Gwinnett

AGENDA PACKAGE

Board of Construction Adjustments & Appeals Hearing

April 8, 2026

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, April 8, 2026, 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 – January 14, 2026

F. Announcements

Introduction of Roxanne Raven, Project Coordinator

G. Old Business

H. New Business

Case Number:	**SBV2026-00003**
Applicant:	Kevin Clark
Phone Number:	678-719-9661
Location:	754 Martins Chapel Road, Lawrenceville, GA 30045
Map Number:	5213 025, 5213 026, 5213 024, 5213 042, 5213 008 & 5213 038
Proposed Development	Single-Family Residential Development/103 Lots
Proposed Variance Request:	Encroachment into County and State buffers
Site Area:	39.83 Acres

I. Other Business

J. Adjournment

MEETING MINUTES

January 14, 2025

Un-Official

MEETING MINUTES

Board of Construction Adjustments & Appeals Hearing
Wednesday, January 14, 2026, at 3:00pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Louis T Camerio, Jr., Matthew Guilfoyle, Robert Ponder, Stoney Abercrombie, William Peltier

Absent: Regina Young

A. Call To Order 3:00pm

B. Determination of a quorum
A quorum was present.

C. Opening Remarks by Chairman and Rules of Order

D. Approval of Agenda
{Action: Approved Motion: Peltier; Second: Guilfoyle; Vote: 5-0: Camerio, Jr.-Yes, Guilfoyle-Yes, Ponder-Yes, Abercrombie-Yes, Peltier-Yes}

E. Approval of Minutes – November 8, 2023
{Action: Approved Motion: Camerio; Second: Moss; Vote: 5-0: Camerio, Jr.-Yes Guilfoyle-Yes, Ponder-Yes, Abercrombie-Yes, Peltier-Yes}

F. Announcements
None

G. Old Business
None

H. New Business

Case Number:	**SBV2025-00010**
Applicant:	Dan Walsh
Phone Number:	678-546-8100
Location:	2375 Rock Springs Road, Buford, Ga. 30519
Map Number:	R7135 007
Proposed Development:	Single-Family Residential Development
Acreage:	27.68 acres
Proposed Variance Request:	Encroachment into County and State buffers

{Action: Approved. Motion: Camerio; Second: Abercrombie; Vote: 5-0: Camerio, Jr.-Yes, Guilfoyle-Yes, Ponder-Yes, Abercrombie-Yes, Peltier-Yes}

Approved with Conditions:
1. Retaining Wall Adjustments
2. Fee Payment Adjustment

I. **Other Business**
None

J. **Adjournment** 3:09pm
{Action: Approved. Motion: Abercrombie; Second: Peltier; Vote: 6-0: Camerio, Jr.-Yes, Guilfoyle-Yes, Ponder-Yes, Abercrombie-Yes, Peltier-Yes}

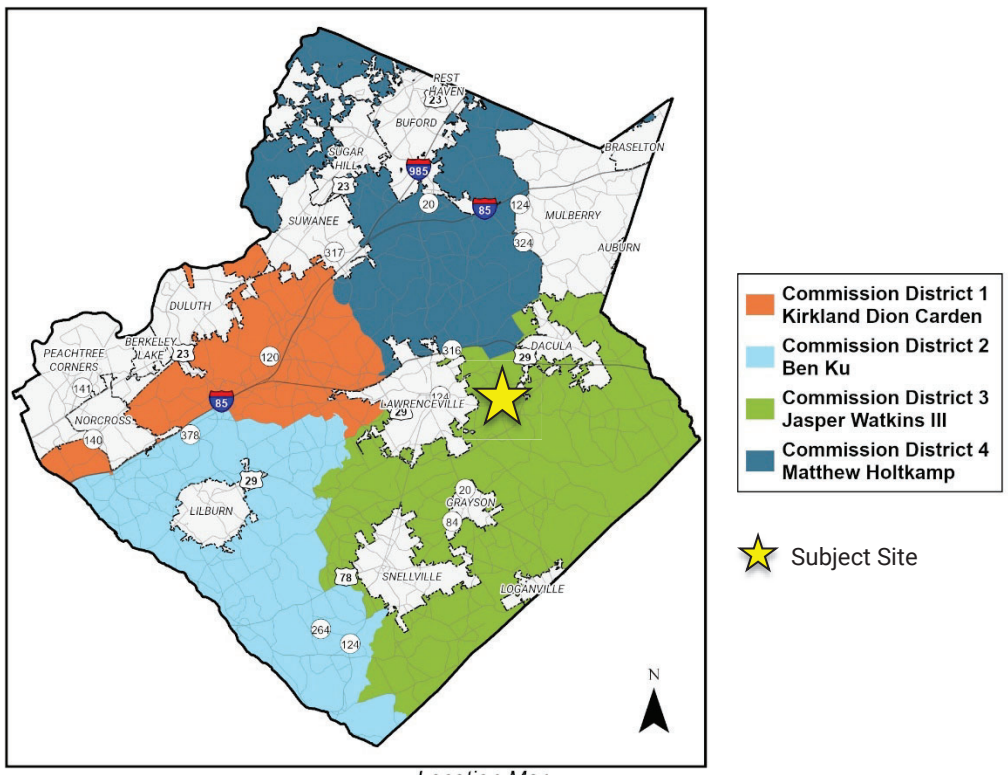
CASE REPORT

SBV2026-00003

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:	**SBV2026-00003**
Address:	754 Martins Chapel Road, Lawrenceville, GA 30045
Map Number:	5213 025, 5213 026, 5213 024, 5213 042, 5213 008, 5213 038
Site Area:	39.83 acres
Proposed Development:	Single-Family Residential Development consisting of 103 lots
Request:	The variance request is to encroach into the Gwinnett County 75-ft Impervious Setback and 50-ft Undisturbed Stream Buffer as well as the 25-ft undisturbed State Waters buffer to accommodate the construction of a retaining wall and grading necessary for installation of sanitary sewer lines.



Location Map

Applicant:	Kevin Clark 925 North Point Parkway Suite 320 Alpharetta, GA 30005	**Owner:**	Parkland Homebuilders, LLC 925 North Point Parkway Suite 320 Alpharetta, GA 30005
Contact:	Kevin Clark	**Contact Phone:**	(678) 719-9661

Board of Construction Adjustments and Appeals Advertised Public Hearing Date: 04/08/2026

Existing Site Condition
The subject development is a 39.83-acre site located in Lawrenceville, Georgia which contains a buffered stream and a pond classified as State Waters. This site consists of six (6) parcels, four (4) of which contain a single-family residence. The remaining portions that are undeveloped are in a forested condition. The proposed development will impact the stream onsite and its associated stream buffers and setbacks.

Project Summary
The applicant is requesting a variance to encroach into the 75-ft Gwinnett County impervious setback and 50-ft Gwinnett County undisturbed stream buffer to accommodate for the development and grading necessary for installation of sanitary sewer lines. The proposed disturbance will be as follows:

- 1,866-sf of impervious area encroaching into the Gwinnett County 75-ft impervious setback.
- 4,423-sf of disturbed pervious area encroaching into the Gwinnett County 50-ft undisturbed stream 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 $12,261.00 as shown on the Stream Buffer Mitigation Bank Ordinance Owners Statement dated 02/11/2026.
2. The land disturbance permit will not be issued until authorization for construction has been obtained from Georgia EPD and the US Army Corps of Engineers if applicable.

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. U.S. Army Corps of Engineers Nationwide Permit No. 39
G. Georgia Department of Natural Resources State Permit

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: Land Development Planning, LLC	Name: Parkland Homebuilders, LLC
Address: 925 North Point Parkway, Suite 320	Address: 925 North Point Parkway, Suite 320
City: Alpharetta	City: Alpharetta
State: GA Zip: Alpharetta	State: GA Zip: Alpharetta
Phone: 678-719-9661	Phone: 404-309-5651

Contact Person's Name: Kevin Clark Phone: 678-719-9661

Email: kevinc@ldpco.com

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

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

Address of Property: 754 Martins Chapel Road Lawrenceville, GA

Subdivision or Project Name: Highland Brook Lot/Block: _____

District, Land Lot, & Parcel (MRN): 5th District, LL 213, Parcel ID: 5213 025, 5213, 026, 5213 024, 5213 042, 5213 008, 5213 038

Development Type: Single-Family Residential

Variance Requested: A variance to grade within the 50ft County Buffer is requested to meet the County's requirement of a 20ft wide access and 20% maximum slope along the sanitary sewer easement.

- 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).

2/4/26

Signature of Applicant Date

Notary Seal

TIMOTHY FERRELL STUBBS NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 11-1-2026 FULTON COUNTY, GEORGIA

Kevin Clark

Typed or Printed Name & Title

02/04/2026

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).

2.3.2026

Signature of Applicant Date

Notary Seal

TIMOTHY FERRELL STUBBS NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 11-1-2026 FULTON COUNTY, GEORGIA

JAMES D. JACOBI

Typed or Printed Name & Title

02/03/2026

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: 03/25/2026

Name: Kevin Clark Signature:

Address: 925 North Point Parkway Ste 320
Alpharetta GA 30005

Phone: 6787199661

Today's Date: 03/18/2026

Case Number: SBV2026-00003

STREAM BUFFER MITIGATION BANK ORDINANCE OWNERS STATEMENT

PROJECT NAME: Highland Brook

PROPERTY ADDRESS: 754 Martins Chapel Road Lawrenceville, GA

LANDLOT/DISTRICT/PARCEL: 5th District, LL 213, Parcel ID: 5213 025, 5213, 026, 5213 024, 5213 042, 5213 008, 5213 038

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: $ $12,261

LDP, LLC
APPLICANT NAME

SIGNATURE NAME OF OWNER/ MANAGING PARTNER

Kevin Clark
PRINTED NAME OF OWNER/ MANAGING PARTNER

2/4/26
DATE

Exhibit B: Letter of Intent

[attached]

LAND
DEVELOPMENT
PLANNING, LLC
925 North Point Parkway, Suite 320
Alpharetta, GA 30005

Tuesday, March 24, 2026

RE: Highland Brook Gwinnett County Stream Buffer Variance – Letter of Intent

Project Name: Highland Brook
Gwinnett County Case Number: EPN2025-02637

To Whom It May Concern,

A variance is requested to allow limited encroachment into the 50ft Gwinnett County stream buffer for sanitary sewer installation and to provide necessary access along the sanitary sewer easement. The total area of disturbance within the 50ft Gwinnett County buffer as requested by the variance is 4,423 sq. ft.

To meet the requirements set by Gwinnett County regarding sanitary sewer easement accessibility, the proposed encroachment is necessary. Additional grading on steep existing topography is required to provide a twenty percent maximum slope along the entirety of the sewer easement per Gwinnett County regulations. Proper access to this easement is essential to:

- Allow safe vehicle and equipment access for future repairs and inspections.
- Maintain functional operation of the sanitary sewer system serving the surrounding service area.

The design team evaluated several alternatives during the design process to provide the subject property with sanitary sewer service while attempting to minimize encroachments. The proposed design limits disturbance to the smallest practicable area needed for installation, as well as safe access post-construction. All impacts will adhere to applicable Best Management Practices (BMPs) to protect water quality, including:

- Installation of erosion and sedimentation controls prior to any land disturbance.
- Stabilization of disturbed areas immediately following construction.
- Long-term stabilization with native vegetation where appropriate.

The proposed work is not anticipated to alter the stream channel, negatively affect water quality, or result in long-term degradation of the riparian buffer. Following completion, the disturbed area will be fully restored to pre-construction conditions or better.

Based on the above, we respectfully request approval of this stream buffer variance to allow necessary access along the sanitary sewer easement. Please find all required application materials, exhibits, and supporting documentation included with this submittal.

