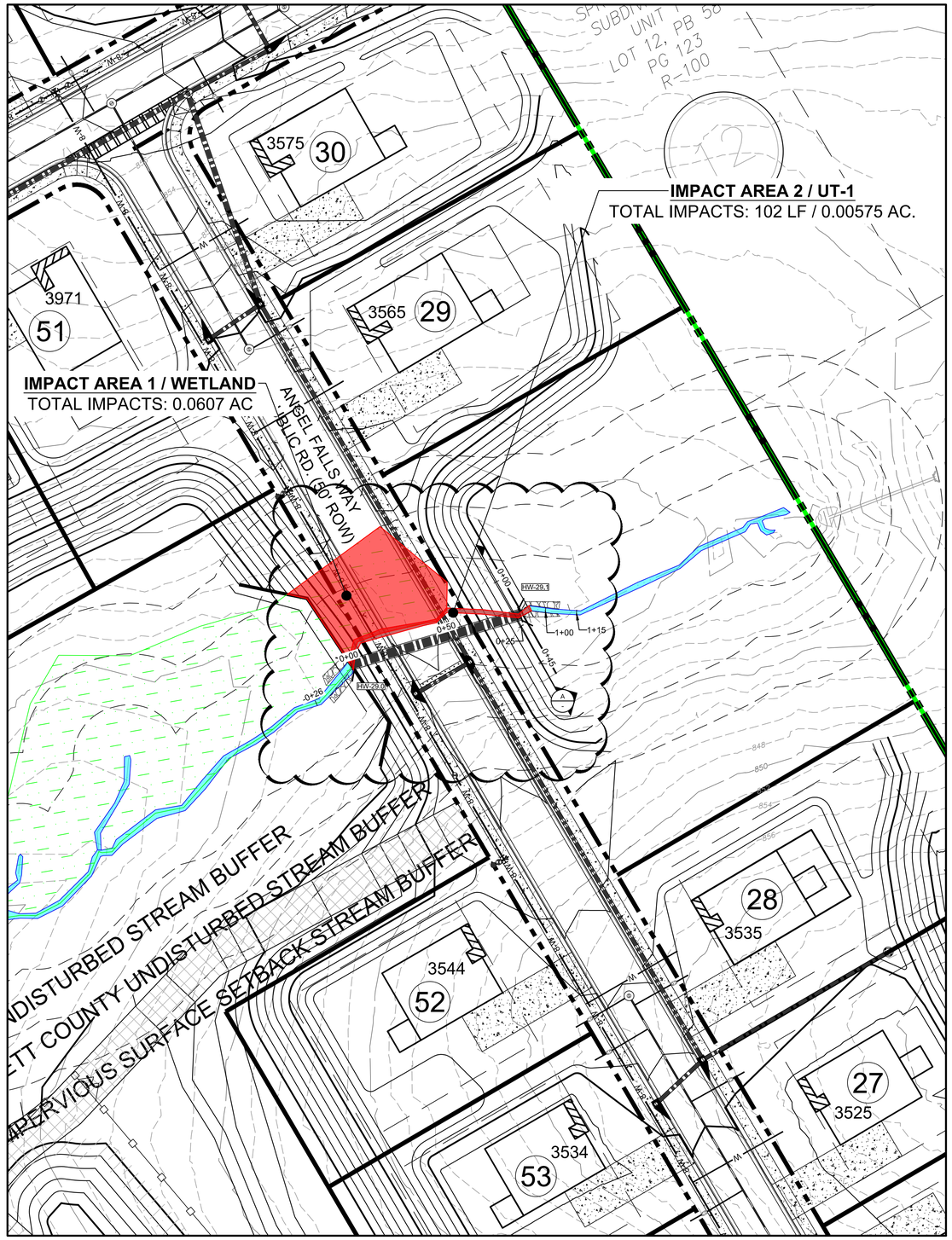
SCALE: N/A
DATE: 03/11/2025
PROJECT: 24107.00

GRID NORTH
GEORGIA WEST ZONE

EX 5
SHEET

J:\2024\24107\Env\USACE\04102025_Updated NWP Exhibits 24107\00.dwg - CTesta - 4/21/2025 12:00 PM

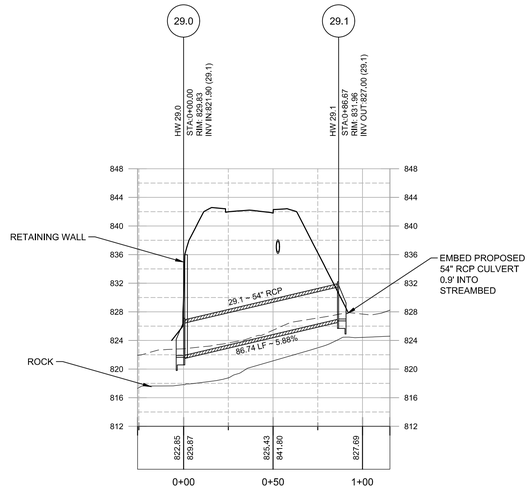
This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative.



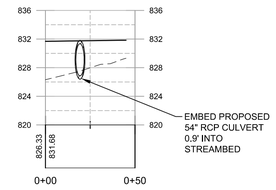
PROPOSED STREAM CONDITIONS (UT-1)
PLAN VIEW

0 15 30 60 90

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'

LEGEND:
- EXISTING GRADE
- PROPOSED GRADE

WWW.PEC.PLUS

Planners & Engineers Collaborative+

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.

PROPOSED CONDITIONS
STREAM CROSSING

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

GRID NORTH
GEORGIA WEST ZONE

EX 6
SHEET

J:\2024\24107\00\Env\USACE\04102025_Updated NWP Exhibits 24107.00.dwg - CTeets - 4/21/2025 1:03 PM

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		

Hydrology - 1

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**	

Hydraulics - 2

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**	

Geomorphology - 3

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**	

Chemistry - 4

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**	

Biology - 5

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**

Legend

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 (*Feet*):	102
Stream Type:	Perennial Streams (less than 3 square miles)
Non-Perennial Flow Regime:	Intermittent
Date:	January 23, 2025

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

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.
[1]Total 2018 Stream Credits Owed are prorated to 50% for Non-Perennial Streams with Ephemeral Flow.
[2]Legacy Stream Credits Owed are prorated to 60% for Non-Perennial Streams with Intermittent Flow.
[3]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		

Hydrology - 1

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**	

Hydraulics - 2

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**	

Geomorphology - 3

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**	

Chemistry - 4

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**	

Biology - 5

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**

Legend

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 2: Qualitative Worksheet for Stream Adverse Impacts

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

Impact Factors	**Index Description**	**Index Value**
1. Stream Qualitative Functional Capacity Score (*SQFC*)	Low	0.50
2. Type of Impact (*Impact*)	Discharge of Fill (Including Culverts)	1.00
3. Product of SQFC and Impact (*SQFC Impact*) =		0.50
4. Duration of Impact (*Duration*)	Permanent/Reoccurring	1.00
5. Product of SQFC Impact and Duration (*Total SQFC Impact*) =		0.50
6. Product of Total SQFC Impact and Linear Feet (***Total 2018 Stream Credits Owed***)[1] =		**159.00**
7. Conversion of Total 2018 Stream Credits to Legacy Credits (***Legacy Stream Credits Owed***)[2,3] =		**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.
[1]Total 2018 Stream Credits Owed are prorated to 50% for Non-Perennial Streams with Ephemeral Flow.
[2]Legacy Stream Credits Owed are prorated to 60% for Non-Perennial Streams with Intermittent Flow.
[3]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

RIVERINE - LACUSTRINE FRINGE - FRESHWATER TIDAL WETLAND QUALITATIVE ASSESSMENT

Project Name:	Mink Livesy
Impact Wetland Name:	Wetland A
Wetland Type:	Riverine
WAA Center Coordinates:	N33.795742, W84.027349
Date:	1/23/2025

Water Storage -1

Answer		Questions
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	

BioGeoChemical Cycling - 2

Answer		Questions
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 Lacustrine Fringe and is associated with a man-made impoundment, then the response to this assessment question should be "No". (Y/N)
FUNCTION SCORE	Moderate	

Maintain Characteristic Wetland Community - 3

Answer		Questions
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	

Maintain Faunal Habitat - 4

Answer		Questions
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	

WETLAND QUALITATIVE FUNCTIONAL CAPACITY SCORE	**Moderate**

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

Legend
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.

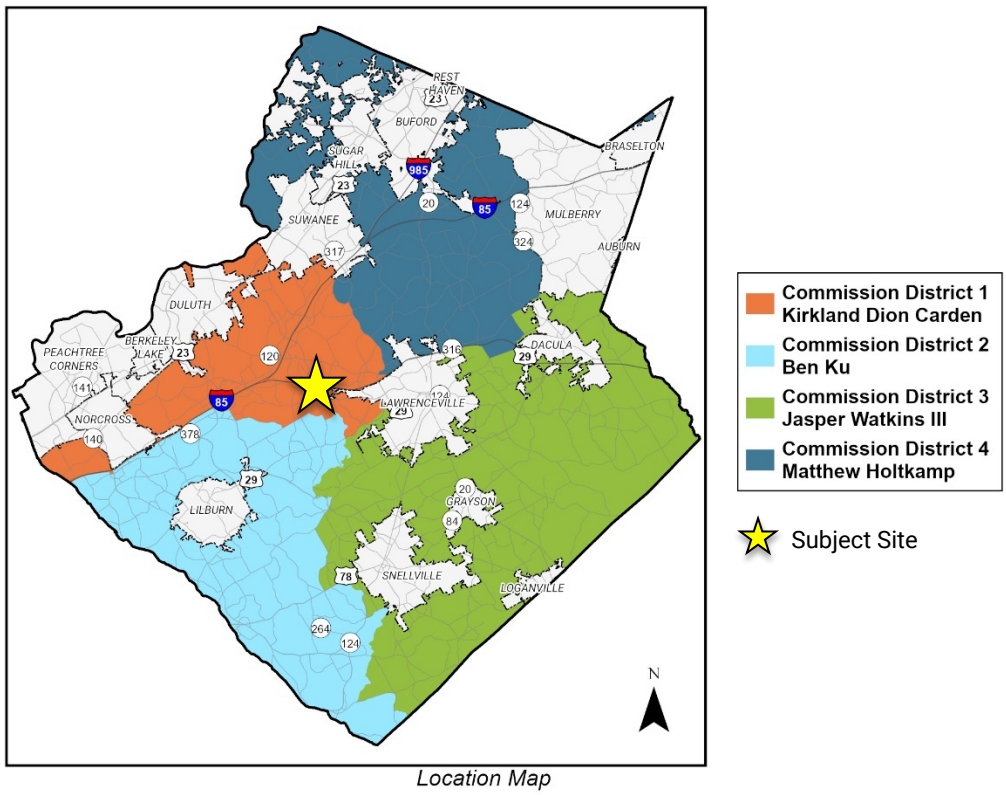
CASE REPORT

SBV2025-00009

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

PLANNING AND DEVELOPMENT DEPARTMENT
CASE REPORT

Case Number: **SBV2025-00009**
Address: 1900 Apogee Way Lawrenceville, Georgia 30044
Map Number: 7036 104
Site Area: 28.4 acres
Proposed Development: Industrial 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 large distribution warehouse.



Location Map

Applicant: Marcus Rubenstein
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

Owner: FF PIX 5030 Sugarloaf, LLC.
265 Franklin Street
#1001
Boston, MA 02110

Contact: Dane Boegner

Contact Phone: (804) 273-8383

Board of Construction Adjustments and Appeals Advertised Public Hearing Date: 10/08/2025

Existing Site Condition

The subject development is a 28.4-acre site located in Lawrenceville, Georgia which contains five (5) streams and one (1) wetland area. The proposed site impacts an intermittent stream and its associated stream buffers and setbacks. The variance request is to encroach into the Gwinnett County 75-ft impervious setback and 50-ft undisturbed buffer accommodate for the development of a large distribution warehouse.

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 accommodate for the development of a large distribution warehouse. The proposed disturbance will be as follows:

- 19,035-sf of impervious area encroaching into the Gwinnett County 75-ft impervious setback.
- 16,079-sf of impervious area encroaching into the Gwinnett County 50-ft 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 pays the in-lieu fee of $130,895.00 as shown on Exhibit A dated 09/08/2025.

1. The land disturbance permit will not be issued until authorization for construction has been received from the Georgia EPD.

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. Georgia Environmental Protection Division Stream Buffer Variance
G. 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.

Applicant Information	Property Owner Information
Name: Marcus Rubenstein	Name: FF PIX 5030 Sugarloaf LLC
Address: 11720 Amber Park Drive	Address: 265 Franklin St, #1001
Suite 600	
City: Alpharetta	City: Boston
State: GA Zip: 30009	State: MA Zip: 02110
Phone: 470-299-7053	Phone: 617-942-1246

Contact Person's Name: Dane Boegner Phone: 804-273-83831

Email: dane.boegner@kimley-horn.com

Applicant is the (please check or circle one of the following):

[ ] Developer [ ] Property Owner [ ] Developer's/Property Owner's Agent

Address of Property: 5030 Sugarloaf Parkway, Lawrenceville, GA 30046

Subdivision or Project Name: Sugarloaf Industrial and Mixed-Use, Building 600 Lot/Block: _____

District, Land Lot, & Parcel (MRN): 7036 001

Development Type: General Light Industrial Facility

Variance Requested: Stream Buffer 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).

09/04/2025

Signature of Applicant Date

Notary Seal

Marcus Rubenstein, CPESC

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).

9/8/2025

Signature of Applicant Date

Notary Seal

Vanessa Carbone
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 27, 2029

Jeffrey Theobald, Managing Partner

Typed or Printed Name & Title

9/8/2025

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: _____

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: September 23, 2025

Name: Jeffrey Theobald Signature: 

Address: 265 Franklin Street Suite 1001
Boston, MA 02110

Phone: 978-884-6051

Today's Date: 9/5/25

Case Number: SBV2025-00009

OWNER'S STATEMENT

STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: Sugarloaf Industrial and Mixed-Use, Building 600

PROPERTY ADDRESS: 5030 Sugarloaf Parkway, Lawrenceville, GA 30046

LANDLOT/DISTRICT/PARCEL: 7036 001

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: $ 130,895

Marcus Rubenstein
APPLICANT NAME

SIGNATURE NAME OF OWNER/ MANAGING PARTNER

Jeffrey Theobald
PRINTED NAME OF OWNER/ MANAGING PARTNER

9/8/2025
DATE

Exhibit B: Letter of Intent

[attached]

Kimley»Horn

September 8, 2025

Gwinnett County Planning & Development
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046

RE: ***Gwinnett County – Application for Variance***
Sugarloaf Industrial and Mixed Use, Building 600B
Gwinnett County, Georgia

To Whom It May Concern,

On behalf of our client, FF PIX 5030 Sugarloaf, LLC, please find enclosed an application for a Gwinnett County Stream Buffer Variance for your review and approval. The proposed project is situated on approximately 28.36-acres of land containing unavoidable impacts to the 50-ft and 75-ft County buffers. The purpose of the project is to support the need for an industrial development in Gwinnett County.

The proposed project will result in unavoidable permanent impacts of 16,079 square feet (SF) of 50-ft undisturbed County regulated stream buffer and 19,035 SF of 75-ft impervious County regulated stream buffer. Permanent impacts to the buffers of Stream 19 are necessary to support the proposed development and its associated project infrastructure, County land use goals, and the implementation of an industrial development.

By way of this correspondence, we request your review and authorization of this buffer variance application. Please do not hesitate to contact me at your convenience if you have any questions.

Respectfully,

KIMLEY-HORN AND ASSOCIATES, INC.

M. A. Rubenstein

Marcus Rubenstein, CPESC
Senior Project Manager

engineer, will be used to contain disturbed soils on site and prevent secondary impacts to adjacent wetlands and waters. These measures may include the use of silt fence, hay bales, berms, mats, rock, check dams, gravel, mulches, grasses, slope drains, and other erosion control features, as practical measures to ensure economical, effective, and continuous erosion control during construction and post-construction. Further minimization is provided through implementation of BMPs and compliance with the National Pollutant Discharge Elimination System (NPDES) permit.

Project Site and Stream Buffer Resources Description

The site is comprised of an office park, along with undeveloped portions of a mixed-age pine/hardwood forest. The forested conditions contain a dominant canopy of loblolly pine (*Pinus taeda*), white oak (*Quercus alba*), willow oak (*Quercus phellos*), tulip poplar (*Liriodendron tulipfera*), sweet gum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), and water oak (*Quercus nigra*).

Kimley-Horn scientists investigated the Project site on December 7 - 9, 2021 and March 24, 2022, for the presence of jurisdictional waters of the United States and State buffered waters. During this field study, twenty-one (21) streams, two (2) open waters, and twelve (12) wetlands were identified. The perennial and intermittent streams identified were given a 25-foot State stream buffer, while ephemeral streams and the wetlands were not given a 25-foot State stream buffer.

The vicinity of the Phase I area of the Project site contains five (5) streams (Streams 13, 14, 17, 19, and 21), and one (1) wetland (Wetland L). Phase I proposes impacts to Stream 19 and its associated 50-foot 'undisturbed' and 75-foot 'no-impervious' County stream buffers. All other associated stream buffers and wetlands will be avoided by Phase I of the Project.

Stream 13 is an approximately 0.22-acre (1,884 LF) perennial stream flowing through the southwestern portion of the Phase I development parcel. Stream 13 begins at a 6-feet culvert underneath the local access road, and flows northwest through the site, ultimately converging with Stream 10. Stream 13 is approximately 4 to 6-feet at its point of wrested vegetation (PWV), and 5 to 8-feet at its top-of-bank (TOB). Stream 14 substrate consists of cobble, gravel, sand, and silt. Dominant vegetation around Stream 13 consists of white oak, willow oak, sweet gum, red maple, water oak, Chinese privet (*Ligustrum sinense*), Christmas fern (*Polystichum acrostichoides*), and giant cane (*Arundinaria gigantea*).

Stream 14 is an approximately 0.14-acre (1,292 LF) perennial stream flowing in the northern portion of the Phase I development parcel. Stream 14 begins at a headcut at the end of Stream 21 and flows west. Stream 14 is approximately 3 to 10-feet at its PWV, and 4 to 12-feet at its TOB. Stream 14 substrate consists of cobble, gravel, sand, and silt. Dominant vegetation around Stream 14 consists of white oak, willow oak, sweet gum, red maple, water oak, white ash (*Fraxinus americana*), Chinese privet, and Christmas fern.

Stream 19 is an approximately 0.044-acre (676 LF) intermittent stream flowing in the central and northern portions of the Phase I development parcel. Stream 19 begins within the site and flows through Wetland L, which ultimately converges with Stream 14. Stream 19 is approximately 3 to 4-feet at its PWV, and 4 to 5-feet at its TOB. Stream 19 substrate consists of gravel, sand, and silt. Dominant vegetation around Stream 19 consists of Chinese privet, loblolly pine, white ash, red maple, and Japanese stiltgrass (*Microstegium vimineum*).

Stream 21 is an approximately 0.054-acre (704 LF) intermittent stream flowing I the northeastern portion of the Phase I development parcel. Stream 21 begins within the site, flows west, and ultimately converges into Stream 14. Stream 21 is approximately 3 to 5-feet at its PWV, and 5 to 7-feet at its TOB. Stream 21 substrate consists of cobble, gravel, sand, silt. Dominant vegetation around Stream 21 consists of white oak, willow oak, sweet gum, red maple, water oak, Chinese privet, and Christmas fern.

Wetland L is an approximately 0.103-acre palustrine forested (PFO) jurisdictional wetland located in the northern portion of the Phase I development parcel. Wetland L appeared to receive hydrology primarily from inundation by Stream 20. Wetland L contained hydric soil indicators, hydrophytic vegetation, and wetland hydrology satisfying the three criteria outlined in the *1987 United States Army Corps of Engineers Wetlands Delineation Manual* and the associated Regional Supplement. Wetland L was dominated by vegetation that consisted of loblolly pine, red maple, and Chinese privet.

Project Permitting

USACE

A Pre-Construction Notification (PCN), seeking authorization to use Nationwide Permit (NWP) 14 and 39 were submitted to the USACE for the development of the entirety of the Sugarloaf Industrial and Mixed-Use Project area.

The NWP 14 was submitted on September 19, 2023, and requested authorization to impact 390 LF / 1785.96 SF of one perennial stream and two intermittent streams through the placement of three (3) road crossing culverts. The purpose of this PCN application for the proposed project is to construct approximately 32,690 LF of road infrastructure in order to enhance interconnectivity on the Site and provide access to the expanded Sugarloaf Industrial Park and mixed-use developments in Gwinnett County.

The NWP 39 was submitted on September 20, 2022, and requested authorization to impact 270 LF / 1,215 SF of one intermittent stream through the development of an industrial warehouse and associated parking areas. The purpose of this PCN application for the proposed project is to construct industrial an industrial warehouse facility in order to expand industrial use through Gwinnett County.

Both NWP 14 and NWP 39 were verified by the USACE on February 27, 2024, and can be found in Attachment G. Aquatic habitat protection will be addressed through the purchase of stream and wetland mitigation credits. The proposed Project requires that a USACE Section 404 Permit be obtained to impact Waters of the United States. The applicant proposes aquatic/buffer habitat protection through the purchase of 530 stream credits (4,488 grandfathered credits**)** from an agency approved mitigation bank.

GAEPD

The proposed Project will permanently impact a total of 270 linear feet / 14,170 square feet of the 25-ft GAEPD stream buffer of Stream 19 through grading activities associated with the construction of Building 600B and associated driveways. The GAEPD Stream Buffer Variance application will be submitted on September 9, 2025, and requests authorization to activities that are regulated under state stream buffer variance Criteria (h).

Kimley»Horn

Buffer Disturbance Justification / Alternative Analysis

A total of 35,114 square feet of Gwinnett County stream buffers will be disturbed by the proposed site plan due to grading and construction activities.

The proposed Phase 1 of the Project will result in unavoidable permanent impacts of 16,079 square feet (SF) of 50-ft County undisturbed stream buffer and 19,035 SF of 75-ft County impervious stream buffer. Permanent impacts to the buffers of Stream 19 are necessary to support the proposed development, required slope, and associated Project infrastructure.

A landscaping plan reflecting restoration of buffer areas has not been prepared, as all buffer impacts will result in disturbed pervious or impervious surfaces. Mitigation of the site will be accomplished through the purchase of in-lieu stream buffer fees to Gwinnett County. The total cost of $130,895 will be paid to the County to mitigate impact to stream buffers.

The Project intends to conform with the *Gwinnett County 2040 Unified Plan*, which outlines the county's goals on growing development and ensuring quality of life through economic development, community infrastructure, housing, and land use. The Project is zoned in the Future Development Map as an "Innovation District." Innovation Districts are intended to be used for current and future development along University Parkway (State Route 316) as research and development centers, technology companies, industrial parks, and areas where there are colleges and universities. The Project conforms with the *Unified Plan* by its location along University Parkway, and through being proposed as an industrial park. A literal interpretation of the County Ordinances regarding stream buffers would deprive the applicant of pursuing an industrial development within the Innovation District.

Avoidance and minimization of impacts to streams has been made to the furthest extent practicable while still achieving the needs and purpose of the Project. Impacts are unavoidable due to the location of the streams, site boundaries, County land use goals, and goals of the Sugarloaf Industrial and Mixed-Use Project. Additionally, in accordance with the GA Code of Ordinances, several factors are required to be met during the site plan designing process, some including parking space count based on the size of the development, stormwater management, and building setback requirements. **Due to these site constraints, the applicant is requesting a relief from the 50-ft and 75-ft county stream buffer requirements for this development. Without encroachment into the 50-ft and 75-ft county stream buffers, it would create a hardship towards the development and goals of this Project.**

While all measures were implemented to avoid impacts to State waters and their associated buffers, unavoidable impacts are proposed due to the location of the stream and buffers in relation to the property boundary, square footage requirements of the Project, and need for driveway access throughout the development area. In order to minimize the unavoidable impacts, the Project proposes the installation of retaining walls near Stream 19 to prevent further intrusion into the buffer.

To avoid and minimize impacts to the furthest extent practicable, while still achieving the needs of the project and market for a medium-size distribution center, the site plan was designed to place Building 600B as far south as feasible within the site boundary to avoid further impacts to jurisdictional resources, as the square shape of the lot is restricted by other buffers and streams. The gap between Buildings 600A and 600B is sized to allow for adequate space for trailer docks and truck maneuvering. The best use of the industrial-zoned property as dictated by the site topography and stream buffers is

as cross-dock warehousing, which must have a minimum length and square footage threshold to be viable in the market. Impact to the stream buffers would not cause substantial detriment to the public good, nor would it impair the purposes of Gwinnett County ordinances.

Alternatives to the proposed Project that would otherwise avoid or further minimize impacts while achieving the Project purpose and need are not available. The location and size of existing jurisdictional features relative to the Project boundary severely limits the flexibility allowed for alternative designs and reducing the size of the development would render the Project unviable in the market.

Exhibit C: Gwinnett County Stream Buffer Evaluation Tool

[attached]

Gwinnett County Stream Buffer Evaluation Tool

Date:	9/8/2025
District/ Lant Lot/ Parcel:	7036 001
Permit/ Case Number (i.e. SBV):	SBV
Project Name:	Sugarloaf Industrial and Mixed Use, Building 600
Applicant Name:	FF PIX 5030 Sugarloaf, LLC
Applicant Phone Number:	617-942-1246

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	SF	
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0	SF	
Forest	14,170	SF	16,079	SF	19,035	SF	0	SF	0	SF	
Total	**14,170**	**SF**	**16,079**	**SF**	**19,035**	**SF**	**0**	**SF**	**0**	**SF**	**49,284 SF**

Proposed Area (square feet(SF))

	Zone										
Type	**0-25**		**25-50**		**50-75**		**75-150**		**150-300**		
Impervious	14,170	SF	16,079	SF	19,035	SF	0	SF	0	SF	
Disturbed Pervious	0	SF	0	SF	0	SF	0	SF	0	SF	
Forest	0	SF	0	SF	0	SF	0	SF	0	SF	
Total	**14,170**	**SF**	**16,079**	**SF**	**19,035**	**SF**	**0**	**SF**	**0**	**SF**	**49,284 SF**

Buffer Impact	**5.69**
On Site Mitigation	**0.00**
Mitigation Needed	**5.69**
WQ Value Cost ($/Value)	$23,000
Total Cost	$130,895

Gwinnett County Stream Buffer Evaluation Tool

Existing Impact Area (square feet(SF))

	Zone						
Type	**0-25**		**25-50**		**50-75**		
Impervious							
Disturbed Pervious		SF		SF		SF	
Forest	14,170	SF	16,079	SF	19,035	SF	
Total	**14,170**	**ac**	**16,079**	**ac**	**19,035**	**ac**	49,284 SF

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	
Total	**0**	**SF**	**0**	**SF**	**0**	**SF**	**0**	**SF**	**0**	**SF**	**0 SF**

Proposed Impact Area (square feet(SF))

	Zone						
Type (Existing>Proposed)	**0-25**		**25-50**		**50-75**		
Forest>Impervious	14,170	SF	16,079	SF	19,035	SF	
Forest>Disturbed Pervious		SF		SF		SF	
Disturbed Pervious>Impervious		SF		SF		SF	
Total	**14,170**	**SF**	**16,079**	**SF**	**19,035**	**SF**	49,284 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	
Total	**0**	**SF**	**0**	**SF**	**0**	**SF**	**0**	**SF**	**0**	**SF**	**0 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		

Mitigation WQ Value Factor

	Zone				
Type (Existing>Proposed)	**0-25**	**25-50**	**50-75**	**75-150**	**150-300**
Impervious	0	0	0	0	0
Impervious>Disturbed Pervious	1	0.75	0.25	0	0
Disturbed Pervious>Restored Forest	1.5	1.125	0.375	0.125	0.0625
Impervious> Restored Forest	4	1.5	0.5	0.25	0.125
Preserved Forest			1	0.5	0.25

Water Quality Impact Value = Area * Water Quality Value Factor

	Zone			
Type (Existing>Proposed)	**0-25**	**25-50**	**50-75**	
Forest>Impervious	113,360	96,474	38,070	
Forest>Disturbed Pervious	0	0	0	
Disturbed Pervious>Impervious	0	0	0	
Total	**113,360**	**96,474**	**38,070**	247,904

Water Quality Mitigation Value = Area * Water Quality Value

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

Exhibit D: Existing Site Plan and Boundary Survey

[attached]

GRID NORTH – GA. WEST ZONE

GeoSurvey

N/F PROPERTY OF
CISCO SYSTEMS, INC.
DEED BOOK 52860 / PAGE 174

TRACT 1
287.590 Acres
12,527,431 sf
5030 SUGARLOAF PARKWAY

SUGARLOAF PARKWAY
(VARIABLE WIDTH)

CRUISE ROAD NW
(VARIABLE PUBLIC R/W)

~ZONED: OI~
~HEAVILY WOODED~

N/F PROPERTY OF
GWINNETT CO BOARD OF EDUCATION
DEED BOOK 371 / PAGE 191
DEED BOOK 2228 / PAGE 122
DEED BOOK 6666 / PAGE 204

N/F PROPERTY OF
GWINNETT COUNTY
DEED BOOK 10205 / PAGE 80

"SIGNALIZED" INTERSECTION

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

SHEET 2 OF 10

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

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

AREA TABLE

PARCEL	ACRES	SQUARE FEET
TRACT 1	287.590	12,527,431
TRACT 2	0.482	20,977
TRACT 3	0.585	25,496
TRACT 4	0.959	41,761
TOTAL AREA	289.616	12,615,665

GEORGIA REGISTERED PROFESSIONAL No. 3042 LAND SURVEYOR DAVID HESTER

GRAPHIC SCALE

0 25 50 125 250
1" = 50'

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

5030 SUGARLOAF PARKWAY

FOR

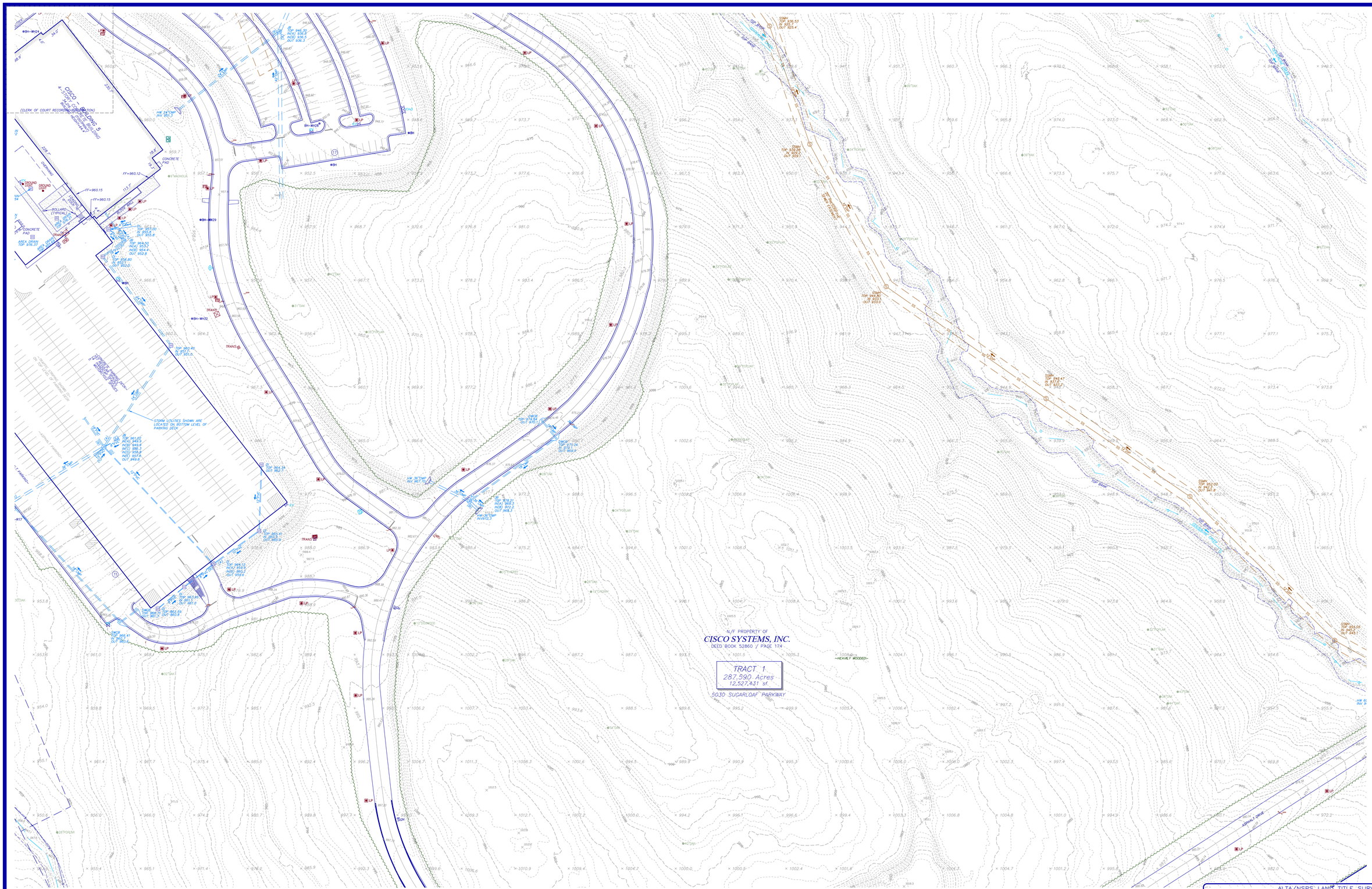
Santander Bank, N.A.
FF PIX 5030 Sugarloaf LLC
First American Title Insurance Company

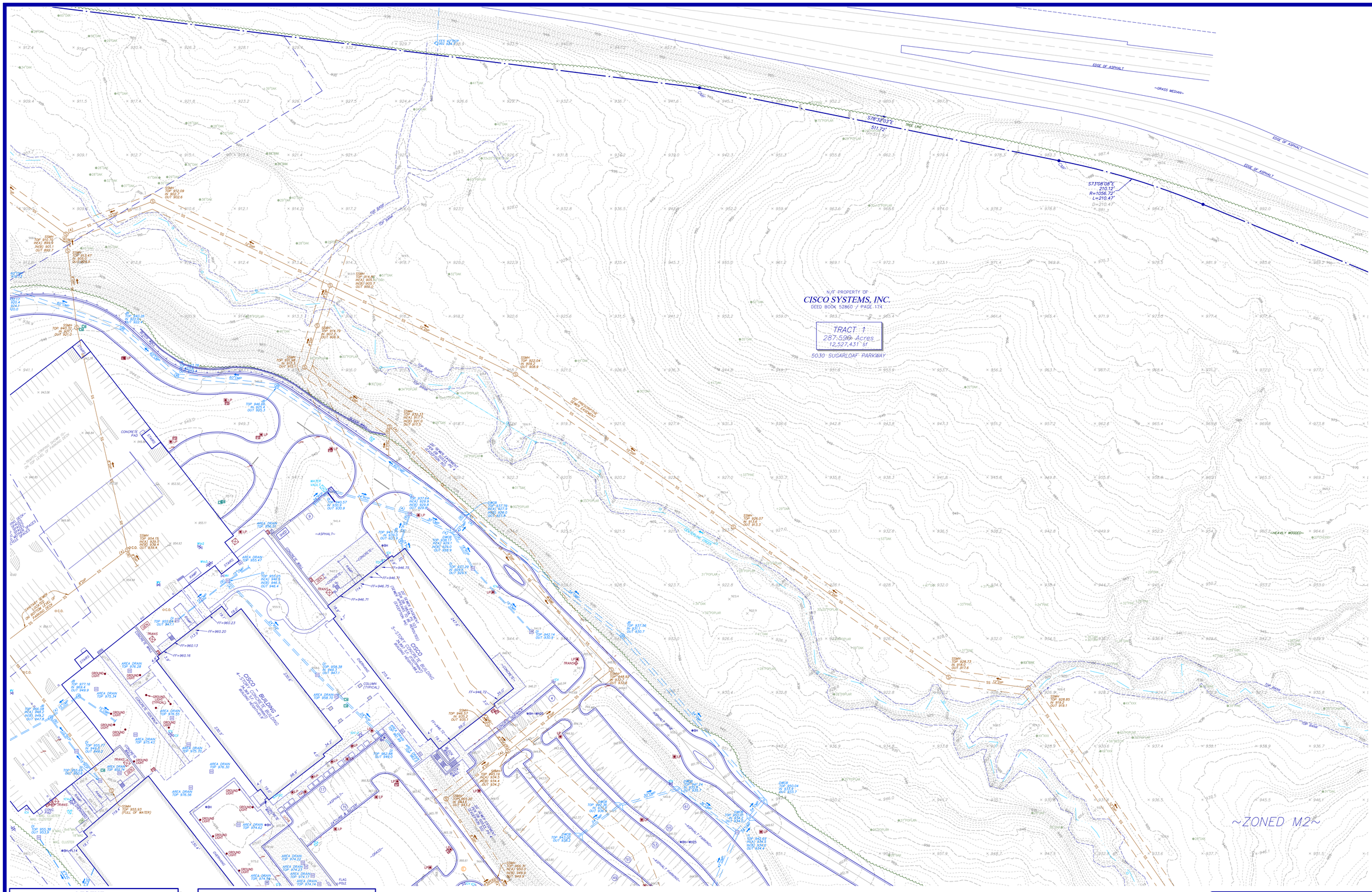
GS JOB NO:	20217269	DRAWING SCALE:	1" = 50'
FIELD WORK:	ZM	CITY: UNINCORPORATED	STATE: GA
PROJ MGR:	DLH	COUNTY:	GWINNETT
REVIEWED:		LAND LOT:	35,36,37,42 & 43
DWG FILE:	20217269.dwg	DISTRICT:	7TH

SURVEY DATE: 3-4-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description


CISCO
4 STORY OFFICE BUILDING 5
(CLERK OF COURT RECORDING INFORMATION)
N/F PROPERTY OF
CISCO SYSTEMS, INC.
DEED BOOK 52860 / PAGE 174
TRACT 1
287.590 Acres
12,527,431 sf.
5030 SUGARLOAF PARKWAY
--HEAVILY WOODED--
TOP BANK
TOE
CONCRETE PAD
ASPHALT DRIVE
STORM UTILITIES SHOWN ARE LOCATED ON BOTTOM LEVEL OF PARKING DECK
BH-WI24
BH-WI28
BH-WI29
BH-WI32
TRANS
LP
SSMH
CMCB
HW 847.54
INV 991.7
HW 907.30
INV 972.2
HW 910.62
INV 972.2
HW 913.41
INV 978.4
HW 913.41
INV 978.4
HW 913.41
INV 978.4



LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

	OVERHEAD TRAFFIC SIGNAL LIGHT
	POWER POLE
	GUY WIRE
	POWER LINE
LP	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
GV	GAS VALVE
GM	GAS METER
	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
CM	UNDERGROUND COMMUNICATION LINE
W	UNDERGROUND WATER LINE
1	PHOTO POSITION INDICATOR
XX	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

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

GEORGIA REGISTERED PROFESSIONAL NO. 3242 LAND SURVEYOR DAVID HESTER

SHEET 9 OF 10

GRAPHIC SCALE
0 25 50 125 250
1" = 50'

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

5030 SUGARLOAF PARKWAY

FOR

Santander Bank, N.A.
FF PIX 5030 Sugarloaf LLC
First American Title Insurance Company