Regards,

Kevin Clark P.E., PMP
Land Development Planning, LLC
678-719-9661

Exhibit C: Gwinnett County Stream Buffer Evaluation Tool

[attached]

Gwinnett County Stream Buffer Evaluation Tool

Date: 2/11/2026
District/ Lant Lot/ Parcel: 5th District, LL 213, Parcel ID 5213 025, 5213 026, 5213 024, 5213 042, 5213 008, 5213 038
Permit/ Case Number (i.e. SBV):
Project Name: Highland Brook
Applicant Name: Land Development Planning, LLC
Applicant Phone Number: 678-719-9661

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	4,423	SF	0	SF	0	SF	0	SF	
Total	**0**	**SF**	**4,423**	**SF**	**0**	**SF**	**0**	**SF**	**0**	**SF**	**4,423 SF**

Proposed 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	4,423	SF	0	SF	0	SF	0	SF	
Forest	0	SF	0	SF	0	SF	0	SF	0	SF	
Total	**0**	**SF**	**4,423**	**SF**	**0**	**SF**	**0**	**SF**	**0**	**SF**	**4,423 SF**

Buffer Impact	**0.53**
On Site Mitigation	**0.00**
Mitigation Needed	**0.53**
WQ Value Cost ($/Value)	$23,000
Total Cost	$12,261

Existing Impact Area (square feet{SF})

	Zone						
Type	**0-25**		**25-50**		**50-75**		
Impervious							
Disturbed Pervious	0	SF	0	SF		SF	
Forest		SF	4,423	SF		SF	
Total	**0**	**ac**	**4,423**	**ac**	**0**	**ac**	4,423 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	0	SF		SF		SF	
Forest>Disturbed Pervious	0	SF	4,423	SF		SF	
Disturbed Pervious>Impervious		SF		SF		SF	
Total	**0**	**SF**	**4,423**	**SF**	**0**	**SF**	4,423 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	0	SF	0	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	0		0		0		
Forest>Disturbed Pervious	0		23,221		0		
Disturbed Pervious>Impervious	0		0		0		
Total	**0**		**23,221**		**0**		23,221

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]

75 FT IMPERVIOUS SETBACK AREA IMPACTED: 0 SF (NO IMPERVIOUS SURFACE PROPOSED WITHIN SETBACK)	
50 FT GWINNETT COUNTY UNDISTURBED BUFFER AREA IMPACTED: 4,423 SF (AS SHOWN ON PLAN)	
25 FT STATE WATERS UNDISTURBED AREA IMPACTED: 0 SF	

NOTE:

THIS EXHIBIT REFLECTS THE EXISTING CONDITIONS OF THE SITE.
SEE GRADING PLAN FOR PROPOSED IMPACTS TO STREAM BUFFERS.

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 inch = 100 ft.

GASWCC LEVEL II
CERTIFICATION #11388
EXPIRATION DATE: 05/31/2027

LAND DEVELOPMENT PLANNING, LLC
925 NORTH POINT PARKWAY, SUITE 320 ALPHARETTA, GA. 30005

PARKLAND COMMUNITIES

HIGHLAND BROOK

MARTINS CHAPEL ROAD
LAWRENCEVILLE,
LAND LOT 213, 5TH DISTRICT
GWINNETT COUNTY, GA

24 Hr. Contact:
IAN YOUNG 404-309-5651
IAN@PARKLANDCO.COM
925 NORTH POINT
PARKWAY, SUITE 320
ALPHARETTA, GA 30005

Orig. Issue	03/24/2026
Designed by	BG/IC/AC
Checked by	KC
Project #	202403

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

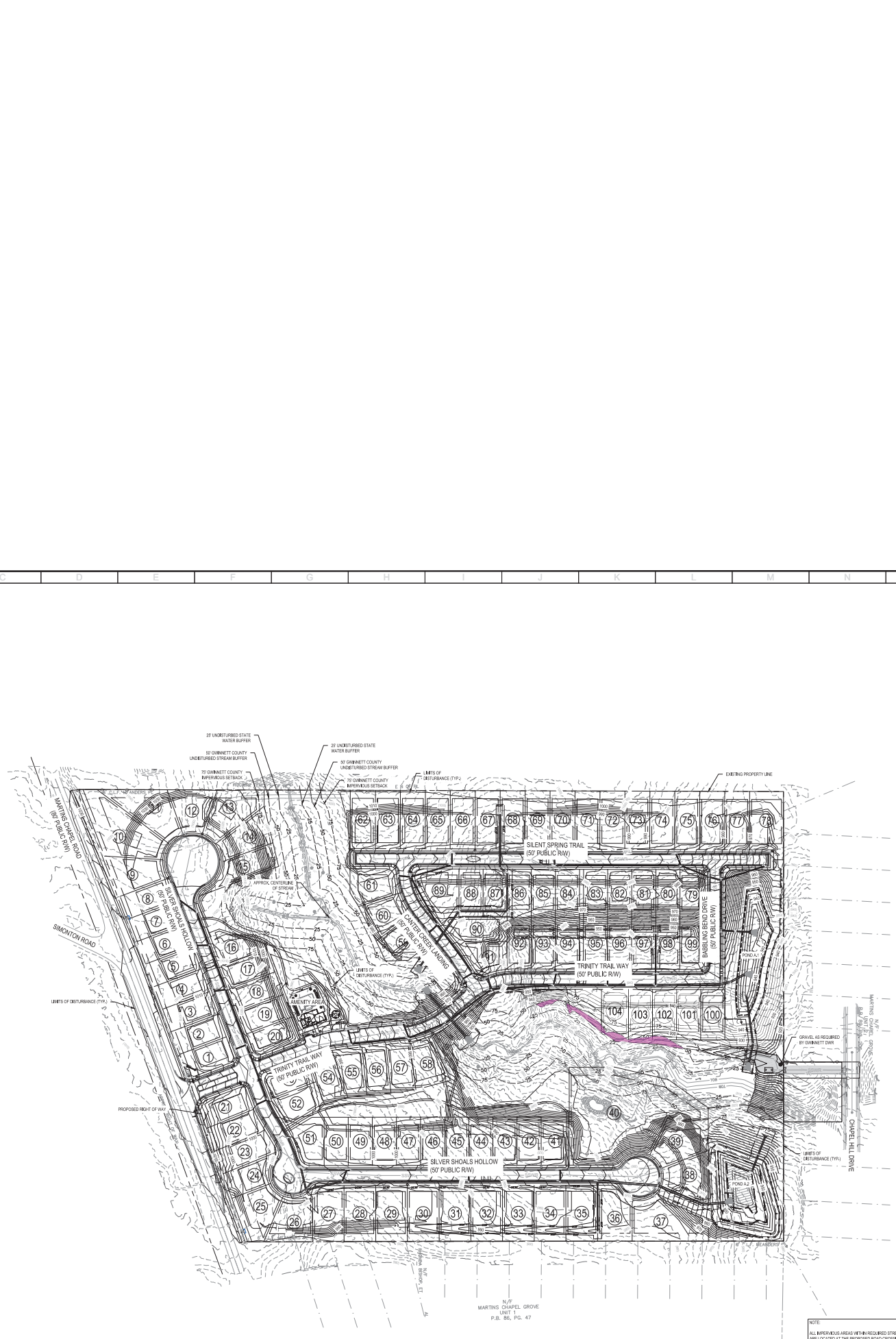
EXISTING CONDITIONS

C1

ALL KNOWN UTILITIES HAVE BEEN SHOWN SCHEMATICALLY ON THE PLANS AND MAY NOT BE SHOWN ACCURATELY HORIZONTALLY OR VERTICALLY. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED AND ADAPTED FOR TIE-INS.

Exhibit E: Proposed Site Plan and Grading Plan

[attached]



NOTE:
ALL IMPERVIOUS AREAS WITHIN REQUIRED STREAM BUFFERS / SETBACKS ARE LOCATED AT THE PROPOSED ROAD CROSSING, WHICH IS BEING PERMITTED THROUGH THE ARMY CORPS OF ENGINEERS.

HATCH LEGEND

STREAM BUFFER VARIANCE IMPACT TABLE

				REVEGETATION / MITIGATION
75-FT IMPERVIOUS SETBACK				
IMPERVIOUS AREA:	0	AC	0 SF	0 SF
50-FT COUNTY BUFFER				
IMPERVIOUS AREA:	0	AC	0 SF	0 SF
PERVIOUS AREA (SCOPE OF REQUESTED VARIANCE):	0.10	AC	4,423 SF	0 SF
25-FT STATE BUFFER				
IMPERVIOUS AREA:	0	AC	0 SF	0 SF
PERVIOUS AREA:	0	AC	0 SF	0 SF

GRAPHIC SCALE
100 0 100 200
(IN FEET)
1 inch = 100 ft.

GASWCC LEVEL II
CERTIFICATION #11388
EXPIRATION DATE: 05/31/2027

LDP LAND DEVELOPMENT PLANNING, LLC
925 NORTH POINT PARKWAY, SUITE 320 ALPHARETTA, GA. 30005

PARKLAND COMMUNITIES

HIGHLAND BROOK
MARTINS CHAPEL ROAD
LAWRENCEVILLE,
LAND LOT 213, 5TH DISTRICT
GWINNETT COUNTY, GA

24 Hr. Contact:
IAN YOUNG 404-309-6651
IAN@PARKLANDCO.COM
925 NORTH POINT
PARKWAY, SUITE 320
ALPHARETTA, GA 30005

Orig. Issue	03/24/2026
Designed by	BG/IC/AC
Checked by	KC
Project #	202403

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

GRADING EXHIBIT

C2

ALL KNOWN UTILITIES HAVE BEEN SHOWN SCHEMATICALLY ON THE PLANS AND MAY NOT BE SHOWN ACCURATELY HORIZONTALLY OR VERTICALLY. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED AND ADAPTED FOR TIE-INS.

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

RRS REGULATORY REQUEST SYSTEM

Preconstruction Notification (PCN) (ENG 6082) - Highland Brook

General Project Information

Project

Project Name *

Highland Brook

Has the USACE previously issued a file number for any part of the project area? *

No

Project Description *

Future residential development of 103 homes with associated infrastructure. The site has a large creek that runs from the western perimeter through the middle of the site. The site was designed to only impact the stream at a single crossing to minimize impacts. The other streams and the wetland at the site will not be impacted.

3667 characters left

Project Purpose *

Future residential development of 103 homes with associated infrastructure.

3923 characters left

Nature of Activity *

The future neighborhood will be erected along either side of the main creek. To access the far side of the property, a creek crossing must be installed. The plan calls for a 152 LF pipe to be installed in the unnamed tributary, buried 20%. 20.5 LF of rip rap storm outlet protection will be installed on either end of the pipe. The total impact is 193 LF and 0.04 acres of stream impact.

Permit Information

Identify the specific Nationwide Permit(s) or Regional or Programmatic General Permit you propose to use *

NWP 29 Residential Developments

NOTE

You can access additional information about the Nationwide Permit(s) or Regional or Programmatic General Permit you select above, at the following link: https://usace.contentdm.oclc.org/utils/getfile/collection/p16021coll7/id/19757

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

List any other Nationwide Permit(s), Regional General Permit(s), Individual Permit(s) used to authorize any part of the proposed project or any related activity. Also, if any other Certificates or Approvals/Denials have been received from other Federal, State or Local Agencies for Work Described in This Application, please include here and select "Other" in the Type of Approval column

Type of Approval *	Explanation *	File Number *	Date Applied *	Date Approved	Date Denied

No Permits found.

Add New Row

Select Applicable Statutory Authority*

If you're unsure of which authorities apply to your project, you can read about permitting requirements or contact your local regulatory office.

- [x] Section 404 of the Clean Water Act (33 U.S.C. 1344)

  Requires authorization from the U.S. Army Corps of Engineers, for the discharge of dredged or fill material into all waters of the United States, including wetlands. Discharges of fill material generally include, without limitation: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; dams and dikes; artificial islands; property protection or reclamation devices such as riprap, groins, seawalls, breakwaters, and revetments; beach nourishment; levees; fill for intake and outfall pipes and subaqueous utility lines; fill associated with the creation of ponds; and any other work involving the discharge of fill or dredged material. A USACE permit is required whether the work is permanent or temporary. Examples of temporary discharges include dewatering of dredged material prior to final disposal, and temporary fills for access roadways, cofferdams, storage and work areas.

- [ ] Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403)

  Requires authorization from the U.S. Army Corps of Engineers for the construction of any structure in or over any navigable water of the United States. Structures or work outside the limits defined for navigable waters of the United States require a Section 10 permit if the structure or work affects the course, location, or condition of the water body. The law applies to any dredging or disposal of dredged materials, excavation, filling, re-channelization, or any other modification of a navigable water of the United States, and applies to all structures, from the smallest floating dock to the largest commercial undertaking. It further includes, without limitation, any wharf, dolphin, weir, boom breakwater, jetty, groin, bank protection (e.g. riprap, revetment, bulkhead), mooring structures such as pilings, aerial or subaqueous power transmission lines, intake or outfall pipes, permanently moored floating vessel, tunnel, artificial canal, boat ramp, aids to navigation, and any other permanent, or semi-permanent obstacle or obstruction.

If the terms of the Nationwide Permit(s) you want to use require additional information to be included in the PCN, please provide here

The terms of some of the Nationwide Permits include additional information requirements for preconstruction notifications +

N/A

3997 characters left

Is any portion of the Nationwide Permit activity complete? *

No

Next Section: *Other Laws and Regulations*

Endangered and/or Threatened Species

The Endangered Species Act (ESA), (16 USC 1531-1544), amended 1988, establishes a National program for the conservation of threatened and endangered species of fish, wildlife, and plants and the habitat upon which they depend. Section 7(a) of the ESA requires Federal agencies (including the USACE) to consult with the U.S. Fish and Wildlife Service (USFWS) to ensure that their actions are not likely to jeopardize the continued existence of endangered or threatened species or adversely modify or destroy their critical habitats. Section 7(c) of the ESA and the Federal regulations on endangered species coordination (50 CFR § 402.12) require that Federal agencies prepare biological assessments of the potential effects of major actions on listed species and critical habitat.

The USACE evaluates permit applications on a case-by-case basis to determine a project's potential to affect threatened and endangered species.

USFWS IPAC Species List

I believe that the following species and/or its habitat may occur within my project area. (leave unchecked if you're not sure):

USFWS IPAC Species in Project Location

Select	Common Name	Scientific Name	Listing Status	Species Profile URL
☑	Tricolored bat	Perimyotis subflavus	PROPOSED ENDANGERED	https://ecos.fws.gov/ecp/species/10515

IMPORTANT

The IPAC species list only covers species listed under the Endangered Species Act that are managed by the United States Fish and Wildlife Service. Please consult with the National Marine Fisheries Service (NMFS) Critical Habitat AND the applicable NMFS "Regional Mapper" for NMFS listed species.
List the name(s) of any species listed as endangered or threatened under the Endangered Species Act that might be affected by the proposed Nationwide Permit activity or utilize the designated critical habitat that might be affected by the proposed Nationwide Permit activity.

List any Additional Threatened or Endangered Species not included above. If no endangered species exist, enter "None" or "I'm not sure" if you can't determine this information. *

No granite outcroppings are found at the site so no habitat for Black Spored quillwort or Little amphianthus. No caves or culverts at the site so no habitat for Gray bat. No open meadows, flowers or milkweed at the site, so no habitat for Monarch butterfly.

The site is forested and has habitat to host the Tricolored bat. The site will have a 75 LF buffer around all creeks which will leave a large habitat to host the tricolored bat.

Historic Properties

Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended, requires Federal agencies to consider the effects of their undertakings on Historic Properties and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. Therefore, prior to the issuance or authorization of any permit under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act, the USACE must consider the effect the permit may have on Historic Properties. Historic Properties may include prehistoric or historic districts, sites, buildings, structures, objects, sacred sites, and traditional cultural places that are included in, or eligible for inclusion in, the National Register of Historic Places.

The State/Territory or Tribal Historic/Cultural preservation organization in your jurisdiction may be able to provide you with resources on how to determine whether your project may have the potential to affect a historic/cultural resource.

List any historic properties that have the potential to be affected by the proposed Nationwide Permit activity. If no historic properties exist, enter "None" or "I'm not sure" if you can't determine this information. *

Georgia's Natural, Archaeological, and Historic Resources GIS has no sites listed at the property or within 1/4 mile of the site. The site has been walked numerous times and no historic or archaeologic items observed.

National Wild and Scenic Rivers

No activity may 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, unless the appropriate Federal agency with direct management responsibility for such river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.

Information on Wild and Scenic Rivers may be obtained from the appropriate Federal land management agency responsible for the designated Wild and Scenic River or Study River (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service).

National Wild and Scenic Rivers System Resource

Will the proposed Nationwide Permit activity 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? *

No

USACE Civil Work Projects (Section 408)

If a Nationwide Permit activity also requires review by, or permission from, the USACE 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 (USACE) federally authorized Civil Works project (a "USACE project"), the prospective permittee must submit a pre-construction notification. An activity that requires Section 408 permission and/or review is not authorized by a Nationwide Permit until the appropriate USACE office issues the Section 408 permission or completes its review to alter, occupy, or use the USACE project, and the district engineer issues a written Nationwide Permit verification.

Will the proposed Nationwide Permit activity require permission from the USACE 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? *

No

Aquatic Resource Inventory

Provide an inventory of all aquatic resources within the project site. View this video demonstration of different ways to enter Aquatic Resources information into the RRS. Aquatic resources can be provided in this section by adding them individually or bulk loading them using the provided bulk upload CSV or geodatabase (GDB) templates.

Download PDF Bulk Upload Guide:

- Aquatic Resource Bulk Upload Guide [PDF, 6 pages]

Download GDB or CSV Bulk Upload Template:

- Aquatic Resource Bulk Upload GDB Template [ZIP, 71 KB]
  - Use for uploading lines and polygons related to aquatic resources
- Resource Bulk Upload CSV Template [CSV, 0.16 KB]
  - Use for uploading centroids associated with aquatic resources

Use the "Add New Row" button to individually add aquatic resources to the inventory table. If you have many aquatic resources, you can use the drag and drop feature to add multiple aquatic resources at one time using the geodatabase or CSV bulk upload templates.

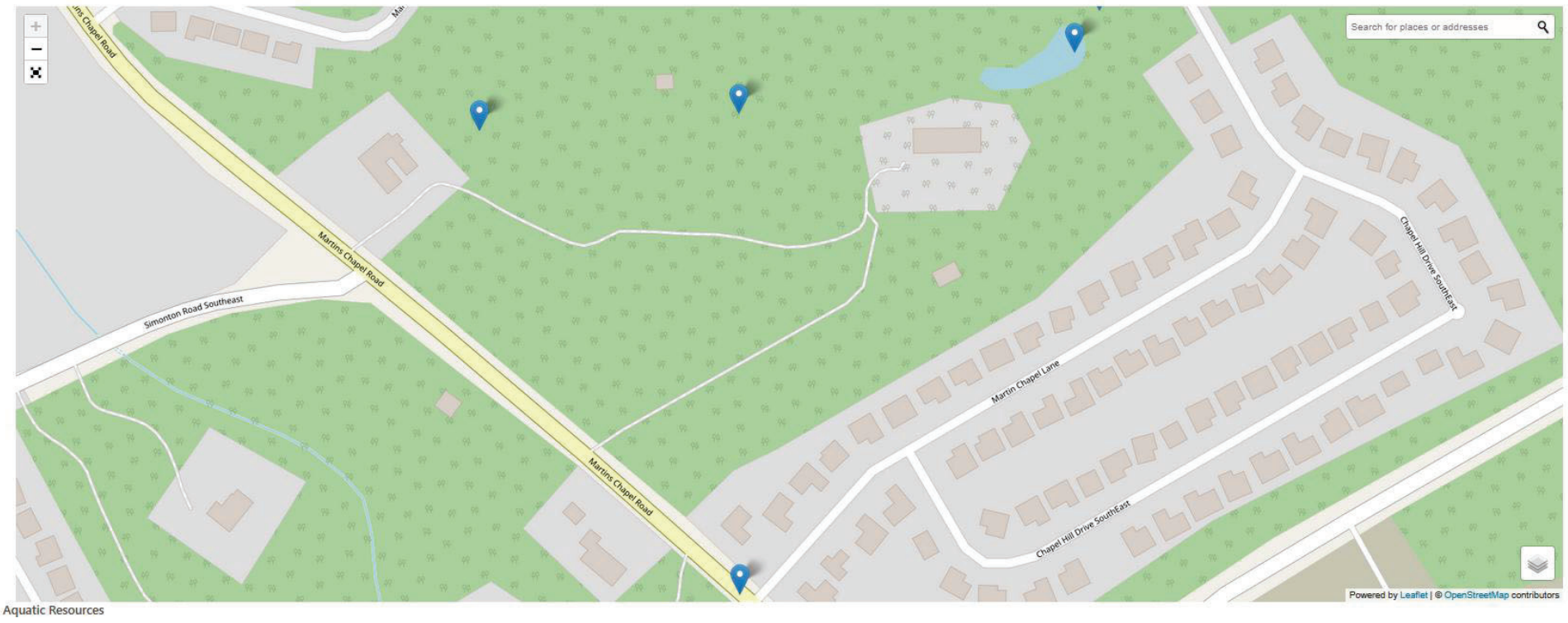
** latitude and longitude must include at least 6 decimal places.

Use the icon or the drag and drop feature within the table below to upload a geodatabase. Geodatabases must be compressed (.zip).

Geodatabase geometries must use a Coordinate Reference System(CRS) of WGS84.

To delete one or multiple Aquatic Resources entered - Use the checkbox to the left of the "Waters Name/Label" box OR Click on the checkbox to the left of the "Add New Row" button to select multiple rows and then click on "Remove Selected Rows".

Map Use Tips +



Aquatic Resources

Add New Row

	Water Name/Label *	State *	Latitude *	Longitude *	Measurement Type *	Measurement Amount *	Measurement Unit *	Local Waterway	Cowardin Code	HGM Code	JD Type	Aquatic Resource Type
	SW-2	GEORGIA	33.9525480	-83.9308230	Linear	1262	FOOT	Unnamed tributary	R3UB	LACUSTRINF		
	SW-1	GEORGIA	33.9529040	-83.9284600	Area	0.13	ACRE	Open Pond	PUB	DEPRESS		
	SW-3	GEORGIA	33.9524530	-83.9326420	Linear	161	FOOT	Unnamed tributary	R3UB	LACUSTRINF		
	SW-4	GEORGIA	33.9531490	-83.9282860	Linear	87	FOOT	Unnamed tributary	R3UB	LACUSTRINF		
	WL-A	GEORGIA	33.9497490	-83.9308090	Area	0.12	ACRE	Wetland	PFO	DEPRESS		

Project Impacts and Mitigation

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.

Provide an inventory of all proposed impacts to aquatic resources on the project site and any proposed compensatory mitigation. Impacts and mitigation can be provided in this section by adding them individually or bulk loading them using the provided bulk upload CSV.

Download PDF Bulk Upload Guide:

- Impacts and Mitigation Bulk Upload Guide [PDF, 2 pages]

Download CSV Bulk Upload Template:

- Impact Bulk Upload CSV Template [CSV, 2 KB]
  - Use for uploading impacts for related aquatic resources
- Permittee Responsible Mitigation Bulk Upload CSV Template [CSV, 2KB]
  - Use for uploading Permittee Responsible Mitigation for related aquatic resources
- Mitigation Bank Inlieu Fee Bulk Upload CSV Template [CSV, 2KB]
  - Use for uploading Mitigation Bank or In-lieu Fee credit information

Use the "Add New Row" button to individually add impacts and mitigation to the inventory table. If you have many impacts and/or compensatory mitigation, you can use the drag and drop feature to add multiple impacts and mitigation at one time using the CSV bulk upload templates.

When uploading your data, please ensure that the Water Name/Label field in your Impacts Upload file exactly matches the corresponding Water Name/Label value in the Aquatic Resource table. ***Any difference in spacing or capitalization will prevent the system from linking your data.***

For proposed impact amounts, enter length and width for streams and either length and width or area for wetlands and other waterbodies. If you enter a length and width, area will be calculated for you.

Impacts*

Drag .csv or .xlsx file here or choose from folder

Add New Row

	For proposed amounts, enter length and width, OR area amount.											
	Water Name/Label *	Impact Name *	Activity *	Type of Materials Being Discharged	Resource Type *	Permanent Loss *	Impact Duration *	Amount Type *	Proposed Length (feet) *	Proposed Width (feet) *	Proposed Area Amount	Area Units *
	SW-2	Road crossing - pipe creek	Discharge of fill material	153 LF of RCP and 41 LF of stone	River/Stream	Yes	Permanent	Fill Area	193	3	579	Square Feet

Mitigation

Description of Avoidance, Minimization, and Compensation *

The site was designed to have minimal impact to the aquatic resources. Unfortunately, due to the location of SW-2, it must be crossed to access the eastern side of the property. Mitigation credits will be purchased to offset the impact at the site.

3749 characters left

In general, mitigation should be located within the same watershed as the impact site and should be located where it is most likely to successfully replace lost functions and services. USACE considers the type and location options for mitigation in the following order although flexibility in approach can be exercised on a project-specific basis: mitigation bank credits, in-lieu fee program credits, permittee responsible mitigation under a watershed approach, permittee responsible mitigation through on-site and in-kind mitigation, and permittee responsible mitigation through off-site and/or out-of-kind mitigation.

Will the proposed activity result in a loss to wetlands or waters that exceeds National or District thresholds? *

Yes

Explain how compensatory mitigation requirements 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 *

Mitigation credits will be purchased to offset the impact at the site.