GS JOB NO:	20217269	DRAWING SCALE:	1"= 50'
FIELD WORK:	ZM	CITY: UNINCORPORATED	STATE: GA
PROJ MGR:	DLH	COUNTY: GWINNETT	
REVIEWED:		LAND LOT: 35,36,37,42 & 43	
DWG FILE:	20217269.dwg	DISTRICT: 7TH	

SURVEY DATE: 3-4-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

GRID NORTH – GA. WEST ZONE

GeoSurvey

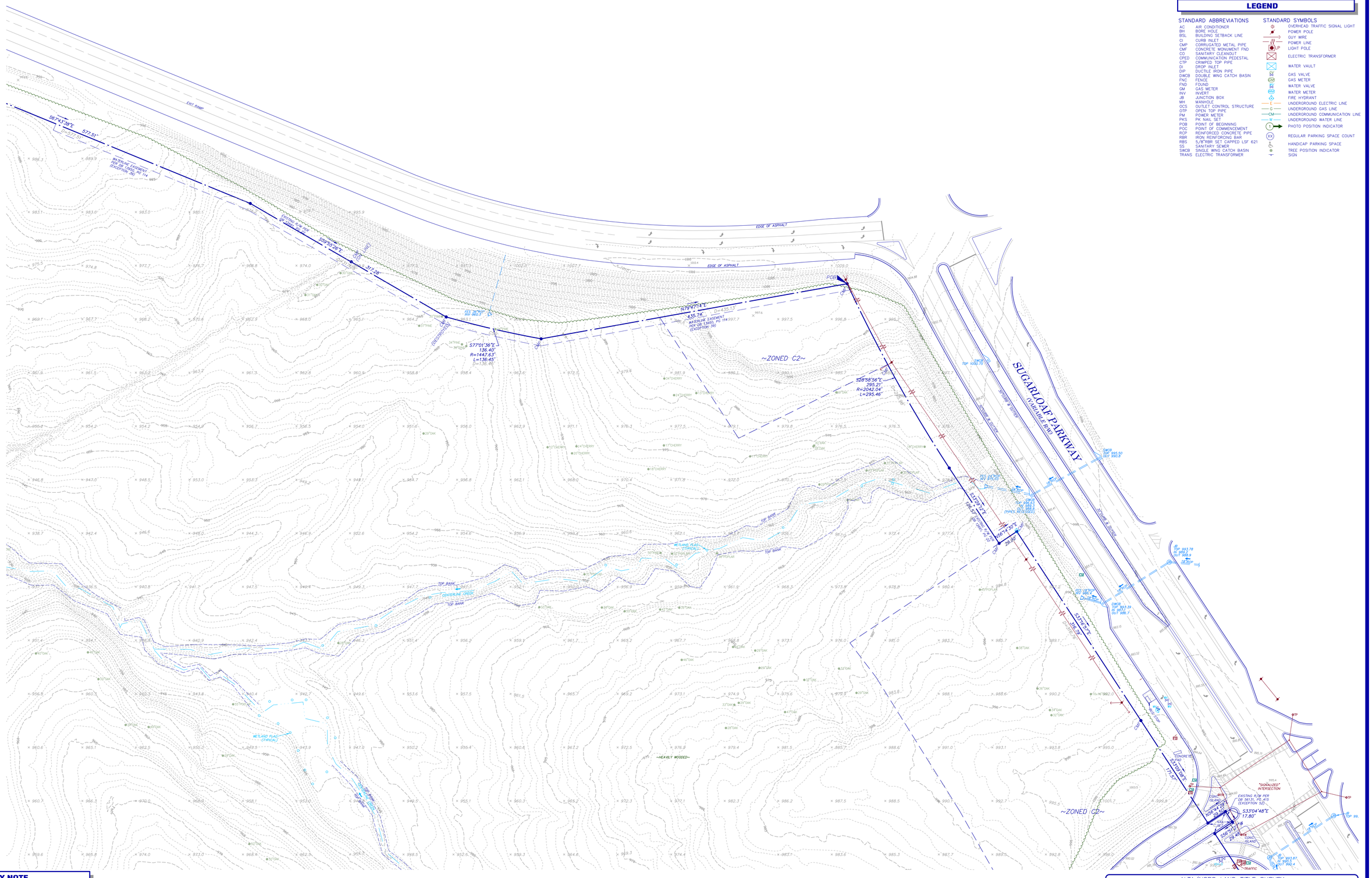
LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LP LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- XX REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

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

GEORGIA REGISTERED PROFESSIONAL NO. 3042 LAND SURVEYOR DAVID HESTER

SHEET 10 OF 10

GRAPHIC SCALE

0 25 50 125 250
1" = 50'

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

5030 SUGARLOAF PARKWAY

FOR

Santander Bank, N.A.
FF PIX 5030 Sugarloaf LLC
First American Title Insurance Company

GS JOB NO:	20217269	DRAWING SCALE:	1"= 50'
FIELD WORK:	ZM	CITY: UNINCORPORATED	STATE: GA
PROJ MGR:	DLH	COUNTY: GWINNETT	
REVIEWED:		LAND LOT: 35,36,37,42 & 43	
DWG FILE:	20217269.dwg	DISTRICT: 7TH	

SURVEY DATE: 3-4-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

Exhibit E: Proposed Site Plan and Grading Plan

[attached]

EXISTING STREAM
25' STATE STREAM BUFFER
50' GWINNETT UNDISTURBED STREAM BUFFER
75' IMPERVIOUS STREAM BUFFER
LIMITS OF STREAM IMPACT
796 SF OF IMPACTED STREAM
270 LF OF IMPACTED STREAM
75' IMPERVIOUS BUFFER IMPACT
19,035 SQFT
0.44 AC
50' GWINNETT UNDISTURBED BUFFER IMPACT
16,079 SQFT
0.37 AC
25' STATE BUFFER IMPACT
14,170 SQFT
0.33 AC
EX. WET DETENTION POND (C3)
BUILDING 600 B
173,000 S.F.
FFE - 971.00
BUILDING 600 A
117,000 S.F.
FFE - 971.00
APOGEE WAY
N65°24'13"W 403.18'
S80°53'07"W 760.63'
N29°27'47"W 224.07'
N55°09'32"W 282.99'
N55°16'48"W 246.40'
N43°51'07"W 227.
S61°09'31"W 230.29'
S53°47'49"W 158.30'
S32°01'27"E 271.85'
S28°28'56"E 17.42'
S28°58'56"E 295.21'
R=2042.04'
L=295.46'
136.40'
R=1447.63'
L=136.45'
S36°01'25"E 116.70'
N66°14'30"E 29.90'
P.O.B. LOT 6
N:1,440,182.29
E:2,328,834.88
P.O.B. LOT 7
N:1,440,149.17
E:2,328,745.10
P.O.B. LOT 8
N:1,440,055.27
E:2,328,914.73
VARSITY CARLOAF PARKWAY (VARIABLE WIDTH)
SUGARLOAF PARKWAY (VARIABLE WIDTH)
PRBS(x2)
RBS
CMF
FH
WV
SS
LP
Drawing name: K:\ALP_PRJ\014600002_Sugarloaf-Parkway\CAD\Exhibits\2023-02-21 EPD Erosion Control - Bldg 600\C3-01 BUFFER IMPACTS.dwg EXHIBIT 1 - BUFFER IMPACTS Aug 28, 2025, 10:30am by: liam.bruton

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
FOXFIELD LLC
265 Franklin Street, Suite 1601
Boston, MA 02110
781.668.8850
FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
5030 SUGARLOAF
BLDG 600
5030 SUGARLOAF PKWY, LAWRENCEVILLE, GA

GEORGIA REGISTERED No. PE050013 PROFESSIONAL KRISTI HARISH PACE 8.28.25

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 25 50 100

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	LFB
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08/28/2025
PROJECT NO.	014600002

TITLE
BUFFER IMPACTS

SHEET NUMBER
EX. 1

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
CANOPY TREES		
	MAP-OG4	OCTOBER GLORY MAPLE
	SYC-AM4	AMERICAN SYCAMORE
	OAK-WI4	WILLOW OAK

TREE PROTECTION NOTES:

1. TREE SAVE SIGNS SHALL BE EVERY 20 FEET OR A MINIMUM OF 4 SIGNS PER SPECIMEN TREE.
2. THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRIPLINE OF THE SPECIMEN TREE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT ONLY. THINNING INCLUDES MANUAL REMOVAL (NO MOTORIZED / WHEELED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE).
3. A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXIOUS PLANT MATERIAL REMOVAL.
4. NON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY.
5. THINNING AND CLEARING OF ANY VEGETATIVE MATERIAL IN THE CRITICAL ROOT ZONE SHALL BE DONE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT.
6. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.

NOTE:

1. TREE TABLES AND CALCULATIONS ARE PROVIDED ON SEPARATE SHEETS.

GRAPHIC SCALE IN FEET
0 30 60 120

Know what's below. Call before you dig.

Kimley»Horn
11720 AMBER PARK DR.
SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

FOXFIELD LLC
3227 Peachtree Road, Suite 700
Atlanta, Georgia 30305
Ph: 404.869.6900

FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY
1.	GWINNETT COUNTY LDP SUBMISSION	08.20.2025	ASP

PROJECT
SUGARLOAF
BUILDING 600
1350 OAKLAND ROAD
LAWRENCEVILLE, GA 30044
LAND LOT 36, 37, 42 & 43
7TH DISTRICT
PID 7042-281

GEORGIA REGISTERED Ph. PE0025013 PROFESSIONAL ENGINEER NIMISH HARISH PARIKH

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	ASP
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	
PROJECT NO.	014600008

TITLE
TREE REPLACEMENT PLAN

SHEET NUMBER
L2.00

Drawing name: K:\ALP_PRJ\014600008_sugarloaf\building-600\CAD\plansheets\L2.00 - TREE REPLACEMENT PLAN.dwg L2.00 TREE REPLACEMENT PLAN Aug 20, 2025 6:18pm by Kate Hogan

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Exhibit F: Georgia Environmental Protection Division Stream Buffer Variance

[attached]

Kimley»Horn

September 10, 2025

Mr. Brian Kent
Georgia Department of Natural Resources
Environmental Protection Division
Floyd Towers East
2 Martin Luther King Jr. Drive, S.E.
Atlanta, GA 30334

RE: ***GAEPD Stream Buffer Variance Application***
Sugarloaf Industrial, Building 600B
Gwinnett County, Georgia

Dear Mr. Kent:

On behalf of our client, FF PIX 5030 Sugarloaf, LLC, please find enclosed an application for 25-foot buffer encroachment on designated warm waters of the State for your review and approval. The proposed project is situated on 28.93-acres of land and proposes unavoidable encroachments to State water buffers for activities that are regulated under buffer variance Criteria (h). The purpose of the project is to provide an industrial warehouse development in Gwinnett County, Georgia.

Building 600B will permanently impact 270 linear feet/14,170 square feet of the 25-foot buffer of Stream 19 by construction of an industrial warehouse development, along with associated infrastructure, including stormwater management facilities and driveways.

By way of this correspondence, and in accordance with the terms and conditions of O.C.G.A 12-7-6 - the Erosion and Sedimentation Control Act of 1975, as amended, and the Georgia Department of Natural Resources (GADNR) Rules 391-3-7, we request your review and authorization of this buffer variance application. Please do not hesitate to contact me at your convenience if you have any questions.

Respectfully,

KIMLEY-HORN AND ASSOCIATES, INC.

M. A. Rubenstein

Marcus Rubenstein, CPESC
Senior Project Manager

Kimley»Horn

Attachments

Attachment A: Stream Buffer Variance Application

Attachment B: Figures

- Figure 1: Vicinity Map
- Figure 2: Aerial Location
- Figure 3: USGS Topographic Map
- Figure 4: NWI/NHD Aquatic Resources
- Figure 5: NRCS Soils Map
- Figure 6: FEMA Floodplain Map
- Figure 7: GAEPD Existing Conditions Map
- Figure 8: Proposed Site Plan and Buffer Impacts

Attachment C: Project Photographs

Attachment D: Gwinnett County Concurrence Letter

Attachment E: Erosion, Sediment, & Pollution Control Plans

Attachment F: Basin Map and TSS Spreadsheets

Attachment G: USACE Verification Letter

Attachment A: Stream Buffer Variance Application

GEORGIA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

REVISED MAY 2016

APPLICATION FOR A 25-FOOT VEGETATIVE BUFFER ENCROACHMENT ON DESIGNATED WARM WATERS OF THE STATE

(Required prior to conducting land disturbing activities within the State-mandated 25-foot buffer in accordance with the Erosion and Sedimentation Act of 1975, as amended, O.C.G.A. 12-7-6(b)(15))

Property Owner's Name *(Person)*: Jeff Harper

Company Name *(if applicable)*: FF PIX 5030 Sugarloaf. LLC

Current Mailing Address: 265 Franklin St, #1001, Boston, Ma 02110

Telephone: 617.942.1246 E-Mail: jh@foxfieldindustrial.com

Contact Person's Name and Address: Marcus Rubenstein

11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009

Contact Person's Telephone: +1 470-299-7053 E-Mail: marcus.rubenstein@kimley-horn.com

Contact Person's Company Name *(if applicable)*: Kimley-Horn and Associates, Inc.

Project Name: Sugarloaf Industrial and Mixed Use, Building 600B

Total Project Disturbed Acreage: 28.93 - acres

Type of Project: General Light Industrial Facility

Buffer Variance Criteria *(391-3-7.05(2)(a) – (k))*: **(h)**

Location of Buffer Impacts:

City *(list only if the buffer impacts are located within jurisdictional boundaries of the municipality)*:

County *(list only if the buffer impacts are located within jurisdictional boundaries of the county)*: Gwinnett County

GPS Coordinates *(decimal degrees)*: Latitude: 33.957505° N Longitude: -84.061231° W

Watershed Name and 8-digit HUC *(Hydrologic Unit Code)*: Upper Ocmulgee (03070103)

Detailed Directions to Project *(attach location map and USGS quad sheet)*: From I-85 N, take the Lawrenceville/Athens Exit onto GA-316/University Parkway East (Exit 106). Keep right for 1.5 miles, and take the Sugarloaf Parkway exit on the right to merge onto Sugarloaf Parkway. Continue in the right lane for 0.25 miles, and then take the right turn onto the road servicing 5030 Sugarloaf Parkway.

Name of State water(s) Impacted: Tributary of Lee Daniel Creek
(if unnamed, indicate the first named waterbody that this State water flows into)

Total Area of Buffer Disturbance *(square feet)*: 14,170

Total Length of Buffer Disturbance *(linear feet)*: 270

Signature: M.A. Rubenstein **(AGENT)** **Date:** September 8, 2025

1) Pursuant to DNR Rule 391-3-7.05, buffer variance applications will be reviewed by the Director only where the applicant provides reasonable evidence that impacts to the buffer have been avoided or minimized to the fullest extent practicable and only for the following criteria:

(a) The project involves the construction or repair of an existing infrastructure project or a structure that, by its nature, must be located within the buffer. Such structures include, but are not limited to dams, public water supply intake structures, detention/retention ponds, waste water discharges, docks including access ways, boat launches including access ways, and stabilization of areas of public access to water; or

(b) The project will result in the restoration or enhancement to improve water quality and/or aquatic habitat quality; or

(c) Buffer intrusion is necessary to provide reasonable access to a property or properties; or

(d) The intrusion is for water and sewer lines that cannot reasonably be placed outside the buffer, and stream crossings and vegetative disturbance are minimized; or

(e) Crossing for utility lines, including but not limited to gas, liquid, power, telephone, and other pipelines, provided that the number of crossings and the amount of vegetative disturbance are minimized; or

(f) Recreational foot trails and viewing areas, providing that impacts to the buffer are minimal; or

(g) The project involves construction of one (1) single family home for residential use by the owner of the subject property and, at the time of adoption of this rule, there is no opportunity to develop the home under any reasonable design configuration unless a buffer variance is granted. Variances will be considered for such single-family homes only if construction is initiated or local government approval is obtained prior to January 10, 2005; or

(h) For non-trout waters, the proposed land disturbing activity within the buffer will require a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, and the Corps of Engineers has approved a mitigation plan to be implemented as a condition of such a permit; or

(i) For non-trout waters, a plan is provided for buffer intrusion that shows that, even with the proposed land disturbing activity within the buffer, the completed project will result in maintained or improved water quality downstream of the project; or

(j) For non-trout waters, the project with a proposed land disturbing activity within the buffer is located in, or upstream and within ten linear miles of, a stream segment listed as impaired under Section 303(d) of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1313(d) and a plan is provided that shows that the completed project will result in maintained or improved water quality in such listed stream segment and that the project has no adverse impact relative to the pollutants of concern in such stream segment; or

(k) The proposed land disturbing activity within the buffer is not eligible for a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, but includes required mitigation in accordance with the current EPD *Buffer Mitigation Guidance* document, and involves:

(1) piping, filling or re-routing of non-trout waters that are not jurisdictional Waters of the U.S.; or
(2) stream buffer impacts due to new infrastructure projects adjacent to State waters (jurisdictional and non-jurisdictional Waters of the U.S.). This criterion shall not apply to maintenance and/or modification to existing infrastructure, which are covered under 391-3-7.05(2)(a).

NOTE: Projects that include "streambank or shoreline stabilization" (e.g., criterion (a)) or "streambank restoration" (e.g., criterion (b)) should adhere to the most current guidance documents: *Streambank and Shoreline Stabilization Guidance*, *Guidelines for Streambank Restoration* and *Streambank and Shoreline Stabilization – Techniques to Control Erosion and Protect Property*.

Projects reviewed under criteria (h), (i), (j) or (k) should adhere to the most current EPD guidance document, *Buffer Mitigation Guidance*, when applicable. All guidance documents are available on the EPD website, www.epd.georgia.gov.

.

2) Mail completed buffer variance application to:

Erosion and Sedimentation Control Unit
Georgia Environmental Protection Division
2 Martin Luther King Jr Drive SW, Suite 1462
Atlanta, GA 30334

NOTE: APPLICATIONS MUST BE ON THE MOST CURRENT FORMS PROVIDED BY EPD.

3) Address all items on the attached Buffer Impact Checklist and submit the completed checklist and other pertinent information with the buffer variance application to EPD.

NOTE: INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT.

4) Within 60 days of receipt of a complete buffer variance application, EPD will either provide written comments to the applicant or propose to issue a buffer variance. EPD may request additional information related to the project necessary to effectively evaluate the buffer variance application. When EPD proposes to issue a buffer variance, the application process will continue in the following order:

(a) EPD will issue a public notice.

(b) The public notice shall describe the proposed buffer encroachment, the location of the project, where the public can review site plans, and where comments should be sent.

(c) The public shall have 30 days to comment on the proposed buffer variance.

(d) Public notices are posted on EPD's website at https://epd.georgia.gov/public-advisories-requests-state-waters-buffer-variance.

BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and site maps should be submitted as attachments:

Y / N / NA

Y (1) Narrative description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary**.**

Project Description

Building 600B (Project) of the Sugarloaf Industrial and Mixed-Use development is a proposed general large distribution warehouse project intended to serve the rapidly expanding distribution needs of the growing Gwinnett County and metro Atlanta market. The applicant proposes to construct the subject facility along with necessary vehicle circulation and trailer storage, parking, stormwater management, and other associated infrastructure.

The approximately 285-acre property is located at the intersection of Sugarloaf Parkway and University Parkway in unincorporated Gwinnett County, Georgia. Building 600 of the Project includes a single development parcel which totals approximately 28.36-acres, and is the subject area of the proposed development at the current time. The Project is illustrated on the on the Luxomni, Georgia NE, and Luxomni, Georgia NW USGS 7.5-minute topographic map, as shown on the attached Topographic Location Map (Attachment B: Figure 3). The site is located within the USGS Hydrologic Unit Code (HUC 8 - 03070103) of the Upper Ocmulgee River basin. The site is located within the Southern Inner Piedmont (45a) ecoregion. Approximate coordinates of the median point of the subject site are (33.957505 N / -84.061231 W).

The applicant, FF PIX 5030 Sugarloaf, LLC, intends to meet a market need for a medium-sized warehouse facility in unincorporated Gwinnett County, Georgia. This will be accomplished through the construction and operation of an industrial facility designed to distribute goods around metropolitan Atlanta and to other proximal southeastern metropolitan areas.

Phase I of the proposed development for industrial use includes the construction of two (2) industrial warehouses, totaling approximately 290,000 sq. feet, and includes ramp docks, trailer docks, trailer spaces, and car parking spaces. Road infrastructure will serve to create logical traffic movement through property and to increase connectivity to adjacent developments. A conceptual site plan can be found in Attachment B: Figure 8.

The proposed Project is driven by the ever-increasing need of companies to maintain and consolidate goods in a central location. The movement from multiple distribution centers to larger central distribution centers is on the rise, as it alleviates endemic inefficiencies that leave companies overwhelmed in distribution logistics, and ultimately is paid for by a reduction in retail performance. As such, the movement towards central distribution centers provides corporations with a variety of benefits, including ease of logistics, accessibility of products, efficiency in transportation and shipping, ease of reporting, and reduction of cost.

The Project is zoned in the Gwinnett County Future Development Map as an “Innovation District.” Innovation Districts are intended to be used for current and future development along University Parkway (State Route 316) as research and development centers, technology companies, industrial parks, and areas where there are colleges and universities. The Project conforms with

the Unified Plan by its location along University Parkway, and through being proposed as an industrial park.

The Project will result in impacts to 270 linear feet (LF) / 14,170 square feet (SF) of the 25-foot stream buffer of Stream 19.

Existing Site/Buffer Conditions

The site is comprised of an office park, along with undeveloped portions of a mixed-age pine/hardwood forest. The forested conditions contain a dominant canopy of loblolly pine (*Pinus taeda*), white oak *(Quercus alba)*, willow oak *(Quercus phellos)*, tulip poplar *(Liriodendron tulipfera)*, sweet gum *(Liquidambar styraciflua),* red maple *(Acer rubrum),* and water oak (*Quercus nigra*).

Kimley-Horn scientists investigated the overall Sugarloaf site on December 7 - 9, 2021 and March 24, 2022, for the presence of jurisdictional waters of the United States and State buffered waters. During this field study, fourteen (14) streams, two (2) open waters, and twelve (12) wetlands were identified. The perennial and intermittent streams identified were given a 25-foot State stream buffer, while ephemeral streams and the wetlands were not given a 25-foot State stream buffer.

The Building 600 parcel contains six (6) streams (Streams 13, 14, 19, and 21), and one (1) wetland (Wetland L). Attachment B: Figure 7b depicts the existing conditions of the Project area and the Building 600 development parcel boundary with buffered waters. The Project proposes impacts to Stream 19 and its associated State 25-foot stream buffer.

Streams

Stream 13 is an approximately 0.22-acre (1,884 LF) perennial stream flowing through the central and southern portions of the Project site. Stream 13 begins below a 6-ft diameter culvert underneath the local access road, and flows northwest through the site, ultimately converging with Stream 10. Stream 13 is approximately 4 to 6-feet at its point of wrested vegetation (PWV), and 5 to 8-feet at its top-of-bank (TOB). Stream 14 substrate consists of cobble, gravel, sand, and silt. Dominant vegetation around Stream 13 consists of white oak, willow oak, sweet gum, red maple, water oak, Chinese privet (*Ligustrum sinense*), Christmas fern (*Polystichum acrostichoides*), and giant cane (*Arundinaria gigantea*).

Stream 14 is an approximately 0.14-acre (1,292 LF) perennial stream flowing along the northern and central portions of the Project site. Stream 14 begins at a 4-feet culvert underneath Sugarloaf Parkway and flows west before converging with Stream 9. Stream 14 is approximately 3 to 10-feet at its PWV, and 4 to 12-feet at its TOB. Stream 14 substrate consists of cobble, gravel, sand, and silt. Dominant vegetation around Stream 14 consists of white oak, willow oak, sweet gum, red maple, water oak, white ash (*Fraxinus americana*), Chinese privet, and Christmas fern.

Stream 19 is an approximately 0.044-acre (676 LF) intermittent stream flowing in the eastern portion of the Project site. Stream 19 begins within the site and flows through Wetland L which ultimately converges with Stream 14. Stream 19 is approximately 3 to 4-feet at its PWV, and 4 to 5-feet at its TOB. Stream 19 substrate consists of gravel, sand, and silt. Dominant vegetation around Stream 19 consists of Chinese privet, loblolly pine, white ash, red maple, and Japanese stiltgrass ((*Microstegium vimineum*).

Stream 21 is an approximately 0.054-acre (704 LF) intermittent stream flowing along the north-eastern portion of the Project site. Stream 21 begins within the site, flows west, and ultimately converges into Stream 14. Stream 21 is approximately 3 to 5-feet at its PWV, and 5 to 7-feet at its PWV. Stream 21 substrate consists of cobble, gravel, sand, silt. Dominant vegetation around Stream 21 consists of white oak, willow oak, sweet gum, red maple, water oak, white ash, Chinese privet, and Christmas fern.

Wetlands

Wetland L is an approximately 0.103-acre palustrine forested (PFO) jurisdictional wetland located

in the central portion of the Project. Wetland L appeared to receive hydrology primarily from inundation by Stream 20. Wetland L contained hydric soil indicators, hydrophytic vegetation, and wetland hydrology satisfying the three criteria outlined in the *1987 United States Army Corps of Engineers Wetlands Delineation Manual* and the associated Regional Supplement. Wetland L was dominated by vegetation that consisted of loblolly pine, red maple, and Chinese privet.

Buffer Disturbance Justification

Avoidance and minimization of impacts to streams has been made to the furthest extent practicable while still achieving the needs and purpose of the Project. The proposed Project will permanently impact a total of 270 linear feet / 14,170 square feet of the 25-ft buffer of Stream 19 through grading activities associated with the construction of the industrial warehouse and associated driveways.

To avoid and minimize impacts to the furthest extent practicable, while still achieving the needs of the project and market for a medium-size distribution center, the site plan was designed to place Building 600B as far south as feasible within the site boundary to avoid further impacts to jurisdictional resources, as the square shape of the lot is restricted by other buffers and streams. The gap between Buildings 600A and 600B is sized to allow for adequate space for trailer docks and truck maneuvering. The best use of the industrial-zoned property as dictated by the site topography and stream buffers is as cross-dock warehousing, which must have a minimum length and square footage threshold to be viable in the market. To further avoid impacts to State waters and their buffers, the Project has designed the tractor trailer parking spaces and bays to be located in the uplands on the southern and western sides of the industrial warehouse.

While all measures were implemented to avoid impacts to State waters and their associated buffers, unavoidable impacts are proposed due to the location of the stream and buffers in relation to the property boundary, square footage requirements of the project, and need for driveway access throughout the development area. In order to minimize the unavoidable impacts, the Project proposes the installation of retaining walls near Stream 19.

Alternatives to the proposed Project that would otherwise avoid or further minimize impacts while achieving the Project purpose are not available. The location and size of existing jurisdictional features relative to the Project boundary severely limits the flexibility allowed for alternative designs while meeting the needs of the project.

The Project intends to conform with the *Gwinnett County 2040 Unified Plan*, which outlines the county's goals on growing development and ensuring quality of life through economic development, community infrastructure, housing, and land use. The Project is zoned in the Future Development Map as an "Innovation District." Innovation Districts are intended to be used for current and future development along University Parkway (State Route 316) as research and development centers, technology companies, industrial parks, and areas where there are colleges and universities. The Project conforms with the *Unified Plan* by its location along University Parkway, and through being proposed as an industrial park.

The use of structural and vegetative erosion and sediment control measures, as shown on the erosion, sediment and pollution control plans, or as deemed necessary during construction by the design engineer, will be used to contain disturbed soils on site and prevent secondary impacts to adjacent wetlands and waters. These measures may include the use of silt fence, hay bales, berms, mats, rock, check dams, gravel, mulches, grasses, slope drains, and other erosion control features, as practical measures to ensure economical, effective, and continuous erosion control during construction and post-construction. Further minimization is provided through implementation of BMPs and compliance with the National Pollutant Discharge Elimination System (NPDES) permit.

A proposed site plan illustrating impacts to the 25-foot stream buffer of Stream 19 can be found in Attachment B: Figure 8.

Estimated Length of Time for Disturbance

The estimated length of time for disturbance will be approximately 24 months.

Y (2) Delineate the total area (square feet) and length (linear feet) for each criterion and Calculate the totals for all buffer disturbances.

State Water	Linear Feet (LF)	Area Impacted (SF)	SBV Criteria	Impact Type
Stream 19	270	14,170	**h**	Intermittent

Y (3) Letter from the Local Issuing Authority (LIA), when applicable, stating that the LIA has visited the site and determined the presence of State waters that have a point of wrested vegetation that require a buffer and that a buffer variance is required as per the local erosion and sedimentation control ordinance.

A representative of Gwinnett County has prepared the attached letter to the EPD stating that the County is aware of the applicants proposed encroachment into the 25-foot buffer of Stream 19. Based on the County's buffer ordinance, a stream buffer variance from the GAEPD is required. The awareness letter is included in Attachment D.

N/A (4) For projects within the buffer of or upstream and within one **linear** mile of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

Lee Daniel Creek is located approximately 1 mile downstream of the Project and drains to Sweetwater Creek, which eventually drains to the Yellow River. Sweetwater Creek is listed on the Georgia 2024 Integrated 305(b)/303(d) List as not supporting its intended use of fishing due to abnormal fecal coliform levels by urban runoff/storm sewers. A TMDL was completed in 2002 and 2007 for three Stream Segments in the Ocmulgee River Basin for Fecal Coliform. The site will result in enhanced water quality treatment measures and is not expected to contribute to the violations of this impaired watershed.

N/A (5) For all **minor buffer impacts*** (as defined in DNR Rules 391-3-7.01), a **Re-Vegetation Plan** with a descriptive narrative as described in the EPD guidance document, *Streambank and Shoreline Stabilization*, and/or a plan for permanent vegetation as per the *Manual for Erosion and Sedimentation Control in Georgia*.

Y (6) For all **major buffer impacts*** (as defined in DNR Rules 391-3-7.01), a **Buffer Mitigation Plan** with a descriptive narrative addressing impacts to critical buffer functions based on an evaluation of existing buffer conditions and predicted post buffer conditions pursuant to DNR Rule 391-3-7.05(7).

Temperature Control / Shading

The Project will maintain the downstream riparian buffer on Stream 19 and maintain the existing buffer shading for all streams that are not proposed to be impacted. Therefore, stream flow exiting the proposed stormwater pond will remain in shaded conditions allowing for temperature control.

Streambank Stabilization

Stream bank stabilization will be established by controlling stormwater flows across the site through BMP's designed to provide stormwater detention. The detention of stormwater flows will minimize down cutting and incision to downstream waters while maintaining natural hydrologic

flows.

Trapping of Sediments

Current site conditions do not contain sufficient stormwater quality or quantity management and the do not provide adequate sediment trapping. The enhanced, and upgraded, stormwater management system on the proposed site including a stormwater management facility will improve sediment trapping over existing conditions. In order to mitigate for and improve the lost sediment trapping of the stream buffers, BMPs will be constructed to trap sediments.

Removal of Nutrients, Heavy Metals, Pesticides, Other Pollutants

In order to mitigate for lost buffer functions on-site, BMP's will be installed in the uplands to enhance water quality by removing oil, grease, and other total suspended solids (TSS). The construction of these devices including a stormwater detention pond will assist in the removal of nutrients, heavy metals, pesticides, and other pollutants leaving the site to compensate for lost buffer functions.

Aquatic Habitat and Food Chain

Aquatic habitat and aquatic food chains will not be impacted by the proposed Project. The headwaters to the intermittent stream (Stream 19) does not contain strong biological indicators for aquatic life or suitable aquatic life habitat. In order to mitigate for lost buffer function, the Project proposes to avoid impacts to all remaining streams and their associated 25-ft buffers on the remainder of the Phase I development area.

Terrestrial Habitat, Food Chain and Migration Corridor

Terrestrial habitat, food chains, and migration corridors will not be impacted by the proposed Project. The habitat surrounding the headwater streams is comprised of large canopy trees and invasive mid-story shrubs. In order to mitigate for lost buffer functions, the Project proposes to avoid impacts to all remaining streams and their associated 25-ft buffers on the remainder of the Phase I development area.

Buffering of Flood Flows

Flood flows will be buffered through the construction of BMP's designed to provide downstream channel protection. The construction of the stormwater detention pond will allow for stormflows to be captured then released at a controlled rate which mimics and improves that of existing conditions as to not increase downstream flood stages.

Y (7) For variance requests under DNR Rules 391-3-7.05(2)(h), (i), (j) and (k), the application must include documentation that the project will mitigate buffer disturbances based on the EPD guidance document, ***Buffer Mitigation Guidance***, addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection.

Post Development Total Suspended Solids and/or Stormwater Runoff

The Buffer Mitigation Guidance document states: "*The applicant will use on-site minimum stormwater management standards that conform to guidance established in Section 4.2.3 of the Georgia Stormwater Management Manual (or "Blue Book") to either retain the first 1.0-inch of rainfall on the site or intercept the stormwater runoff from the first 1.2" of rainfall and reduce average annual post-development total suspended solids (TSS) loadings by 80%."*

Runoff retention will not be achieved by the Project and the implemented drainage basins. However, water quality and TSS reduction will be met by traditional water quality volume in the proposed detention pond.

Water Quality Protection

The Project will implement locally (County) required post construction stormwater management, which includes stormwater detention (retain the first 1.0-inch of rainfall on the site) and stormwater quality (ensure an 80% reduction in total suspended solids).

The applicant proposes to enhance water quality protection through the installation of upland water quality treatment applications including one (1) stormwater detention facility. The proposed construction of BMPs will achieve an 80% TSS removal rate.

The proposed Project will utilize structural controls to treat stormwater and improve on-site water quality. The Phase I site contains three drainage basins, Drainage Basin 1 (DB1), Drainage Basin 2 (DB2), and Drainage Basin 3 (DB3). DB1 will include one (1) Best Management Practice (BMP) that consists of a proposed 2.54-acre stormwater pond and will result in a total TSS reduction of 81%. DB2 and DB3 will entirely consist of pervious surfaces, which will facilitate stormwater flow away from the development, and into streams in the vicinity. TSS removal is not required for DB2 and DB3. The *TSS Treatment Area Exhibit*, *Stormwater Quality Site Development Review Tool* is included in Attachment F. A proposed site plan with the stormwater quality mitigation plan is included in Attachment F. A description of each basin/sub-basin is included below.

Drainage Basin 1A – (DB1A) is an 18.85-acre basin that will retain stormwater and enhance water quality from the Project site. A majority of DB1 is currently comprised of mixed pine/hardwood forest proposed for industrial warehouse development, included parking facilities and driveways. Runoff leaving DB1 will be treated in a 2.54-acre (110,692 SF) stormwater pond (BMP1) and is designed to remove 80% of TSS.

Drainage Basin 1A (Bio-Pretreatment) – (DB1A-BP) is a 1.57-acre bio pretreatment basin, which will drain directly into a proposed bioretention pond. The entirety of the 7,094 CF basin will consist of on-site mixed pervious and impervious cover. Runoff leaving DB1A-BP will be treated on-site and will remove 100% of TSS. A majority of DB2 is comprised of mixed hardwood forest.

Drainage Basin 2 – (DB2) is a 0.84-acre bypass stormwater management basin, which will drain directly into existing stream channels. The entirety of the basin will consist of on-site disturbed pervious area. Runoff leaving DB2 will be untreated on-site and will remove 0% of TSS. A majority of DB2 is comprised of mixed hardwood forest.

Drainage Basin 3 – (DB3) is a 7.10-acre bypass stormwater management basin, which will drain directly into existing stream channels. The entirety of the basin will consist of undisturbed pervious area. Runoff leaving DB3 will be untreated on-site and will remove 0% of TSS. A majority of DB3 is comprised of mixed hardwood forest.

The design of the water quality mitigation plan took into consideration the removal of oil and hydrocarbon pollutants on-site. According to the National Pollutant Removal Database, 2nd. Edition, 2000. Page 27, Section 3.7, hydrocarbon removals from stormwater ponds, wetlands, and filters had a median removal rate of 80 to 90%.

Aquatic/Buffer Habitat Protection

Aquatic habitat protection will be addressed through the purchase of stream and wetland mitigation credits. The proposed Project requires that a USACE Section 404 Permit be obtained to impact Waters of the United States. The applicant proposes aquatic/buffer habitat protection through the purchase of **4,488** 2004 legacy credits for intermittent and perennial streams from an agency-approved commercial mitigation bank servicing the Upper Ocmulgee River basin (HUC 03070103) for the entirety of the Sugarloaf Industrial and Mixed-Use Project.

N/A (8) For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following:

(a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the *Georgia Stormwater*

Management Manual or the equivalent and if applicable, the *Coastal Stormwater Supplement to the Georgia Stormwater Management Manual*.

(b) Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD.

(c) For projects within the buffer of or upstream and within ten **linear** miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and supporting documentation, and site maps should be submitted as attachments:

Y / N / NA

Y (9) For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and mitigation calculations as submitted to the United States Army Corps of Engineers (USACE) under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344.

A Nationwide Permit 14 and 39 application (SAS-2022-00863) was verified by the USACE on February 27, 2024. A copy of the pre-construction notification NWP 14 and 39 compliance documentation and mitigation tables are included in Attachment F. The applicant proposes to mitigate impacts to waters of the United States through the purchase of stream credits from an agency-approved commercial mitigation bank servicing the Upper Ocmulgee River basin (03070103).

N/A (10) For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are **non-jurisdictional** Waters of the U.S. under Section 404 of the Clean Water Act.

Y (11) Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

Shape: The shape of the property is irregular and follows right-of-way boundaries.

Size: The proposed Phase I development (Building 600A and 600B) parcel area is 28.36-acres.

Topography: The topography of the site generally slopes towards the western portion of the project.

Slope: Slopes range from 0% to 10% throughout the site.

Soils: The following mapped soils are located on the site:

- ARE: Ashlar, Rion, and Wateree soils, 10 to 25 percent slopes
- AkA: Altavista fine sandy loam, 0 to 2 percent slopes
- AmC2: Appling sandy loam, 6 to 10 percent slopes, moderately eroded
- ApB: Appling-Hard Labor complex, 2 to 6 percent slopes
- AsF: Ashlar-Wateree complex, 15 to 45 percent slopes, stony
- AuA: Augusta soils

- CYB2: Cecil sandy loam, 2 to 6 percent slopes, moderately eroded
- CYC2: Cecil sandy loam, 6 to 10 percent slopes, moderately eroded
- CfC2: Cecil clay loam, 6 to 10 percent slopes, eroded
- Cfs: Chewacla silt loam, 0 to 2 percent slopes, frequently flooded
- HdB: Hard Labor sandy loam, 2 to 6 percent slopes
- MCD: Musella cobbly loam, 6 to 15 percent slopes
- MhB2: Madison gravelly sandy loam, 2 to 6 percent slopes, eroded
- MhC2: Madison gravelly sandy loam, 6 to 10 percent slopes, eroded
- MiB2: Madison sandy clay loam, 2 to 6 percent slopes, eroded
- MiD2: Madison sandy clay loam, 10 to 15 percent slopes, moderately eroded
- MiF2: Madison sandy clay loam, 15 to 45 percent slopes, eroded
- PfB2: Pacolet sandy loam, 2 to 6 percent slopes, moderately eroded
- PfC2: Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded
- PgB2: Pacolet sandy clay loam, 2 to 6 percent slopes, moderately eroded
- PgC2: Pacolet sandy clay loam, 6 to 10 percent slopes, moderately eroded
- PgD2: Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded
- PgE2: Pacolet sandy clay loam, 15 to 25 percent slopes, moderately eroded
- W: Water
- WHD: Wilkes-Iredell cobbly complex, 6 to 15 percent slopes
- Wed: Wehadkee soils, 0 to 2 percent slopes, frequently flooded
- WrE2: Wedowee sandy loam, 10 to 25 percent slopes, eroded

Vegetation: Stream 19 buffer vegetation consists of: Chinese privet, loblolly pine, white ash, red maple, and Japanese stiltgrass.