3929 characters left

Do you propose compensatory mitigation? *

Yes

Permittee Responsible Mitigation

Drag .csv or .xlsx file here or choose from folder

	For proposed amounts, enter length and width, OR area amount.								
	Waters Name (i.e. Wetland A, Stream A) *	Mitigation Name (i.e. All Wetlands, Stream A, etc.) *	Mitigation Type *	Permitee Responsible Mitigation Type	Resource Type	Proposed Length (feet) *	Proposed Width (feet) *	Proposed Area Amount *	Area Units *
No Permittee Responsible Mitigation found.									

Add New Row

Mitigation Banks / In-Lieu Fee Programs

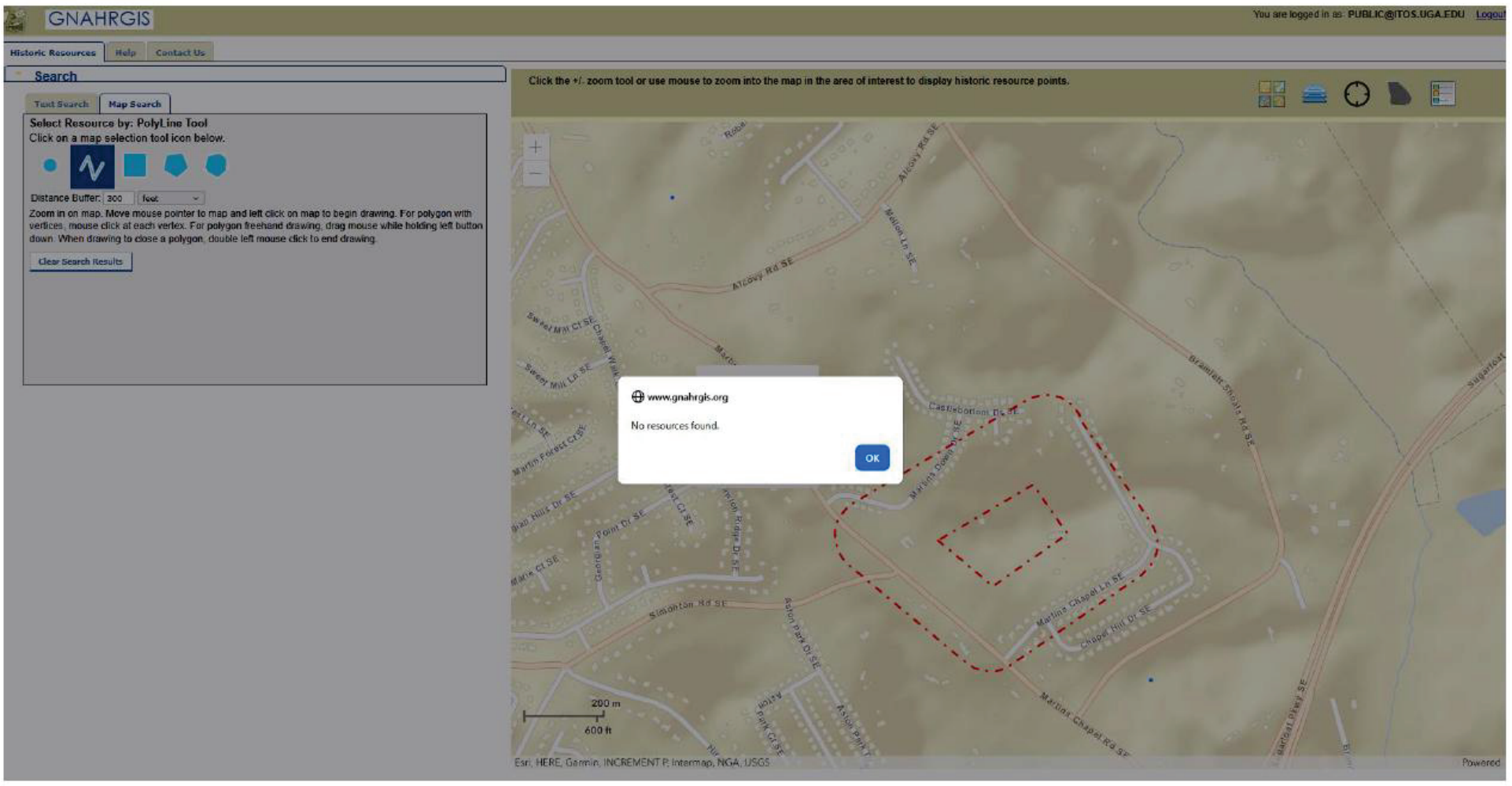
Drag .csv or .xlsx file here or choose from folder

Add New Row

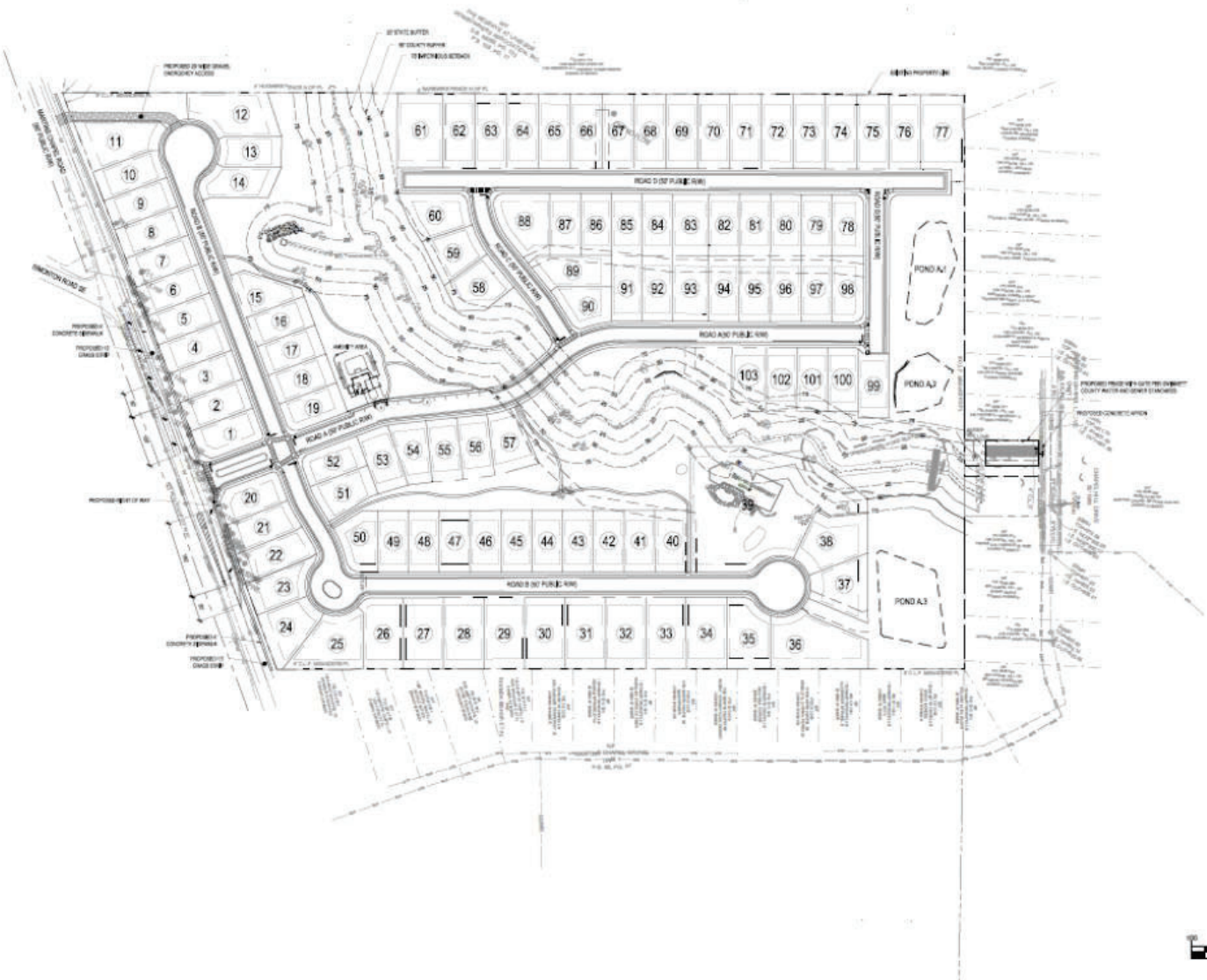
	Mitigation Name (i.e. All Wetlands, Stream A, etc.) *	Mitigation Type *	Bank/ILF Name *	Proposed Credit Amount	Credit Units
	Stream Credits	In-lieu Fee	Georgia-Alabama Land Trust	87	Assessment Based

Qualitative Worksheet Summary For Stream Adverse Impacts						
Worksheet Number	**Name of Stream**	**Stream Type**	**Length of Impact (L.F.)**	**Impact Duration**	**2018 Credits**	**Grandfathered Credits**
1	SW-2	Intermittent/Ephemeral Streams	193	Permanent/Reoccurring	87	1042
2				Choose Duration	Credits Owed	Grandfathered Credits Owed
3				Choose Duration	Credits Owed	Grandfathered Credits Owed
4				Choose Duration	Credits Owed	Grandfathered Credits Owed
5				Choose Duration	Credits Owed	Grandfathered Credits Owed
6				Choose Duration	Credits Owed	Grandfathered Credits Owed
7				Choose Duration	Credits Owed	Grandfathered Credits Owed
8				Choose Duration	Credits Owed	Grandfathered Credits Owed
9				Choose Duration	Credits Owed	Grandfathered Credits Owed
10				Choose Duration	Credits Owed	Grandfathered Credits Owed

Summary of Credits Owed			
Stream Type	**Length of Impact (L.F.)**	**2018 Credits**	**Grandfathered Credits**
Intermittent/Ephemeral Streams	193	**87**	**1042**
Perennial Streams (less than 3 square miles)			
Perennial Streams (greater than 3 square miles)			
Open Water/Ditch/Canal			



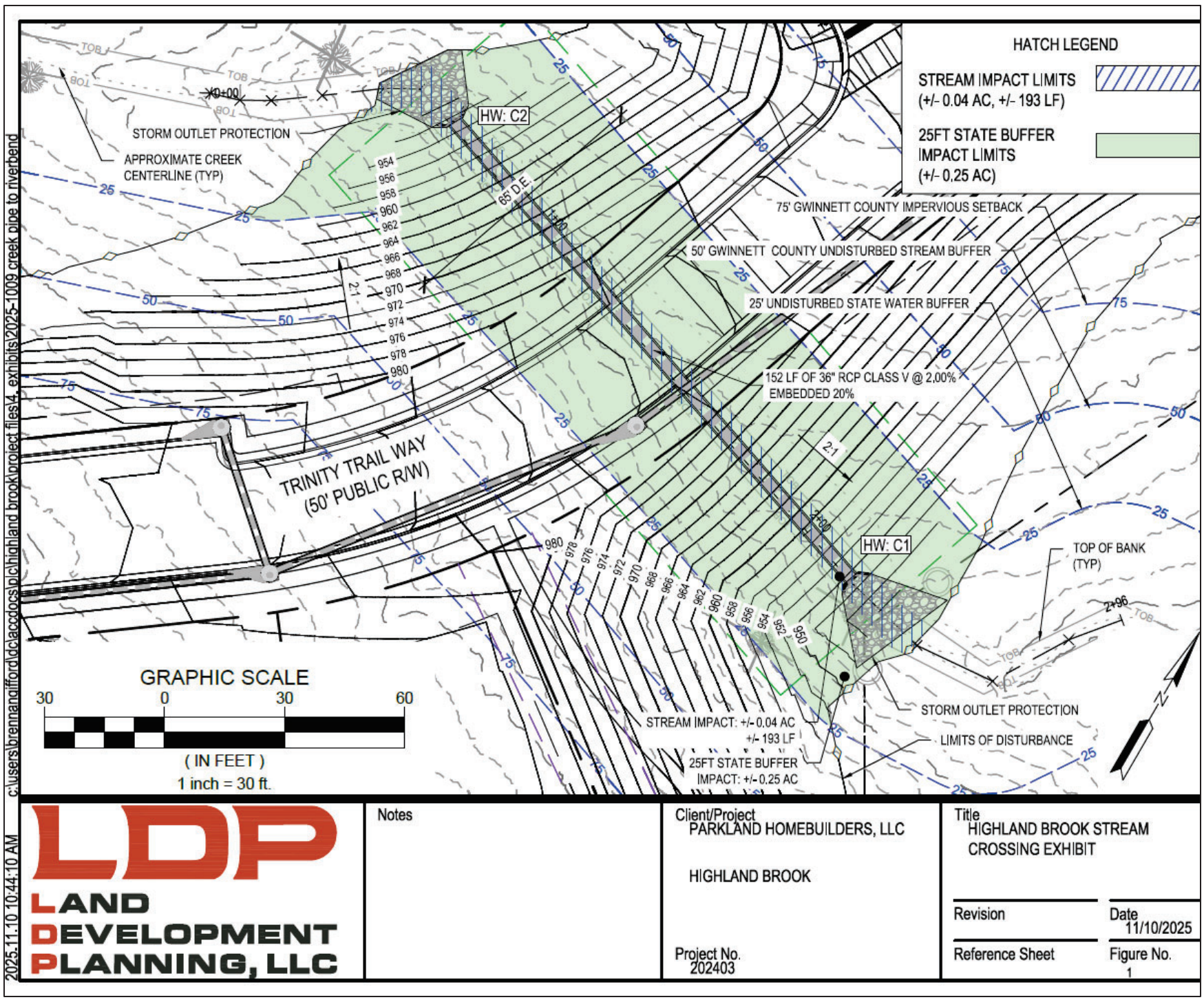
No structures at site.



GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.



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2025.11.10 10:44:10 AM

LDP
LAND DEVELOPMENT PLANNING, LLC

Notes

Client/Project
PARKLAND HOMEBUILDERS, LLC

HIGHLAND BROOK

Project No.
202403

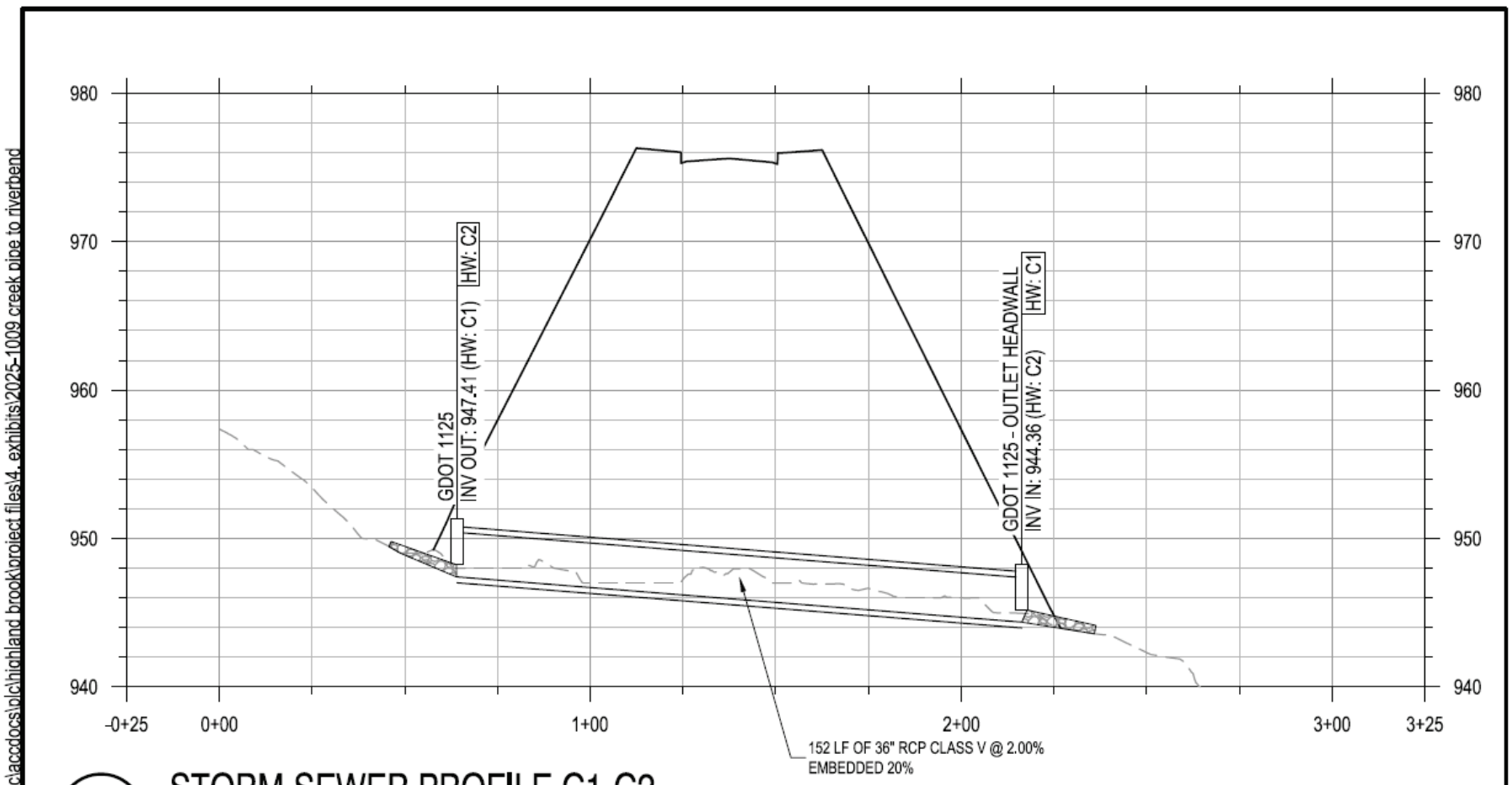
Title
HIGHLAND BROOK STREAM CROSSING EXHIBIT

Revision

Date
11/10/2025

Reference Sheet

Figure No.
1



1 STORM SEWER PROFILE C1-C2

H: 1" = 40'

0 20 40 80

V: 1" = 10'

0 5' 10' 20'

LEGEND

EXISTING GRADE

PROPOSED GRADE

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LDP LAND DEVELOPMENT PLANNING, LLC

Notes

Client/Project
PARKLAND HOMEBUILDERS, LLC

HIGHLAND BROOK

Project No.
202403

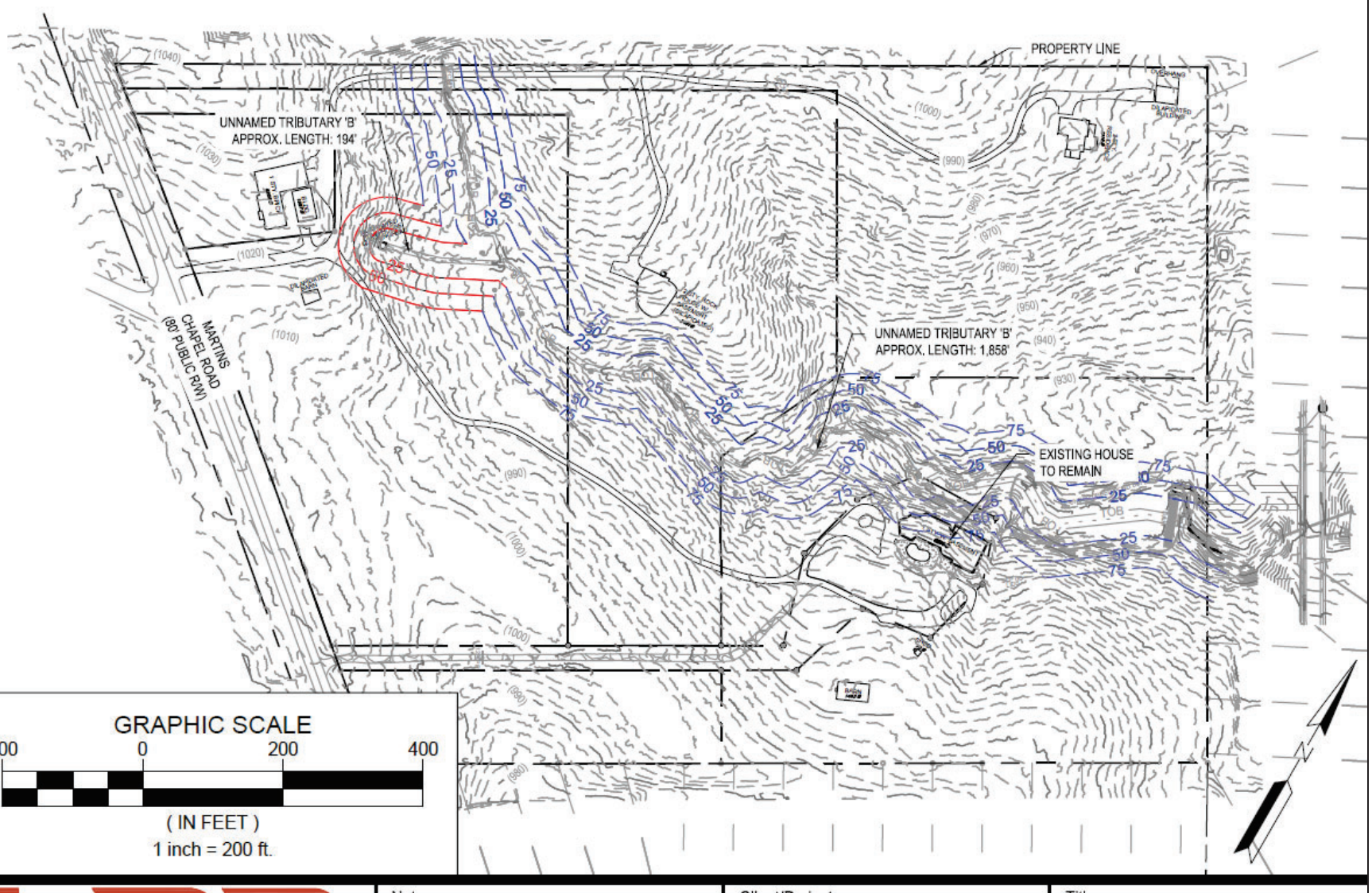
Title
HIGHLAND BROOK STREAM CROSSING EXHIBIT