Y (12) Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request.

Any additional information requested by Georgia EPD will be provided in a timely manner.

Y (13) **Site Map** that includes locations of all State waters and other natural features, as determined by a field survey.

An Existing Conditions figure is included as Attachment B: Figure 7 containing buffered State waters.

Y (14) **Erosion, Sedimentation and Pollution Control Plan** with a dated and numbered detailed **Site Plan** delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts.

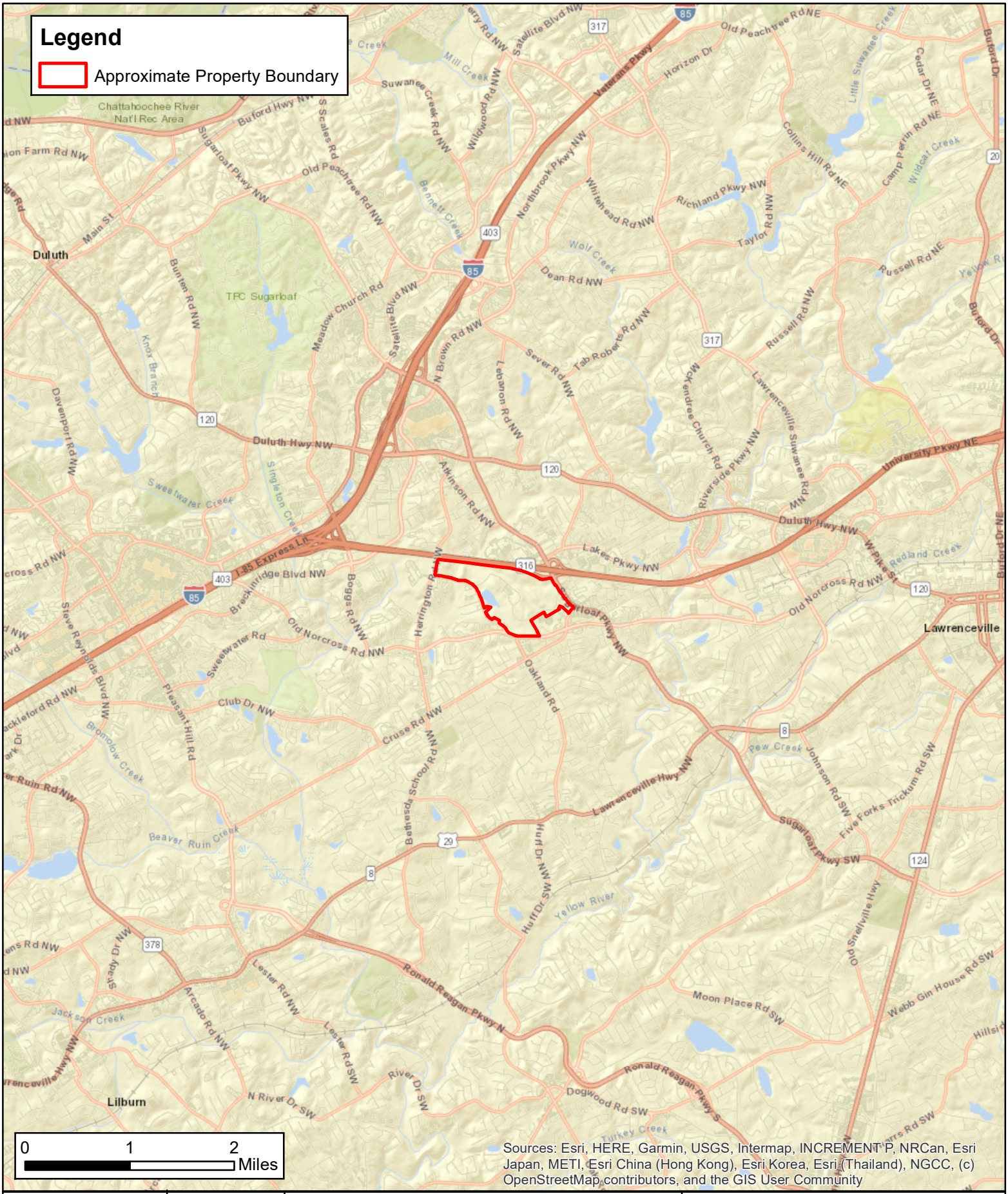
The ES&PC plan can be found in Attachment E. A proposed conditions site plan containing project design plans is included in Attachment B: Figure 8.

NOTE: THE EXACT AREA OF THE BUFFER TO BE IMPACTED MUST BE ACCURATELY AND CLEARLY INDICATED ON THE PLANS.

Y (15) **Stormwater Control Plan** once site stabilization is achieved, when required by a local stormwater ordinance.

The Project will comply with the County stormwater management regulations. The project engineer will coordinate with the County during the Land Disturbance Permit process to ensure compliance with post-construction stormwater management regulations. A stormwater management plan is included in Attachment F.

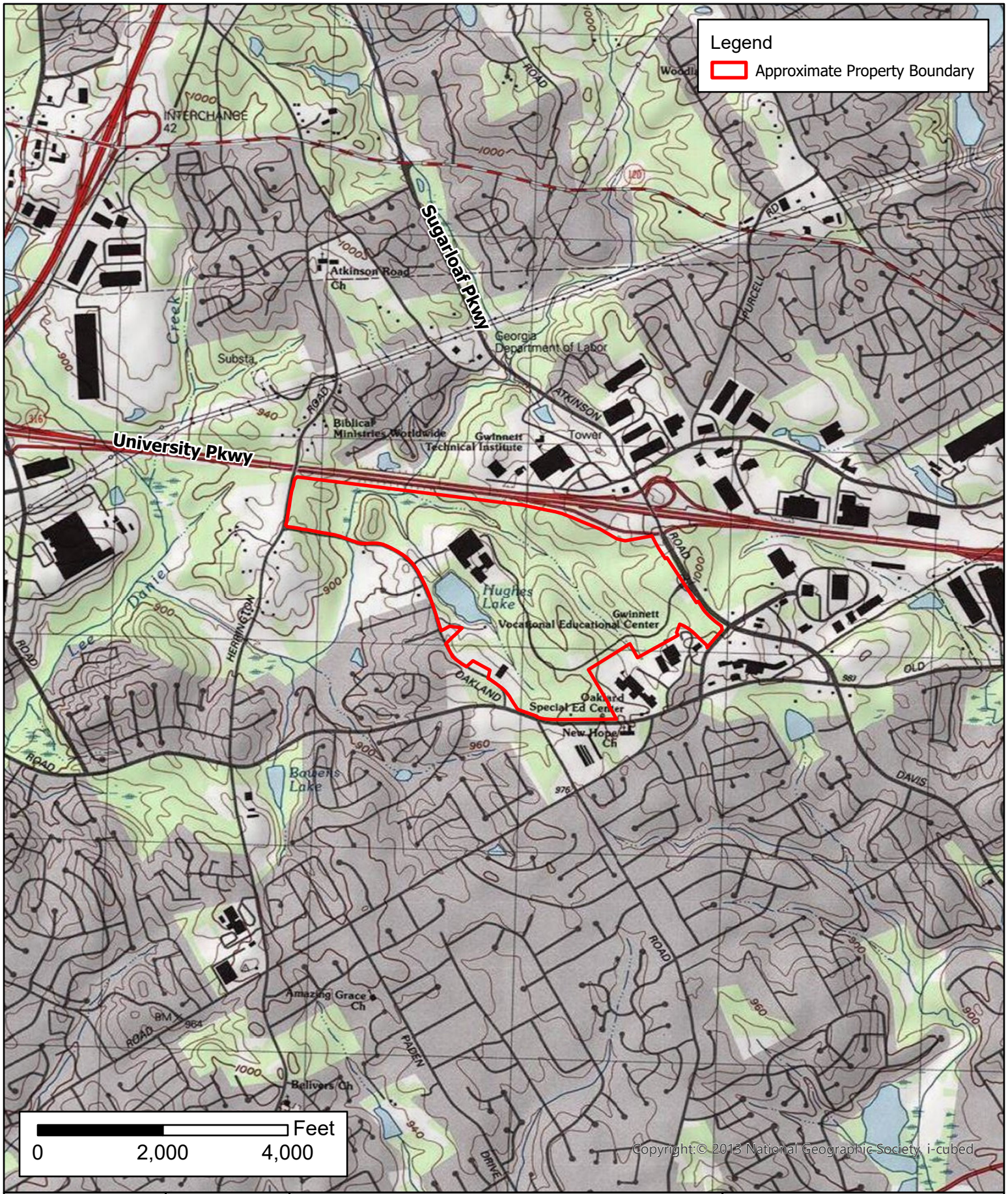
Attachment B: Figures



Kimley»Horn	**Figure 1: Vicinity Map**	**Sugarloaf Industrial and Mixed-Use Gwinnett County, Georgia September 2025**	**1 in = 1 miles**



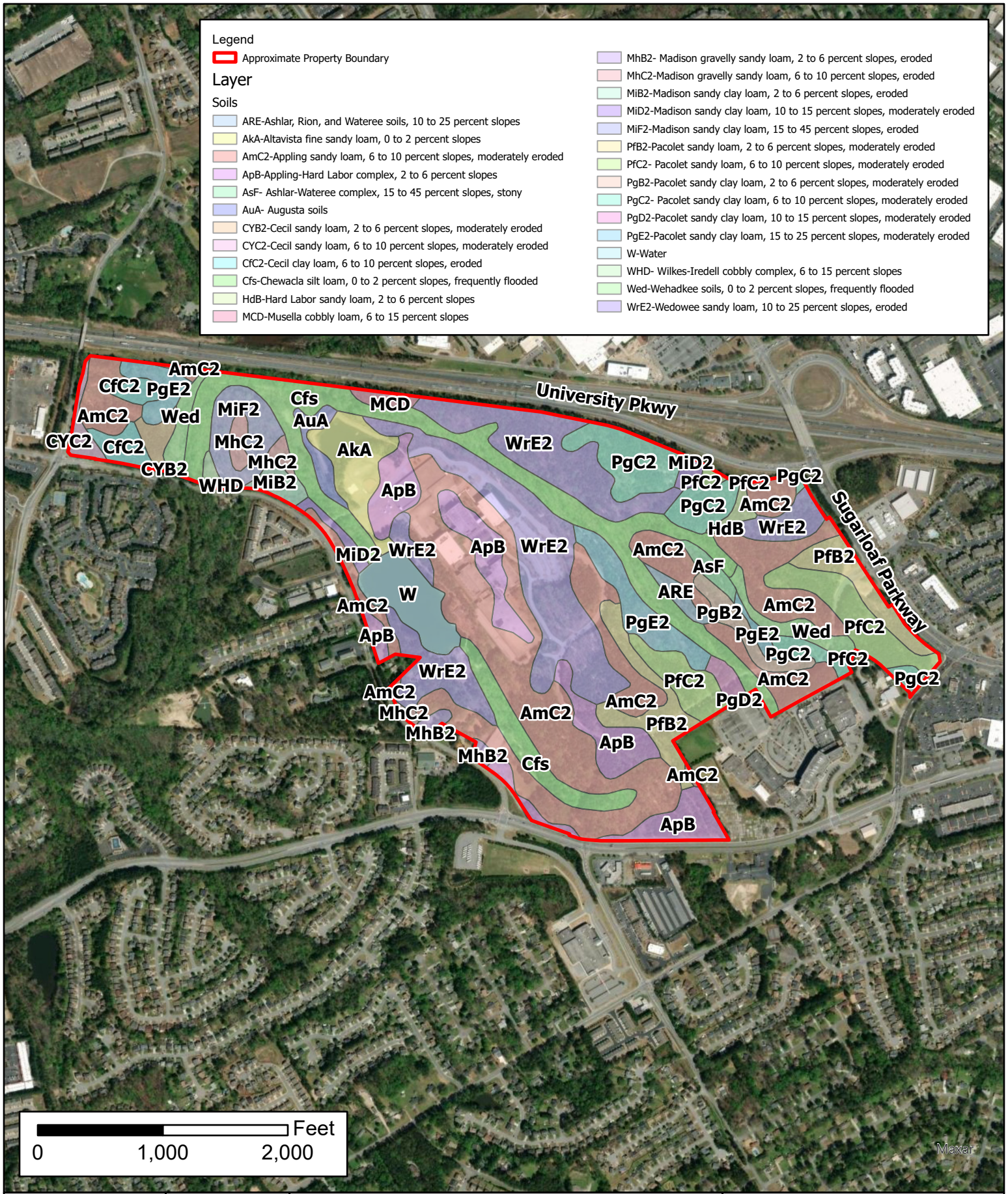
Kimley»Horn	**Figure 2: Aerial Map**	**Sugarloaf Industrial and Mixed-Use Gwinnett County, Georgia September 2025**	**1 inch = 1,000 feet** N W E S



Kimley»Horn	**Figure 3: USGS Topographic Map**	**Sugarloaf Industrial and Mixed-Use Gwinnett County, Georgia September 2025**	**1 inch = 2,000 feet** N W E S



Kimley»Horn	**Figure 4: Mapped Aquatic Resources Map**	**Sugarloaf Industrial and Mixed-Use Gwinnett County, Georgia September 2025**	**1 inch = 1,000 feet** N W E S



Kimley»Horn

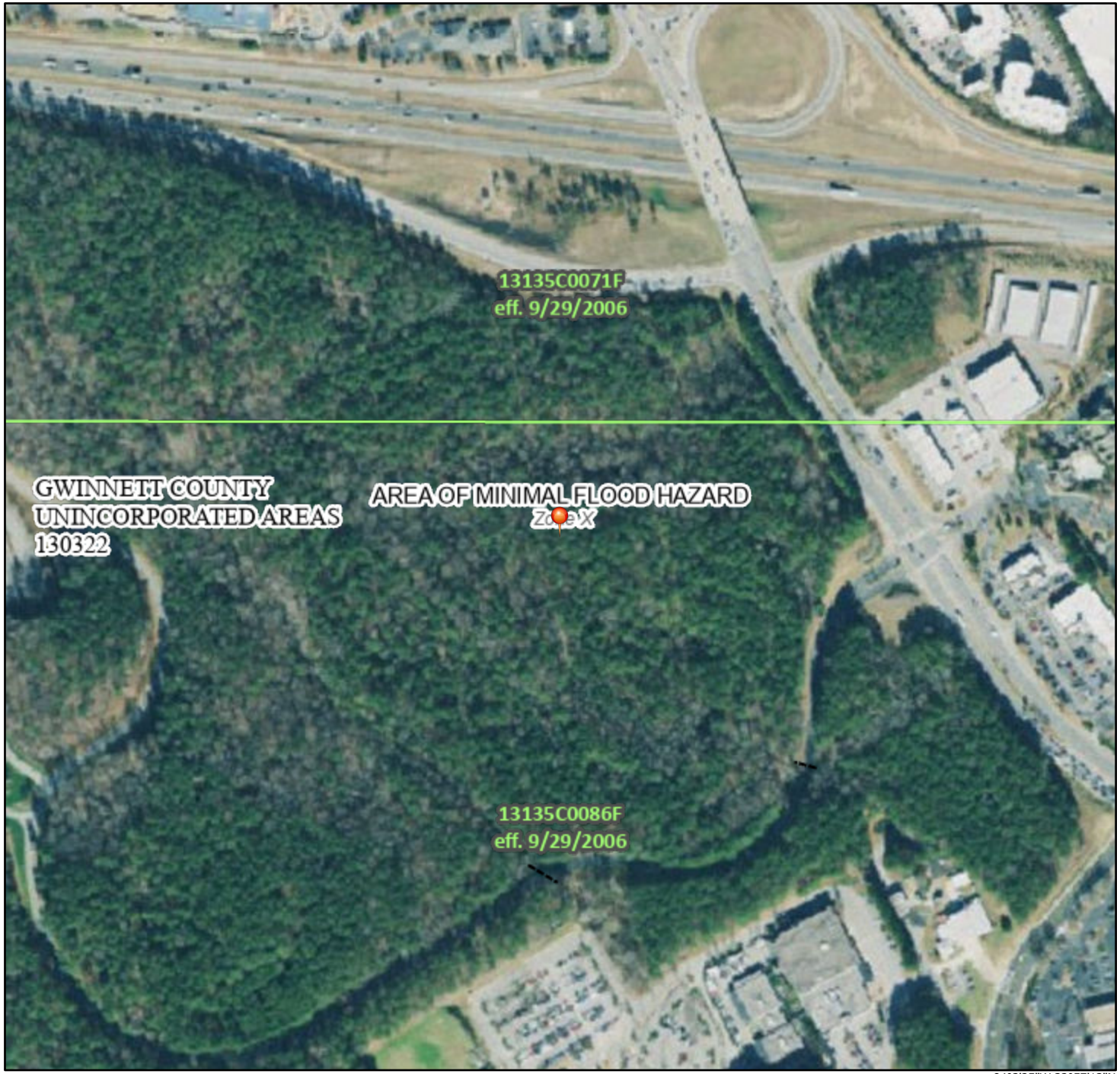
Figure 5: NRCS Soils Map

Sugarloaf Industrial and Mixed-Use
Gwinnett County, Georgia
September 2025

1 inch = 1,000 feet

National Flood Hazard Layer FIRMette

84°4'2"W 33°57'43"N



Feet

0 250 500 1,000 1,500 2,000

1:6,000

84°3'25"W 33°57'13"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

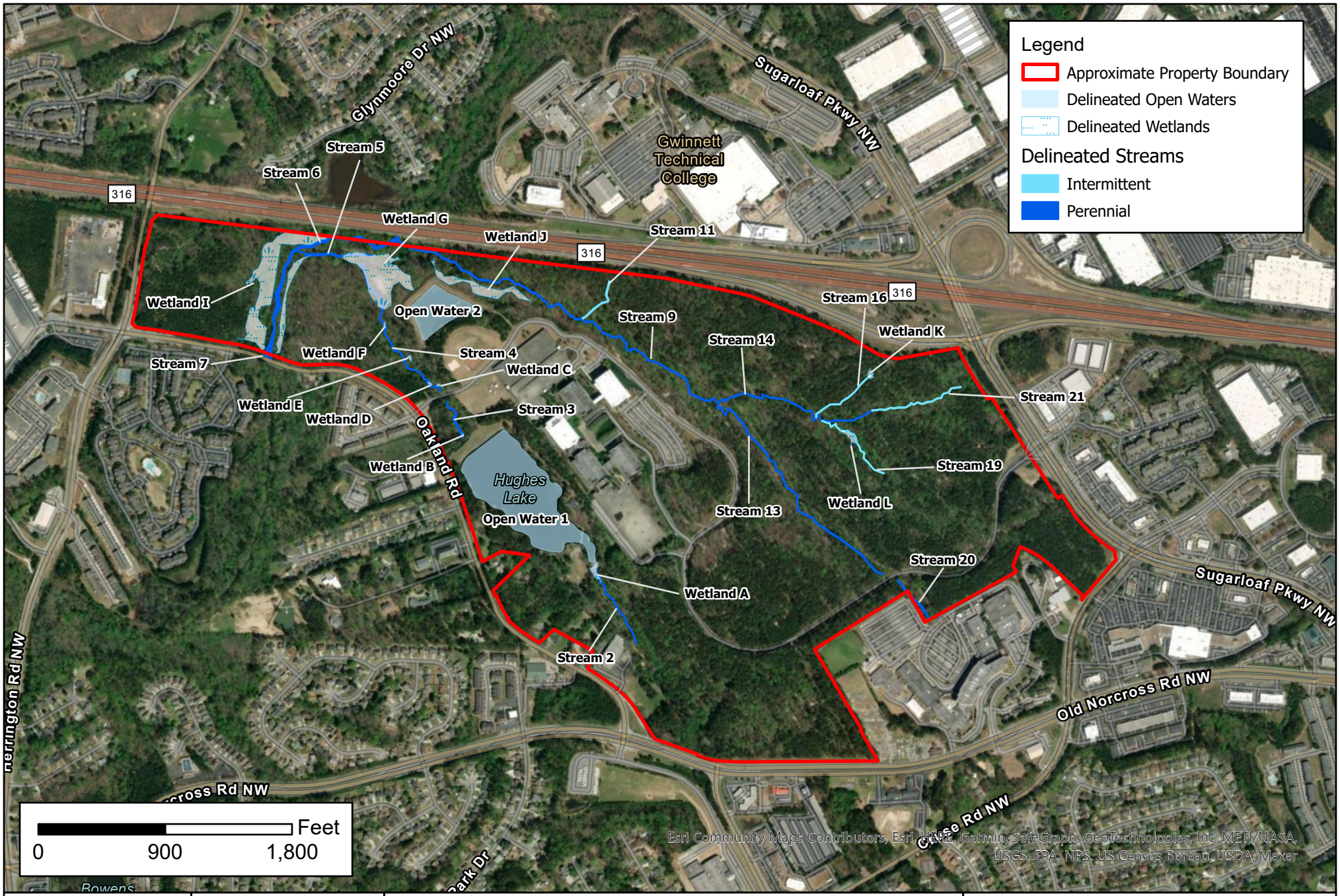
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

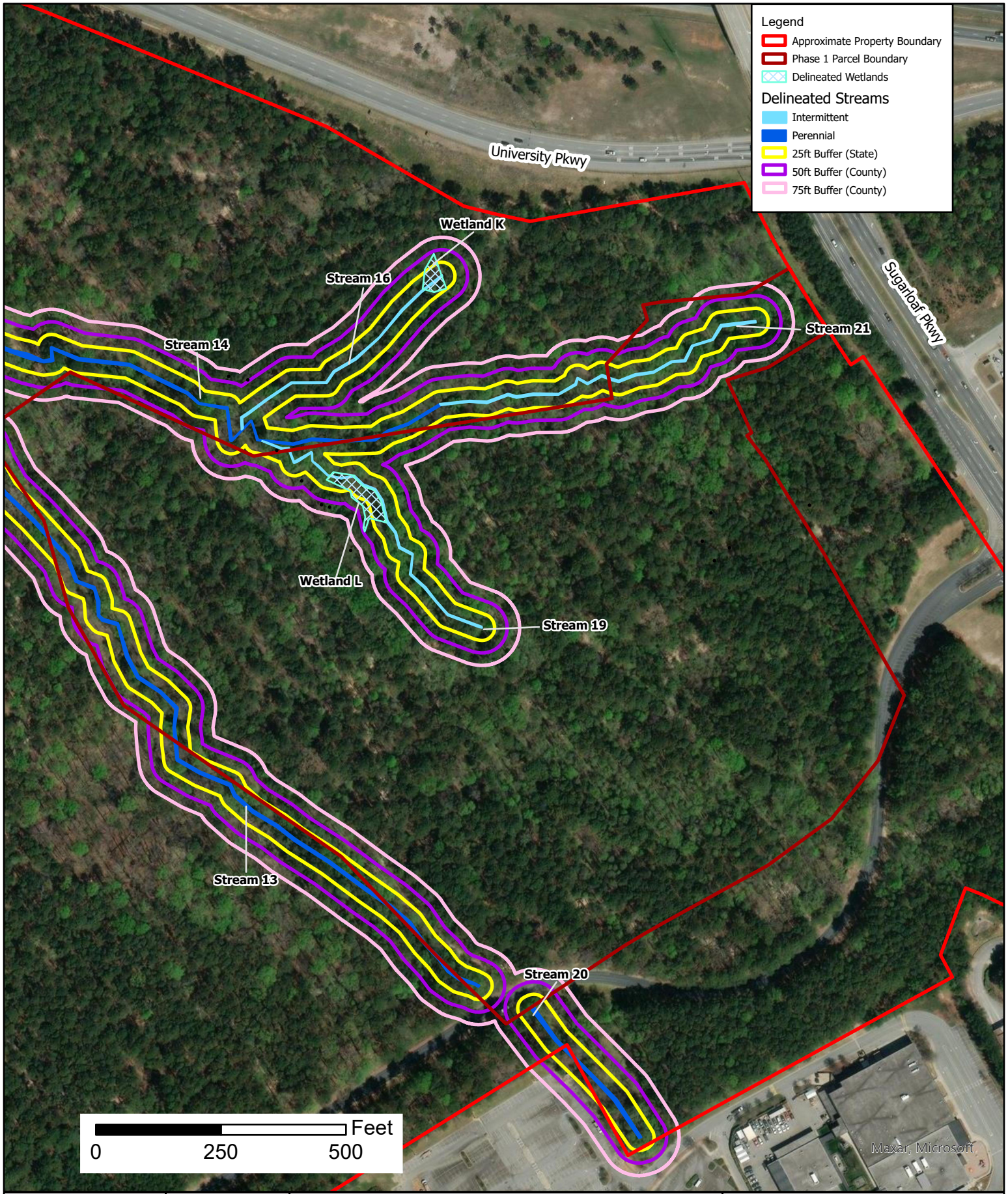
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/8/2025 at 3:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Kimley»Horn	**Figure 7: GAEPD Existing Conditions Map**	**Sugarloaf Industrial and Mixed-Use Gwinnett County, Georgia September 2025**	**1 inch = 900 feet** N W E S



Kimley»Horn	**Figure 7b: Existing Conditions Map**	**Sugarloaf Industrial and Mixed-Use Gwinnett County, Georgia September 2025**	**1 inch = 250 feet**

GEORGIA811.
Utilities protection center, inc.
It's the law!
Know what's below.
Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

PROJECT	5030 SUGARLOAF BLDG 600 5030 SUGARLOAF PKWY, LAWRENCEVILLE, GA
GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	LFB
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08/28/2025
PROJECT NO.	014600002
TITLE	BUFFER IMPACTS
SHEET NUMBER	EX. 1

No.	REVISION DESCRIPTIONS	DATE	BY

CLIENT

FOXFIELD LLC
265 Franklin Street, Suite 1001
Boston, MA 02110
781.608.8660

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PR\014600002_Sugarloaf-Parkway\CAD\EXHIBIT\2023-02-21 EPD Erosion Control - Bldg 600\C3-01 BUFFER IMPACTS.dwg EXHIBIT 1 - BUFFER IMPACTS Aug 28, 2025 10:30am by: liam.bruton

Attachment C: Project Photographs



Photo 1: Representative photograph of Sugarloaf master plan area

Site Photographs
GAEPD Stream Buffer Variance
Building 600 - Sugarloaf
Gwinnett County, GA

September 2025

Kimley»Horn



Photo 2: Representative photograph of Sugarloaf master plan area



Photo 3: Stream 13

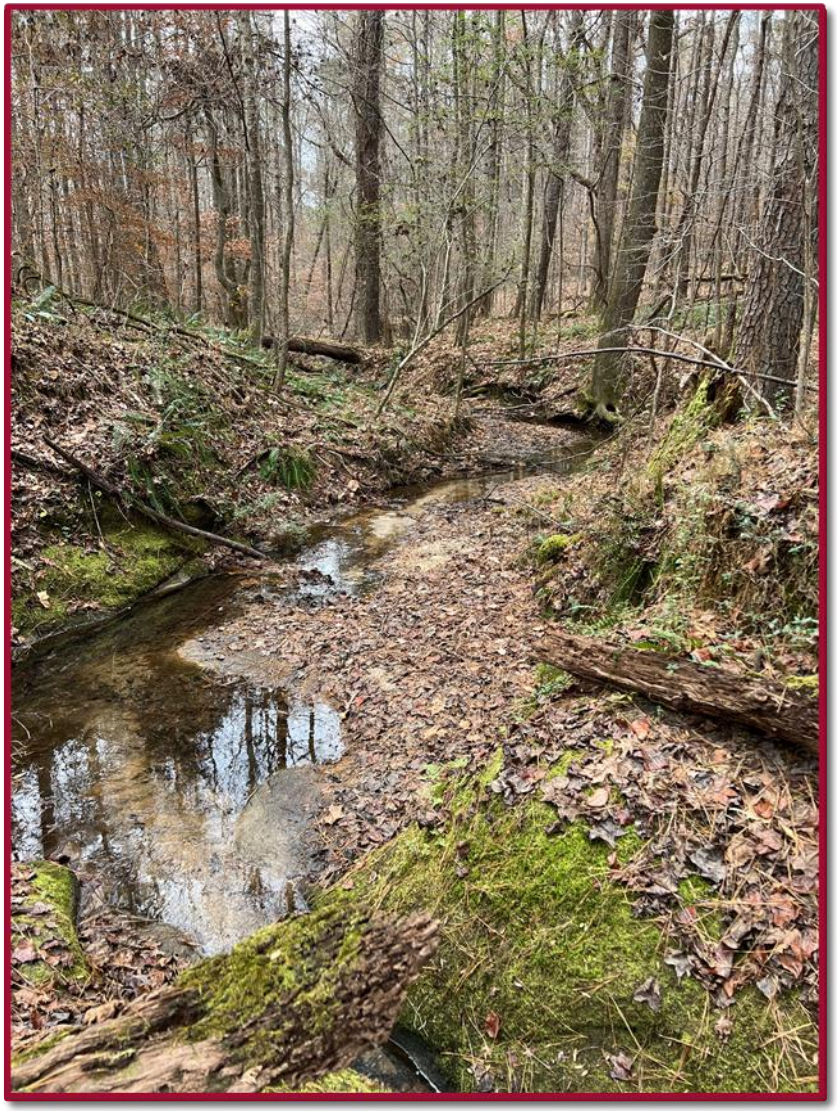


Photo 4: Stream 14

Site Photographs
GAEPD Stream Buffer Variance
Building 600 - Sugarloaf
Gwinnett County, GA

September 2025

Kimley»Horn



Photo 5: Stream 19

Site Photographs
GAEPD Stream Buffer Variance
Building 600 - Sugarloaf
Gwinnett County, GA

September 2025

Kimley»Horn



Photo 6: Stream 21



Photo 7: Wetland L

Site Photographs
GAEPD Stream Buffer Variance
Building 600 - Sugarloaf
Gwinnett County, GA

September 2025

Kimley»Horn

Attachment D: Gwinnett County Awareness Letter

GWINNETT COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440
678.518.6000
GwinnettCounty.com

September 23, 2022

Dane Boegner
Kimley-Horn and Associates, Inc.
11720 Amber Park Drive
Alpharetta, GA 30009

RE: Concurrence Letter for 5030 Sugarloaf Parkway located on Parcel 7036 001
Gwinnett County, GA

Mr. Boegner:

Gwinnett County Planning & Development has reviewed the Exhibits prepared for Parcel 7036 001. This letter is to inform you that we have been made aware of the proposal to impact the 25-ft Undisturbed State Waters Buffer and Waters of the U.S.

Gwinnett County is a Local Issuing Authority (LIA) under the Georgia Erosion and Sediment Control Act (Chapter 391-3-7). In this capacity, we concur the presence of state waters and the encroachment shown will affect the 25-ft Undisturbed State Waters Buffer. The proposed work shown may require a variance from the Georgia EPD and possibly the USACE, which will be evaluated by you, the design professional. The potential for a variance within the County's 50-Undisturbed Buffer or the 75-ft No Impervious Setback will be evaluated during the permitting process.

This letter is to indicate Gwinnett County is aware of this proposal, but this does not indicate any review/approval of the design as shown. This project will be reviewed for compliance with Gwinnett Regulations once submitted for the permitting process.

If you have any questions, I can be reached (678) 518-6089 or via email at:
michael.skarda@gwinnettcounty.com

Sincerely,

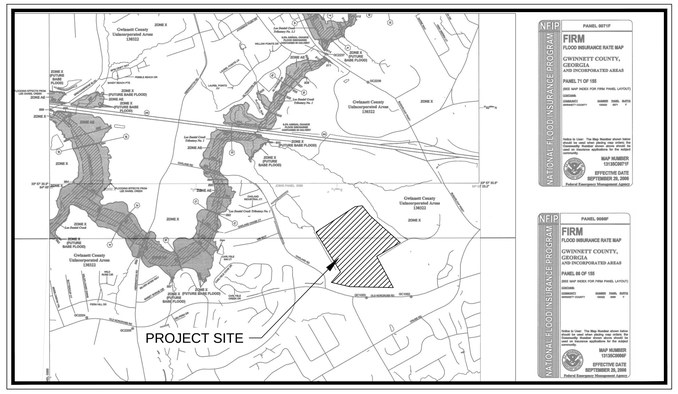
Michael J. Skarda, EIT
Engineer III - Storm/Water/Sewer Plan Review Section
Gwinnett County Department of Planning and Development

Attachment E: ES&PC Plan

CIVIL CONSTRUCTION DRAWINGS
FOR

EROSION CONTROL FOR BUILDING 600
STREAM BUFFER VARIANCE

5030 SUGARLOAF PARKWAY, GWINNETT COUNTY, GA 30024



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13135C0071F AND 13135C0086F DATED 09-29-2006.

PROJECT NARRATIVE:

5030 SUGARLOAF PARKWAY BUILDING 600 PROJECT INCLUDES A NEW INDUSTRIAL BUILDING WITH A TOTAL SQUARE FEET OF 315,099 SQ. FT.

THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SURFACE PARKING, STORMWATER CONVEYANCE AND DETENTION, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 23.3 ACRES.

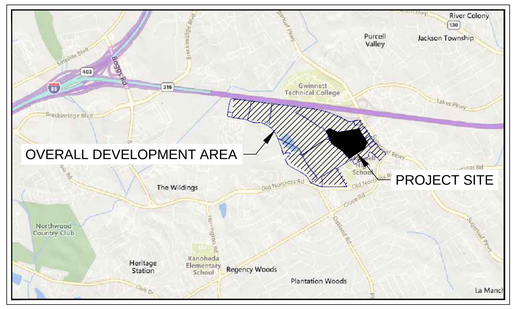
APPROXIMATE IMPERVIOUS AREA: 14.1 AC

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

PROJECT CONTACTS

OWNER:	FF PIX 3050 SUGARLOAF LLC 265 FRANKLIN STREET, SUITE 1001 BOSTON, MA 02110 PHONE: 978-884-6051 CONTACT: NICK EDDY
DEVELOPER:	FOXFIELD LLC 265 FRANKLIN STREET, SUITE 1001 BOSTON, MA 02110 PHONE: 978-884-6051 CONTACT: NICK EDDY
ARCHITECT:	GMA ARCHITECTS STREET ADDRESS, SUITE NUMBER CITY, STATE ZIP PHONE: 000.000.0000 CONTACT: LOUIS W. VANDELOECHT, AIA
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 PHONE: 470-299-7045 CONTACT: GREG MAXEY, P.E.
SURVEYOR:	GEOSURVEY STREET ADDRESS, SUITE NUMBER CITY, STATE ZIP PHONE: 000.000.0000 CONTACT: DAVID HESTER, R.L.S.
24-HR CONTACT:	NICK EDDY FOXFIELD LLC 978-884-6051



VICINITY MAP

CIVIL SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0-00	CIVIL COVER SHEET
C3-01	BUFFER IMPACTS
C3-02	BASIN DELINEATION
C5-00	EROSION CONTROL NOTES
C5-01	EROSION CONTROL NOTES
C5-02	EROSION CONTROL NOTES
C5-03	EROSION CONTROL NOTES
C5-10	EROSION CONTROL PLAN PHASE 1
C5-20	EROSION CONTROL PLAN PHASE 2
C5-30	EROSION CONTROL PLAN PHASE 3
C5-80	EROSION CONTROL DETAILS
C5-81	EROSION CONTROL DETAILS
C5-82	EROSION CONTROL DETAILS
C5-83	EROSION CONTROL DETAILS
C5-84	EROSION CONTROL DETAILS

GWINNETT COUNTY GENERAL NOTES

1. CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION 678.518.6000.
2. NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678.518.6000.
3. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
4. NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
5. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
6. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
7. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
8. NO OVERSIZED SIGNS ARE PERMITTED.
9. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
10. IF NO CURB AND GUTTER EXISTS ON EXISTING ROADWAY, THE SIDEWALKS MUST BE FURTHER SETBACK FROM THE EDGE OF PAVEMENT. LOCATION TO BE APPROVED BY DEPARTMENT OF TRANSPORTATION.

GWINNETT COUNTY GENERAL NOTES

1. THERE IS A FLOODPLAIN ON THIS PROJECT PER FIRM PANEL 13135C0071F AND 13135C0086F DATED 09-29-2006.
2. THE EXISTING WETLANDS WILL NOT BE AFFECTED BY THE PROPOSED SITE.
3. STATE WATERS DO EXIST WITHIN 200 FEET OF THE SITE.
4. A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.

ALL REQUIREMENTS OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL OF THIS SITE PLAN IS HEREBY GRANTED AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO ALL FURTHER PROVISIONS OF SAID UDO.

DIRECTOR _____ *DATE* _____
DEPARTMENT OF PLANNING AND DEVELOPMENT

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED

NOTE

CONTRACTOR MUST PROVIDE THREE (3) SETS OF "AS-BUILT" PLANS TO THE OWNER. AS-BUILT DRAWINGS MUST BE PREPARED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR AND IN ACCORDANCE WITH REQUIREMENTS ON THIS SHEET.

NOTE

CONTRACTOR TO CONTACT THE GWINNETT COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AT 678-518-6000 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

GSWCC — GEORGIA SOIL AND WATER CONSERVATION COMMISSION

KUSH H PATEL
Level II Certified Design Professional

CERTIFICATION NUMBER 0000095764
ISSUED: 10/13/2024 EXPIRES: 10/13/2027

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
FOXFIELD LLC
265 Franklin Street, Suite 1001
Boston, MA 02110
781.668.8950
FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
5030 SUGARLOAF BLDG 600
5030 SUGARLOAF PKWY, LAWRENCEVILLE, GA

GEORGIA REGISTERED PROFESSIONAL ENGINEER KUSH HARISH PATEL No. PE050313 EXP 8-28-25

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	LFB
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08/28/2025
PROJECT NO.	014600002

TITLE
CIVIL COVER SHEET

SHEET NUMBER
C0-00

Drawing name: K:\ALP_PR\3014600002_Sugarloaf Parkway\CAD\Exhibits\2023-02-21 EPD Erosion Control - Bldg 600\C0-00 - CIVIL COVER SHEET.dwg Aug 28, 2025 - 9:41am by liam.bruton

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

1 EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

STAND ALONE CONSTRUCTION PROJECTS GAR100001

SWCD: REGION 2 (GWINNETT)

Project Name:	SUGARLOAF BUILDING 600	Address:	1900 APOGEE WAY, LAWRENCEVILLE, GA 30044
Local Issuing Authority:	LDP MUNICIPALITY	Date on Plans:	8/28/2025

Name & email of person filling out checklist: KUSH PATEL (KUSH.PATEL@KIMLEY-HORN.COM)

Plan Page #	Included Y/N		TO BE SHOWN ON ES&PC PLAN
C5.00	Y	1.	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed).
Titleblock; C0.00 C5.00	Y	2.	Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed. The Level II certification must be issued to the Design Professional, after completion of a GSWCC approved course, and whose signature and seal are on the Plan.)
N/A	N	3.	Limits of disturbance shall be less than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must includethe GAEPD approval letter and completed Appendix 1 of this checklist with at least 4 of the chosen BMPs.* (A copy of the written approval by GAEPD must be attached to the Plan for the Plan to be reviewed.)
C0.00, C5.00	Y	4.	The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
C0.00, C5.00	Y	5.	Provide the name, address, email address and phone number of Primary Permittee.
C5.00, C5.10-C5.30	Y	6.	Note total and disturbed acreage of the project or phase under construction.
C5.00, C5.10-C5.20	Y	7.	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
C5.00, C5.10-C5.30	Y	8.	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C5.00	Y	9.	Description of the nature of construction activity and existing site conditions.
C5.00	Y	10.	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C5.00	Y	11.	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
C5.00	Y	12.	Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 20 of the permit.
C5.00	Y	13.	Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 20 of the permit.*
C5.00	Y	14.	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect and certify the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."
C5.00	Y	15.	Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C5.00, C5.10-C5.30	Y	16.	Provide a description of any buffer encroachments and indicate where a buffer variance is required.
C5.00	Y	17.	Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional."
C5.00	Y	18.	Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit."*
C5.00	Y	19.	Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C5.00	Y	20.	Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
C5.00	Y	21.	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
C5.00	N	22.	Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of an Biota Impaired Stream Segment, must comply with Part III.C. of the Permit. Include the completed Appendix 1 of this checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment.*
C5.00	N	23.	If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan.*
C5.10-C5.30, C5.81	Y	24.	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited.*
C5.01	Y	25.	Provide BMPs for the remediation of all petroleum spills and leaks.
C5.00	Y	26.	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.*
C5.01	Y	27.	Description of the practices to provide cover for building materials and building products on site.*
C5.00	Y	28.	Description of the practices that will be used to reduce the pollutants in storm water discharges.*
C5-00	Y	29.	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, grading, infrastructure, temporary and final stabilization).
C5.01	Y	30.	Provide complete requirements of Inspections and record keeping by the Primary Permittee.* (Part IV.D.4.a. on pages 32-33 of the current permit.)
C5.01	Y	31.	Provide complete requirements of Sampling Frequency and Reporting of sampling results.* (Part IV.D.6.d. pages 36-37 Sampling Frequency and Part IV.E. page 38 Reporting in the current permit.)
C5.01	Y	32.	Provide complete details for Retention of Records as per Part IV.F. of the permit. (Part IV.F. pages 38-39 Retention of Records in the current permit.)
C5.01	Y	33.	Description of analytical methods to be used to collect and analyze the samples from each location.*
C5.00	N	34.	Appendix B rationale for NTU values at all outfall sampling points where applicable.*
C5.00, C5.10-C5.30	Y	35.	Delineate all sampling locations on all phases of the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged.*
C5.10-C5.30	Y	36.	A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all of the BMPs into a single phase plan.
C5.10-C5.30	Y	37.	Graphic scale and North arrow.
C5.10-C5.30	Y	38.	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100 ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2.5 or 10

N/A	N	39.	Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
N/A	N	40.	Use of alternative BMP for application to the Equivalent BMP List . Please refer to Appendix A-2 of the Manual for Erosion and Sediment Control in Georgia 2016 Edition.*
C5.10-C5.30	N	41.	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
C5.10-C5.30	N	42.	Delineation of all State Waters and wetlands located on or within 200 feet of the project site.
C5.10-C5.30	Y	43.	Delineation and acreage of contributing drainage basins on the project site.
SEE HYDRO	Y	44.	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*
C5.00	Y	45.	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. For solar farm projects, post-construction impervious area shall be calculated as 70% of total solar panel square footage.
C5.80	Y	46.	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
C5.10-C5.30	Y	47.	Soil series for the project site and their delineation.
C5.10-C5.30	Y	48.	The limits of disturbance for each phase of construction.
C5.10-C5.30, C5.82	Y	49.	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, Permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
C5.03, C5.10-C5.30	Y	50.	Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual Chapter 6, with legend.
C5.80 & 90 Series	Y	51.	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
C5.81	Y	52.	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

*If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream the * checklist items would be N/A.* **Effective January 1, 2025**

29 ACTIVITY SCHEDULE

START DATE	10 / 2025
END DATE	10 / 2027

THIS SCHEDULE IS TO BE USED FOR PERMITTING PURPOSES ONLY. REFER TO APPROVED PROJECT SCHEDULE FOR EXACT CONSTRUCTION SEQUENCING.

DESCRIPTION	MONTH 2	4	6	8	10	12	14	16	18	20	22	24
INSTALL TREE SAVE FENCE FOR INSPECTION AND APPROVAL BY CITY ARBORIST												
INITIAL EROSION CONTROL BMP INSTALL.												
7-DAY LETTER												
SWS INSTALLATION AND MAINTENANCE												
DEMOLITION												
CLEARING, GRUBBING, GRADING												
TEMPORARY GRASSING												
PERMANENT GRASSING (IF APPLICABLE)												
INTER. EROSION CONTROL BMPS INSTALL.												
MAINT. OF EROSION CONTROL DEVICES												
STORM AND SANITARY SEWER INSTALL.												
BUILDING CONSTRUCTION												
FINAL EROSION CONTROL BMPS INSTALL.												
FINAL PAVING												
CLEANING OF STORM DRAINS												
FINAL LANDSCAPING												
REMOVAL OF EROS. CONTROL MEASURES												

ES&PC CHECKLIST SUMMARY

#2 DESIGN PROFESSIONAL LEVEL II CERTIFICATION ISSUED/EXPIRATION DATE: KUSH PATEL, 0000000130, 06.03.2023; 06.03.2026

#4 24-HR CONTACT: NICK EDDY; COMPANY: FOXFIELD LLC; PHONE: 978-884-6051

#5 PRIMARY PERMITTEE: NICK EDDY; COMPANY: FOXFIELD LLC; ADDRESS: 265 FRANKLIN STREET, SUITE 1001, BOSTON, MA 02110; PHONE: 978-884-6051; EMAIL: NE@FOXFIELDREALESTATE.COM

#6 TOTAL SITE AREA: 34.28 ACRES; TOTAL DISTURBED AREA: 19.03 ACRES

#7 CONSTRUCTION EXIT LOCATION (LAT: 33.955209, LONG: -84.062024)

#9 PROJECT SUMMARY AND NATURE OF CONSTRUCTION ACTIVITY: SUGARLOAF BUILDING 600 INCLUDES TWO NEW INDUSTRIAL BUILDINGS, 600 A (117,000 SF) & 600 B (173,000 SF), TRUCK PARKING AND DRIVEWAYS. THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SUPPORTING SURFACE PARKING, STORMWATER CONVEYANCE, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 19.03 ACRES.

#11 THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF LEE DANIEL CREEK.

#14 THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

#15 NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

#16 STREAM BUFFER ENCROACHMENTS ARE PROPOSED FOR THIS SITE. REFER TO STREAM BUFFER VARIANCE #######.

#17 AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

#18 WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

#19 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

#20 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

#21 ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

#22 THE PROJECT DOES NOT LIE WITHIN ONE LINEAR MILE OF A BIOTA IMPAIRED STREAM SEGMENT AND DOES NOT DISCHARGE DIRECTLY INTO AN IMPAIRED STREAM SEGMENT.

#23 TMDL IMPLEMENTATION PLAN FOR THE PROJECT SITE DOES NOT EXIST.

#26 STORMWATER MANAGEMENT MEASURES FOR CONTROLLING POLLUTANTS
- STORMWATER DETENTION PRACTICES
- GI/LID - BIOSWALE AREA & INFILTRATION PRACTICES.
- VELOCITY DISSIPATION DEVICES - RIPRAP APRON OUTLET PROTECT, ENERGY DISSIPATING HEADWALLS

#28 POTENTIAL SOURCES OF POLLUTION AND CONTROL PRACTICES
80% TSS REMOVAL - PROVIDED IN BIOSWALE AREA & EXISTING STORMWATER DETENTION POND

#45 PRE-DEVELOPED RUNOFF COEFFICIENT	0.22
POST-DEVELOPED RUNOFF COEFFICIENT	0.60

34 APPENDIX B - NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLE

WARM WATER (SUPPORTING WARM WATER FISHERIES)

SITE AREA	SURFACE WATER DRAINAGE AREA, SQUARE MILES							
ACRES	0.00 - 4.99	5.00 - 9.99	10.00 - 24.99	25.00 - 49.99	50.00 - 99.99	100.00 - 249.99	250.00 - 499.99	500.00+
1.00 - 10.00	75	150	200	400	750	750	750	750
10.01 - 25.00	50	100	100	200	300	500	750	750
25.01 - 50.00	50	50	100	100	200	300	750	750
50.01 - 100.00	50	50	50	100	100	150	300	600
100.01+	50	50		50	50	100	200	100

SITE DEVELOPMENT SUMMARY

1. CONTRACTOR IS TO ADHERE TO THE LDP MUNICIPALITY EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
2. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
4. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
5. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
6. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
7. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
8. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
9. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
11. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
12. THE CONTRACTOR SHALL KEEP AND MAINTAIN ONSITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
13. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
14. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
15. SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.
16. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
17. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.
18. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13135C0086F, DATED 09.28.2006.
19. WETLANDS DO/DO NOT EXIST ON SITE.
20. SITE DOES LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
21. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
22. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
23. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100001.
24. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

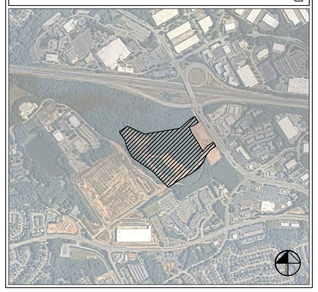
SEQUENCE OF CONSTRUCTION DISCLAIMER 28

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE AND THROUGHOUT THE PLANS ARE A GENERAL OVERVIEW AND ARE INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

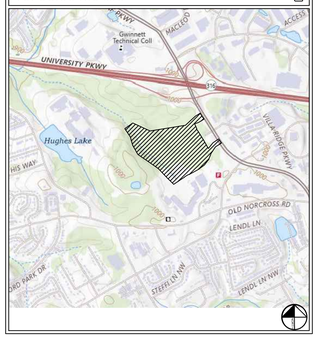
SITE SAMPLING NOTES 33 35

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINT 1.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 50 NTU AT THE SAMPLE POINT, AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 25.01 - 50 ACRE SITE, 0 - 4.99 SQUARE MILE SURFACE WATER DRAINAGE AREA.
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEET C5-00 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

VICINITY MAP 10

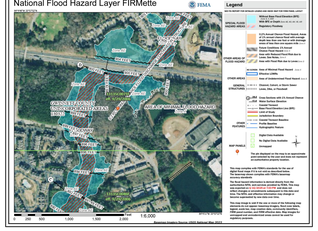


TOPOGRAPHIC MAP 35



FEMA MAP

National Flood Hazard Layer FIRMette



DESIGN PROFESSIONAL'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

08.21.2025 DATE — DESIGN PROFESSIONAL'S SIGNATURE 12

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

08.21.2025 DATE — DESIGN PROFESSIONAL'S SIGNATURE 13

Kimley»Horn
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM
2025 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DR.
SUITE 600
ALPHARETTA, GEORGIA 30009

FOXFIELD LLC
265 Franklin Street, Suite 1001
Boston, Massachusetts
FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY
1	GWINNETT COUNTY LDP SUBMISSION	08.21.2025	ASP

PROJECT

SUGARLOAF BUILDING 600

1900 APOGEE WAY
LAWRENCEVILLE, GA 30044

LAND LOT 35, 36, 37, 42 & 43
7TH DISTRICT
R7036-104

GEORGIA REGISTERED No. PE000013 PROFESSIONAL ENGINEER KUSH HARISH PATEL 08/21/2025

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	ASP
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE 8	08.21.2025
PROJECT NO.	014600008

TITLE: EROSION CONTROL NOTES

SHEET NUMBER: C5.00

Drawing name: K:\ALP_PN\7\014600008_Sugarloaf Building 600\CAD\Plansheets\C5.00 - EROSION CONTROL NOTES.dwg C5.00 EROSION CONTROL NOTES Aug 28, 2025 10:01am by liam.bruton

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

WASHDOWN AREAS (24)

1. THE DISCHARGE OF WASHDOWN WATER INTO STORMDRAINS, STREAMS, RIVERS, ETC. IS STRICTLY PROHIBITED.
2. CONTRACTOR SHALL COORDINATE WITH SITE SUPERINTENDENT TO EXCAVATE A PIT DEEP ENOUGH TO CONTAIN THE WASHDOWN WATER.
3. WASHDOWN ONLY TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND REAR OF THE VEHICLE, DO NOT WASH OUT THE DRUM.
4. CONTRACTOR SHALL INSURE WASHDOWN WATER GOES INTO AND STAYS IN THE PIT. NEVER ALLOW WASHDOWN WATER TO ENTER A STORMDRAIN.
5. PIT SHALL BE BACKFILLED AND SMOOTHED OUT TO PROPOSED GRADE.
6. IF A PIT IS NOT ACCESSIBLE, CONTRACTOR SHALL WASHDOWN INTO A WHEELBARROW OR CONTAINER AND CARRY TO A DISPOSAL SITE.

PETROLEUM SPILLS AND LEAKS CLEANUP (25)

- EQUIPMENT MAINTENANCE: ENSURE EQUIPMENT IS WORKING PROPERLY AND FREE FROM LEAKS.
- MATERIAL STORAGE: THE SITE MUST CONTAIN PLASTIC SHEETING OR TEMPORARY ROOFS, TO COVER BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER. STORE CONTAINERS, DRUMS, AND BAGS AWAY FROM DIRECT TRAFFIC ROUTES, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND IN A MANNER TO PROTECT AGAINST CONTAMINATION OF STORM WATER.
- POL SPILLS AND LEAKS: MINOR SPILLS AND LEAKS FROM CONSTRUCTION EQUIPMENT ARE A SOURCE OF POTENTIAL DISCHARGE. DO NOT USE WATER TO CLEAN UP SPILLS AND DIRT FROM PAVEMENTS.
- SPILL KITS: HAVE A FULL-SERVICE SPILL KIT ON SITE FOR MINOR LEAKS AND DRIPS. SPILLS KITS SHOULD INCLUDE ABSORBENT PADS, SPILL BOOMS, PERSONNEL PROTECTION EQUIPMENT, AND DISPOSAL BAGS.
- DRIP PAN USE DURING FUELING: USE DRIP PANS AND ABSORBENT RAGS WHEN FUELING CONSTRUCTION EQUIPMENT AND PROVIDING EMERGENCY MAINTENANCE ON EQUIPMENT. ABSORBENTS ARE TO BE HANDLED IN ACCORDANCE WITH THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) REGULATIONS.
- DRIP PAN USE DURING VEHICLE STORAGE: USE DRIP PANS UNDER HEAVY EQUIPMENT LEFT IDLE FOR TWO DRIP PAN USE DURING VEHICLE STORAGE OR MORE CALENDAR DAYS.
- VISUAL INSPECTIONS: VISUALLY INSPECT CONSTRUCTION EQUIPMENT DAILY FOR LEAKS AND SPILLS.
- HAZMAT STORAGE: STORE HAZARDOUS MATERIALS (INCLUDING FUEL) ON SITE IN COVERED AREAS WITH SECONDARY CONTAINMENT (FOR EXAMPLE, FLAMMABLE LOCKER). CONTAINING TANKS FOR FUEL (MOGAS DIESEL) SHOULD HAVE SECONDARY CONTAINMENT THAT MEETS REGULATORY REQUIREMENTS.
- PROTECTING STORM DRAINS: DO NOT DISPOSE OF WASTE IN A STORM DRAIN (FOR EXAMPLE PAINT, OIL, CONCRETE, ETC.)
- VEHICLE OPERATION: DO NOT OPERATE LEAKING EQUIPMENT. PROVIDE EMERGENCY REPAIR TO PREVENT FURTHER LEAKS.

BUILDING MATERIAL COVERING MEASURES (27)

FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (e.g. PLASTIC SHEETING, TEMPORARY ROOFS). TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER , OR SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

INSPECTIONS AND RECORD KEEPING (30)

INSPECTIONS

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING . THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSED OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D .4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

SAMPLING FREQUENCY AND REPORTING (31)

SAMPLING FREQUENCY

1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:
   a. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION
   b. IN ADDITION TO (a) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOTICE OF TERMINATION, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST
   c. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (a) AND (b) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED
   d. WHERE SAMPLING PURSUANT TO (a), (b) OR (c) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (a), (b) OR (c) ABOVE AND
   e. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (a) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (b). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (b) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (c) ABOVE.

   NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (a) AND (b) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

REPORTING

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS
   c. THE DATE(S) ANALYSES WERE PERFORMED
   d. THE TIME(S) ANALYSES WERE INITIATED
   e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES
   f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU " AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

RETENTION OF RECORDS (32)

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT
   d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT
   e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV .D.4.A. OF THIS PERMIT
   f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT AND
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.
2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION , INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

SAMPLING COLLECTION AND ANALYSIS (33)

SAMPLING REQUIREMENTS.

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIRE (5) ACRES OR MORE WILL BE DISTURBED THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. *SAMPLING REQUIREMENTS* SHALL INCLUDE THE FOLLOWING:

   (1) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP.

   (2) A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION

   (3) WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES) AND

   (4) ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

b. *SAMPLE TYPE.* ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED) THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

   (1) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

   (2) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

   (3) LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

   (4) MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

   (5). SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

c. *SAMPLING POINTS.*

   (1) FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALLS , OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

   (a) THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

   (b) THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

   (c) IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).

   (d) CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.

   (e) THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.

   (f) THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

   (g) PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP. OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

   (h) ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

VEGETATIVE BMP MEASURES

Bf	BUFFER ZONE
Cs	COASTAL DUNE STABILIZATION
Ds1	DISTURBED AREA STABILIZATION: (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION: (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION: (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION: (WITH SODDING)
Du	DUST CONTROL ON DISTURBED AREAS
Fl-Co	FLOCCULANTS COAGULANTS
Sb	STREAMBANK STABILIZATION: (USING PERMANENT VEGETATION)
Ss	SLOPE STABILZATION
Tac	TACKIFIERS AND BINDERS

EROSION CONTROL LINETYPES / SYMBOLS

LOD	LIMITS OF DISTURBANCE
AuG	SOIL TYPE DELINEATION
	DRAINAGE BASIN DELINEATION
	FLOW ARROW

STRUCTURAL BMP MEASURES

Cd-S	STONE CHECK DAM
Cd-Hb	STRAW- BALE CHECK DAM
Cd-Fs	FILTER SOCK CHECK DAM
Ch-1	CHANNEL STABILIZATION: VEGETATED LINING
Ch-2	CHANNEL STABILIZATION: ROCK RIP-RAP LINING
Ch-3	CHANNEL STABILIZATION: CONCRETE LINING
Co	CONSTRUCTION EXIT
Cr	CONSTRUCTION ROAD STABILIZATION
Dc	STREAM DIVERSION CHANNEL
Di	DIVERSION
Dn1	TEMPORARY DOWNDRAIN STRUCTURE
Dn2	PERMANENT DOWNDRAIN STRUCTURE
Fr	FILTER RING
Ga	GABION
Gr	GRADE STABILIZATION STRUCTURE
L	LEVEL SPREADER
Rd	ROCK FILTER DAM
Re	RETAINING WALL
Rt-P	RETROFITTING: PERFORATED HALF-ROUND PIPE WITH STONE FILTER

c. OTHER CONTROLS.

(1). WASTED DISPOSAL. LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES AND STORM DRAINS. WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, ARE OFTEN BEST LOCATED NEAR CONSTRUCTION SITE ENTRANCES TO MINIMIZE TRAFFIC ON DISTURBED SOILS. THE PLAN SHOULD INCLUDE SECONDARY CONTAINMENT AROUND LIQUID WASTE COLLECTION AREAS TO FURTHER MINIMIZE THE LIKELIHOOD OF CONTAMINATED DISCHARGES. SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

(2). OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. THE PLAN SHALL INCLUDE THE BEST MANAGEMENT PRACTICE TO BE IMPLEMENTED AT THE SITE OR CONSTRUCTION ACTIVITY.

(3). NOTHING IN THIS PERMIT RELIEVES A PERMITTEE FROM ANY OBLIGATION TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS OF WASTE DISPOSAL, SANITARY SEWER, SEPTIC AND PETROLEUM STORAGE SYSTEMS.

(4). THE PLAN SHALL INCLUDE BEST MANAGEMENT PRACTICES FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS AS APPROPRIATE.

24 (5). THE PLAN SHALL INCLUDE BEST MANAGEMENT PRACTICES FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. ADDITIONAL INFORMATION ABOUT BEST MANAGEMENT PRACTICES FOR CONCRETE WASHOUT IS AVAILABLE AT WWW.EPA.GOV/NPDES/PUBS/CONCRETEWASHOUT.PDF.

(6.). ALL PERMITTEES ARE REQUIRED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING TRENCHES AND EXCAVATIONS. DISCHARGES ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS.

20 4. INSPECTIONS.

a. PERMITTEE REQUIREMENTS.

(1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING . THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(2). MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSED OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

(3). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE ; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION ; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D .4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

(4). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

(5). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

(6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

5. MAINTENANCE.
THE PLAN SHALL INCLUDE A DESCRIPTION OF PROCEDURES TO ENSURE THE TIMELY MAINTENANCE OF VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN.

6. SAMPLING REQUIREMENTS.
THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIRE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. *SAMPLING REQUIREMENTS* SHALL INCLUDE THE FOLLOWING:

(1) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

33 (2) A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

(3). WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES) ; AND

(4) ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

b. *SAMPLE TYPE.* ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

(1) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

(2) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

(3) LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

(4) MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

(5). SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

c. *SAMPLING POINTS.*

(1) FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

(a) THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

(b). THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

(c). IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).

(d). CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.

(e). THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.

(f). THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

(g). PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

(h). ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

31 d. *SAMPLING FREQUENCY.*

(1). THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

(2). HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

(3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

(a). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

(b). IN ADDITION TO (a) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOTICE OF TERMINATION, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;

(c). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (a) AND (b) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

(d). WHERE SAMPLING PURSUANT TO (a), (b) OR (c) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (a), (b) OR (c) ABOVE; AND

(e). EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (a) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (b) . THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (b) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (c) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (a) AND (b) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

7. NON-STORMWATER DISCHARGES.

EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORMWATER LISTED IN PART III.A.2 OF THE PERMIT THAT ARE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE.

31 E. REPORTING

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
c. THE DATE(S) ANALYSES WERE PERFORMED;
d. THE TIME(S) ANALYSES WERE INITIATED;
e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI.

32 F. RETENTION OF RECORDS

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED IN ACCORDANCE WITH PART VI:

a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV .D.4.A. OF THIS PERMIT;
f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.

2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION , INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

PROJECT DESCRIPTION

PROJECT SUMMARY AND NATURE OF CONSTRUCTION ACTIVITY:
THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF A PARKING DECK AND SURFACE PARKING, STORMWATER CONVEYANCE AND WATER QUALITY, AND ALL ASSOCIATED UTILITIES. THE TOTAL AREA ON SITE IS 5.00 ACRES, AND THE TOTAL DISTURBED AREA IS 4.39 INCLUDING PUBLIC ROW.

THE RECEIVING WATER FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF LEE DANIEL CREEK.

PRE DEVELOPED RUNOFF COEFFICIENT: 0.22
POST DEVELOPED RUNOFF COEFFICIENT: 0.60

(THE PROPOSED PROJECT AREA WILL BE ROUTED INTO.....)

POST-CONSTRUCTION MEASURES FOR CONTROLLING POLLUTANTS IN STORMWATER AND STORMWATER DISCHARGES (SITE SPECIFIC)...

TMDL IMPLEMENTATION PLAN COMPLIANCE (IF APPLICABLE)

EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES

1. COMPREHENSIVE:

A. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENT AND PERIMETER CONTROL BMPS AND WITHIN 7 DAYS AFTER INSTALLATION.

B. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

C. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

D. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

E. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

20 F. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

21 G. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

H. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION, AND GWINNETT COUNTY CODES GOVERNING EROSION AND SEDIMENTATION CONTROL. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

I. FAILURE TO INSTALL, OPERATE, OR MAINTAIN

EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES (continued)

25 4. PRODUCT SPECIFIC PRACTICES

A. PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER , NATURAL DRAINS, AND STORMWATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHOD WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

B. PAINTS, FINISHES, AND SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORMWATER COLLECTION SYSTEM. EXCESS PRODUCTS, MATERIALS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.

C. CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON SITE.

D. FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

E. BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

5. WASTE MATERIALS

A. NO WASTE WILL BE DISPOSED OF INTO STORMWATER INLETS OR WATERS OF THE STATE.

B. ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.

C. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

6. HAZARDOUS WASTES

A. ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOBSITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

B. THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THIS ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOBSITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

7. SANITARY WASTES

A. A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE (1) TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.

B. ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORMWATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMPs MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIFICALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORMWATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE, SHEET C5-20, BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.

C. SANITARY SEWER WILL BE PROVIDED BY GWINNETT COUNTY AT THE COMPLETION OF THIS PROJECT.

27 8. BUILDING MATERIALS

A. FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (e.g. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER , OR SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

9. OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SEE SHEETS C5-10-30, C5-80 FOR CONSTRUCTION EXIT LOCATIONS AND DETAILS. THE PAVED STREET ADJACENT TO THE SITE EXIT WILL BE INSPECTED DAILY FOR TRACKING OF MUD, DIRT OR ROCK. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

EROSION CONTROL LEGEND

VEGETATIVE MEASURES:

Bf	BUFFER ZONE
Cs	COASTAL DUNE STABILIZATION
Ds1	DISTURBED AREA STABILIZATION: (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION: (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION: (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION: (WITH SODDING)
Du	DUST CONTROL ON DISTURBED AREAS
Fl-Co	FLOCCULANTS COAGULANTS
Sb	STREAMBANK STABILIZATION: (USING PERMANENT VEGETATION)
Ss	SLOPE STABILIZATION
Sp	SAMPLING POINT
Tac	TACKIFIERS AND BINDERS

STRUCTURAL MEASURES:

Cd-S	STONE CHECK DAM
Cd-Hb	STRAW- BALE CHECK DAM
Cd-Fs	STRAW- BALE CHECK DAM
Ch-1	CHANNEL STABILIZATION: VEGETATED LINING
Ch-2	CHANNEL STABILIZATION: ROCK RIP-RAP LINING
Ch-3	CHANNEL STABILIZATION: CONCRETE LINING
Co	CONSTRUCTION EXIT
Cr	CONSTRUCTION ROAD STABILIZATION
Dc	STREAM DIVERSION CHANNEL
Di	DIVERSION
Dn1	TEMPORARY DOWNDRAIN STRUCTURE
Dn2	PERMANENT DOWNDRAIN STRUCTURE
Fr	FILTER RING
Ga	GABION
Gr	GRADE STABILIZATION STRUCTURE
Lv	LEVEL SPREADER
Rd	ROCK FILTER DAM
Re	RETAINING WALL
Rt-P	RETROFITTING: PERFORATED HALF-ROUND PIPE WITH STONE FILTER
Rt-B	RETROFITTING: SLOTTED BOARD DAM WITH STONE OR FILTER FABRIC
Sd1-S	SEDIMENT BARRIER - SENSITIVE AREAS
Sd1-NS	SEDIMENT BARRIER - NON SENSITIVE AREAS
Sd1-BB	SEDIMENT BARRIER - BRUSH BARRIER

STRUCTURAL MEASURES (continued):

Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC WITH SUPPORTING FRAME
Sd2-B	INLET SEDIMENT TRAP: BAFFLE BOX
Sd2-Bg	INLET SEDIMENT TRAP: BLOCK AND GRAVEL DROP INLET PROTECTION
Sd2-G	INLET SEDIMENT TRAP: GRAVEL DROP INLET PROTECTION
Sd2-S	INLET SEDIMENT TRAP: SOD INLET PROTECTION
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER
Sd3	TEMPORARY SEDIMENT BASIN
Sd4-A	TEMPORARY SEDIMENT TRAP: OVERFLOW
Sd4-B	TEMPORARY SEDIMENT TRAP: COMBINATION STRAW BALE & SILT FENCE OUTLET
Sd4-C	TEMPORARY SEDIMENT TRAP: ROCK OUTLET
Sk	FILTER SURFACE SKIMMER
SpB	SEEP BERM
Sr	TEMPORARY STREAM CROSSING
St	STORM DRAIN OUTLET PROTECTION
Su	SURFACE ROUGHENING
Tc	TURBIDITY CURTAIN
Tp	TOPSOILING
Tr	TREE PROTECTION
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL

EROSION CONTROL LINETYPES / SYMBOLS

- TREE PROTECTION FENCE
- SOIL TYPE DELINEATION
- FLOW ARROW
- LIMITS OF DISTURBANCE

WARM WATER (SUPPORTING WARM WATER FISHERIES)								
		SURFACE WATER DRAINAGE AREA, SQUARE MILES						
		0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
SITE SIZE, ACRES	1.00-10	75	150	200	400	750	750	750	750
	10.01-25	50	100	100	200	300	500	750	750
	25.01-50	(50)	50	100	100	200	300	750	750
	50.01-100	50	50	50	100	100	150	300	600
	100.01+	50	50	50	50	50	100	200	100

APPENDIX B
NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLE

10

VICINITY MAP

2

GSWCC Georgia Soil and Water Conservation Commission

KUSH H PATEL
Level II Certified Design Professional

CERTIFICATION NUMBER 0000095764
ISSUED: 10/13/2024 EXPIRES: 10/13/2027

29

START DATE 09/2025
END DATE 09/2027

THIS SCHEDULE IS TO BE USED FOR PERMITTING PURPOSES ONLY. REFER TO APPROVED PROJECT SCHEDULE FOR EXACT CONSTRUCTION SEQUENCING.

DESCRIPTION	MONTH 2	4	6	8	10	12	14	16	18	20	22	24
INITIAL EROSION CONTROL BMP INSTALL.												
7-DAY LETTER												
Sd3 INSTALLATION AND MAINTENANCE												
DEMOLITION												
CLEARING, GRUBBING, GRADING												
TEMPORARY GRASSING												
PERMANENT GRASSING (IF APPLICABLE)												
INTER. EROSION CONTROL BMPS INSTALL.												
MAINT. OF EROSION CONTROL DEVICES												
STORM AND SANITARY SEWER INSTALL.												
BUILDING CONSTRUCTION												
FINAL EROSION CONTROL BMPS INSTALL.												
FINAL PAVING												
CLEANING OF STORM DRAINS												
FINAL LANDSCAPING												
REMOVAL OF EROS. CONTROL MEASURES												

ACTIVITY SCHEDULE

6

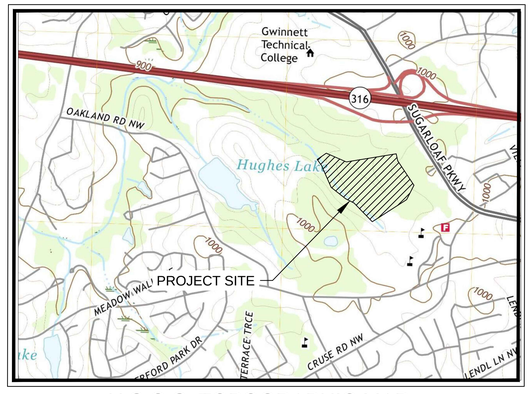
SITE AREA SUMMARY:
TOTAL SITE AREA = 34.06 ACRES
TOTAL DISTURBED AREA = 23.26 ACRES

4

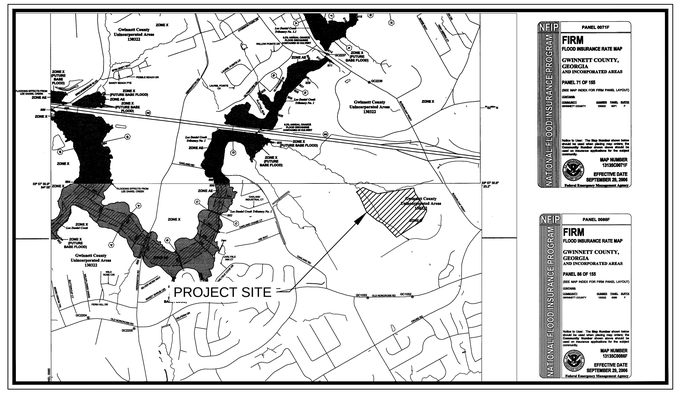
24-HOUR CONTACT:
NAME: NICK EDDY
COMPANY: FOXFIELD LLC
NUMBER: 978-884-6051

5

PRIMARY PERMITTEE:
NAME: NICK EDDY
COMPANY: FOXFIELD LLC
ADDRESS: 265 FRANKLIN STREET
SUITE 1001
BOSTON, MA 02110
PHONE: 978-884-6051
EMAIL: NE@FOXFIELDREALESTATE.COM



U.S.G.S. TOPOGRAPHIC MAP
LAWRENCEVILLE, GA QUAD MAP



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13135C0071F AND 13135C0086F DATED 09-29-2006.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
FOXFIELD LLC
265 Franklin St. Suite 1001
Boston, MA 02110
781.668.8950
FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
5030 SUGARLOAF BLDG 600
5030 SUGARLOAF PKWY, LAWRENCEVILLE, GA

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE050013
NICK HARISH PATEL
2-25-25

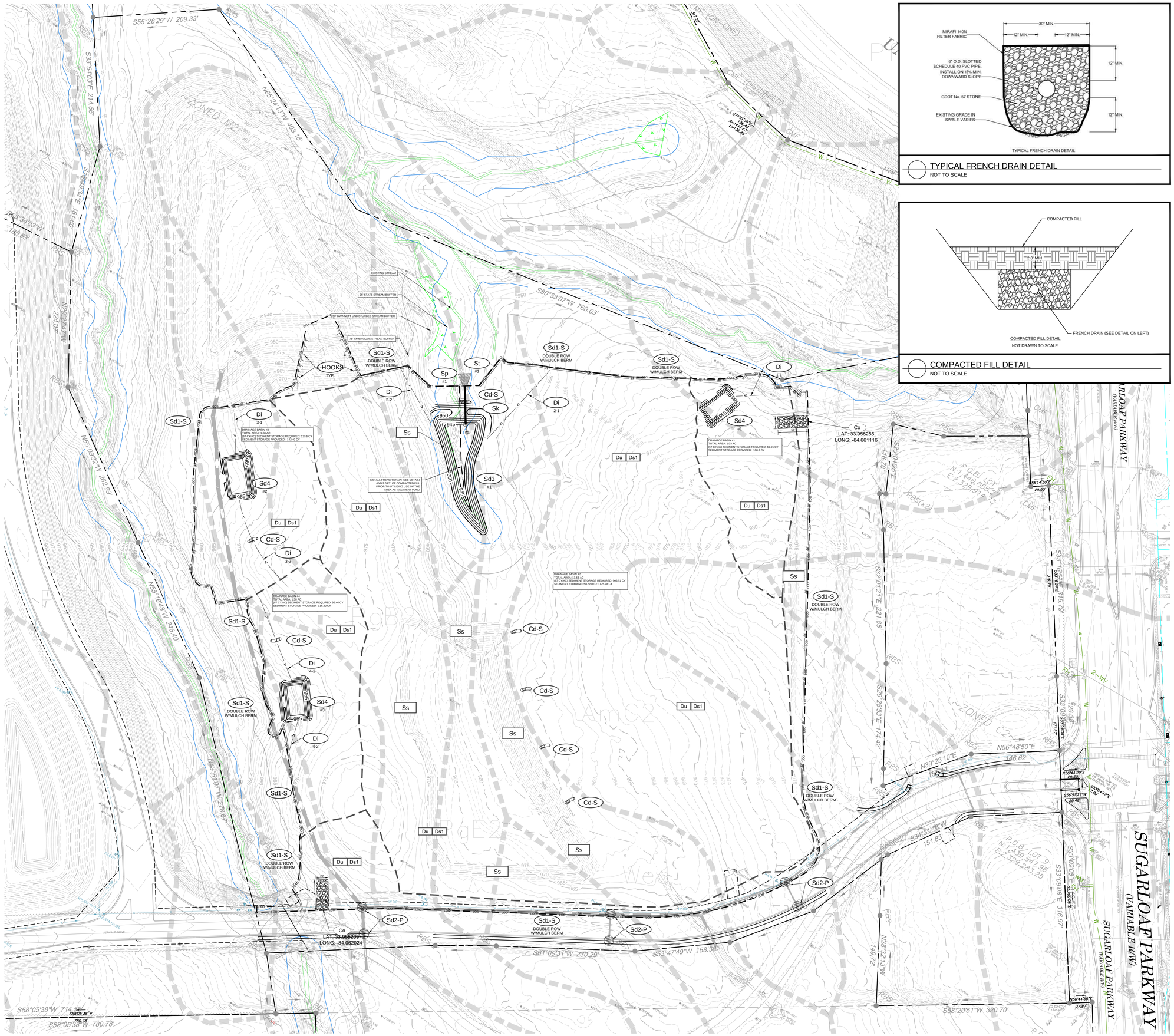
GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	LFB
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08/28/2025
PROJECT NO.	014600002

TITLE
EROSION CONTROL NOTES

SHEET NUMBER
C5-03

Drawing name: K:\ALP_PR\014600002_Sugarloaf Parkway\CAD\Exhibits\2023-02-21 EPD Erosion Control - Bldg 600\C5-00 - EROSION CONTROL NOTES.dwg C5-03 EROSION CONTROL NOTES Aug 28, 2025 9:24am by liam.bruton

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TYPICAL FRENCH DRAIN DETAIL

TYPICAL FRENCH DRAIN DETAIL
NOT TO SCALE

COMPACTED FILL DETAIL
NOT DRAWN TO SCALE

COMPACTED FILL DETAIL
NOT TO SCALE

EROSION CONTROL LEGEND

Sd1-S	SILT FENCE - TYPE S
Co	CONSTRUCTION EXIT
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC
Sd2-SS	INLET SEDIMENT TRAP: SILT SAVER
St	STORM DRAIN OUTLET PROTECTION
Fr	FILTER RING
Re	RETAINING WALL
Di	DIVERSION
Cd	CHECK DAM
Dn1	TEMPORARY DOWNDRAIN STRUCTURE
Sk	FLOATING SURFACE SKIMMER
Sd3	TEMPORARY SEDIMENT BASIN
Sd4	TEMPORART SEDIMENT TRAP
Ch	CHANNEL STABILIZATION
Ds1	DISTURBED AREA STABILIZATION (MULCHING)
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)
Du	DUST CONTROL
Ss	SLOPE STABILIZATION
Tr	TREE PROTECTION FENCE
LOD	LIMITS OF DISTURBANCE
AuG	SOIL TYPE DELINEATION
	DRAINAGE BASIN DELINEATION

EROSION CONTROL PHASE 1 SEQUENCING

1. INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS.
2. INSTALL PERIMETER EROSION CONTROL DEVICES.
3. COMPLETE GRADING FOR ALL Sd3'S AND Sd4'S & INSTALL SKIMMERS / RISERS. REMOVE TREES AS NECESSARY TO INSTALL THE NECESSARY SEDIMENT STORAGE BMPS.
4. SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL PRIOR TO BEGINNING CLEARING AND GRUBBING ACTIVITIES.
5. BEGIN CLEARING AND GRUBBING. INSTALL DIVERSIONS TO Sd3'S AS SOON AS THE DIVERSION AREAS ARE CLEARED.
6. BEGIN BUILDING AND SITE DEMOLITION.