Revision

Date
11/10/2025

Reference Sheet

Figure No.
2



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2025.11.10 10:44:14 AM

LDP
LAND DEVELOPMENT PLANNING, LLC

Notes

Client/Project
PARKLAND HOMEBUILDERS, LLC

HIGHLAND BROOK

Project No.
202403

Title
HIGHLAND BROOK STREAM CROSSING EXHIBIT

Revision

Date
11/10/2025

Reference Sheet

Figure No.
3

Soils Map

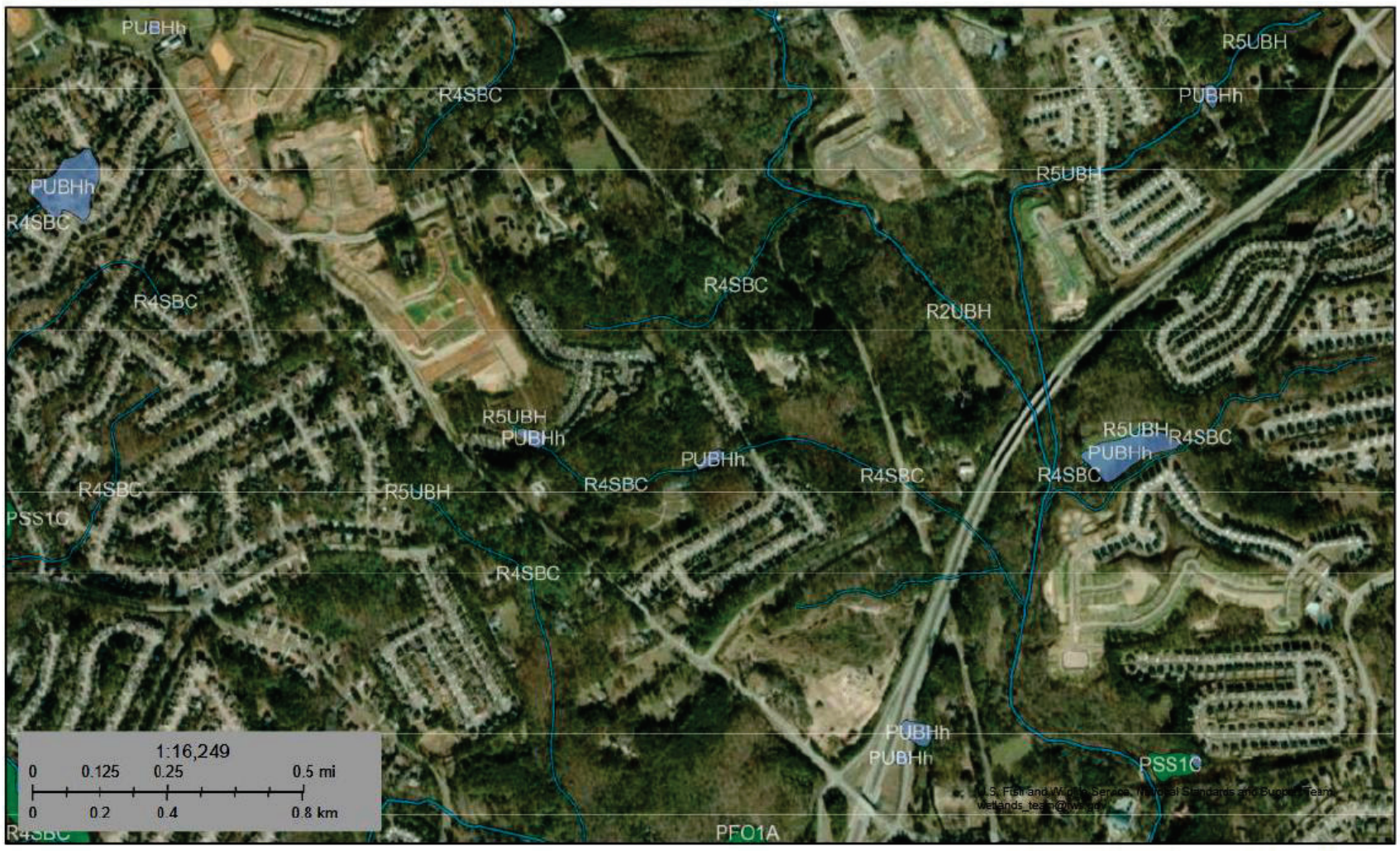
Custom Soil Resource Report
Soil Map

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	6.0	12.1%
ARE	Ashlar, Rion, and Wateree soils, 10 to 25 percent slopes	13.3	27.1%
ATD	Ashlar and Wedowee soils, 6 to 15 percent slopes	0.7	1.4%
GeE2	Gwinnett clay loam, 10 to 25 percent slopes, eroded	0.2	0.4%
MiC2	Madison sandy clay loam, 6 to 10 percent slopes, moderately eroded	4.6	9.4%
PfC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	0.5	1.1%
PgD2	Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded	3.6	7.3%
PgE2	Pacolet sandy clay loam, 15 to 25 percent slopes, moderately eroded	7.8	15.9%
RAC	Rawlings and Rion soils, 2 to 10 percent slopes	9.5	19.3%
ToA	Toccoa fine sandy loam, 0 to 4 percent slopes, frequently flooded	2.9	6.0%

U.S. Fish and Wildlife Service
National Wetlands Inventory

Highland Brook NWI



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

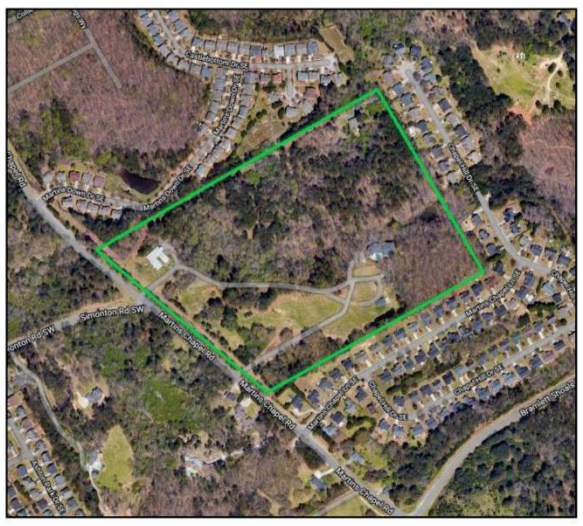
Wetlands

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

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Riverbend Environmental

State Waters & Wetland Delineation Report



Martins Chapel Road
754 Martins Chapel Road
Lawrenceville, Georgia 30045
July 3, 2024

Prepared for:
Kevin Cardinal
Parkland Communities

Riverbend
Environmental

July 3, 2024

Kevin Cardinal
Parkland Communities

RE: State Water & Wetland Report
Martins Chapel Road
754 Martins Chapel Road
Lawrenceville, Georgia 30045

Dear Mr. Cardinal,

Please find attached our State Water and Wetland Delineation Report for the Martins Chapel Road located in Lawrenceville, Gwinnett County, Georgia. State waters were determined in accordance with the *Georgia Environmental Protection Division "Field Guidance for Determining the Presence of State Waters that Require a Buffer"* and the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document. Wetlands were determined following the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Eastern Mountains and Piedmont Regional Supplement (2012)*. Four state waters requiring the mandated state stream buffer were located and their limits were flagged within the project boundaries. One area of wetlands was noted at the site and the limits were flagged within the project boundaries.

We appreciate the opportunity to work with you. If you have any concerns, please contact us.

Sincerely,

Kim Metcalf

Kim Metcalf
Partner

Introduction

Riverbend Environmental Inc. was retained by Parkland Communities to conduct a State Water and Wetland Determination/Delineation to determine the on-site extent of regulated state waters and jurisdictional wetlands for the Martins Chapel Road site located in Lawrenceville, Gwinnett County, Georgia. All site work was conducted on July 3, 2024, by Riverbend Environmental Inc. staff.

Riverbend Environmental Inc. conducted a comprehensive field investigation to evaluate the project site for potential state waters and jurisdictional wetlands. The evaluation included assessment of plant communities, soil conditions, and visible indicators of wetland hydrology. Features were field delineated and their limits were flagged within the project boundaries. State waters were determined in accordance with the *Georgia Environmental Protection Division (GA EPD) "Field Guidance for Determining the Presence of State Waters that Require a Buffer"* and the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document. Wetlands were determined in accordance with the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Eastern Mountains and Piedmont Regional Supplement (2012)*.

Although proper methodology was followed, no State Waters and Wetland Determination/Delineation can completely ensure that site conditions will not change. The report prepared must be considered in its entirety and Riverbend Environmental Inc. makes or implies no warranty or guarantee regarding the site. In addition, GPS locations are approximations, and the field flags must be properly surveyed for an accurate determination of feature locations. Finally, the Local Issuing Authority (LIA) has the final determination for any state waters. If no LIA is associated with the site, the GA EPD is the final authority. USACE has the final determination for Waters of the U.S. jurisdictional features.

Site Description

The site understudy is the Martins Chapel Road located in Lawrenceville, Gwinnett County, Georgia. The site is composed of six partially developed parcels and is found at N 33.950782 & W -83.930713. The parcel is 40.01 acres and has the Property ID 5213024, 5213025, 5213038, 5213008, 5213026, 5213042. The site is located at approximately 754 Martins Chapel Road Lawrenceville, Georgia 30045. See site and parcel maps.

The soils of the piedmont region are commonly a red color due to the intense weathering of feldspar-rich igneous and metamorphic rocks. The soils in the piedmont area tend to be sandy loams to clay loams (3). For the Martins Chapel Road property, the main soils are listed as Ashlar. The groundwater in the area is found in openings such as joints and fractures in the bedrock and the groundwater movement in this area is similar to that of surface water (1). The average yearly rainfall for this area is 40.6" (3).

The site understudy is located on rolling hills with an overall slope to the east. See the topographic map.

Presently, the Martins Chapel Road property under evaluation is residential property composed of six partially developed parcels with hardwoods, pines, shrub brush, and some open pasture. The surrounding area is residential properties. See the aerial photo of the site.

Results

Site reconnaissance was conducted on June 25, 2024. Weather conditions were clear and significant rainfall had not occurred within 48 hours prior to the site investigation. After investigating the site, it was confirmed that there are not state waters and wetlands noted on the property.

Feature #	Label	Description of origin, the direction of flow, and terminus.
1	SW-1	This feature is a pond located on the eastern side of the property.
2	SW-2	This feature is a stream that enters the property on the northern border and flows southeast through the property into SW-1.
3	SW-3	This feature is a small springhead that originates on the northwest side of SW-2 and flows northeast a short distance before merging into SW-2.
4	SW-4	This feature is a small stream feeding from SW-1 that flows east a short distance and exits the property.
5	WL-A	This feature is a small wetland delta where SW-2 flows into SW-1.

All waters display strong continuity of bed and bank and sinuosity of the channel along the thalweg. No rooted upland plants or fibrous roots were noted in the streambed. During the site visit, strong base flow was observed – the stream was actively flowing due to subsurface contributions. Vegetation and soils in the area also indicate regular water flow in the area with a clear point of wrested vegetation. Due to baseflow and wrested vegetation, scoring on the *North Carolina Division of Water Quality "Stream Identification Method"* guidance document was not necessary. It was determined that all waters are perennial streams requiring a state stream buffer and pink ribbons were placed to delineate the state water.

As for wetlands, all wetlands displayed all of the appropriate indicators of a wetland area. There were numerous facultative wetland plants as well as obligate wetland plants. The soils were confirmed to be hydric in nature and there was ample water in the area. This wetland area was flagged with pink and black striped tape.

Feature Locations

Approximate locations of features – need field confirmation by the survey team to finalize locations.

Data for this map was gathered on June 26, 2024, using a Garmin GPSMap 65s device that had an accuracy reading of 10ft during the delineation. This map is intended to show the general size and location of the features and is not intended to be used for engineering or design purposes.