HYDROLOGIC SOIL GROUPS

AmC2: APPLING SANDY LOAM,
6 TO 10 PERCENT SLOPES, MODERATELY ERODED

ArC2: APPLING SANDY CLAY LOAM,
6 TO 10 PERCENT SLOPES, ERODED

ApB: APPLING-HARD LABOR COMPLEX,
2 TO 6 PERCENT SLOPES

ARE: ASHLAR, RION, AND WATEREE SOILS,
10 TO 25 PERCENT SLOPES

AsF: ASHLAR-WATEREE COMPLEX,
15 TO 45 PERCENT SLOPES, STONY

Cfs: CHEWACLA SILT LOAM,
0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

PtB2: PACOLET SANDY LOAM,
2 TO 6 PERCENT SLOPES, MODERATELY ERODED

PtC2: PACOLET SANDY LOAM,
6 TO 10 PERCENT SLOPES, MODERATELY ERODED

PgB2: PACOLET SANDY CLAY LOAM,
2 TO 6 PERCENT SLOPES, MODERATELY ERODED

PgC2: PACOLET SANDY CLAY LOAM,
6 TO 10 PERCENT SLOPES, MODERATELY ERODED

PgD2: PACOLET SANDY CLAY LOAM,
10 TO 15 PERCENT SLOPES, MODERATELY ERODED

PgE2: PACOLET SANDY CLAY LOAM,
15 TO 25 PERCENT SLOPES, MODERATELY ERODED

Wed: WEHADKEE SOILS,
0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

WtE2: WEDOWEE SANDY LOAM,
10 TO 25 PERCENT SLOPES, ERODED

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
KUSH H PATEL
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000095764
ISSUED 10/13/2024 EXPIRES 10/13/2027

GRAPHIC SCALE IN FEET
0 30 60 120

Know what's below. Call before you dig.

Kimley»Horn
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM
2025 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DR.
SUITE 600
ALPHARETTA, GEORGIA 30009

FOXFIELD LLC
260 Peachtree Street, Suite 2005
Atlanta, Georgia 30303
770.448.6600

FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY
1	GWINNETT COUNTY LDP SUBMISSION	08.21.2025	ASP

PROJECT

SUGARLOAF BUILDING 600

LAND LOT 35, 36, 37, 42, & 43
R7036-104
7TH DISTRICT

1900 APGREE WAY
LAWRENCEVILLE, GA 30044

GEORGIA REGISTERED No. PE0050513 PROFESSIONAL ENGINEER KUSH H PATEL 08/31/2025

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	ASP
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08.21.2025
PROJECT NO.	014600008

TITLE
EROSION CONTROL PLAN

SHEET NUMBER
C5.10

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\014600008_Sugarloaf-Building-600\CAD\Plans\sheets\C5.10 - EROSION CONTROL PLAN.dwg Aug 28, 2025 10:20am by: liam.bruton

Kimley»Horn
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM
2025 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DR.
SUITE 600
ALPHARETTA, GEORGIA 30009

FOXFIELD LLC
2955 Franklin Street, Suite 300
San Francisco, CA 94123
TEL 415.409.8800

FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY
1	GWINNETT COUNTY LDP SUBMISSION	08.21.2025	ASP

PROJECT

SUGARLOAF BUILDING 600

1900 APOGEE WAY
LAWRENCEVILLE, GA 30044

LAND LOT 35, 36, 37, 42 & 43
7TH DISTRICT

R7036-104

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE026413
PROFESSIONAL ENGINEER
Kevin Patrick Hahn
07/11/2025

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	ASP
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08.21.2025
PROJECT NO.	014600008

TITLE: EROSION CONTROL PLAN

SHEET NUMBER: C5.20

EROSION CONTROL LEGEND

- Sd1-S — SILT FENCE - TYPE S
- Co — CONSTRUCTION EXIT
- Sd2-P — INLET SEDIMENT TRAP: CURB INLET PROTECTION
- Sd2-FF — INLET SEDIMENT TRAP: FILTER FABRIC
- Sd2-SS — INLET SEDIMENT TRAP: SILT SACK
- St — STORM DRAIN OUTLET PROTECTION
- Fr — FILTER RING
- Re — RETAINING WALL
- Di — DIVERSION
- Ck — CHECK DAM
- Dm1 — TEMPORARY DOWNDRAIN STRUCTURE
- Sk — FLOATING SURFACE SKIMMER
- Sd3 — TEMPORARY SEDIMENT BASIN
- Sd4 — TEMPORARY SEDIMENT TRAP
- Ch — CHANNEL STABILIZATION
- Ds1 — DISTURBED AREA STABILIZATION (WILD SEEDING)
- Ds2 — DISTURBED AREA STABILIZATION (TEMPORARY VEGETATION)
- Ds3 — DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)
- Du — DUST CONTROL
- Ss — SLOPE STABILIZATION
- Tr — TREE PROTECTION FENCE
- LOD — LIMITS OF DISTURBANCE
- SOIL TYPE DELINEATION
- DRAINAGE BASIN DELINEATION

EROSION CONTROL PHASE 2 SEQUENCING

1. INSPECT AND MAINTAIN ALL EXISTING BMP'S.
2. INSTALL SITE RETAINING WALLS. MAINTAIN DRAINAGE TO SED'S AS WALLS ARE CONSTRUCTED WITHIN THEM.
3. BEGIN TO INSTALL UNDERGROUND STORM CONVEYANCE INFRASTRUCTURE AND TIE THEM INTO SED'S. INSTALL INLET/OUTLET EROSION PROTECTION.
4. BEGIN CUT/FILL ACTIVITIES. CONTRACTOR TO COORDINATE AND SCHEDULE REMOVAL OF UNSUITABLE FILL MATERIAL DURING THIS PHASE
5. CONTINUE SHAPING THE PONDS TO RESEMBLE THE FINAL STORMWATER PONDS.
6. INSTALL REMAINING SITE UTILITIES.
7. ONCE C&G HAS BEEN POURED ADJACENT TO Sd2-P's, THE Sd2-P's TO BE REPLACED BY Sd2-Ps (SEE SHEET C5.30 FOR Sd2-P LOCATIONS).

HYDROLOGIC SOIL GROUPS

AmC2: APPLING, SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED
AnC2: APPLING, SANDY CLAY LOAM, 6 TO 10 PERCENT SLOPES, ERODED
ApB: APPLING-HARD LABOR COMPLEX, 2 TO 6 PERCENT SLOPES
ARE: ASHLAR, RION, AND WATEREE SOILS, 10 TO 25 PERCENT SLOPES
AsF: ASHLAR-WATEREE COMPLEX, 25 TO 45 PERCENT SLOPES, STONY
Ch: CHEWACLA SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
PfB2: PACOLET SANDY LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED
PfC2: PACOLET SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED
PgB2: PACOLET SANDY CLAY LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED
PgC2: PACOLET SANDY CLAY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED
PgD2: PACOLET SANDY CLAY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
PgE2: PACOLET SANDY CLAY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
Wod: WEHADKEE SOILS, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
WrE2: WILKES SANDY LOAM, 10 TO 25 PERCENT SLOPES, ERODED

GSWCC — Georgia Soil and Water Conservation Commission

INSTRUCTIONS:
1. SELECT BLOCK
2. CLICK BLUE PULL-DOWN ARROW IN THE TOP RIGHT CORNER TO CHANGE THE GSWCC CERTIFICATION TO ENGINEER OF RECORD
3. TO ADD A NEW NAME TO THIS BLOCK, REACH OUT TO YOUR OCC.

GRAPHIC SCALE IN FEET
0 60 120

Know what's below. Call before you dig.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\014600008_Sugarloaf-Building-600\CAD\Plansheets\C5.20 - EROSION CONTROL PLAN.dwg C5.20 EROSION CONTROL PLAN Aug 28, 2025 10:21am by: liam.bruton

PROJECT

SUGARLOAF BUILDING 600

3900 APOGEE WAY
LAWRENCEVILLE, GA 30044

LAND LOT 35, 36, 37, 42 & 43
7TH DISTRICT

R7036-104

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE026413
PROFESSIONAL ENGINEER
Brandon Lee Highsmith
01/07/2025

No.	REVISION DESCRIPTIONS	DATE	BY
1	GWINNETT COUNTY LDP SUBMISSION	08.21.2025	ASP

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	ASP
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08.21.2025
PROJECT NO.	014600008

TITLE: EROSION CONTROL PLAN

SHEET NUMBER: C5.30

Kimley»Horn
11720 AMBER PARK DR.
SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE 404.418.8700
WWW.KIMLEY-HORN.COM
2025 KIMLEY-HORN AND ASSOCIATES, INC.

FOXFIELD LLC
2955 Peachtree Dunwoody Road, Suite 1003
Atlanta, GA 30329
TEL 404.869.8600

FOXFIELD

EROSION CONTROL LEGEND

Sd1-S	SILT FENCE - TYPE S
Co	CONSTRUCTION EXIT
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC
Sd2-SS	INLET SEDIMENT TRAP: SILT SACK
St	STORM DRAIN OUTLET PROTECTION
Fr	FILTER RING
Re	RETAINING WALL
Di	DIVERSION
Cd	CHECK DAM
Dm1	TEMPORARY DOWNDRAIN STRUCTURE
Sk	FLOATING SURFACE SKIMMER
Sd3	TEMPORARY SEDIMENT BASIN
Sd4	TEMPORARY SEDIMENT TRAP
Ch	CHANNEL STABILIZATION
Ds1	DISTURBED AREA STABILIZATION (WILL GRASSING)
Ds2	DISTURBED AREA STABILIZATION (WITH MULCHING)
Ds3	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)
Du	DUST CONTROL
Ss	SLOPE STABILIZATION
Tr	TREE PROTECTION FENCE
LOD	LIMITS OF DISTURBANCE
AUG	SOIL TYPE DELINEATION
	DRAINAGE BASIN DELINEATION

EROSION CONTROL PHASE 3 SEQUENCING

1. UPON MASS GRADING COMPLETION BEGIN TO SET AND POUR FOUNDATIONS AND INSTALL PAVEMENT.
2. INSTALL Sd2-P'S ON ALL INLETS LOCATED WITHIN PAVED AREAS.
3. FINISH FINE GRADING AND INSTALL PERMANENT VEGETATION AND ANY NECESSARY SLOPE STABILIZATION.
4. CLEAN OUT SEDIMENT FROM THE STORM PIPES AND DEMUCK THE STORMWATER MANAGEMENT AREAS.
5. REGRADE STORMWATER MANAGEMENT AREAS TO MEET DESIGN CONDITIONS WHERE NECESSARY, INSTALL BIORETENTION FILTER MEDIA AND LANDSCAPING.
6. REMOVE ALL TEMPORARY BMPS UPON FINAL STABILIZATION.

HYDROLOGIC SOIL GROUPS

AnhC2--APPLING SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED

AnhC2--APPLING SANDY CLAY LOAM, 6 TO 10 PERCENT SLOPES, ERODED

ApB--APPLING-HARD LABOR COMPLEX, 2 TO 6 PERCENT SLOPES

ARE--ASHLAR--RION, AND WATEREE SOILS, 10 TO 25 PERCENT SLOPES, EC

AsF--ASHLAR-WATEREE COMPLEX, 15 TO 45 PERCENT SLOPES, STONY

CfA--CHEWACLA SILT LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

PtB2--PACOLET SANDY LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED

PtC2--PACOLET SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED

PtC2--PACOLET SANDY CLAY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED

PtD2--PACOLET SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED

PtE2--PACOLET SANDY CLAY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED

Wed--WEHADKEE SOILS, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

WtE2--WEDOWEE SANDY LOAM, 10 TO 25 PERCENT SLOPES, ERODED

GSWCC Georgia Soil and Water Conservation Commission

INSTRUCTIONS:
1. *SELECT BLOCK*
2. *CLICK BLUE PULL-DOWN ARROW IN THE PROPERTIES TOOLBAR*
3. *CHANGE THE GSWCC CERTIFICATION TO ENGINEER OF RECORD*

TO ADD A NEW NAME TO THIS BLOCK, REACH OUT TO YOUR OCC.

GRAPHIC SCALE IN FEET
0 60 120

Know what's below. Call before you dig.
811

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\MLP_PR\0146000008_Sugarloaf-Building-600\CAD\Plansheets\C5.30 - EROSION CONTROL PLAN.dwg C5.30 EROSION CONTROL PLAN Aug 28, 2025 10:22am by: liam.bruton

MATERIAL	DEPTH
DRY STRAW OR HAY	2" TO 4"
WOOD WASTE (SAWDUST, BARK, CHIPS)	2" TO 3"
BLACK POLYETHYLENE FILM	COMPLETELY COVER AREA HOLD IN PLACE WITH SOIL ON OUTER EDGE

Ds1 MULCHING

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS. ACRE)	N TOP DRESSING RATE (LBS. ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	1000	-
	MAINTENANCE	10-10-10	400	30
COOL SEASON GRASSES LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	0-10-10	1000	-
	MAINTENANCE	0-10-10	400	-
GROUND COVERS	FIRST	10-10-10	1300	-
	SECOND	10-10-10	1300	-
	MAINTENANCE	10-10-10	1100	-
PINE SEEDLINGS	FIRST	20-10-5	ONE 21-GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	-
SHRUB LESPEDEZA	FIRST	0-10-10	700	-
	MAINTENANCE	0-10-10	700	-
TEMPORARY GROUND COVER CROPS SEEDED ALONE	FIRST	10-10-10	500	30
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES LEGUMES	FIRST	6-12-12	1500	50
	SECOND	0-10-10	1000	-
	MAINTENANCE	0-10-10	400	-

Ds3 PERMANENT SEEDING

APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1-2 TONS PER ACRE

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS					
SPECIES	RATES PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
BARLEY	3.3 LBS.	3 BU.	9 1-10 31	9 15-11 15	10 1-12 31
OATS	2.9 LBS.	4 BU.	9 15-11 15	9 15-11 15	9 15-11 15
TRITCALE	3.3 LBS.	3 BU.	-	-	10 15-12 15
RYEGRASS, ANNUAL	0.9 LBS.	40 LBS.	8 15-11 15	9 1-12 15	9 15-12 31
RYE LESPEDEZA, ANNUAL	0.6 LBS.	0.5 BU.	8 15-10 31	9 15-11 30	10 1-12 31
	0.9 LBS.	40 LBS.	3 1-3 31	3 1-3 31	2 1-2 28
WEEPING LOVEGRASS	0.1 LBS.	4 LBS.	4 1-5 31	4 1-5 31	3 1-5 31
SUDANGRASS	1.4 LBS.	60 LBS.	4 1-8 31	4 1-8 31	3 1-7 31
MILLET, BROWNTOP	0.9 LBS.	40 LBS.	4 15-6 15	4 15-6 30	4 15-6 30
MILLET, PEARL	1.1 LBS.	50 LBS.	5 15-7 15	5 1-7 31	4 15-8 15
WHEAT	4.1 LBS.	3 BU.	9 15-11 30	10 1-12 15	10 15-12 31

1. TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWN OUT PERENNIALS IF PLANTED TOO HEAVILY.

2. REDUCE SEEDING RATES BY 50% WHEN DRILLED.

3. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.

4. SEEDING RATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

M-L REPRESENTS THE MOUNTAIN, BLUE RIDGE, AND RIDGES VALLEYS MLRAS.

P REPRESENTS THE SOUTHERN PIEDMONT REGION MLRA.

C REPRESENTS THE SOUTHERN COASTAL PLAIN, SAND HILLS, BLACK LANDS, AND ATLANTIC COAST FLATWOODS MLRAS.

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS. ACRE)	N TOP DRESSING RATE (LBS. ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	100	-
	MAINTENANCE	10-10-10	400	30
COOL SEASON GRASSES LEGUMES	FIRST	6-12-12	1500	0-50
	SECOND	0-10-10	1000	-
	MAINTENANCE	0-10-10	400	-
TEMPORARY COVER CROPS	FIRST	10-10-10	500	30
SEEDED ALONE	FIRST	6-12-12	1500	50-100
WARM SEASON GRASSES	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30

Ds2 TEMPORARY SEEDING

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER						
TYPES OF SPECIES	RATES PER ACRE	RATES PER 1,000 SF	PLANTING DATES BY REGION M-L	P	C	REMARKS
BAHIA, PENSACOLA ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LBS.	-	4 1-5 31	3 1-5 31	LOW GROWING AND SOD FORMING. ALLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS.
BAHIA, WILMINGTON ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	60 LBS. 30 LBS.	1.4 LBS. 0.7 LBS.	3 15-5 31	3 1-5 31	-	LOW GROWING AND SOD FORMING. ALLOW TO ESTABLISH. WILL SPREAD INTO BERMUDA LAWNS.
BERMUDA, COMMON (HULLED SEED) ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	10 LBS. 6 LBS.	0.2 LBS. 0.1 LBS.	-	4 1-5 31	3 15-5 31	QUICK COVER, LOW GROWING AND SOD FORMING. NEEDS FULL SUN
BERMUDA, COMMON (UNHULLED SEED) ALONE OR WITH TEMPORARY COVER WITH PERENNIALS	10 LBS. 6 LBS.	0.2 LBS. 0.1 LBS.	-	10 1-2 28	11 1-1 31	PLANT WITH WINTER ANNUALS PLANT WITH TALL FESCUE
BERMUDA SPRIGS TEMPORARY COVER	40 CF SOD PLUGS 3' X 3'	0.9 CF	4 15-6 15	4 1-6 15	4 1-5 31	1 CF = 650 SPRIGS 1 BU. = 1.25 CF OR 800 SPRIGS.
CENTIPEDE	BLOCK SOD ONLY		-	11 1-5 31	11 1-5 31	DROUGHT TOLERANT FULL SUN OR PARTIAL SHADE EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS IRRIGATION NEEDED UNTIL FULLY ESTABLISHED DO NOT PLANT NEAR PASTURES
CROWN VETCH WITH WINTER ANNUALS OR COOL WINTER GRASSES	15 LBS.	0.3 LBS	9 1-10 15	9 1-10 10	-	MIX WITH 30 LBS. TALL FESCUE OF 15 LBS. RYE INNOCULATE SEED ONLY NORTH OF ATLANTA, DENSE GROWTH DROUGHT TOLERANT AND FIRE RESISTENT
FESCUE, TALL ALONE WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS 0.7 LBS	3 1-4 1 - OR - 8 15-10 15	9 1-10 15 - OR - 2 15-4 15	-	NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNVETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS. 227,000 SEED PER POUND.
LESPEDEZA, SERICEA SCARIFIED UNSCARIFIED SEED-BEARING HAY	60 LBS.	1.4 LBS	4 1-5 31	3 15-5 31	3 1-5 15	WIDELY ADAPTED AND LOW MAINTENANCE. TAKES 2-3 YEARS TO ESTABLISH. EXCELLENT ON ROADBANKS. INOCULATE SEED WITH EL INOCULANT. MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, HAHIA, OR TALL FESCUE.
	75 LBS	1.7 LBS	9 1-2 28	9 1-2 28	9 1-2 28	MIX WITH TALL FESCUE OR WINTER ANNUALS
	3 TONS	138 LBS.	10 1-2 28	10 1-1 31	9 15-1 15	CUT WHEN SEED IS MATURE, BUT BEFORE IT SHATTERS. ADD TALL FESCUE OR WINTER ANNUALS.
LESPEDEZA, AMBRO VIRGETA OR APPALOW SCARIFIED UNSCARIFIED	60 LBS. 75 LBS.	1.4 LBS 1.7 LBS	4 1-5 31 9 1-2 28	3 15-5 31 9 1-2 28	3 15-5 15 9 1-2 28	SPREADING GROWTH WITH HEIGHT OF 18"-24". GOOD IN URBAN AREAS. MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA, TALL FESCUE, OR WINTER ANNUALS. DO NOT MIX WITH SERICEA LESPEDEZA. SLOW TO DEVELOP SOLID STANDS. INOCULATE SEED WITH EL INOCULANT.
LESPEDEZA, SHRUB (LESPEDEZA BICOLOR OR LESPEDEZA THUMBERGII) PLANTS	3' X 3' SPACING		10 1-3 31	11 1-3 15	11 15-2 28	PLANT IN SMALL CLUMPS FOR WILDLIFE FOOD AND COVER.
LOVEGRASS, WEEPING ALONE WITH OTHER PERENNIALS	4 LBS. 2 LBS.	0.1 LBS 0.05 LBS	4 1-5 31	3 15-5 31	3 1-5 31	QUICK COVER. DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.
MAIDENCANE SPRIGS	2' X 3' SPACING		2 1-3 31	2 1-3 31	2 1-3 31	FOR VERY WET SITES SUCH AS RIVERBANKS AND SHORELINES. DIG SPRIGS LOCALLY. MAY CLOG CHANNELS.
PANICGRASS, ATLANTIC COASTAL	20 LBS.	0.5 LBS	-	3 1-4 30	3 1-4 30	GROWS WELL ON COASTAL SAND DUNES, BORROW AREAS, AND GRAVEL PITS. PROVIDES WINTER COVER FOR WILDLIFE. MIX WITH SERICEA LESPEDEZA EXCEPT ON SAND DUNES.
REED CANARY GRASS ALONE WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS 0.7 LBS	6 15-10 15	9 1-10 15	-	GROWS SIMILAR TO TALL FESCUE
SUNFLOWER, "AZTEC" MAXIMILLIAN	10 LBS.	0.2 LBS	4 15-5 31	4 15-5 31	4 1-5 31	MIX WITH WEEPING LOVEGRASS, LEGUMES, OR OTHER LOW GROWING GRASSES.

Ds3 PERMANENT GRASSING

DISTURBED AREA STABILIZATION

TEMPORARY METHODS:
MULCHES - REFER TO Ds1 (DISTURBED AREA STABILIZATION)

VEGETATIVE COVER - REFER TO Ds2 (DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING)

TILLAGE - ROUGHEN AND BRING CLODS TO THE SURFACE BY USE OF CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART

IRRIGATION - SITE SPRINKLED WITH WATER UNTIL WET. REPEAT AS NEEDED

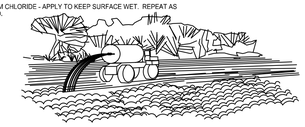
BARRIERS - FENCES, HAY BALES, AND CRATE WALLS PLACED AT INTERVALS 15 TIMES THEIR HEIGHT AND PERPENDICULAR TO AIR CURRENTS

CALCIUM CHLORIDE - APPLY TO KEEP SURFACE WET. REPEAT AS NEEDED.

PERMANENT METHODS:
PERMANENT VEGETATION - REFER TO Ds3 (DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION)

TOPSOILING - COVERING THE SURFACE WITH A LESS ERODIVE SOIL MATERIAL

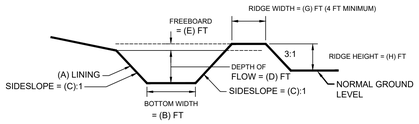
STONE - SURFACE WITH CRUSHED STONE OR COARSE GRAVEL (SEE C/ - CONSTRUCTION ROAD STABILIZATION)



Du

DUST CONTROL ON DISTURBED AREAS (Du)

DI - DIVERSION

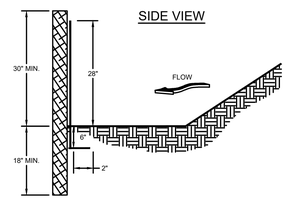


Diversion																	Check Dam note to be shown on the E&SC Plan
Description	Drainage Area (DA)	Drainage Area (DA)	Runoff Coefficient (RC)	Time of Concentration (TC) (10-Year)	Flow (Qm)	Velocity (V)	Liner	Ditch Shape	Bottom Width	Side Slope (H:V)	Total Depth	Running Slope	Depth of Flow	Manning's Number (n)	Freeboard	Channel Top Width	Ridge Width	Ridge Height	Flow in ditch using CPA	Above 20 cfs	Per Tel #(800) 282-7411 &BP: Using Material
ID	sf	ac	-	min	cfs	fps			ft	x:1	ft	%	ft		ft	ft	ft	ft	cfs		
DI 1-1	30,940	0.71	0.60	7.38	3.14	4.03	Ch-1	Trapizoidal	2	2:1	1.50	1.00	0.30	0.023	1.20	8.0	4	1.50	3.14	YES	Ch-1
DI 2-1	68,580	1.57	0.60	7.38	6.95	8.91	Ch-2	Trapizoidal	2	2:1	1.50	1.00	0.30	0.023	1.20	8.0	4	1.50	6.95	YES	Ch-2
DI 2-2	20,130	0.46	0.60	7.38	2.04	2.61	Ch-1	Trapizoidal	2	2:1	1.50	1.00	0.30	0.023	1.20	8.0	4	1.50	2.04	YES	Ch-1
DI 3-1	7,440	0.17	0.60	7.38	0.75	0.97	N/A	Trapizoidal	2	2:1	1.50	1.00	0.30	0.023	1.20	8.0	4	1.50	0.75	NO	N/A
DI 3-2	12,800	0.29	0.60	7.38	1.28	1.65	N/A	Trapizoidal	2	2:1	1.50	1.00	0.30	0.023	1.20	8.0	4	1.50	1.28	NO	N/A
DI 4-1	23,450	0.54	0.60	7.38	2.39	3.07	Ch-1	Trapizoidal	2	2:1	1.50	1.00	0.30	0.023	1.20	8.0	4	1.50	2.39	YES	Ch-1
DI 4-2	17,640	0.40	0.60	7.38	1.77	2.27	N/A	Trapizoidal	2	2:1	1.50	1.00	0.30	0.023	1.20	8.0	4	1.50	1.77	NO	N/A
Key							A		B	C			D		E	F	G	H	1	2	3

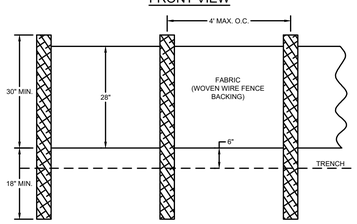
DIVERSION (Di)

Sd1-S SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW

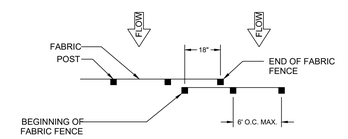


NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE SENSITIVE (Sd1-S)

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



TOP VEIW - NOT TO SCALE



FRONT VIEWS - NOT TO SCALE

NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

SILT FENCE - FASTENERS

Kimley»Horn
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM
2025 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DR.
SUITE 600
ALPHARETTA, GEORGIA 30009

FOXFIELD LLC
260 Peachtree Street, Suite 1500
Atlanta, Georgia 30303
770.3383600

FOXFIELD

No.	REVISION DESCRIPTIONS	BY	DATE
1.	GWINNETT COUNTY LDP SUBMISSION	ASP	08.21.2025

PROJECT
SUGARLOAF BUILDING 600
LAND LOT 35, 36, 37, 42 , 43
R7036-104
7TH DISTRICT
1600 ARGEE WAY
LAWRENCEVILLE, GA 30044

GEORGIA REGISTERED No. PE035013 PROFESSIONAL ENGINEER KHUSHBU HARISH PATEL 08/21/2025

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	ASP
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08.21.2025
PROJECT NO.	014600008

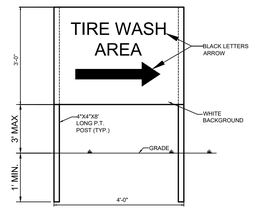
TITLE
EROSION CONTROL DETAILS

SHEET NUMBER
C5.80

Drawing name: K:\ALP_PRJ\014600008_Sugarloaf-Building-600\CAD\Plansheets\C5.80 - EROSION CONTROL DETAILS.dwg C5.80 EROSION CONTROL DETAILS Aug 21, 2025, 12:34pm by: AkashS Patel

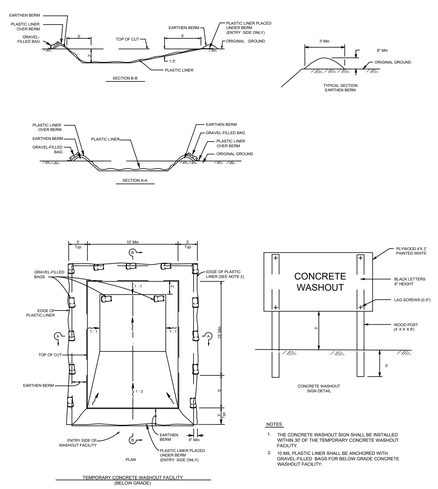
This document, together with the concepts and designs presented herein, as an instrument of ser ice, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authori ation and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TIRE WASH AREA SIGN



TIRE WASH SIGN DETAIL

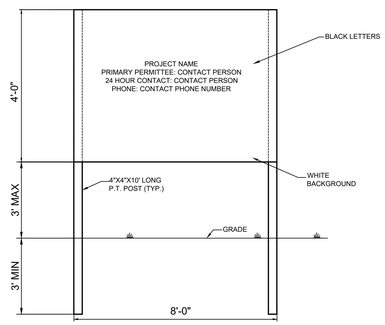
CONCRETE WASHOUT AREA DETAIL



NOTES:
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. 10 MIL PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS FOR BELOW GRADE CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT AREA DETAIL

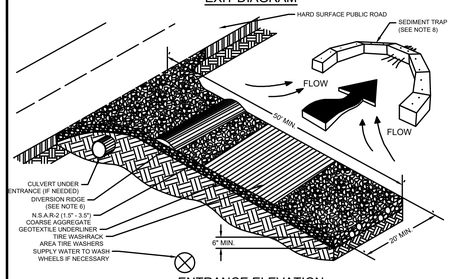
NPDES INFORMATION SIGN DETAIL



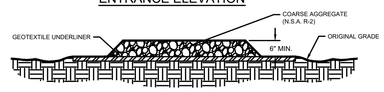
NPDES INFORMATION SIGN DETAIL

Co CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION

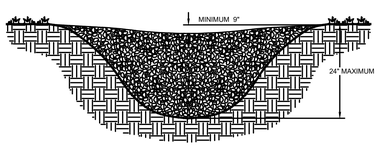


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

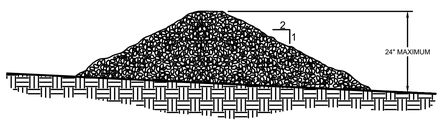
CONSTRUCTION EXIT (Co)

Cd-S CHECK DAM: STONE

CROSS SECTION



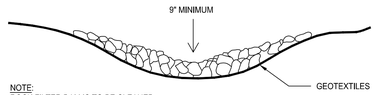
PROFILE VIEW



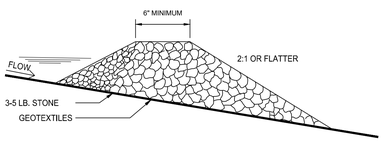
NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS)
2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

CHECK DAM: STONE (Cd-S)

Rd ROCK FILTER DAM



NOTE:
ROCK FILTER DAM IS TO BE CLEANED OUT WHEN VOLUME BECOMES HALF FULL.

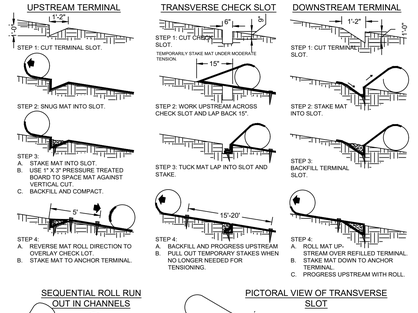


NOTE:
ROCK SIZE DETERMINED ACCORDING TO SPECIFICATIONS SET FORTH IN APPENDIX C.

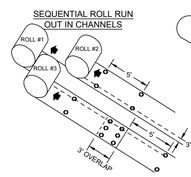
ROCK FILTER DAM (Rd)

Ss TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

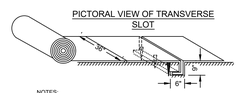
BLANKET AND MATTING CROSS-SECTIONS



SEQUENTIAL ROLL RUN OUT IN CHANNELS



PICTORAL VIEW OF TRANSVERSE SLOT

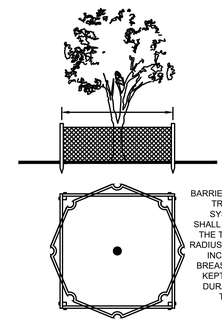


NOTES:
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
4. WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
5. USE 3" OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE SEAMS.
6. USE 3' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

SLOPE STABILIZATION (Ss)

TREE PROTECTION

ORANGE FENCE DETAIL



BARRIER CONSTRUCTED TO PROTECT TREE TRUNK, CROWN, AND ROOT SYSTEM FROM INJURY. BARRIERS SHALL BE LOCATED AT THE LIMITS OF THE TREE'S CRITICAL ROOT ZONE (A RADIUS OF ONE AND A HALF FEET PER INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT). BARRIER SHALL BE KEPT IN GOOD CONDITION FOR THE DURATION OF THE PROJECT AND IS TO REMAIN IN PLACE UNTIL THE NOTICE OF TERMINATION.

FOR ADDED PROTECTION

-PROVIDE 4" DEEP ORGANIC MULCH OVER ANY UNPROTECTED ROOT ZONE.
-PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

TREE PROTECTION FENCE

Kimley»Horn
11720 AMBER PARK DR.
SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM
2025 KIMLEY-HORN AND ASSOCIATES, INC.

FOXFIELD LLC
2800 Paces Ferry Road, Suite 1000
Atlanta, Georgia 30339
770.319.8800

FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY
1.	GWINNETT COUNTY LDP SUBMISSION	08.21.2025	ASP

PROJECT

SUGARLOAF BUILDING 600

LAND LOT 35, 36, 37, 42, 43
7TH DISTRICT
R7036-104

1600 APOGEE WAY
LAWRENCEVILLE, GA 30044

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE0000013 KHP HARRISON PACE 08/21/2025

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	ASP
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08.21.2025
PROJECT NO.	014600008

TITLE
EROSION CONTROL DETAILS

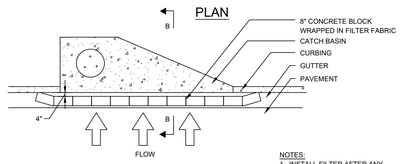
SHEET NUMBER
C5.81

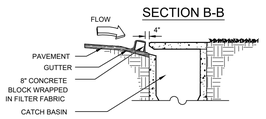
Drawing name: K:\ALP_PRJ\014600008_Sugarloaf-Building-600\CAD\Planesheets\C5.80 - EROSION CONTROL DETAILS.dwg C5.81 EROSION CONTROL DETAILS Aug 21, 2025, 12:34pm by: AkashS.Patel

This document, together with the concepts and designs presented herein, as an instrument of ser ice, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authori ation and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

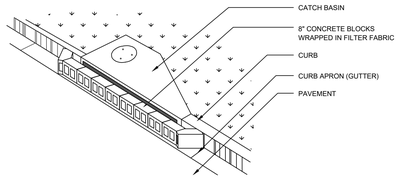
Sd2-P

INLET SEDIMENT TRAP: CURB INLET PROTECTION





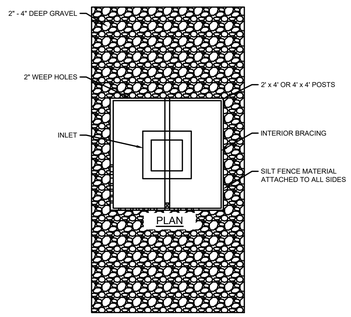
NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

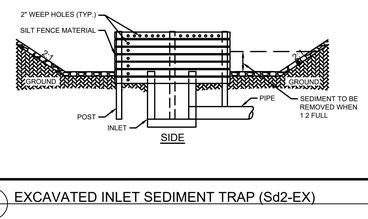


INLET SEDIMENT TRAP - CURB INLET PROTECTION (Sd2-P)

Sd2-E

EXCAVATED INLET SEDIMENT TRAP





If the EXCAVATED INLET SEDIMENT TRAP is used, show the following information:

1. Drainage area = A ac
2. Re uired sediment storage = 67 cy ac drainage area
   Re uired sediment storage = 67 cy ac A ac
   Re uired sediment storage = B cy = C cf
3. Assume exca ation depth (minimum of 1.5 ft.) = D ft
4. Assume slope of sides (shall not be steeper than 2:1) = E : 1
5. Determine re uired surface area
   SA_{Min} = Re uired sediment storage exca ation depth
   SA_{Min} = B cy D ft
   SA_{Min} = F SF
6. Assume shape of exca ation and determine dimensions.
   (A rectangular shape with 2:1 length to width ratio is recommended.)
   Shape: G
   Dimensions: l = H ft w = J ft diameter (if applicable) = K ft

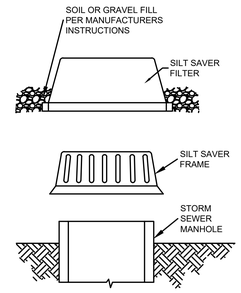
Excavated Inlet Sediment Trap

Description	Drainage Area, DA		Required Storage		Depth	Side Slope	Required Surface Area	Excavation Shape	Dimensions (Length)	Dimensions (Width)	Provided Surface Area	Provided Storage
ID	sf	ac	cy	cf	ft	(x:1)	sf		ft	ft	sf	cf
Sd2-E #1	36,749	0.84	56.5	**1,526**	3	2	509	Circular	31	31	961	**1,557**
Sd2-E #2	38,131	0.88	58.6	**1,582**	3	2	527	Circular	32	32	1,024	**1,678**
Sd2-E #3	43,602	1.00	67.1	**1,812**	3	2	604	Circular	34	34	1,156	**1,932**
Sd2-E #4	43,220	0.99	66.5	**1,796**	3	2	599	Circular	33	33	1,089	**1,802**
Sd2-E #5	43,867	1.01	67.5	**1,823**	3	2	608	Circular	34	34	1,156	**1,932**
Sd2-E #6	36,382	0.84	56.0	**1,512**	3	2	504	Circular	31	31	961	**1,557**
Sd2-E #7	28,546	0.66	43.9	**1,185**	3	2	395	Circular	28	28	784	**1,225**
Sd2-E #8	37,553	0.86	57.8	**1,561**	3	2	520	Circular	32	32	1,024	**1,678**
Sd2-E #9	42,097	0.97	64.8	**1,750**	3	2	583	Circular	33	33	1,089	**1,802**
Sd2-E #10	32,973	0.76	50.7	**1,369**	3	2	456	Circular	30	30	900	**1,442**
Table Key		**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**		

EXCAVATED INLET SEDIMENT TRAP (Sd2-EX)

Sd2-SS

INLET SEDIMENT TRAP: SILT SAVER DROP INLET PROTECTION



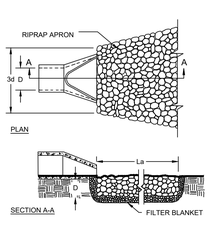
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW. THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTERPOCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACKFILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION HOWEVER, BACKFILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.
6. THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP.

INLET SEDIMENT TRAP - SILT SAVER (Sd2-SS)

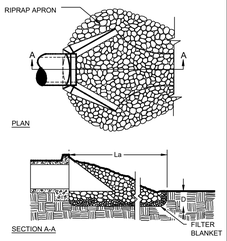
St

- RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

Outlet Protection (St)

ID	Pipe Size, D_o	Pipe Material	Outlet Discharge Condition	Design Flow Rate, Q_o	Design Velocity, V_o	Tailwater Depth, TW	Tailwater Condition	Apron Length, L_a	Apron Width at HW, W	Apron Width Downstream, W_t	Avg. Stone Diameter, d_{50}	Maximum Stone Diameter	Minimum Depth of Stone, D
	in			cfs	fps	ft		ft	ft	ft	ft	ft	ft
St #1	48.0	RCP	Flat Area	39.72	3.16	7.00	Maximum	20	12	12	0.40	0.60	0.90
St #2	16.0	HDPE	Flat Area	4.29	3.07	2.20	Maximum	10	4	5	0.10	0.15	0.23
St #3	18.0	RCP	Flat Area	4.46	2.52	1.09	Maximum	10	5	6	0.10	0.15	0.23
St #4	18.0	HDPE	Flat Area	2.19	1.24	1.50	Maximum	20	5	10	0.20	0.30	0.45

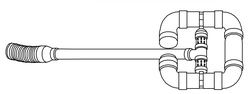
RIPRAP OUTLET PROTECTION (St)

Sk

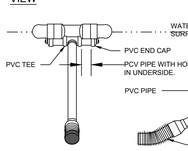
FLOATING SURFACE SKIMMER

NOTE: SKIMMER CONFIGURATION SHOWN IS TYPICAL. THE DESIGNER ENGINEER MAY SUBMIT AN ALTERNATE SKIMMER DETAIL FOR REVIEW.

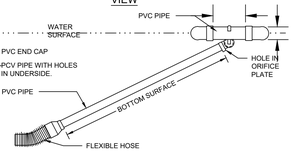
SKIMMER PERSPECTIVE



SKIMMER FRONTAL SECTION VIEW



SKIMMER SIDE SECTION VIEW



Skimmer (Sk)

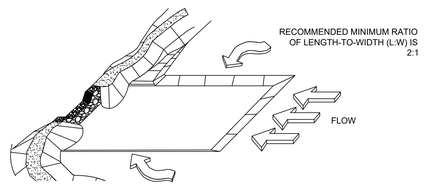
Description	Drainage Basin Area	Required Pond, Trap or Basin Size	Proposed Pond, Trap, Basin Size	Pond Depth	Minimum Skimmer Length	Time to Drain	Skimmer Head Size	Orifice Radius	Orifice Diameter	Manufacturer's Name
ID	ac	cf	cf	ft	ft	day	in	in	in	ft
Sk #1	13.53	907	21,100	4.0	6.0	3	2.5	1.3	2.6	J. W. Faircloth & Son, Inc.

FLOATING SURFACE SKIMMER (Sk)

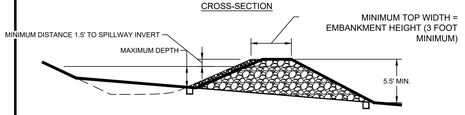
Sd4-C

TEMPORARY SEDIMENT TRAP: ROCK OUTLET

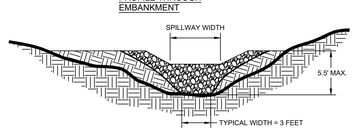
COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT



CROSS-SECTION



PROFILE THROUGH EMBANKMENT



Temporary Sediment Trap

Description	Drainage Area, DA		Required Storage, V_{min}		Excavation Depth, D	Side Slope	Excavation Shape	Dimensions (Length)	Dimensions (Width)	Are Baffles Required?	Provided Storage, V_{prov}	Does V_{prov} exceed V_{min}?
ID	sf	ac	cy	cf	ft	(x:1)		ft	ft		cf	
Sd4-X #1	45,004	1.03	69.2	**1,868**	3	2	Rectangular	46	23	NO	**2,148**	YES
Sd4-X #2	78,420	1.80	120.6	**3,256**	3	2	Rectangular	56	28	NO	**3,408**	YES
Sd4-X #3	60,037	1.38	92.3	**2,492**	3	2	Rectangular	50	25	NO	**2,616**	YES
Sd4-X #2-1	172,071	3.95	264.7	**7,147**	3	2	Rectangular	80	40	NO	**7,656**	YES
Sd4-X #2-2	190,831	4.38	293.5	**7,925**	3	2	Rectangular	82	41	NO	**8,088**	YES

TEMPORARY SEDIMENT TRAP - ROCK (Sd4-C)

Kimley»Horn
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM
2025 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DR.
SUITE 600
ALPHARETTA, GEORGIA 30009

FOXFIELD LLC
2691 Peachtree Street, Suite 1600
Atlanta, Georgia 30305
770.448.8600

FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY
1.	GWINNETT COUNTY LDP SUBMISSION	08.21.2025	ASP

PROJECT

SUGARLOAF BUILDING 600

LAND LOT 35, 36, 37, 42 , 43
R7036-104
7TH DISTRICT

1600 ARGEE WAY
LAWRENCEVILLE, GA 30044

GEORGIA REGISTERED No. PE0000013 PROFESSIONAL ENGINEER HARISH PATEL
08/21/2025

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	ASP
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08.21.2025
PROJECT NO.	014600008

TITLE
EROSION CONTROL DETAILS

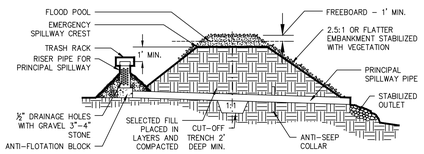
SHEET NUMBER
C5.82

Drawing name: K:\ALP_PRJ\014600008_Sugarloaf-Building-600\CAD\Plansheets\C5.80 - EROSION CONTROL DETAILS.dwg C5.82 EROSION CONTROL DETAILS Aug 21, 2025, 12:34pm by: AkashS Patel

This document, together with the concepts and designs presented herein, as an instrument of ser ice, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authori ation and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

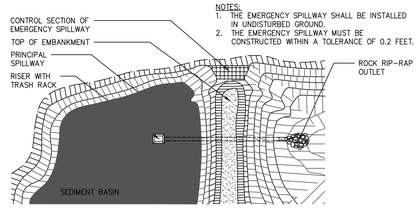
Sd3 TEMPORARY SEDIMENT BASIN COMPONENTS

CROSS SECTION



FILL HEIGHT	MINIMUM TOP WIDTH
LESS THAN 10 FEET	8.0 FEET
10 FEET TO 15 FEET	10.0 FEET

PLAN VIEW

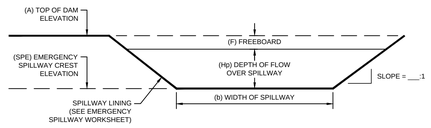


NOTES:
1. THE EMERGENCY SPILLWAY SHALL BE INSTALLED IN UNDISTURBED GROUND.
2. THE EMERGENCY SPILLWAY MUST BE CONSTRUCTED WITHIN A TOLERANCE OF 0.2 FEET.

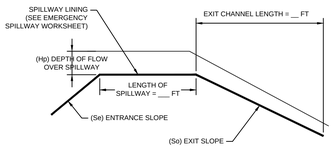
TEMPORARY SEDIMENT BASIN COMPONENTS (Sd3)

Sd3 EMERGENCY SPILLWAY CROSS-SECTIONAL DETAIL

PROFILE ALONG CENTERLINE



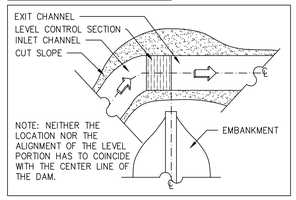
EMERGENCY SPILLWAY

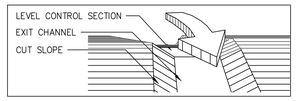


EMERGENCY SPILLWAY CROSS-SECTIONAL DETAIL (Sd3)

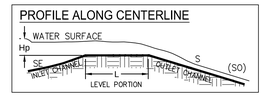
Sd3 EXCAVATED EARTH SPILLWAY

TYPICAL SPILLWAY PLAN VIEW

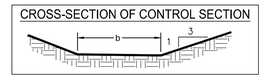




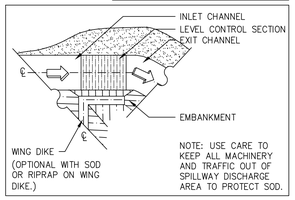
PROFILE ALONG CENTERLINE

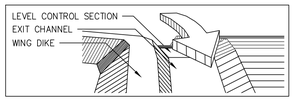


CROSS-SECTION OF CONTROL SECTION



WING DIKE SPILLWAY PLAN VIEW





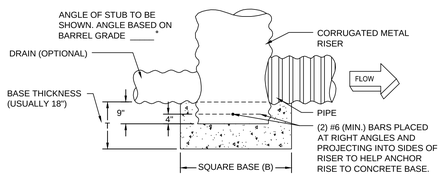
LEGEND:
Hp = DIFFERENCE IN ELEVATION BETWEEN CREST OF EARTH SPILLWAY AT THE CONTROL SECTION AND WATER SURFACE IN THE RESERVOIR (IN FEET).
b = BOTTOM WIDTH OF EARTH SPILLWAY AT THE CONTROL SECTION (IN FEET) SEE TABLE 6–22.4
Q = TOTAL DISCHARGE (IN CFS.)
V = VELOCITY (IN FEET PER SECOND) THAT WILL EXIST IN CHANNEL BELOW CONTROL SECTION, AT DESIGN Q, IF CONSTRUCTED TO SLOPE (S) THAT IS SHOWN (TABLE 6–22.4)
S = FLATTEST SLOPE (IN %) ALLOWABLE FOR CHANNEL BELOW CONTROL SECTION (TABLE 6–22.4)
Se = ENTRY SLOPE
So = EXIT SLOPE

NOTES:
1. FOR Q, V, AND S RELATIONSHIPS, SEE THE CHART ON THE FOLLOWING PAGE.
2. FOR A GIVEN HP, A DECREASE IN THE EXIT SLOPE AS GIVEN IN THE TABLE DECREASES SPILLWAY DISCHARGE, BUT INCREASING THE EXIT SLOPE FROM S DOES NOT INCREASE DISCHARGE. IF AN EXIT SLOPE (So) IS STEEPER THAN S IS USED, THE VELOCITY (Vo) IN THE EXIT CHANNEL WILL INCREASE ACCORDING TO THE FOLLOWING RELATIONSHIP:

$$Vo = V\,(So/S)^{0.3}$$

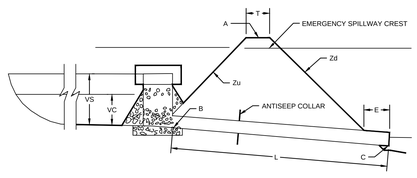
EXCAVATED EARTH SPILLWAY (Sd3)

Sd3 CONCRETE RISER BASE DETAIL



CONCRETE RISER BASE DETAIL (Sd3)

Sd3 PRINCIPAL SPILLWAY COMPONENTS



A = TOP OF DAM ELEVATION

B = LOWEST ELEVATION OF PIPE AT RISER

C = LOWEST ELEVATION OF PIPE AT OUTLET

E = EXTENDED LENGTH OF PIPE BEYOND TOE OF DAM

L = TOTAL LENGTH OF PIPE, FT.

$L = [\,A - (B + C)/2\,][\,ZU + ZD\,] + T + E$

T = TOP WIDTH OF DAM, FT.

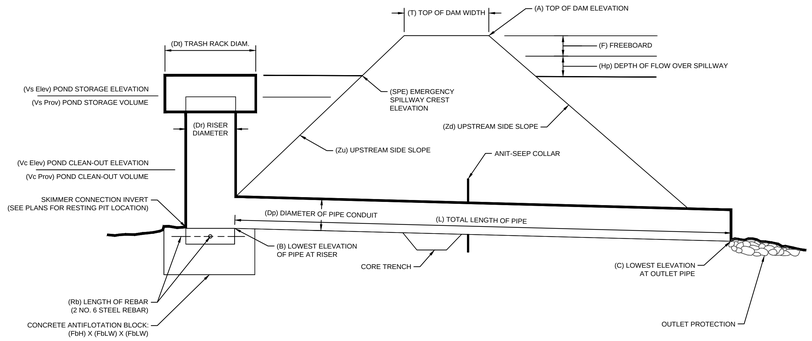
Zu = UPSTREAM SIDE SLOPE

Zd = DOWNSTREAM SIDE SLOPE

PRINCIPAL SPILLWAY COMPONENTS (Sd3)

Sd3 TEMPORARY SEDIMENT BASIN

CROSS-SECTIONAL DETAIL



TEMPORARY SEDIMENT BASIN CROSS-SECTIONAL DETAIL (Sd3)

GSWCC Georgia Soil and Water Conservation Commission

KUSH H PATEL
Level II Certified Design Professional
Certification Number 0000095764
Issued: 10/13/2024 Expires: 10/13/2027

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
FOXFIELD LLC
265 Franklin Street, Suite 1001
Boston, MA 02110
781.668.8950
FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
5030 SUGARLOAF BLDG 600
5030 SUGARLOAF PKWY, LAWRENCEVILLE, GA

GEORGIA REGISTERED No. PE050613 PROFESSIONAL ENGINEER KUSH H PATEL 2/28/25

GSWCC CERT. (LEVEL II)	0000095764
DRAWN BY	LFB
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08/28/2025
PROJECT NO.	014600002

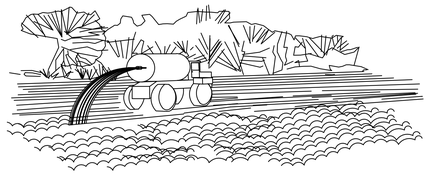
TITLE
EROSION CONTROL DETAILS

SHEET NUMBER
C5-83

Drawing name: K:\ALP_PN\014600002_sugarloaf parkway\CAD\Exhibits\2023-02-21 epd erosion control - bldg 600\C5-80 - EROSION CONTROL DETAILS.dwg C5-83, EROSION CONTROL DETAILS Aug 28, 2025, 9:19am by: liam.bruton

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Du DUST CONTROL ON DISTURBED AREAS



TEMPORARY METHODS:
MULCHES - REFER TO Ds1 (DISTURBED AREA STABILIZATION)

VEGETATIVE COVER - REFER TO Ds2 (DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING)

TILLAGE - ROUGHEN AND BRING CLODS TO THE SURFACE BY USE OF CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART

IRRIGATION - SITE SPRINKLED WITH WATER UNTIL WET. REPEAT AS NEEDED

BARRIERS - FENCES, HAY BALES, AND CRATE WALLS PLACED AT INTERVALS 15 TIMES THEIR HEIGHT AND PERPENDICULAR TO AIR CURRENTS

CALCIUM CHLORIDE - APPLY TO KEEP SURFACE WET. REPEAT AS NEEDED.

PERMANENT METHODS:
PERMANENT VEGETATION - REFER TO Ds3 (DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION)

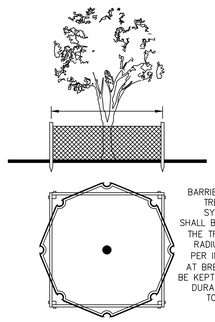
TOPSOILING - COVERING THE SURFACE WITH A LESS EROSIVE SOIL MATERIAL

STONE - SURFACE WITH CRUSHED STONE OR COARSE GRAVEL (SEE Cr - CONSTRUCTION ROAD STABILIZATION)

DUST CONTROL ON DISTURBED AREAS (Du)

TREE PROTECTION

CHAIN LINK FENCE DETAIL

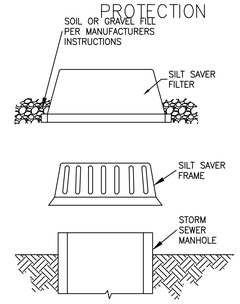


BARRIER CONSTRUCTED TO PROTECT TREE TRUNK, CROWN, AND ROOT SYSTEM FROM INJURY. BARRIERS SHALL BE LOCATED AT THE LIMITS OF THE TREE'S CRITICAL ROOT ZONE (A RADIUS OF ONE AND A HALF FEET PER INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT). BARRIER SHALL BE KEPT IN GOOD CONDITION FOR THE DURATION OF THE PROJECT AND IS TO REMAIN IN PLACE UNTIL THE NOTICE OF TERMINATION.

FOR ADDED PROTECTION

–PROVIDE 4" DEEP ORGANIC MULCH OVER ANY UNPROTECTED ROOT ZONE.
–PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

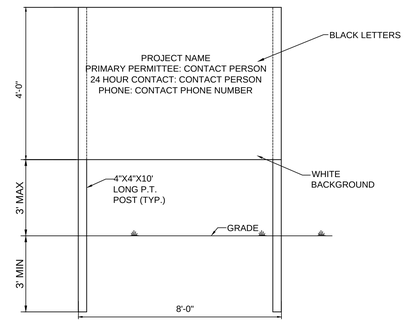
Sd2-SS INLET SEDIMENT TRAP: SILT SAVER DROP INLET PROTECTION



1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW. THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTERPOCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACKFILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACKFILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.
6. THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP.

INLET SEDIMENT TRAP - SILT SAVER (Sd2-SS)

NPDES INFORMATION SIGN DETAIL



NPDES INFORMATION SIGN DETAIL

Temporary Sediment Basin Design Sheet (*MINIMUM REQUIREMENTS*)

Project Name: SUGARLOAF Computed By: ZJR Date: 02/28/2023
Project No: 14600002.00 Checked By: GMM Date: 02/28/2023
Basin No.: Basin 1 (Sd3-1)

Design Variables Summary: Site Rainfall Location: Atlanta

DA =	26.05	= Drainage Area to Basin (Ac.)	
	12.46	= Disturbed Drainage Area to Basin (Ac.)	
C =	0.80		
T_c =	5	= Time of Concentration (min)	
I (2yr. Storm) =	0.17	= Rainfall Intensity, 2-yr, 24-hr storm event (in/hr)	
I (25yr. Storm) =	0.27	= Rainfall Intensity, 25-yr, 24-hr storm event (in/hr)	
Q_2 =	3.54	= Peak Discharge, 2-yr, 24-hr storm event (cfs)	
Q_{25} =	5.63	= Peak Discharge, 25-yr, 24-hr storm event (cfs)	
	1005.00	= Highest Elevation of Drainage Basin	
	950.00	= Low est Elevation of Drainage Basin	
	2000.00	= Length of Incoming Slope	
	2.75	= Average Incoming Slope (%)	
S_e =	33.3	= Emergency Spillw ay Entrance Slope (%)	
S_s =	33.3	= Emergency Spillw ay Exit Slope (%)	
	75.00	= Average Pond Width (Feet)	
	250.00	= Average Pond Length (Feet)	
A =	960.00	= Top of Dam Elevation	
b =	25.00	= Width of Spillw ay (Feet)	
Hp =	0.50	= Depth of Flow over Spillw ay (Feet)	
SPE =	958.50	= Emergency Spillw ay Crest Elevation	Rip-Rap Lining Required
F =	1.00	= Freeboard	
V_e Elev =	953.00	= Pond Storage Elevation	
V_s Elev =	951.00	= Pond Clean Out Elevation	
B =	945.00	= Low est Elevation of Pipe at Riser	
C =	944.00	= Low est Elevation at Outlet Pipe	
H =	12.50	= Head on Spillw ay	
h =	2.40	= Head over Riser Crest (Ft.)	
D_o =	48	= Diameter of Pipe Conduit (Inches)	CMP = Pipe Material
D_r =	72	= Diameter of Riser (Inches)	0.02 = Manning's Number
D_t =	84	= Diameter of Trash Rack (Inches)	
B_t =	18	= Concrete Riser Base Thickness (usually 18")	
Rb =	93	= Length in inches of Rebar in Anti Flotation block	
FbH =	18	= Height in inches of Anti Flotation Block (inches)	
FbLW =	114	= Length and Width in inches of Anti Flotation Block (inches)	
T =	10	= Top of Dam Width (Feet)	
Z_u =	2.00	= Upstream Side Slope (X:1)	
Z_d =	3.00	= Dow nstream Side Slope (X:1)	
L =	35	= Total Length of Pipe (L.F.)	#### = Pipe Slope

Stage Storage Volume Summary

	Contour Elevation	Surface Area (SF)	Volume (CF)	Cum. Vol. (CF)
	948.00	5,770	0	0
	949.00	7,500	6,635	6,635
V_s Elev =	951.00	11,161	18,661	25,296
	952.00	13,086	12,124	37,420
V_e Elev =	953.00	15,072	26,233	51,529

V_e Prov. =	25,296	>	V_e Req. =	15,183	
V_s Prov. =	51,529	>	V_s Req. =	46,238	

Volume:

1. Compute minimum required storage volume (V_e).
   V_e = 67 cy/acre * 25.56 acres = 1,713 cy 46,238 cf
2. Compute volume of basin at clean-out (V_s).
   V_s = 22 cy/acre * 25.56 acres = 562 cy 15,183 cf
3. Determine elevation corresponding to minimum required storage volume, V_e.
   Minimum riser crest elevation = 952.73 feet (determined by stage/storage relationship)
4. Determine elevation corresponding to clean-out volume, V_s.
   Clean-out elevation = 949.73 feet (determined by stage/storage relationship)
   Note: *Clean-out elevation shall be clearly marked on the riser or marked by a post near the riser*
5. Compute Length of riser.
   Riser length = Minimum elevation of riser crest - Low est elevation of pipe at riser
   Riser length = 952.73 feet - 945.00 feet
   Riser length = 7.73 feet

Stormwater Runoff:

6. Compute peak discharge from a 2-yr, 24-hr storm event. (Q = C
   C = 0.80
   Q_2 = 3.48 cfs I (2yr. Storm) = 0.17 in/hr
7. Compute peak discharge from a 25-yr, 24-hr storm event.
   C = 0.80
   Q_{25} = 5.52 cfs I (25yr. Storm) = 0.27 in/hr

Surface Area/Configuration Design:

8. Compute minimum basin surface area (Sa_{min})
   Sa_{min} = 0.01 ac/cfs * Q_2 cfs
   Sa_{min} = 0.01 ac/cfs * 3.48 cfs
   Sa_{min} = 0.03 ac * 43560 sf/ac = 1514.22 sf
9. Check available area at elevation of riser crest.
   Available Area = 15072 sf (determined by stage/storage relationship)
   Available Area ≥ Sa_{min}? YES
10. Compute required length at elevation of riser crest.
    Average Width = 75.00 ft
    Required length = 2 * average width
    Required length = 2 * 75.00 ft = 150.00 ft
    Required length = 150.00
    Available Length = 250.00 ft
    2:1 L:W ratio satisfied? YES

Principal Spillway (ps)

11. Determine maximum principal spillway capacity.
    Q_{max} = **Q_p** = 3.48 cfs
12. Compute the vertical distance betw een the centerline of the outlet pipe and the emergency spillw ay crest (H).
    H = 12.50 ft
13. Compute the total pipe length of the principal spillw ay, L, using Figure 6-29.3.
    L = [A-(B+C)/2][Zu+Zd]+T+E
    A = 960.00 ft Top Of Dam Elevation
    B = 945.00 ft Low est Elevation of Pipe At Riser
    C = 944.00 ft Low est Elevation of Pipe At Outlet
    E = 1.00 ft Extended length of pipe beyond toe of dam
    T = 8.00 ft Top Width of Dam
    Zu = 2.00 :1 Upstream Side Slope
    Zd = 3.00 :1 Dow nstream Side Slope
    L = 86.50 ft Calculated Length of Principal Spillw ay
    $L_{prov.}$ = 35.00 ft Actual Length of Principal Spillw ay
14. Determine diameter of principal spillw ay (D_{ps}) and flow through the principal spillw ay (Q) from Table 6-29.1 using H and Q_{max}
    D_{ps} = 48.00 in **Q** = 201.00 cfs (value directly from table)
15. Determine actual flow through the principal spillw ay, using Table 6-29.1 to determine the correction factor for pipe length, L.
    Qps = Q * correction factor
    Factor = 0.95
    Q_{ps} = 190.95
16. Compute riser diameter (D_r).
    D_r = 1.5 * D_{ps}
    D_r >= 1.50 * 48.00 in
    D_r >= 72.00 in
    D_r = 72.00 in
17. Compute trash rack diameter (D_t).
    D_t = 1.4 * D_r
    D_t >= 1.40 * 72.00 in
    D_t >= 100.80 in
    D_t = 84.00 in
18. Determine the minimum distance betw een the riser crest and the emergency spillw ay crest, h, using Table 6-29.2, D_r and Q
    h = 2.40 feet

Concrete Riser Base Design (Sd3-5)

19. Determine the volume of concrete per vertical foot of riser height needed, from Table 6-22.3 to prevent floatation.
    Required volume of concrete per vertical foot: = 17.16 cf/v.f.
20. Compute total volume of concrete required.
    Total volume of concrete required = Required volume per vertical foot * Riser length
    Total volume of concrete required = 17.16 cf/v.f. * 7.73 ft
    Total volume of concrete required = 132.68 cf
21. Assume base thickness, B (usually 18")
    B = 18.00 in = 1.50 ft
22. Compute required surface area.
    Required surface area = Total volume required/B
    Required surface area = 132.68 cf / 1.50 ft
    Required surface area = 88.45 sf
23. Compute riser base length (l) and w idth (w) (assume square base).
    l = w = (required surface area)$^{1/2}$
    l = w = 9.40 ft = 112.86 in
    l = w = 114.00 in

Anti-Seep Collar Design

24. Determine if anti-seep collar is required. If yes to any of the follow ing conditions, a collar is required:
    Y The settled height of the dam is greater than 15 feet.
    N The principal spillw ay diameter (D_{ps}) is smooth pipe larger than 8".
    Y The principal spillw ay diameter (D_{ps}) is corrugated metal pipe larger than 12".
25. Determine size of anti-seep collar required.
    N **18-inch projection** (for heads (H) less than or equal to 10 feet).
    Y **24-inch projection** (for heads (H) greater than 10 feet).

Emergency Spillway (es)

26. Compute minimum capacity of emergency spillw ay (Q_{es}).
    Q_{es} = Q_{25} - Q_{ps}
    Q_{es} = -185.43 cfs
27. Determine stage (H_e), bottom w idth (b), velocity (V), and minimum exit slope (S) using Table 6-29.4 and Q_{es}.
    H_e = 0.50 ft
    b = 25.00 ft
    V = 2.70 fps
    S = 3.80 %
28. Actual entrance channel slope,
    S_o = 33.30 %
29. Actual exit channel slope.
    S_o = 33.30 %
    Is S_o Steeper than S (from Table 6-29.4)? YES
    If Yes, calculate new exit velocity (V_e)
    V_e = V * (S_o/S)$^{0.3}$ fps
    V_e = 2.70 fps *(33.30 % / 3.80 %)^0.3
    V_e = 5.18 fps
    Note: Refer to Channel Stabilization (Ch) to determine the proper lining for the emergency spillw ay.

N	Grass	Y	Rip-Rap	N	Concrete
	(< 5 fps)		(5-10 fps)		(>10 fps)

Design Elevations

30. **Riser Crest Elevation =** 953.00 ft
31. Compute minimum emergency spillw ay crest elevation.
    Minimum emergency spillw ay crest elevation = Riser crest elevation + h
    Minimum emergency spillw ay crest elevation = 953.00 ft + 2.40 ft
    Minimum emergency spillw ay crest elevation = 955.40 ft
    Actual emergency spillw ay crest elevation = 958.50 ft
32. Determine design high w ater elevation.
    Design high w ater elevation = Minimum emergency spillw ay crest elevation + Stage elevation (H_e)
    Design high w ater elevation = 955.90 ft
33. Determine elevation of top of dam
    Elevation of top of dam = Design high w ater elevation + 1 ft (at least) freeboard
    Elevation of top of dam = 955.90 ft + 1.00 ft
    Elevation of top of dam (min) = 956.90
    Elevation of top of dam (actual) = 960.00

***PLEASE NOTE THAT DESIGN VALUES DETERMINED BY THIS SHEET REPRESENT THE MINIMUM REQUIREMENTS FOR A TEMPORARY SEDIMENT BASIN.

TEMPORARY SEDIMENT BASIN WORKSHEETS (Sd3) - PHASE I - #1

Kimley»Horn
2053 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
FOXFIELD LLC
265 Franklin Street, Suite 1001
Boston, MA 02110
781.668.8950
FOXFIELD

NO.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
5030 SUGARLOAF BLDG 600
5030 SUGARLOAF PKWY, LAWRENCEVILLE, GA

GEORGIA REGISTERED No. PE050013 PROFESSIONAL ENGINEER KUSH H PATEL 8.28.25

GSWCC CERT. (LEVEL II) 0000095764
DRAWN BY LFB
DESIGNED BY JDT
REVIEWED BY KHP
DATE 08/28/2025
PROJECT NO. 014600002

TITLE
EROSION CONTROL DETAILS

SHEET NUMBER
c5-84

GSWCC Georgia Soil and Water Conservation Commission
KUSH H PATEL
Level II Certified Design Professional
Certification Number 0000095764
Issued: 10/13/2024 Expires: 10/13/2027

Drawing name: K:\ALP_PNJ\014600002_sugarloaf-parkway\CAD\Exhibits\20230302-02-21 sptd erosion control - bldg 600\C5-80 - EROSION CONTROL DETAILS.dwg C5-84 - EROSION CONTROL DETAILS Aug 28, 2025 9:19am by liam.bruton

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment F: Stormwater Management / Mitigation Plan

SUB-BASIN 1B
DRAINAGE AREA = 0.84 AC
IMPERVIOUS AREA = 0.00 AC
PERVIOUS AREA = 0.84 AC

PROPOSED WET POND
110,692 SF
2.54 AC

BUILDING 600
PHASE EXTENTS

PROPOSED
BIORETENTION POND
7,094 CF VOLUME

SUB-BASIN 1A
DRAINAGE AREA = 18.85 AC
IMPERVIOUS AREA = 14.52 AC
PERVIOUS AREA = 4.33 AC

SUB-BASIN 1C
DRAINAGE AREA = 7.10 AC
IMPERVIOUS AREA = 0.00 AC
PERVIOUS AREA = 7.10 AC

SUB-BASIN 1A
(BIO PRETREATMENT)
DRAINAGE AREA = 1.57 AC
IMPERVIOUS AREA = 1.00 AC
PERVIOUS AREA = 0.57 AC

N/F PROPERTY OF
CISCO SYSTEMS, INC.
DEED BOOK 52860 / PAGE 174

TRACT 1
287.590 Acres
12,527,431 sf
5030 SUGARLOAF PARKWAY

GRAPHIC SCALE IN FEET
0 25 50 100

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
FOXFIELD LLC
265 Franklin Street, Suite 1001
Boston, MA 02110
781.668.8850
FOXFIELD

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
5030 SUGARLOAF
BLDG 600
5030 SUGARLOAF PKWY, LAWRENCEVILLE, GA

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE050013
KHP HARISH PATEL
8.28.25

GSHCC CERT. (LEVEL II)	0000095764
DRAWN BY	LFB
DESIGNED BY	JDT
REVIEWED BY	KHP
DATE	08/28/2025
PROJECT NO.	014600002

TITLE
BASIN MAP

SHEET NUMBER
EX. 2

Drawing name: K:\ALP_PRJ\014600002_Sugarloaf-Parkway\CAD\Exhibits\2023-02-21 EPD Erosion Control - Bldg 600\C3-02 BASIN DELINEATION 09-08-2025.dwg EXHIBIT 2 - BASIN MAP Sep 08, 2025, 3:09pm by: AkashS.Patel

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:		**Date Submitted:**	
Development Name:	Sugarloaf Building 600	**Permit Number:**	
Site Location / Address:	1900 Apogee Way	**Developer Contact:**	
	Lawerenceville, GA 30044	**Phone Number:**	
		Name of Engineer(s):	
Development Type:		**Maintenance Responsibility:**	

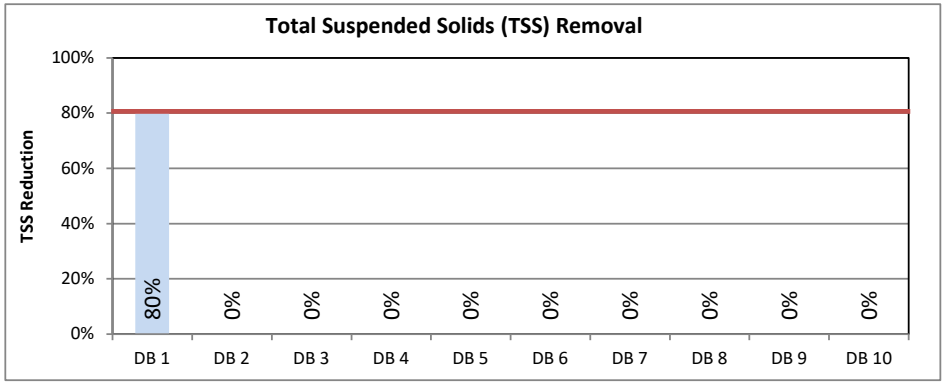
Site Summary

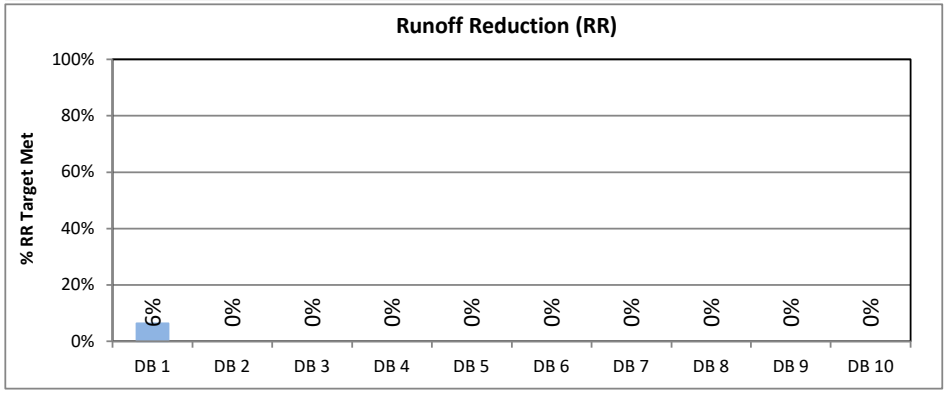
Total Pre-Development Area (ac):	**28.36**
Total Post-Development Area (ac):	**28.36**
Total Treated Area (ac):	**20.42**
Total Untreated Area (ac):	**7.94**

		I (ac)	P (ac)	CA (ac)
Drainage Basin 1	**DB 1**	15.33	13.03	0.00
Drainage Basin 2	**DB 2**	0.00	0.00	0.00
Drainage Basin 3	**DB 3**	0.00	0.00	0.00
Drainage Basin 4	**DB 4**	0.00	0.00	0.00
Drainage Basin 5	**DB 5**	0.00	0.00	0.00
Drainage Basin 6	**DB 6**	0.00	0.00	0.00
Drainage Basin 7	**DB 7**	0.00	0.00	0.00
Drainage Basin 8	**DB 8**	0.00	0.00	0.00
Drainage Basin 9	**DB 9**	0.00	0.00	0.00
Drainage Basin 10	**DB 10**	0.00	0.00	0.00
	TOTAL	**15.33**	**13.03**	**0.00**

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**
Total Target Runoff Reduction Volume (cf)	55,230
Runoff Reduction Volume Achieved (cf)	3,552
Total Target Water Quality Volume (cf)	66,277
% TSS Removal Achieved	80%





Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Sugarloaf Building 600
Drainage Basin Name:

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	24.36	55		70		77	24.36	86%
Open space - Poor condition (grass cover < 50%)		68	4.00	79		86		89	4.00	14%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		28.36		0.00		0.00		28.36	100%

*HSG = hydrologic soil group

Impervious (ac)	0.00
Weighted CN	58
Potential Max Soil Retention, S_{pre} (in)	7.13

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	15.33	98		98		98	15.33	54%
Open space - Good condition (grass cover > 75%)		39	13.03	61		74		80	13.03	46%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		28.36		0.00		0.00		28.36	100%

Impervious (ac)	15.33
Rv	0.54
Weighted CN	81
Potential Max Soil Retention, S_{post} (in)	2.35

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) **0.00**

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Sugarloaf Building 600
Drainage Basin Name:

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in): 1.00

Total Site Area for Water Quality Volume (acres)	28.36
Target Runoff Reduction Volume (cf)	55,230
Target Water Quality Volume (cf)	66,277

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ$_v$ from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Stormwater Pond	4.33	14.52		1,206,525			50,858	0	50,858	0%	0	50,858	61,030	80%
BMP 2	Bioretention Basin (w/o underdrain)	0.57	1.00		7,094			3,552	0	3,552	100%	3,552	0	4,262	100%
BMP 3	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	4.90	15.52	0.00				54,410				3,552		65,292	
	UNTREATED AREA (acres)	8.13	0.00												

Target Runoff Reduction Volume (cf)	55,230
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	51,678

Target Water Quality Volume (cf)	66,277
% TSS Removal Achieved	80%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Sugarloaf Building 600
Drainage Basin Name:

data input cells
calculation cells
constant values

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.29	3.72	5.94	7.35

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Pre-Development Runoff Volume (in)	0.39	0.56	1.75	2.69
Post Development Runoff Volume (in) with no BMPs	1.54	1.89	3.83	5.13
Post-Development Runoff Volume (in) with BMPs	1.51	1.85	3.79	5.10
Adjusted CN	**80**	**80**	**81**	**81**

*See Stormwater Management Standards to Determine Detention Requirements.

Comments

Attachment G: USACE Verification Letter

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

February 27, 2024

Regulatory Division
SAS-2022-00863

Mr. Jeff Harper
Novaya Foxfield Industrial, LLC,
265 Franklin St, #1001
Boston, Massachusetts 02110

Dear Mr. Harper:

I refer to the Pre-Construction Notifications, dated September 6, 2022, and supplemental information received on November 6, 2023, and December 13, 2023, submitted on your behalf by Kimley-Horn and Associates, Incorporated, requesting verification for use of Nationwide Permit No. 14 (NWP 14), for proposed permanent impacts to 140 linear feet (0.019-acre) of perennial stream and 250 linear feet (0.02-acre) of intermittent stream; and NWP 39 for permanent impacts to 270 linear feet (0.028-acre) of intermittent stream, for internal roadway construction and mixed-use development construction, respectively. The approximately 285-acre project site is located immediately southwest of the intersection of University Parkway and Sugarloaf Parkway, in unincorporated Gwinnett County, Georgia (latitude: 33.9575, longitude: -84.0656). This project has retained the previously assigned number SAS-2022-00863, and it is important that you reference this number in all communication concerning this matter.

We understand that the project involves the proposed construction of a mixed-use development composed of industrial buildings, restaurants, multi-family housing, retail, associated parking, associated stormwater, and utility infrastructure. The development will include seven (7) industrial warehouses and other miscellaneous buildings, which will be used for restaurants, residential, retail, and medical facilities. Approximately 229,160 square feet (52.61-acres) of industrial warehouses are proposed to be constructed. The site plan includes two (2) residential complexes, which are composed of either apartments or townhomes. Sewer lines will be interconnected within the property to provide sewer service to the proposed developments throughout the site. The existing industrial buildings currently within the property are proposed to be demolished, with a single existing parking deck proposed to remain. Permanent impacts to waters will result from the construction of three (3) culverted stream crossings and fill from the construction of Building 600. One (1) of the culverted crossings will be constructed within a perennial stream (Stream 9). The perennial stream crossing will include a 110-foot-long, 86-inch-wide box culvert, embedded 20% at 2.18% slope. The sewer lines will be installed via directional boring in order to avoid additional discharges into onsite waters.