Riverbend Environmental

Photos

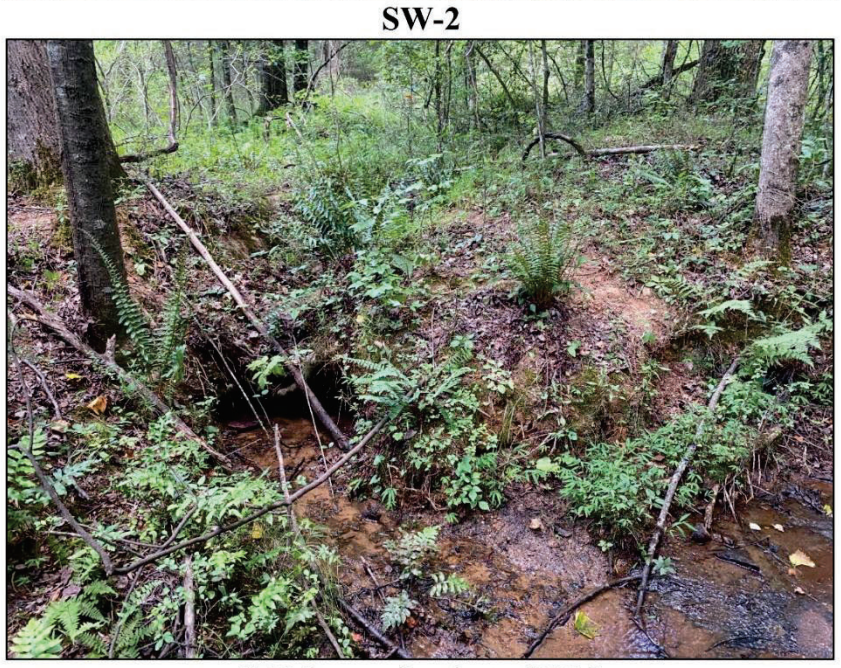
SW-1

Breached area of dam of SW-1 Pond leading to SW-4

WL-A

WL-A and SW-2

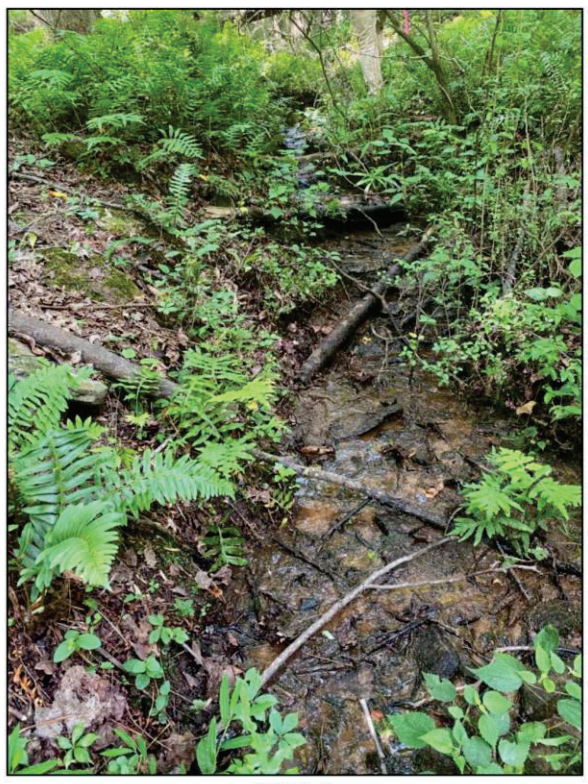
SW-2



SW-3 merging in to SW-2

SW-2 on northern property- flows under driveway

SW-2 enters property



SW-4

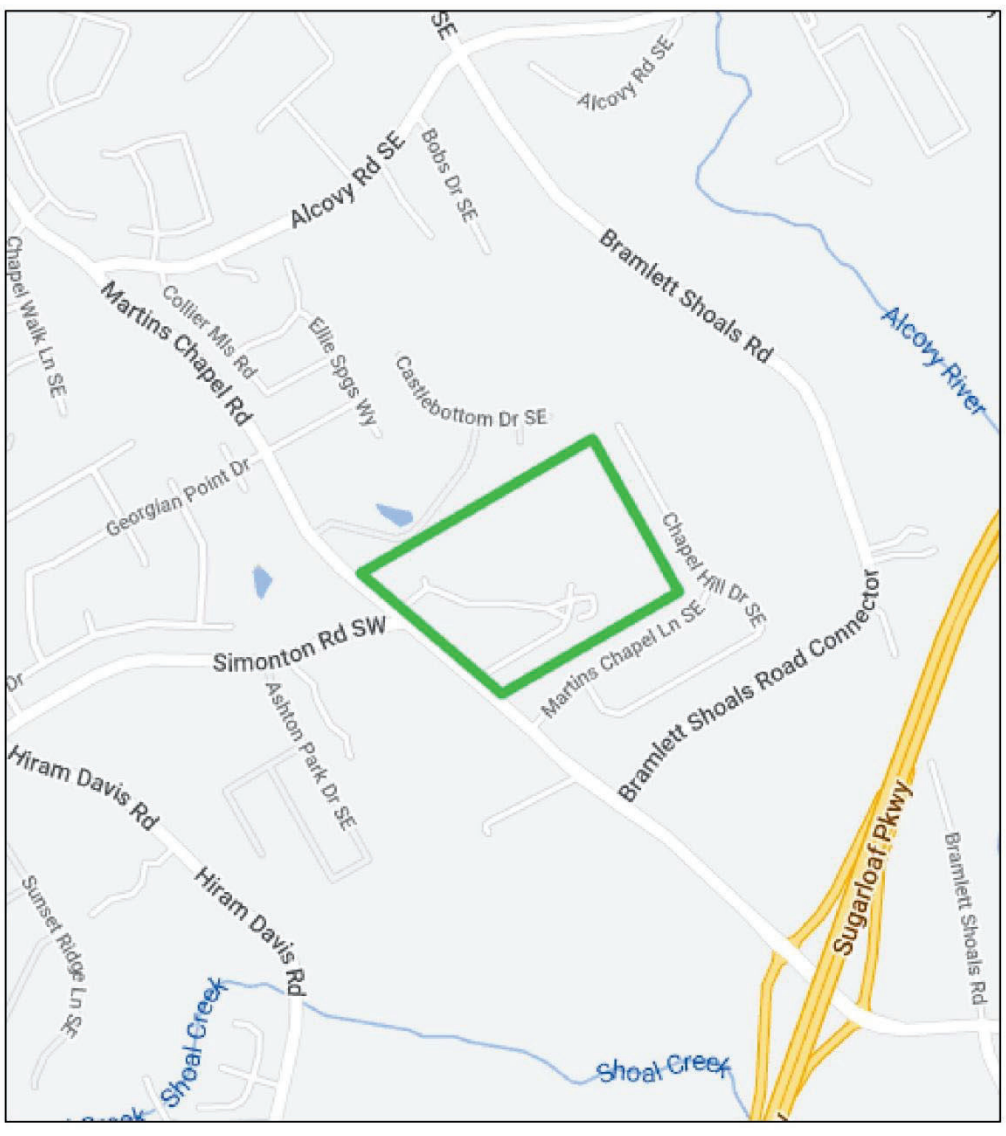
SW-3 springhead

Conclusions

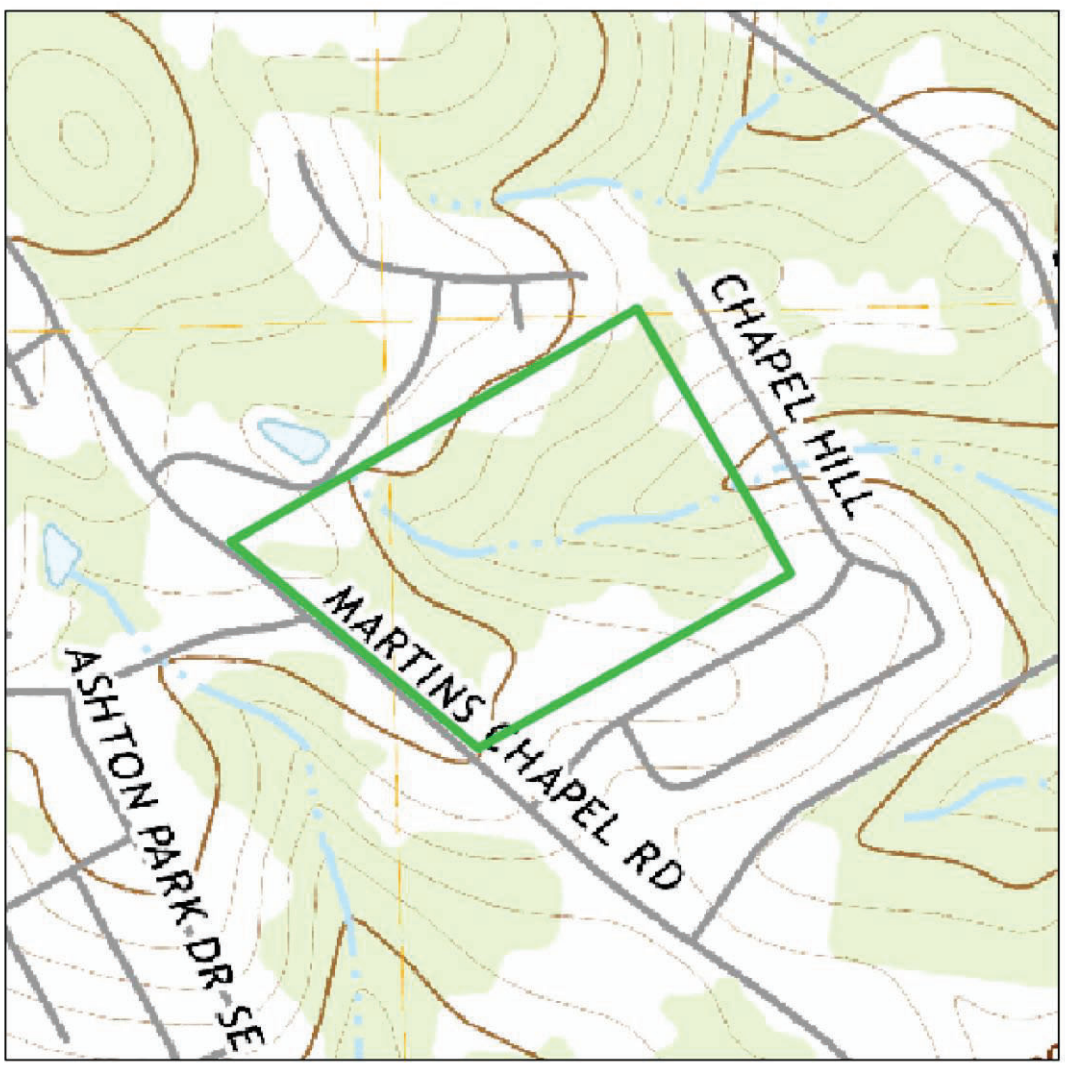
After a thorough investigation of the site, it was determined four state waters are present on the property and one areas of wetlands were observed during the evaluation. The areas were flagged during the field visit and another team will survey the area at a later date.

State buffer variances will be required for non-exempt activities in the state-mandated 25' warm water buffer areas. USACE permitting may be required for any impacts to streambed or wetlands. Please contact Riverbend Environmental Inc. for assistance.

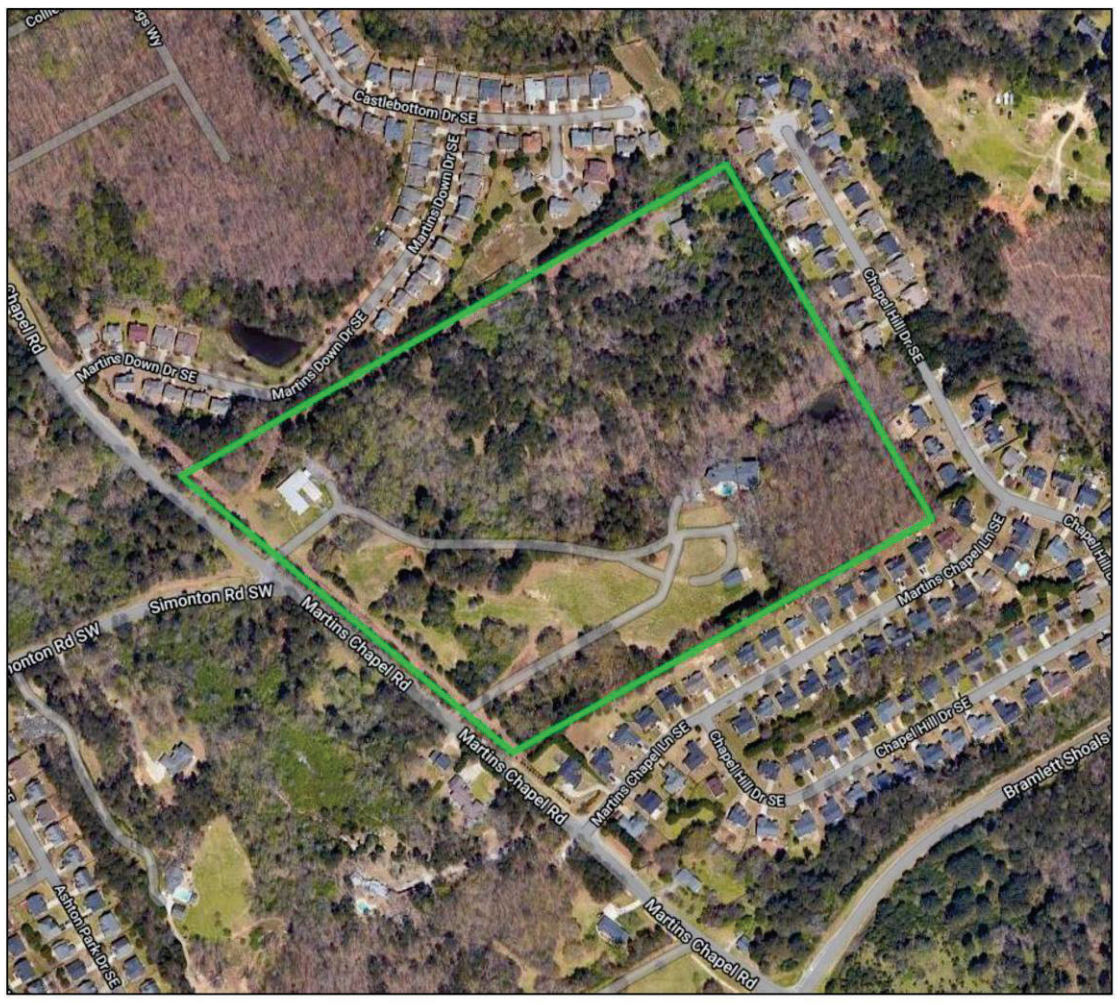
Site Map



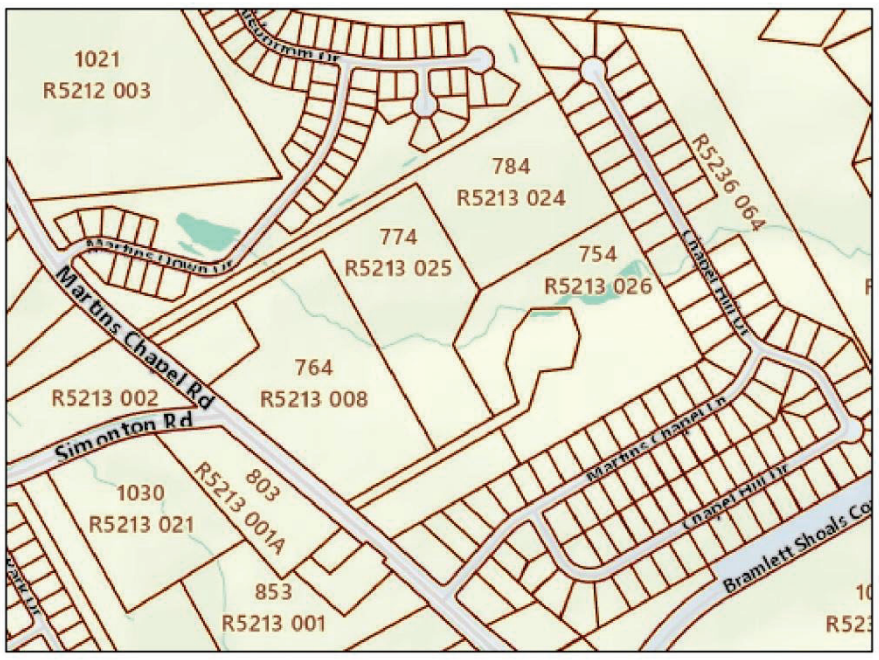
Topography Map



Aerial photograph of the site



Parcel Map



Soils Map

Soils Table

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	4.9	12.1%
ARE	Ashlar, Rion, and Wateree soils, 10 to 25 percent slopes	9.6	23.5%
ATD	Ashlar and Wedowee soils, 6 to 15 percent slopes	0.6	1.5%
GeE2	Gwinnett clay loam, 10 to 25 percent slopes, eroded	0.2	0.4%
MiC2	Madison sandy clay loam, 6 to 10 percent slopes, moderately eroded	4.5	10.9%
PlC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	0.5	1.2%
PgD2	Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded	2.3	5.7%
PgE2	Pacolet sandy clay loam, 15 to 25 percent slopes, moderately eroded	7.8	19.0%
RAC	Rawlings and Rion soils, 2 to 10 percent slopes	8.1	19.8%
ToA	Toccoa fine sandy loam, 0 to 4 percent slopes, frequently flooded	2.4	5.9%
Totals for Area of Interest		**40.8**	**100.0%**

Weather Information for the Previous Week

Date	Rain (inches)
6/19/2023	0
6/20/2023	0
6/21/2023	0
6/22/2023	0
6/23/2023	0
6/24/2023	0.12
6/25/2023	0

National Wetland Inventory Map

Exhibit G: Georgia Department of Natural Resources State Permit

(For Reference Only)

[attached]

GEORGIA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

REVISED OCTOBER 2025

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

An approved variance is 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) and 12-7-6(b.1)

Property Owner's Name *(Person)*: Ian Young

Company Name *(if applicable)*: Parkland Communities Inc.

Current Mailing Address: 925 North Point Parkway, Suite 320 Alpharetta, GA. 30005

Telephone: 404-309-5651 Email: Ian2parklandco.com

Contact Person's Name: Kim Metcalf

Contact Person's Address: PO Box 6068 Athens GA 30604

Contact Person's Telephone: 404-427-1190 Email: kim@riverbendenvironmental.com

Contact Person's Company Name *(if applicable)*: Riverbend Environmental Inc.

Project Name: Highland Brook

Total Disturbed Acreage: 31.7

Type of Project: Residential

Buffer Variance Criteria *(391-3-7-.04(2)(a)-(b))*: a *and/or (391-3-7-.05(2)(a)-(k))*:

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

GPS Coordinates *(decimal degrees)*: Latitude: 33.953039 Longitude: -83.928404

Watershed Name and 8-digit HUC *(Hydrologic Unit Code)*: 030701030701

Name of State Water(s) Impacted: Alcovy River
(if unnamed, indicate the first named waterbody that the State Water(s) flow(s) into)

Total Length and Area of Buffer Disturbance: 43 (linear feet) 605 (square feet)

Signature: *Kim Metcalf* **Date:** 12/01/2025

1) **Pursuant to DNR Rule 391-3-7-.04, variance applications will be reviewed by the Director for road construction and maintenance projects undertaken by the Georgia Department of Transportation only where the Georgia Department of Transportation provides reasonable evidence that impacts to the buffer have been avoided or minimized to the fullest extent practicable, the projects include required mitigation in accordance with the current EPD "Buffer Mitigation Guidance" document, and in the following cases:**

   (a) The proposed land disturbing activity within the buffer is part of a project that will require a permit issued by the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act of 1972, as amended, or Section 10 of the Rivers and Harbors Act of 1899, contingent upon approval by the Corps of Engineers of that permit; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented; or

   (b) The proposed land disturbing activity within the buffer is part of a project that is not eligible for a permit issued by the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act of 1972, as amended, and involves the piping, filling, or rerouting of waters that are not jurisdictional waters of the United States regardless as to whether or not such waters have been classified as primary or secondary trout waters.

2) **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 is part of a project that 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, contingent upon approval by the Corps of Engineers of that 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 proposed 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 part of a project that is not eligible for a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act 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 391-3-7-.05(2)(a)) or "streambank restoration" (e.g. criterion 391-3-7-.05(2)(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 DNR Rules 391-3-7-.04(2)(a) and (b), and 391-3-7-.05(2)(h), (i), (j), and (k) should adhere to the most current EPD guidance document, *Buffer Mitigation Guidance*, when applicable. All guidance documents are available on the EPD website, https://epd.georgia.gov/watershed-protection-branch/erosion-and-sedimentation.

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) **Once a complete Buffer Variance Application is ready for submittal, email EPD.BufferVariance@dnr.ga.gov Your buffer variance request email subject line shall include the project name and location (City/County) of the proposed buffer impact. Your email shall further include the applicant and contact person's name and a brief project description. No file attachments or embedded links can be accepted in this email request. Email send/receive file size is limited to 34 MB.**

1. After EPD receives your buffer variance request email, you will receive a shared OneDrive link. This link will expire in 7 calendar days.
2. Upload the complete Buffer Variance application files including supporting document files.
3. Reply to the email confirming that the complete buffer variance application has been uploaded to the shared OneDrive folder.
4. Should your OneDrive link expire before you have completed your upload, please request a new OneDrive link through EPD.BufferVariance@dnr.ga.gov .
5. Mailed Buffer Variance applications will no longer be accepted after December 31, 2025, without the Erosion & Sedimentation Unit Manager's approval.

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

5) **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. <u>EPD may request additional information related to the project necessary to effectively evaluate the buffer variance application.</u> When EPD proposes to issue a buffer variance, the application process will continue in the following order:**

1. EPD will issue a public notice which shall describe the proposed buffer encroachment, the location of the project, where the public can review site plans, and where comments should be sent.
2. The public shall have 30 days to comment on the proposed buffer variance.
3. Public notices are posted on EPD's website at https://epd.georgia.gov/public-announcements-0/public-advisories-requests-state-waters-buffer-variance.

BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7-.04 and 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. **Include detailed directions to the project site.**

Y (2) Delineate the total area (square feet) and length (linear feet) of buffer disturbance under each criterion and calculate the total under all criteria combined.

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 with 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.

Y (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).

Y (5) For all **minor buffer impacts***, 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*.

*Minor Buffer Impact, as defined in DNR Rules 391-3-7-.01, means an impact that upon completion yields no additional above ground, man-made materials or structures within the buffer, and maintains the original grade, and results in less than 5,000 square feet of buffer impacts per individual area of encroachment for each project.

NA (6) For all **major buffer impacts***, 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)(c).

*Major Buffer Impact, as defined in DNR Rules 391-3-7-.01, means any impact that does not meet the definition of Minor Buffer Impact.

NA (7) For variance requests under DNR Rules 391-3-7-.04(2)(a) and (b), and 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) and/or stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection.

NA (8) For variance requests under DNR Rules 391-3-7-.05(2)(i) and (j), the application must include each of 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 impact 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).

NA (9) For variance requests under DNR Rules 391-3-7-.04(2)(a) and 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) and the permit approval from the USACE or, if not yet received, a signed statement from the applicant certifying that the applicant will provide a copy of the permit approval upon receipt.

NA (10) For variance requests under DNR Rules 391-3-7-.04(2)(b) and 391-3-7-.05(2)(k)1., the application must include documentation from the USACE verifying that 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. Attach location map and USGS quad sheet.

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

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

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.

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

NOTE: SUBMIT ONLY THE COVER SHEET AND THE SHEETS OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN THAT PERTAIN TO THE BUFFER IMPACTS

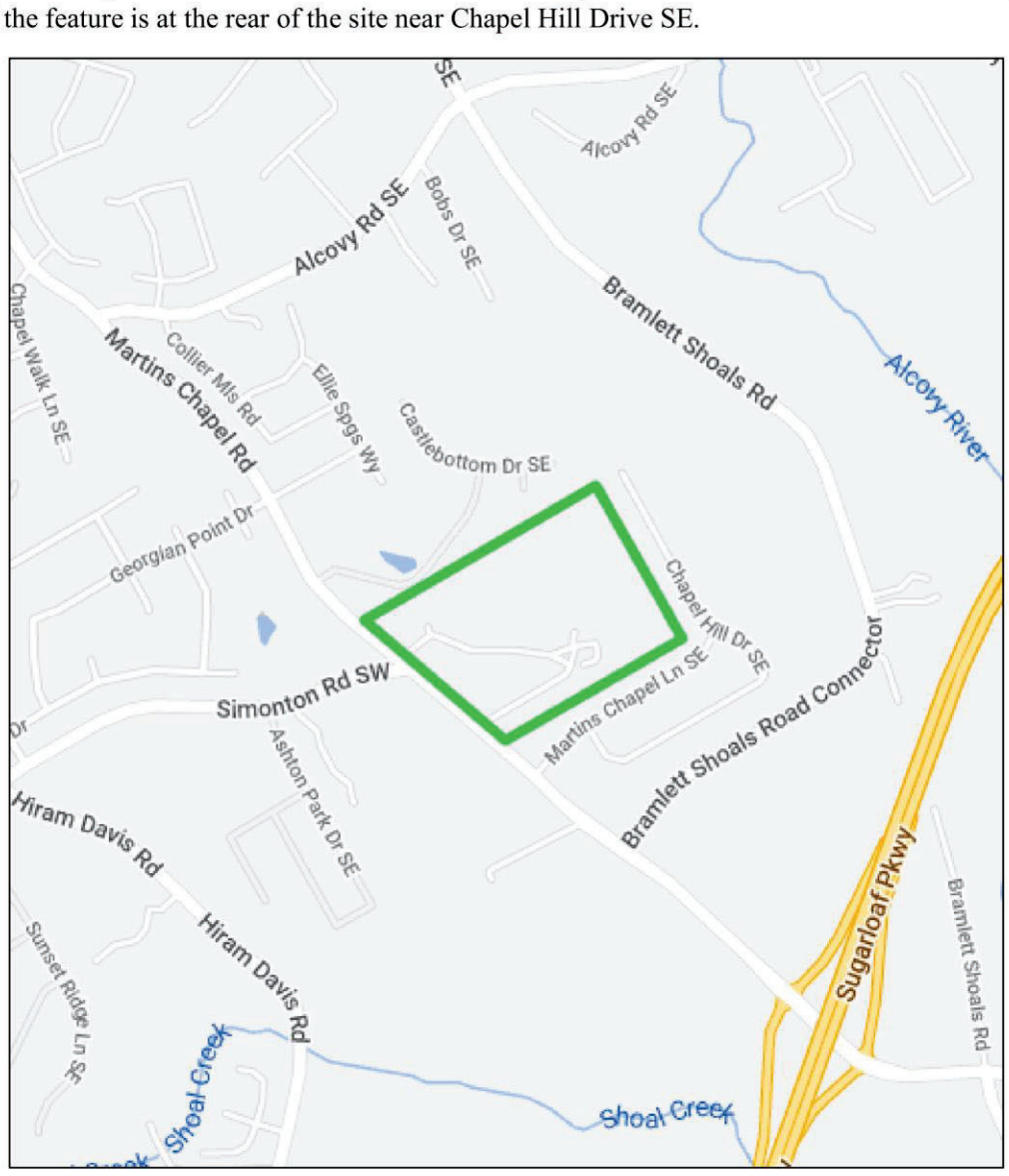
Y (15) **Stormwater Control Plan** once site stabilization is achieved, when required by a local stormwater ordinance.

Site Map

754 Martins Chapel Road, Lawrenceville GA 30045

Directions:

From Atlanta, take I-85 north to I-575 north. Exit Sugarloaf Parkway and go east. Travel approximately 9.5 miles and turn left onto Martins Chapel Road. The site is located on the right and the feature is at the rear of the site near Chapel Hill Drive SE.



1. Project Description

The site understudy is the Martins Chapel Road located in Lawrenceville, Gwinnett County, Georgia. The site is composed of six partially developed parcels and is found at N 33.950782 & W -83.930713. The parcel is 40.01 acres and has the Property ID 5213024, 5213025, 5213038, 5213008, 5213026, 5213042. The site is located at approximately 754 Martins Chapel Road Lawrenceville, Georgia 30045. The HUC is 030701030701. See site and parcel maps.

The project involves the breaching of an unmaintained and damaged dam to allow the creek to return to its natural path and flow. The buffer will be impacted accessing the dam of the open pond and then by removing a portion of the dam so that water is no longer impounding the stream. Within the breached area of the dam, a narrow channel will be excavated and lined with rip rap. All disturbed areas will be stabilized with permanent native vegetation.