The details of the roadway construction and associated impacts are depicted on the two (2) enclosed exhibits, collectively prepared by Kimley-Horn and Associates, Incorporated, including: 1) “Roadway Infrastructure, 5030 Sugarloaf Parkway Wetland Impacts – Revised 06/06/2023”, dated August 31, 2022, revised June 6, 2023; and 2) “Culvert 1, 5030 Sugarloaf Parkway Culvert Exhibits”, dated August 31, 2022. The details of Building 600 and the associated impacts are detailed on the enclosed exhibit entitled, “Building Improvements, 5030 Sugarloaf Parkway Wetland Impacts – Revised 06/06/2023”, dated August 31, 2022, revised June 6, 2023. The table below summarizes the proposed impacts.

Permit	Impact ID	Aquatic Resource	Nature of Activity	Duration	Impact Amount	
					Length (LF)	Area (AC)
NWP 14	Culvert #1	Stream 9	Culverted Crossing	Permanent	140	0.019
	Culvert #2	Stream 16	Culverted Crossing	Permanent	130	0.010
	Culvert #3	Stream 21	Culverted Crossing	Permanent	120	0.010
NWP 39	Building 600	Stream 19	Building Construction	Permanent	270	0.028
Total Permanent Stream Impacts					**660**	**0.068**
Total Permanent Wetland Impacts					**N/A**	**N/A**
Total Temporary Stream Impacts					**N/A**	**N/A**
Total Temporary Wetland Impacts					**N/A**	**N/A**

The enclosed exhibit entitled, “Figure 7(b): USACE Existing Conditions & JD Review Map, Sugarloaf Industrial, Gwinnett County, Georgia”, prepared by Kimley-Horn and Associates, Incorporated, dated December 2023, identifies the current 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, should this delineation require re-verification, it is subject to change based on site conditions at the time of re-evaluation.

We have also completed a JD for a portion of the site. I have enclosed an “Approved JD Memorandum for Record (MFR),” which details whether streams, wetlands and/or other waters present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers and how the Corps determined jurisdiction.

The two (2) features, “Stream 1” and “Stream 15”, identified within the yellow boundaries demarcated as “AJD Review Areas”, as depicted on the enclosed exhibit entitled, “Figure 7(b): USACE Existing Conditions & JD Review Map, Sugarloaf Industrial, Gwinnett County, Georgia”, prepared by Kimley-Horn and Associates,

Incorporated, dated December 2023, are not waters of the United States and are therefore not within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344). This approved JD will remain valid for a period of 5-years unless new information warrants revision prior to that date. The placement of dredged or fill material into this water would not require prior Department of the Army authorization pursuant to Section 404.

You may request an administrative appeal for any approved JD under the Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal form.

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 4,488 legacy stream credits from the Little Sandy Creek 2 Mitigation Bank (LSC2MB) 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 LSC2MB, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation bank.

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

d. 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 will 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 parties: Mr. Dane Boegner and Mr. Marcus Rubenstein, Kimley-Horn and Associates, Incorporated, via email at: dane.boegner@kimley-horn.com and marcus.rubenstein@kimley-horn.com, respectively.

Thank you in advance for completing our on-line Customer Survey Form located at https://regulatory.ops.usace.army.mil/customer-service-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 by telephone at (678) 422-2724 or via email at justin.m.edwards@usace.army.mil.

Sincerely,

Justin M. Edwards
Regulatory Specialist, Piedmont Branch

Enclosures

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH DEPARTMENT OF THE ARMY
NATIONWIDE PERMIT (14 & 39)

PERMIT FILE NUMBER: SAS-2022-00863

PERMITTEE/ADDRESS: Novaya Foxfield Industrial, LLC, Attention: Mr. Jeff Harper, 265 Franklin St, #1001, Boston, Massachusetts 02110.

LOCATION OF WORK: The approximately 285-acre project site is located immediately southwest of the University Parkway/Sugarloaf Parkway intersection in unincorporated Gwinnett County, Georgia (latitude 33.9575, longitude: -84.0656).

PROJECT DESCRIPTION: The project involves the proposed construction of a mixed-use development composed of industrial buildings, restaurants, multi-family housing, retail, associated parking, associated stormwater, and utility infrastructure. Permanent impacts to waters will result from the construction of three (3) culverted stream crossings and fill from the construction of Building 600. One (1) of the culverted crossings will be constructed within a perennial stream (Stream 9). The perennial stream crossing will include a 110-foot-long, 86-inch-wide box culvert, embedded 20% at 2.18% slope.

WATERS OF THE UNITED STATES IMPACTED: Permanent impacts to 140 linear feet (0.019-acre) of perennial stream (Stream 9) and 520 linear feet (0.048-acre) of intermittent stream (130 linear feet (0.01-acre) to Stream 16; 270 linear feet (0.028-acre) to Stream 19; and 120 linear feet (0.01-acre) to Stream 21).

DATE WORK IN WATERS OF UNITED STATES COMPLETED:_____

COMPENSATORY MITIGATION REQUIRED: 4,488 legacy stream mitigation credits.

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

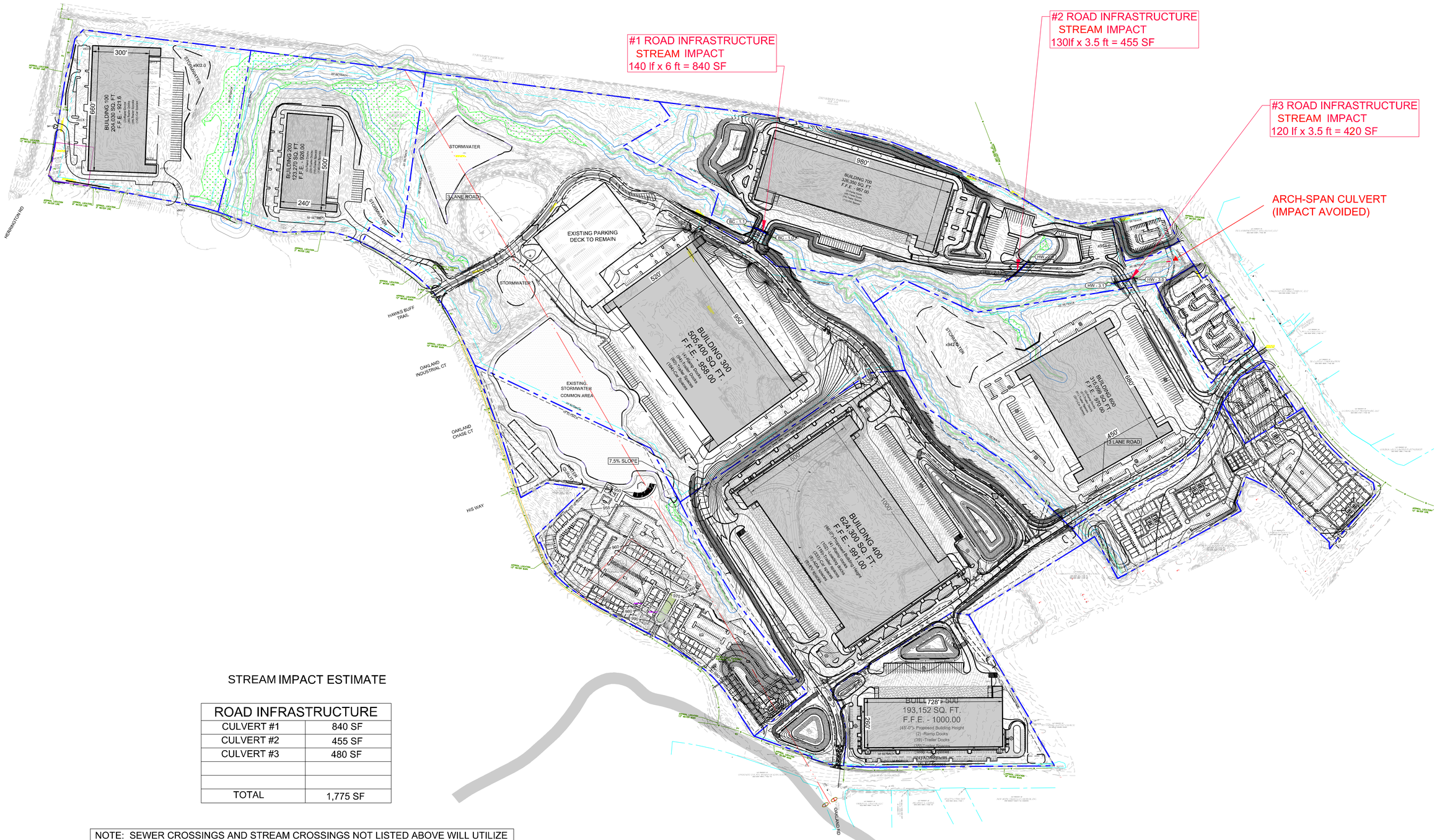
_____

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

ROAD INFRASTRUCTURE



STREAM IMPACT ESTIMATE

ROAD INFRASTRUCTURE	
CULVERT #1	840 SF
CULVERT #2	455 SF
CULVERT #3	480 SF
TOTAL	1,775 SF

NOTE: SEWER CROSSINGS AND STREAM CROSSINGS NOT LISTED ABOVE WILL UTILIZE INSTALLATION METHODS WITH NO JURISDICTIONAL WATERS IMPACTS

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

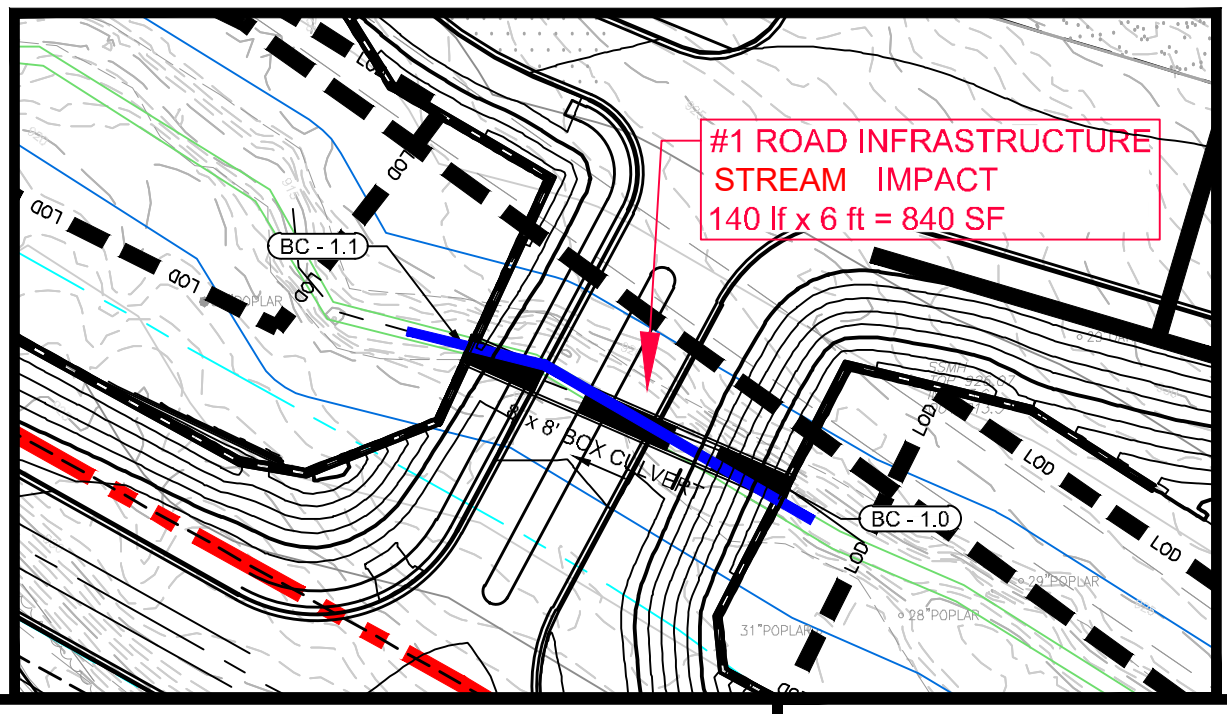
5030 SUGARLOAF PARKWAY WETLAND IMPACTS - REVISED - 06/06/2023

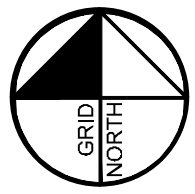
8/31/2022

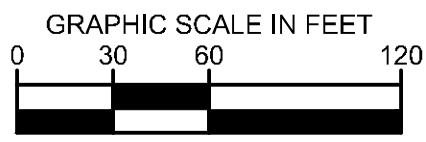
K:\ALP_PRJ\014600002_Sugarloaf-Parkway\CAD\References\SUGARLOAF-WETLAND IMPACT EXHIBIT.dwg WETLAND IMPACT MAP Jun 06, 2023 3:33pm by: danny.taylor

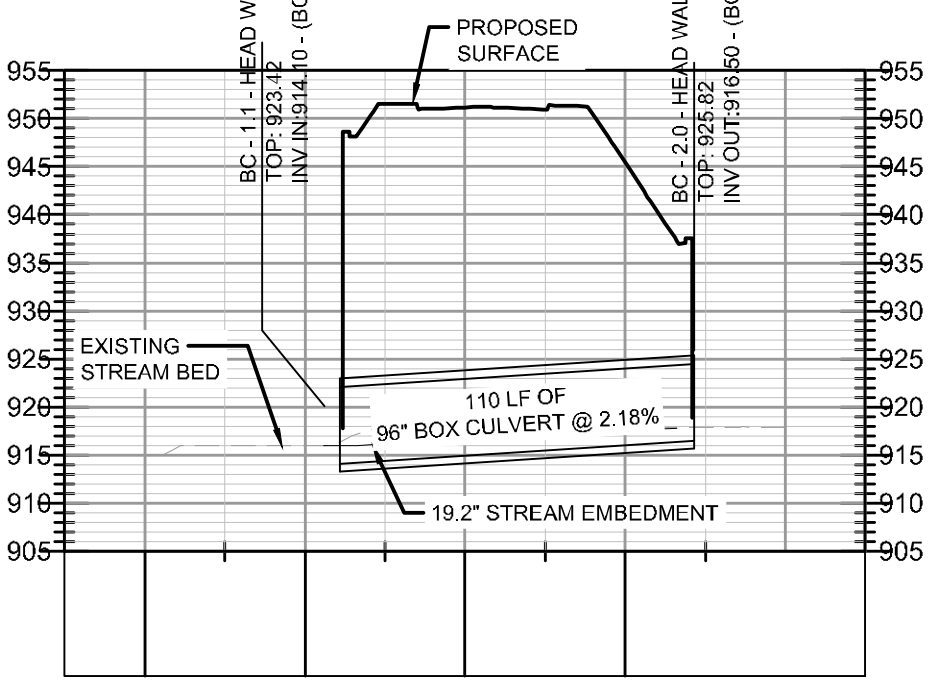
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017

CULVERT 1







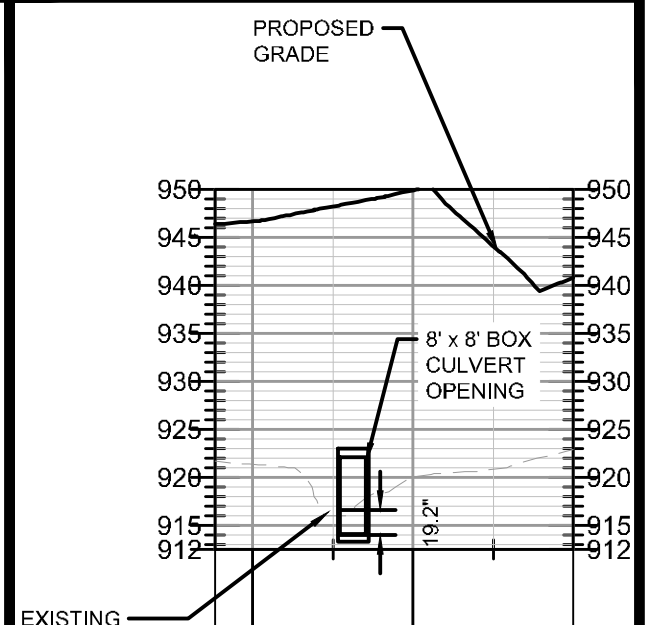


PROFILE VIEW

CULVERT 1

1" = 60' HORZ.

1" = 20' VERT.

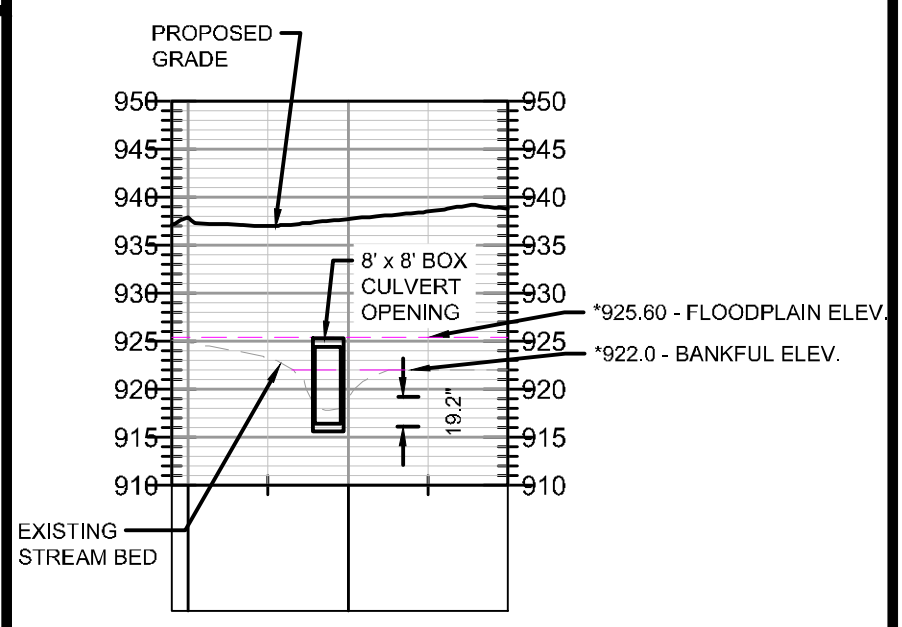


PROFILE VIEW

HEADWALL 1.1

1" = 60' HORZ.

1" = 20' VERT.



PROFILE VIEW

HEADWALL 1.0

1" = 60' HORZ.

1" = 20' VERT.

* ESTIMATED ELEVATIONS

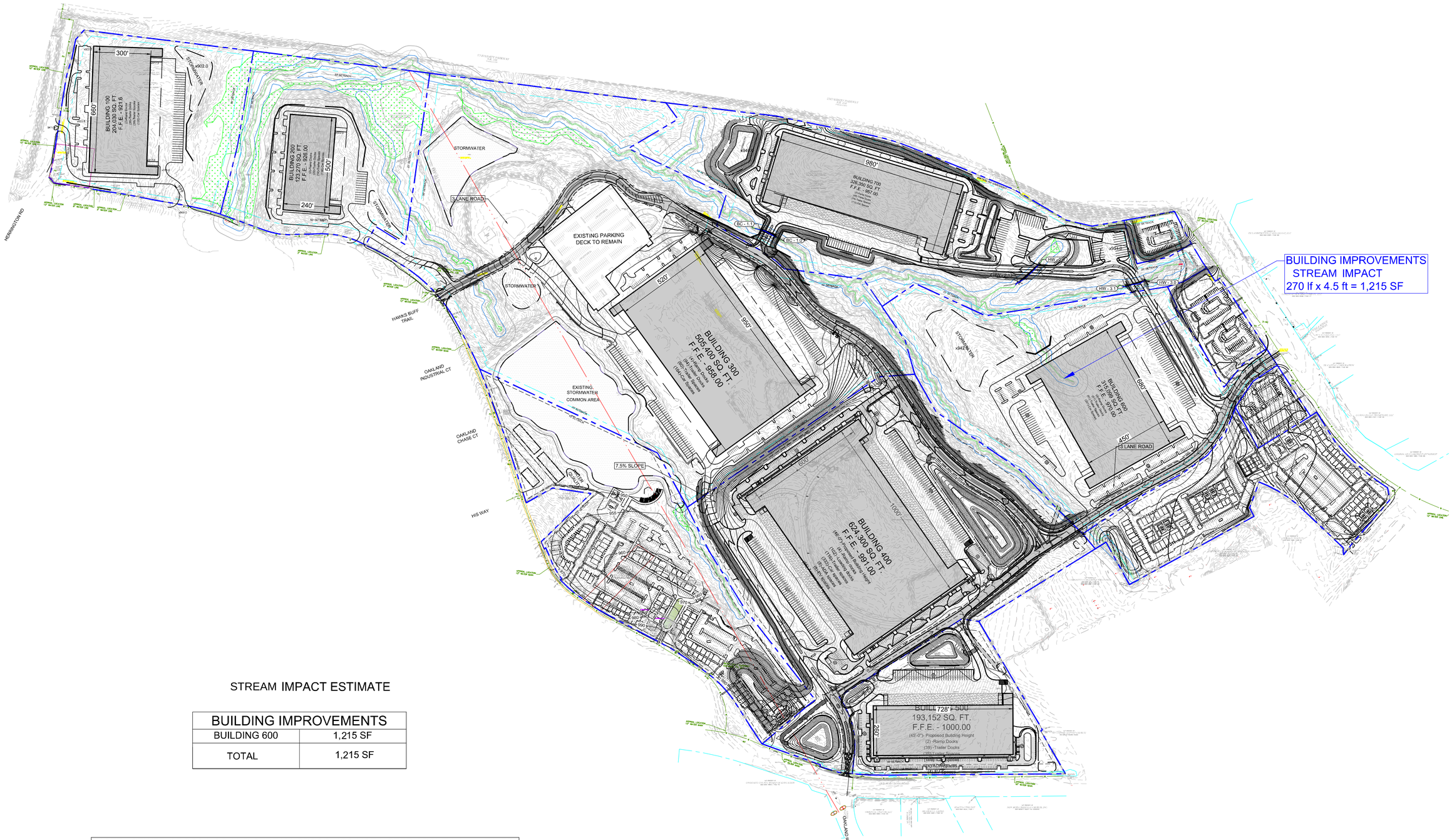
5030 SUGARLOAF PARKWAY CULVERT
EXHIBITS

8/31/2022

K:\ALP_PRJ\014600002_Sugarloaf-Parkway\CAD\References\SUGARLOAF-WETLAND IMPACT EXHIBIT-12-12-23.dwg CULVERT CROSSING 1 Dec 12, 2023 3:06pm by: danny.taylor

THE DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017

BUILDING IMPROVEMENTS



STREAM IMPACT ESTIMATE

BUILDING IMPROVEMENTS	
BUILDING 600	1,215 SF
TOTAL	1,215 SF

NOTE: SEWER CROSSINGS AND STREAM CROSSINGS NOT LISTED ABOVE WILL UTILIZE INSTALLATION METHODS WITH NO JURISDICTIONAL WATERS IMPACTS

NORTH

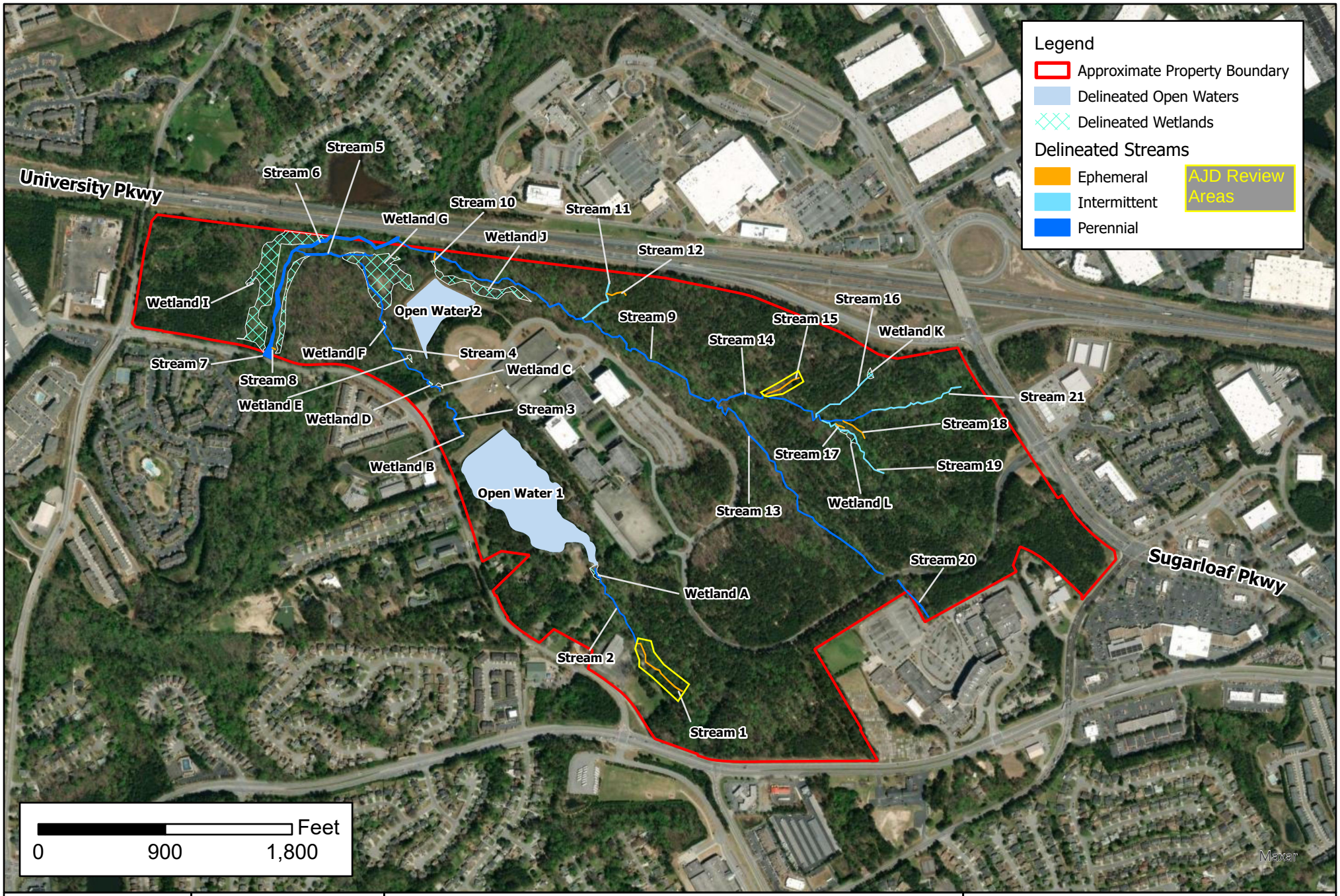
GRAPHIC SCALE IN FEET
0 100 200 400

5030 SUGARLOAF PARKWAY WETLAND IMPACTS - REVISED - 06/06/2023

8/31/2022

K:\ALP_PRJ\014600002_Sugarloaf-Parkway\CAD\References\SUGARLOAF-WETLAND IMPACT EXHIBIT.dwg WETLAND IMPACT MAP Jun 06, 2023 3:33pm by: danny.taylor

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017



Kimley»Horn

Figure 7(b): USACE Existing Conditions & JD Review Map

Sugarloaf Industrial
Gwinnett County, Georgia
December 2023

1 inch = 900 feet

N
W
E
S

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

SAS-2022-00863 February 27, 2024

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023) , SAS-2022-00863

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[1] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[2] For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),[3] the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of “waters of the United States” found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 “Revised Definition of ‘Waters of the United States,’” as amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable Georgia due to litigation.

[1] 33 CFR 331.2.
[2] Regulatory Guidance Letter 05-02.
[3] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

1. SUMMARY OF CONCLUSIONS.

    a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name of Aquatic Resource	JD or Non-JD	Section 404/Section 10
Stream 1	Non-JD	N/A

2. REFERENCES.

    a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).

    b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).

    c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)

    d. *Sackett v. EPA*, 598 U.S. _, 143 S. Ct. 1322 (2023)

3. REVIEW AREA: Review Area 1

    a. ~1.0 acres
    b. Latitude: 33.9533, Longitude: -84.0678
    c. Gwinnett County
    d. Georgia

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED:
    a. The nearest TNW to the subject water is the Ocmulgee River, located approximately 64 kilometers south-southeast.

    b. Determination based on: This determination was made based on a review of desktop data resources listed in Section 9 of this memorandum and a review of the SAS Section 10 list (for a water body that is navigable-in-fact under federal law for any purpose (such as Section 10, RHA)), that water body categorically qualifies as a Section 404 "traditional navigable water" subject to CWA jurisdiction under 33 CFR 328.3(a)(1)), and documented occurrences of boating traffic on the identified water.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS.

   Water from the subject feature generally flows northwestward, into an unnamed perennial tributary, through an impoundment, into three additional unnamed perennial tributaries, and into Lee Daniel Creek, located in the northwestern portion of the property. Water in Lee Daniel Creek flows south off the property and southwestward into Sweetwater Creek, southward into Yellow River, and southward into Jackson Lake and the Ocmulgee River.

6. SECTION 10 JURISDICTIONAL WATERS[4]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10. N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

   a. TNWs (a)(1): N/A

   b. Interstate Waters (a)(2): N/A

   c. Other Waters (a)(3): N/A

   d. Impoundments (a)(4): N/A

   e. Tributaries (a)(5): N/A

[4] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

f. The territorial seas (a)(6): N/A

g. Adjacent wetlands (a)(7): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").[5] Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. N/A

b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. N/A

c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A

d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A

e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in "*SWANCC*," would have been jurisdictional based solely on the "Migratory Bird Rule." Include the size of the aquatic resource or feature, and how it was determined to be an "isolated water" in accordance with *SWANCC*. N/A

f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court's decision in *Sackett* (e.g., tributaries that are

[5] 51 FR 41217, November 13, 1986.

non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Name of excluded feature	Size (in acres)	Type of resource generally not jurisdictional
Stream 1	507 feet	A tributary that does not have relatively permanent, standing or continuously flowing water

Various data sources indicate that the review area contains a tributary of Lee Daniel Creek. During the first field determination, conducted on December 7, 2021, the review area was observed to contain a channel that did not have water (Stream 1). Further, an abundance of leaf litter was present in the channel.

Based on the information available, Stream 1 is assumed to only convey flows from the surrounding uplands during precipitation events. Therefore, it does not meet the description of jurisdictional tributaries, those that are relatively permanent (that typically flow year-round or have continuous flow at least seasonally), as per 33 CFR 328.3(a)(5).

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

a. Office (desktop) determination: December 2023 (CESAS-RDP)
b. Field determination: December 7, 2021 (Agent); January 14, 2022 (Agent); March 24, 2022 (Agent)
c. Data sources used to support this determination (included in the administrative record).
   - ☒ Aquatic Resources delineation submitted by, or on behalf of, the requestor: *Figure 7: USACE Existing Conditions Map*, dated September 2022, and *AJD Review Areas*, dated December 2023, as collectively prepared by Kimley-Horn
   - ☐ Aquatic Resources delineation prepared by the USACE: Title and Date
   - ☐ Wetland field data sheets:
   - ☐ OHWM data sheets prepared by the USACE: Title and Date
   - ☐ Previous JDs (AJD or PJD) addressing the same (or portions of the same) review area: ORM Numbers and Dates
   - ☒ Photographs: *Photo 1: Stream 1*, prepared by Kimley Horn, and dated December 2021
   - ☒ Aerial Imagery: *Figure 2: Aerial Map*, prepared by Kimley-Horn, and dated September 2022
   - ☒ LIDAR: 3DEP DEM and Hillshade imagery, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☒ USDA NRCS Soil Survey: *Figure 5: NRCS Soil Map*, prepared by Kimley-Horn, and dated August 2022; and USA Soil Map data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023
☒ USFWS NWI maps: NWI data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023
☒ USGS topographic maps: *Figure 3: USGS Topographic Map*, prepared by Kimley-Horn, and dated September 2022
☒ USGS NHD data/maps: NHD data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023
☐ Section 10 resources used: Title and Dates
☐ NCDWR stream identification forms:
☒ Antecedent Precipitation Tool Analysis: December 7, 2021 (Drier than Normal Conditions) and March 24, 2022 (Wetter than Normal Conditions)
☒ Other sources of Information: *Figure 1: Vicinity Map*, prepared by Kimley-Horn, and dated August 2022; StreamStats accessed data by CESAS-RDP in December 2023; and FEMA Flood Hazard data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

10. OTHER SUPPORTING INFORMATION. N/A

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

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

SAS-2022-00863 January 27, 2024

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023) , SAS-2022-00863

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[1] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[2] For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),[3] the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of “waters of the United States” found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 “Revised Definition of ‘Waters of the United States,’” as amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable Georgia due to litigation.

[1] 33 CFR 331.2.
[2] Regulatory Guidance Letter 05-02.
[3] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

1. SUMMARY OF CONCLUSIONS.

   a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name of Aquatic Resource	JD or Non-JD	Section 404/Section 10
Stream 15	Non-JD	N/A

2. REFERENCES.

   a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).

   b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).

   c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)

   d. *Sackett v. EPA*, 598 U.S. _, 143 S. Ct. 1322 (2023)

3. REVIEW AREA: Review Area 2

   a. ~0.6-acre
   b. Latitude: 33.9587, Longitude: -84.0652
   c. Gwinnett County
   d. Georgia

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED:
   a. The nearest TNW to the subject water is the Ocmulgee River, located approximately 64 kilometers south-southeast.

   b. Determination based on: This determination was made based on a review of desktop data resources listed in Section 9 of this memorandum and a review of the SAS Section 10 list (for a water body that is navigable-in-fact under federal law for any purpose (such as Section 10, RHA)), that water body categorically qualifies as a Section 404 "traditional navigable water" subject to CWA jurisdiction under 33 CFR 328.3(a)(1)), and documented occurrences of boating traffic on the identified water.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS.

   Water from the subject feature southwestward into an unnamed perennial tributary, continues westward through two additional unnamed perennial tributaries, and into Lee Daniel Creek, located in the northwestern portion of the property. Water in Lee Daniel Creek flows south off the property and southwestward into Sweetwater Creek, southward into Yellow River, and southward into Jackson Lake and the Ocmulgee River.

6. SECTION 10 JURISDICTIONAL WATERS[4]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10. N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

   a. TNWs (a)(1): N/A

   b. Interstate Waters (a)(2): N/A

   c. Other Waters (a)(3): N/A

   d. Impoundments (a)(4): N/A

   e. Tributaries (a)(5): N/A

[4] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

f. The territorial seas (a)(6): N/A

g. Adjacent wetlands (a)(7): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").[5] Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. N/A

b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. N/A

c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A

d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A

e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in "*SWANCC*," would have been jurisdictional based solely on the "Migratory Bird Rule." Include the size of the aquatic resource or feature, and how it was determined to be an "isolated water" in accordance with *SWANCC*. N/A

f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court's decision in *Sackett* (e.g., tributaries that are

[5] 51 FR 41217, November 13, 1986.

non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Name of excluded feature	Size (in acres)	Type of resource generally not jurisdictional
Stream 15	277 feet	A tributary that does not have relatively permanent, standing or continuously flowing water

Various data sources do not indicate that the review area contains aquatic resources. During the first field determination, conducted on December 7, 2021, the review area was observed to contain a channel that did not have water (Stream 15). Further, an abundance of leaf litter was present in the channel. The feature was observed two additional times, on January 14, 2022 and March 24, 2022. No water was present in the feature and leaf litter remained abundant. Of further note, approximately 0.36-inch of rain had fallen on March 23, 2022.

Based on the information available, Stream 15 is assumed to only convey flows from the surrounding uplands during precipitation events. Therefore, it does not meet the description of jurisdictional tributaries, those that are relatively permanent (that typically flow year-round or have continuous flow at least seasonally), as per 33 CFR 328.3(a)(5).

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

a. Office (desktop) determination: December 2023 (CESAS-RDP)
b. Field determination: December 7, 2021 (Agent); January 14, 2022 (Agent); March 24, 2022 (Agent)
c. Data sources used to support this determination (included in the administrative record).
   - ☒ Aquatic Resources delineation submitted by, or on behalf of, the requestor: *Figure 7: USACE Existing Conditions Map*, dated September 2022, and *AJD Review Areas*, dated December 2023, as collectively prepared by Kimley-Horn
   - ☐ Aquatic Resources delineation prepared by the USACE: Title and Date
   - ☐ Wetland field data sheets:
   - ☐ OHWM data sheets prepared by the USACE: Title and Date
   - ☐ Previous JDs (AJD or PJD) addressing the same (or portions of the same) review area: ORM Numbers and Dates
   - ☒ Photographs: As collectively prepared by Kimley Horn: *Photo 15: Stream 15*, dated December 2021; *Photo 1: Photograph of ephemeral feature*, dated

December 7, 2021; *Photo 2: Photograph of ephemeral feature*, dated January 14, 2022; and *Photo 4: Photograph of ephemeral feature*, dated March 24, 2022

☒ Aerial Imagery: *Figure 2: Aerial Map*, prepared by Kimley-Horn, and dated September 2022

☒ LIDAR: 3DEP DEM and Hillshade imagery, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☒ USDA NRCS Soil Survey: *Figure 5: NRCS Soil Map*, prepared by Kimley-Horn, and dated August 2022; and USA Soil Map data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☒ USFWS NWI maps: NWI data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☒ USGS topographic maps: *Figure 3: USGS Topographic Map*, prepared by Kimley-Horn, and dated September 2022

☒ USGS NHD data/maps: NHD data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☐ Section 10 resources used: Title and Dates

☐ NCDWR stream identification forms:

☒ Antecedent Precipitation Tool Analysis: December 7, 2021 (Drier than Normal Conditions) and March 24, 2022 (Wetter than Normal Conditions)

☒ Other sources of Information: *Figure 1: Vicinity Map*, prepared by Kimley-Horn, and dated August 2022; StreamStats accessed data by CESAS-RDP in December 2023; and FEMA Flood Hazard data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

10. OTHER SUPPORTING INFORMATION. N/A

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: Novaya Foxfield Industrial, LLC	File Number: SAS-2022-00863	Date: February 27, 2024
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 C.F.R. § Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Mr. Justin M. Edwards Regulatory Specialist US Army Corps of Engineers, Savannah District Piedmont Branch 4751 Best Road, Suite 140 College Park, Georgia 30337 Phone: (678) 422-2724 Email: Justin.M.Edwards@usace.army.mil	If you only have questions regarding the appeal process you may also contact: Ms. Krista Sabin Administrative Appeal Review Officer CESAD-PDS-O 60 Forsyth Street Southwest, Floor M9 Atlanta, Georgia 30303-8803 Phone: (904) 314-9631; FAX (404) 562-5138 Email: Krista.D.Sabin@usace.army.mil	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

Exhibit G: 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 ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337

February 27, 2024

Regulatory Division
SAS-2022-00863

Mr. Jeff Harper
Novaya Foxfield Industrial, LLC,
265 Franklin St, #1001
Boston, Massachusetts 02110

Dear Mr. Harper:

I refer to the Pre-Construction Notifications, dated September 6, 2022, and supplemental information received on November 6, 2023, and December 13, 2023, submitted on your behalf by Kimley-Horn and Associates, Incorporated, requesting verification for use of Nationwide Permit No. 14 (NWP 14), for proposed permanent impacts to 140 linear feet (0.019-acre) of perennial stream and 250 linear feet (0.02-acre) of intermittent stream; and NWP 39 for permanent impacts to 270 linear feet (0.028-acre) of intermittent stream, for internal roadway construction and mixed-use development construction, respectively. The approximately 285-acre project site is located immediately southwest of the intersection of University Parkway and Sugarloaf Parkway, in unincorporated Gwinnett County, Georgia (latitude: 33.9575, longitude: -84.0656). This project has retained the previously assigned number SAS-2022-00863, and it is important that you reference this number in all communication concerning this matter.

We understand that the project involves the proposed construction of a mixed-use development composed of industrial buildings, restaurants, multi-family housing, retail, associated parking, associated stormwater, and utility infrastructure. The development will include seven (7) industrial warehouses and other miscellaneous buildings, which will be used for restaurants, residential, retail, and medical facilities. Approximately 229,160 square feet (52.61-acres) of industrial warehouses are proposed to be constructed. The site plan includes two (2) residential complexes, which are composed of either apartments or townhomes. Sewer lines will be interconnected within the property to provide sewer service to the proposed developments throughout the site. The existing industrial buildings currently within the property are proposed to be demolished, with a single existing parking deck proposed to remain. Permanent impacts to waters will result from the construction of three (3) culverted stream crossings and fill from the construction of Building 600. One (1) of the culverted crossings will be constructed within a perennial stream (Stream 9). The perennial stream crossing will include a 110-foot-long, 86-inch-wide box culvert, embedded 20% at 2.18% slope. The sewer lines will be installed via directional boring in order to avoid additional discharges into onsite waters.

The details of the roadway construction and associated impacts are depicted on the two (2) enclosed exhibits, collectively prepared by Kimley-Horn and Associates, Incorporated, including: 1) “Roadway Infrastructure, 5030 Sugarloaf Parkway Wetland Impacts – Revised 06/06/2023”, dated August 31, 2022, revised June 6, 2023; and 2) “Culvert 1, 5030 Sugarloaf Parkway Culvert Exhibits”, dated August 31, 2022. The details of Building 600 and the associated impacts are detailed on the enclosed exhibit entitled, “Building Improvements, 5030 Sugarloaf Parkway Wetland Impacts – Revised 06/06/2023”, dated August 31, 2022, revised June 6, 2023. The table below summarizes the proposed impacts.

Permit	Impact ID	Aquatic Resource	Nature of Activity	Duration	Impact Amount	
					Length (LF)	Area (AC)
NWP 14	Culvert #1	Stream 9	Culverted Crossing	Permanent	140	0.019
	Culvert #2	Stream 16	Culverted Crossing	Permanent	130	0.010
	Culvert #3	Stream 21	Culverted Crossing	Permanent	120	0.010
NWP 39	Building 600	Stream 19	Building Construction	Permanent	270	0.028
Total Permanent Stream Impacts					**660**	**0.068**
Total Permanent Wetland Impacts					**N/A**	**N/A**
Total Temporary Stream Impacts					**N/A**	**N/A**
Total Temporary Wetland Impacts					**N/A**	**N/A**

The enclosed exhibit entitled, “Figure 7(b): USACE Existing Conditions & JD Review Map, Sugarloaf Industrial, Gwinnett County, Georgia”, prepared by Kimley-Horn and Associates, Incorporated, dated December 2023, identifies the current 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, should this delineation require re-verification, it is subject to change based on site conditions at the time of re-evaluation.

We have also completed a JD for a portion of the site. I have enclosed an “Approved JD Memorandum for Record (MFR),” which details whether streams, wetlands and/or other waters present on the site are subject to the jurisdiction of the U.S. Army Corps of Engineers and how the Corps determined jurisdiction.

The two (2) features, “Stream 1” and “Stream 15”, identified within the yellow boundaries demarcated as “AJD Review Areas”, as depicted on the enclosed exhibit entitled, “Figure 7(b): USACE Existing Conditions & JD Review Map, Sugarloaf Industrial, Gwinnett County, Georgia”, prepared by Kimley-Horn and Associates,

Incorporated, dated December 2023, are not waters of the United States and are therefore not within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344). This approved JD will remain valid for a period of 5-years unless new information warrants revision prior to that date. The placement of dredged or fill material into this water would not require prior Department of the Army authorization pursuant to Section 404.

You may request an administrative appeal for any approved JD under the Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Administrative Appeal Options and Process and Request for Appeal form.

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 4,488 legacy stream credits from the Little Sandy Creek 2 Mitigation Bank (LSC2MB) 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 LSC2MB, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation bank.

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

d. 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 will 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 parties: Mr. Dane Boegner and Mr. Marcus Rubenstein, Kimley-Horn and Associates, Incorporated, via email at: dane.boegner@kimley-horn.com and marcus.rubenstein@kimley-horn.com, respectively.

Thank you in advance for completing our on-line Customer Survey Form located at https://regulatory.ops.usace.army.mil/customer-service-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 by telephone at (678) 422-2724 or via email at justin.m.edwards@usace.army.mil.

Sincerely,

Justin M. Edwards
Regulatory Specialist, Piedmont Branch

Enclosures

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH DEPARTMENT OF THE ARMY
NATIONWIDE PERMIT (14 & 39)

PERMIT FILE NUMBER: SAS-2022-00863

PERMITTEE/ADDRESS: Novaya Foxfield Industrial, LLC, Attention: Mr. Jeff Harper, 265 Franklin St, #1001, Boston, Massachusetts 02110.

LOCATION OF WORK: The approximately 285-acre project site is located immediately southwest of the University Parkway/Sugarloaf Parkway intersection in unincorporated Gwinnett County, Georgia (latitude 33.9575, longitude: -84.0656).

PROJECT DESCRIPTION: The project involves the proposed construction of a mixed-use development composed of industrial buildings, restaurants, multi-family housing, retail, associated parking, associated stormwater, and utility infrastructure. Permanent impacts to waters will result from the construction of three (3) culverted stream crossings and fill from the construction of Building 600. One (1) of the culverted crossings will be constructed within a perennial stream (Stream 9). The perennial stream crossing will include a 110-foot-long, 86-inch-wide box culvert, embedded 20% at 2.18% slope.

WATERS OF THE UNITED STATES IMPACTED: Permanent impacts to 140 linear feet (0.019-acre) of perennial stream (Stream 9) and 520 linear feet (0.048-acre) of intermittent stream (130 linear feet (0.01-acre) to Stream 16; 270 linear feet (0.028-acre) to Stream 19; and 120 linear feet (0.01-acre) to Stream 21).

DATE WORK IN WATERS OF UNITED STATES COMPLETED:_____

COMPENSATORY MITIGATION REQUIRED: 4,488 legacy stream mitigation credits.

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

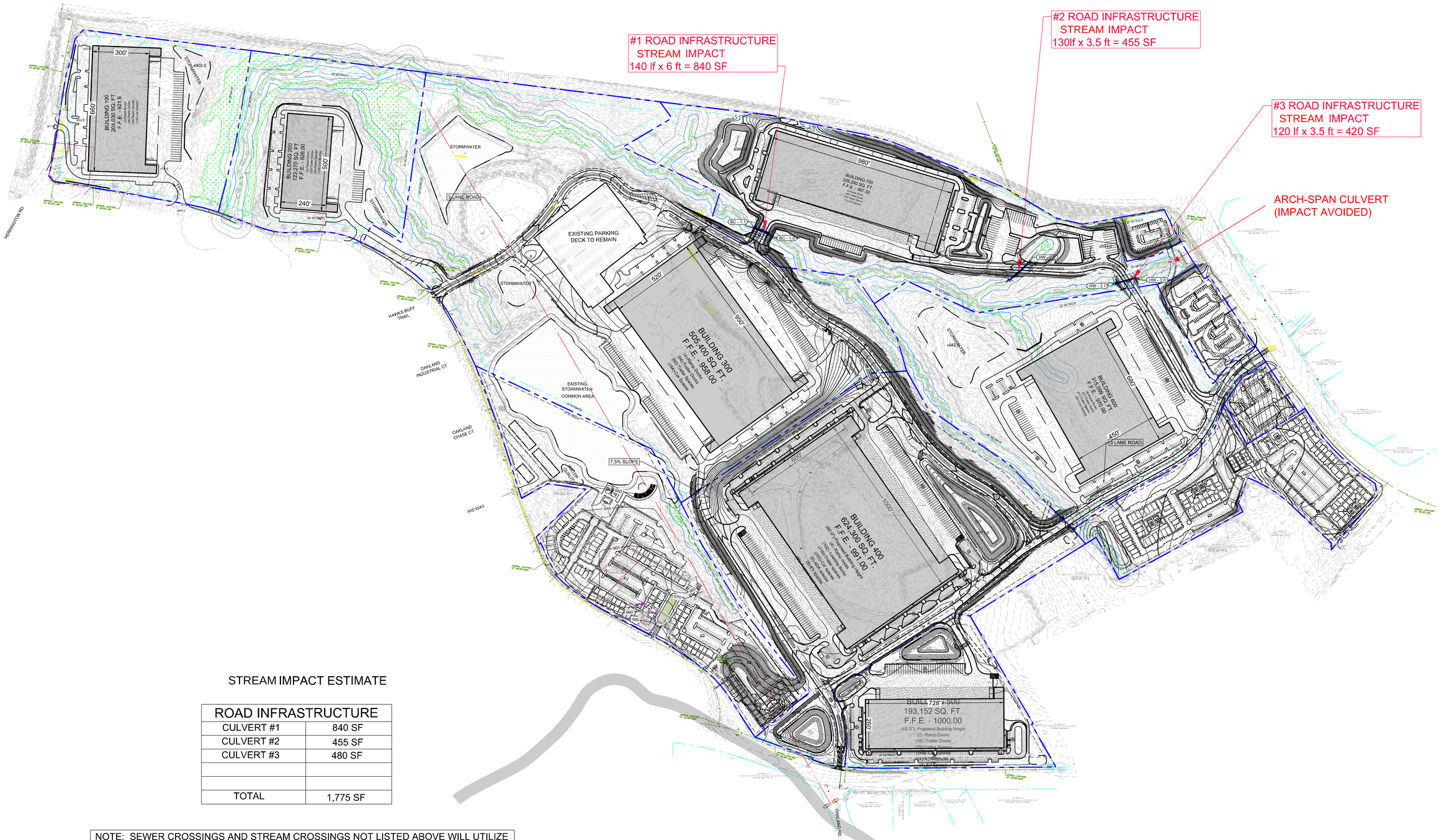
_____

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

ROAD INFRASTRUCTURE



STREAM IMPACT ESTIMATE

ROAD INFRASTRUCTURE	
CULVERT #1	840 SF
CULVERT #2	455 SF
CULVERT #3	480 SF
TOTAL	1,775 SF

NOTE: SEWER CROSSINGS AND STREAM CROSSINGS NOT LISTED ABOVE WILL UTILIZE INSTALLATION METHODS WITH NO JURISDICTIONAL WATERS IMPACTS

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

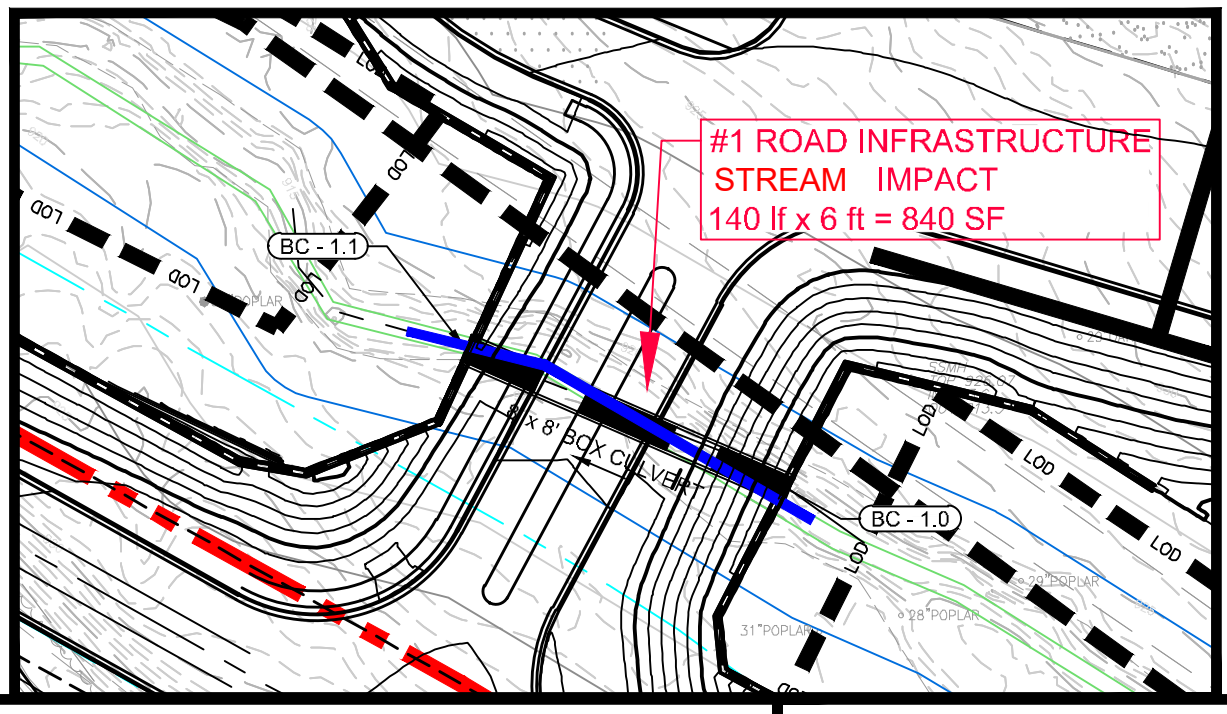
5030 SUGARLOAF PARKWAY WETLAND IMPACTS - REVISED - 06/06/2023

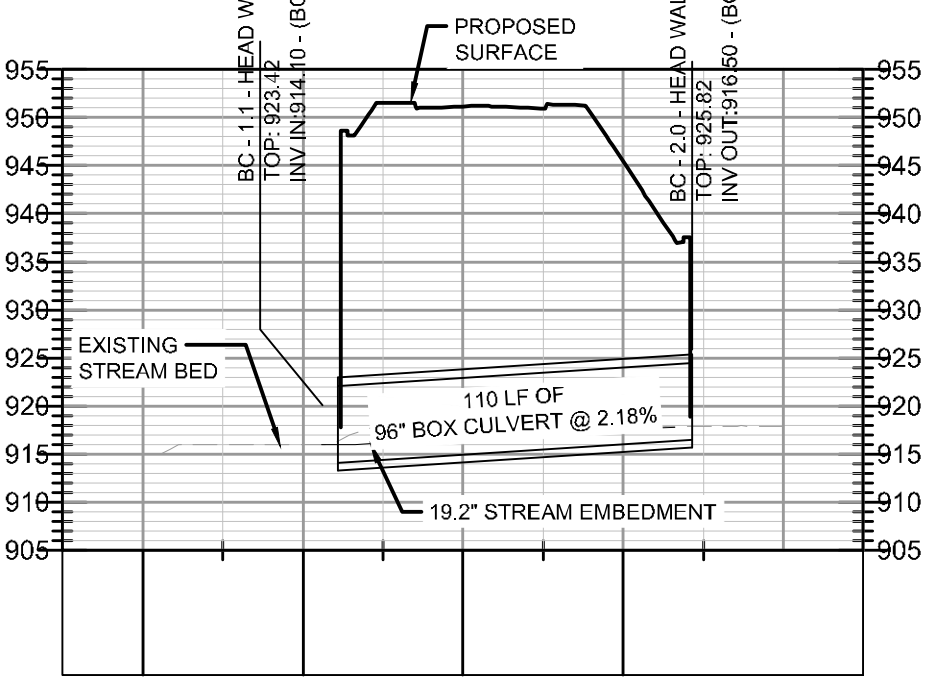
8/31/2022

K:\ALP_PRJ\014600002_Sugarloaf-Parkway\CAD\References\SUGARLOAF-WETLAND IMPACT EXHIBIT.dwg WETLAND IMPACT MAP Jun 06, 2023 3:33pm by: danny.taylor

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017

CULVERT 1



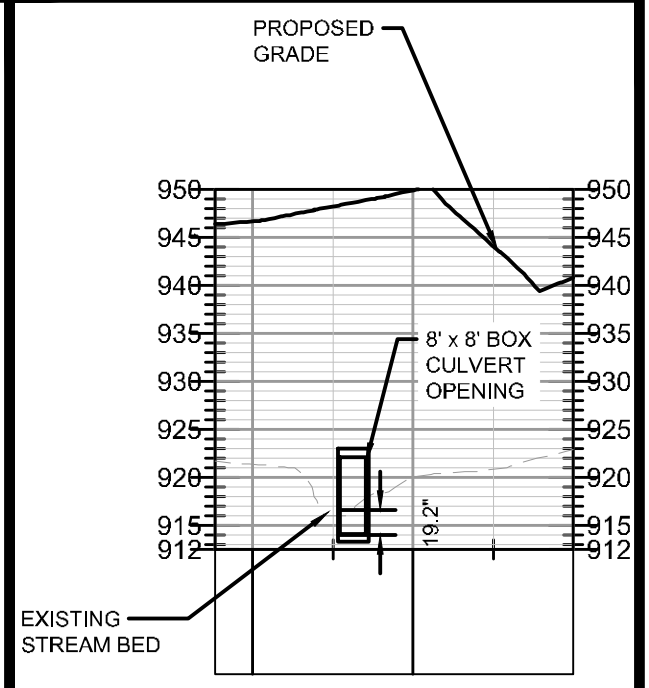


PROFILE VIEW

CULVERT 1

1" = 60' HORZ.

1" = 20' VERT.

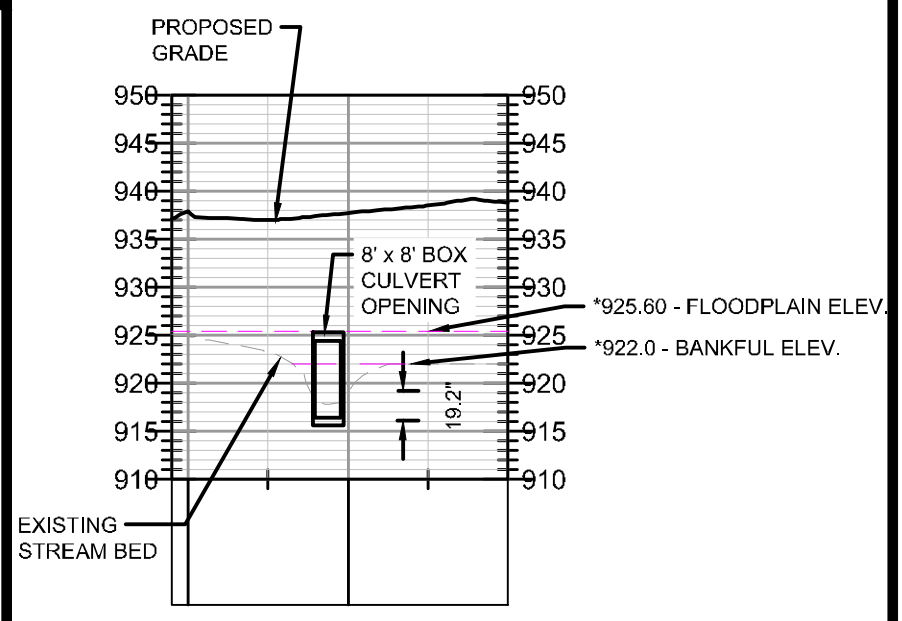


PROFILE VIEW

HEADWALL 1.1

1" = 60' HORZ.

1" = 20' VERT.



PROFILE VIEW

HEADWALL 1.0

1" = 60' HORZ.

1" = 20' VERT.

* ESTIMATED ELEVATIONS

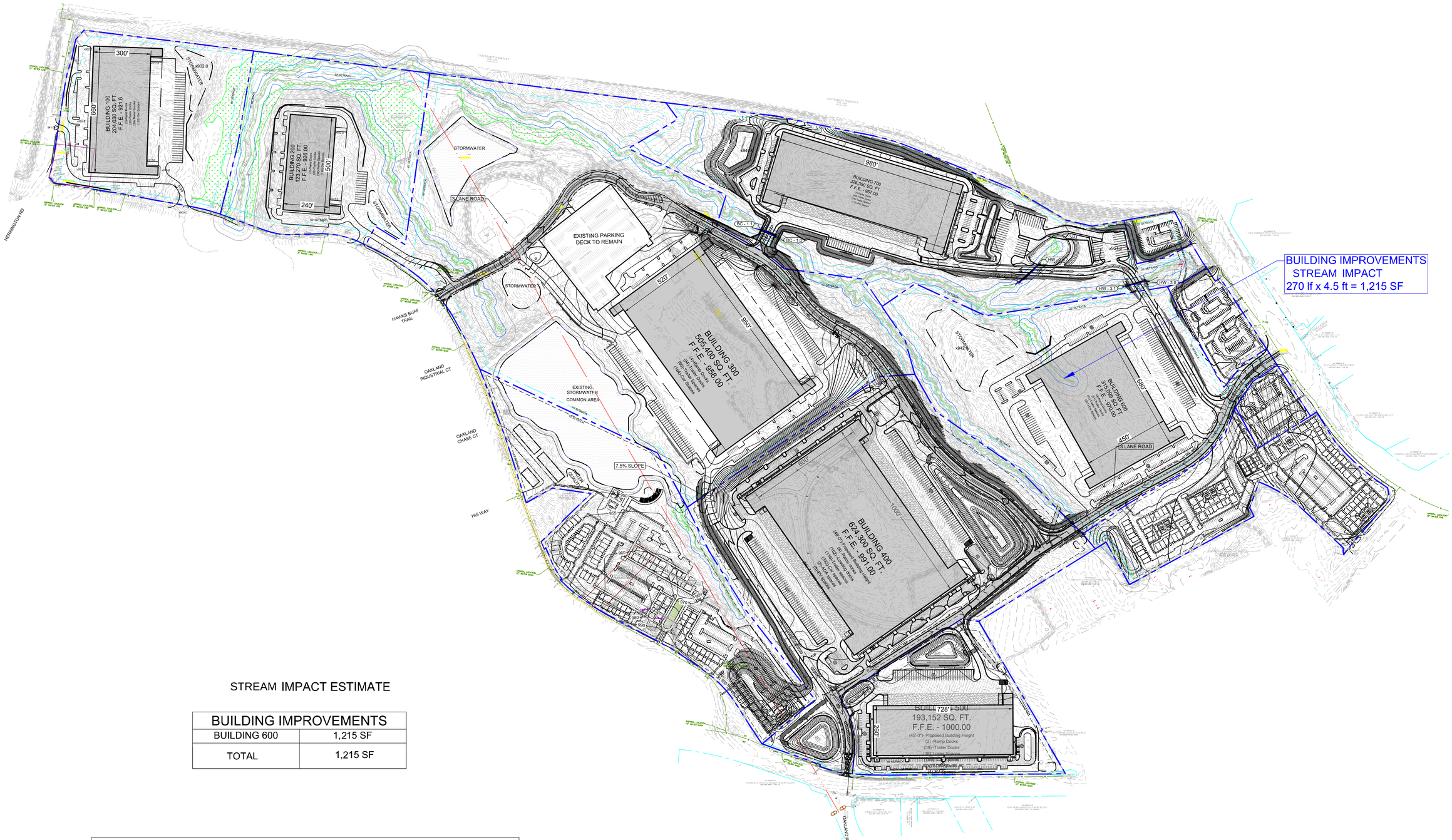
5030 SUGARLOAF PARKWAY CULVERT EXHIBITS

8/31/2022

K:\ALP_PRJ\014600002_Sugarloaf-Parkway\CAD\References\SUGARLOAF-WETLAND IMPACT EXHIBIT-12-12-23.dwg CULVERT CROSSING 1 Dec 12, 2023 3:06pm by: danny.taylor

THE DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017

BUILDING IMPROVEMENTS



STREAM IMPACT ESTIMATE

BUILDING IMPROVEMENTS	
BUILDING 600	1,215 SF
TOTAL	1,215 SF

NOTE: SEWER CROSSINGS AND STREAM CROSSINGS NOT LISTED ABOVE WILL UTILIZE INSTALLATION METHODS WITH NO JURISDICTIONAL WATERS IMPACTS

NORTH

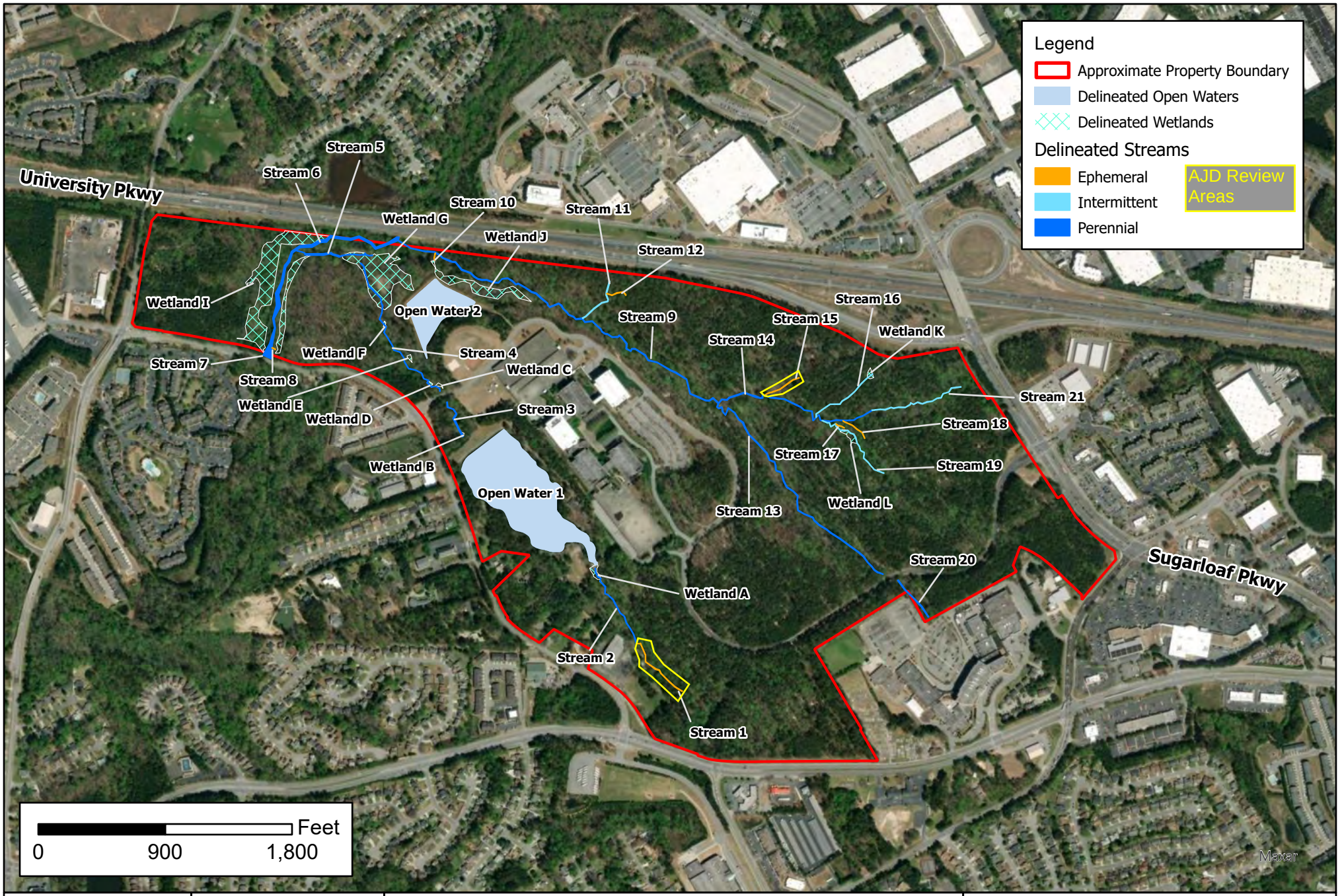
GRAPHIC SCALE IN FEET
0 100 200 400

5030 SUGARLOAF PARKWAY WETLAND IMPACTS - REVISED - 06/06/2023

8/31/2022

K:\ALP_PRJ\014600002_Sugarloaf-Parkway\CAD\References\SUGARLOAF-WETLAND IMPACT EXHIBIT.dwg WETLAND IMPACT MAP Jun 06, 2023 3:33pm by: danny.taylor

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017



Kimley»Horn	**Figure 7(b): USACE Existing Conditions & JD Review Map**	**Sugarloaf Industrial Gwinnett County, Georgia December 2023**	**1 inch = 900 feet**

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

SAS-2022-00863 February 27, 2024

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023) , SAS-2022-00863

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[1] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[2] For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),[3] the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of “waters of the United States” found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 “Revised Definition of ‘Waters of the United States,’” as amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable Georgia due to litigation.

[1] 33 CFR 331.2.
[2] Regulatory Guidance Letter 05-02.
[3] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

1. SUMMARY OF CONCLUSIONS.

    a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name of Aquatic Resource	JD or Non-JD	Section 404/Section 10
Stream 1	Non-JD	N/A

2. REFERENCES.

    a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).

    b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).

    c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)

    d. *Sackett v. EPA*, 598 U.S. _, 143 S. Ct. 1322 (2023)

3. REVIEW AREA: Review Area 1

    a. ~1.0 acres
    b. Latitude: 33.9533, Longitude: -84.0678
    c. Gwinnett County
    d. Georgia

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED:
    a. The nearest TNW to the subject water is the Ocmulgee River, located approximately 64 kilometers south-southeast.

    b. Determination based on: This determination was made based on a review of desktop data resources listed in Section 9 of this memorandum and a review of the SAS Section 10 list (for a water body that is navigable-in-fact under federal law for any purpose (such as Section 10, RHA)), that water body categorically qualifies as a Section 404 "traditional navigable water" subject to CWA jurisdiction under 33 CFR 328.3(a)(1)), and documented occurrences of boating traffic on the identified water.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS.

   Water from the subject feature generally flows northwestward, into an unnamed perennial tributary, through an impoundment, into three additional unnamed perennial tributaries, and into Lee Daniel Creek, located in the northwestern portion of the property. Water in Lee Daniel Creek flows south off the property and southwestward into Sweetwater Creek, southward into Yellow River, and southward into Jackson Lake and the Ocmulgee River.

6. SECTION 10 JURISDICTIONAL WATERS[4]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10. N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

   a. TNWs (a)(1): N/A

   b. Interstate Waters (a)(2): N/A

   c. Other Waters (a)(3): N/A

   d. Impoundments (a)(4): N/A

   e. Tributaries (a)(5): N/A

[4] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

f. The territorial seas (a)(6): N/A

g. Adjacent wetlands (a)(7): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").[5] Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. N/A

b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. N/A

c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A

d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A

e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in "*SWANCC*," would have been jurisdictional based solely on the "Migratory Bird Rule." Include the size of the aquatic resource or feature, and how it was determined to be an "isolated water" in accordance with *SWANCC*. N/A

f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court's decision in *Sackett* (e.g., tributaries that are

[5] 51 FR 41217, November 13, 1986.

non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Name of excluded feature	Size (in acres)	Type of resource generally not jurisdictional
Stream 1	507 feet	A tributary that does not have relatively permanent, standing or continuously flowing water

Various data sources indicate that the review area contains a tributary of Lee Daniel Creek. During the first field determination, conducted on December 7, 2021, the review area was observed to contain a channel that did not have water (Stream 1). Further, an abundance of leaf litter was present in the channel.

Based on the information available, Stream 1 is assumed to only convey flows from the surrounding uplands during precipitation events. Therefore, it does not meet the description of jurisdictional tributaries, those that are relatively permanent (that typically flow year-round or have continuous flow at least seasonally), as per 33 CFR 328.3(a)(5).

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

a. Office (desktop) determination: December 2023 (CESAS-RDP)
b. Field determination: December 7, 2021 (Agent); January 14, 2022 (Agent); March 24, 2022 (Agent)
c. Data sources used to support this determination (included in the administrative record).
   - ☒ Aquatic Resources delineation submitted by, or on behalf of, the requestor: *Figure 7: USACE Existing Conditions Map*, dated September 2022, and *AJD Review Areas*, dated December 2023, as collectively prepared by Kimley-Horn
   - ☐ Aquatic Resources delineation prepared by the USACE: Title and Date
   - ☐ Wetland field data sheets:
   - ☐ OHWM data sheets prepared by the USACE: Title and Date
   - ☐ Previous JDs (AJD or PJD) addressing the same (or portions of the same) review area: ORM Numbers and Dates
   - ☒ Photographs: *Photo 1: Stream 1*, prepared by Kimley Horn, and dated December 2021
   - ☒ Aerial Imagery: *Figure 2: Aerial Map*, prepared by Kimley-Horn, and dated September 2022
   - ☒ LIDAR: 3DEP DEM and Hillshade imagery, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☒ USDA NRCS Soil Survey: *Figure 5: NRCS Soil Map*, prepared by Kimley-Horn, and dated August 2022; and USA Soil Map data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023
☒ USFWS NWI maps: NWI data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023
☒ USGS topographic maps: *Figure 3: USGS Topographic Map*, prepared by Kimley-Horn, and dated September 2022
☒ USGS NHD data/maps: NHD data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023
☐ Section 10 resources used: Title and Dates
☐ NCDWR stream identification forms:
☒ Antecedent Precipitation Tool Analysis: December 7, 2021 (Drier than Normal Conditions) and March 24, 2022 (Wetter than Normal Conditions)
☒ Other sources of Information: *Figure 1: Vicinity Map*, prepared by Kimley-Horn, and dated August 2022; StreamStats accessed data by CESAS-RDP in December 2023; and FEMA Flood Hazard data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

10. OTHER SUPPORTING INFORMATION. N/A

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

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

SAS-2022-00863 January 27, 2024

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023) , SAS-2022-00863

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[1] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[2] For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),[3] the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of “waters of the United States” found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 “Revised Definition of ‘Waters of the United States,’” as amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable Georgia due to litigation.

[1] 33 CFR 331.2.
[2] Regulatory Guidance Letter 05-02.
[3] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

1. SUMMARY OF CONCLUSIONS.

    a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name of Aquatic Resource	JD or Non-JD	Section 404/Section 10
Stream 15	Non-JD	N/A

2. REFERENCES.

    a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).

    b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).

    c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)

    d. *Sackett v. EPA*, 598 U.S. _, 143 S. Ct. 1322 (2023)

3. REVIEW AREA: Review Area 2

    a. ~0.6-acre
    b. Latitude: 33.9587, Longitude: -84.0652
    c. Gwinnett County
    d. Georgia

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED:
    a. The nearest TNW to the subject water is the Ocmulgee River, located approximately 64 kilometers south-southeast.

    b. Determination based on: This determination was made based on a review of desktop data resources listed in Section 9 of this memorandum and a review of the SAS Section 10 list (for a water body that is navigable-in-fact under federal law for any purpose (such as Section 10, RHA)), that water body categorically qualifies as a Section 404 "traditional navigable water" subject to CWA jurisdiction under 33 CFR 328.3(a)(1)), and documented occurrences of boating traffic on the identified water.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS.

   Water from the subject feature southwestward into an unnamed perennial tributary, continues westward through two additional unnamed perennial tributaries, and into Lee Daniel Creek, located in the northwestern portion of the property. Water in Lee Daniel Creek flows south off the property and southwestward into Sweetwater Creek, southward into Yellow River, and southward into Jackson Lake and the Ocmulgee River.

6. SECTION 10 JURISDICTIONAL WATERS[4]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10. N/A

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

   a. TNWs (a)(1): N/A

   b. Interstate Waters (a)(2): N/A

   c. Other Waters (a)(3): N/A

   d. Impoundments (a)(4): N/A

   e. Tributaries (a)(5): N/A

[4] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

f. The territorial seas (a)(6): N/A

g. Adjacent wetlands (a)(7): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").[5] Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. N/A

b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. N/A

c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A

d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A

e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in "*SWANCC*," would have been jurisdictional based solely on the "Migratory Bird Rule." Include the size of the aquatic resource or feature, and how it was determined to be an "isolated water" in accordance with *SWANCC*. N/A

f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court's decision in *Sackett* (e.g., tributaries that are

[5] 51 FR 41217, November 13, 1986.

non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Name of excluded feature	Size (in acres)	Type of resource generally not jurisdictional
Stream 15	277 feet	A tributary that does not have relatively permanent, standing or continuously flowing water

Various data sources do not indicate that the review area contains aquatic resources. During the first field determination, conducted on December 7, 2021, the review area was observed to contain a channel that did not have water (Stream 15). Further, an abundance of leaf litter was present in the channel. The feature was observed two additional times, on January 14, 2022 and March 24, 2022. No water was present in the feature and leaf litter remained abundant. Of further note, approximately 0.36-inch of rain had fallen on March 23, 2022.

Based on the information available, Stream 15 is assumed to only convey flows from the surrounding uplands during precipitation events. Therefore, it does not meet the description of jurisdictional tributaries, those that are relatively permanent (that typically flow year-round or have continuous flow at least seasonally), as per 33 CFR 328.3(a)(5).

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

a. Office (desktop) determination: December 2023 (CESAS-RDP)
b. Field determination: December 7, 2021 (Agent); January 14, 2022 (Agent); March 24, 2022 (Agent)
c. Data sources used to support this determination (included in the administrative record).
   - ☒ Aquatic Resources delineation submitted by, or on behalf of, the requestor: *Figure 7: USACE Existing Conditions Map*, dated September 2022, and *AJD Review Areas*, dated December 2023, as collectively prepared by Kimley-Horn
   - ☐ Aquatic Resources delineation prepared by the USACE: Title and Date
   - ☐ Wetland field data sheets:
   - ☐ OHWM data sheets prepared by the USACE: Title and Date
   - ☐ Previous JDs (AJD or PJD) addressing the same (or portions of the same) review area: ORM Numbers and Dates
   - ☒ Photographs: As collectively prepared by Kimley Horn: *Photo 15: Stream 15*, dated December 2021; *Photo 1: Photograph of ephemeral feature*, dated

December 7, 2021; *Photo 2: Photograph of ephemeral feature*, dated January 14, 2022; and *Photo 4: Photograph of ephemeral feature*, dated March 24, 2022

☒ Aerial Imagery: *Figure 2: Aerial Map*, prepared by Kimley-Horn, and dated September 2022

☒ LIDAR: 3DEP DEM and Hillshade imagery, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☒ USDA NRCS Soil Survey: *Figure 5: NRCS Soil Map*, prepared by Kimley-Horn, and dated August 2022; and USA Soil Map data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☒ USFWS NWI maps: NWI data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☒ USGS topographic maps: *Figure 3: USGS Topographic Map*, prepared by Kimley-Horn, and dated September 2022

☒ USGS NHD data/maps: NHD data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

☐ Section 10 resources used: Title and Dates

☐ NCDWR stream identification forms:

☒ Antecedent Precipitation Tool Analysis: December 7, 2021 (Drier than Normal Conditions) and March 24, 2022 (Wetter than Normal Conditions)

☒ Other sources of Information: *Figure 1: Vicinity Map*, prepared by Kimley-Horn, and dated August 2022; StreamStats accessed data by CESAS-RDP in December 2023; and FEMA Flood Hazard data, accessed from the National Regulatory Viewer by CESAS-RDP in December 2023

10. OTHER SUPPORTING INFORMATION. N/A

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: Novaya Foxfield Industrial, LLC	File Number: SAS-2022-00863	Date: February 27, 2024
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 C.F.R. § Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Mr. Justin M. Edwards Regulatory Specialist US Army Corps of Engineers, Savannah District Piedmont Branch 4751 Best Road, Suite 140 College Park, Georgia 30337 Phone: (678) 422-2724 Email: Justin.M.Edwards@usace.army.mil	If you only have questions regarding the appeal process you may also contact: Ms. Krista Sabin Administrative Appeal Review Officer CESAD-PDS-O 60 Forsyth Street Southwest, Floor M9 Atlanta, Georgia 30303-8803 Phone: (904) 314-9631; FAX (404) 562-5138 Email: Krista.D.Sabin@usace.army.mil	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number: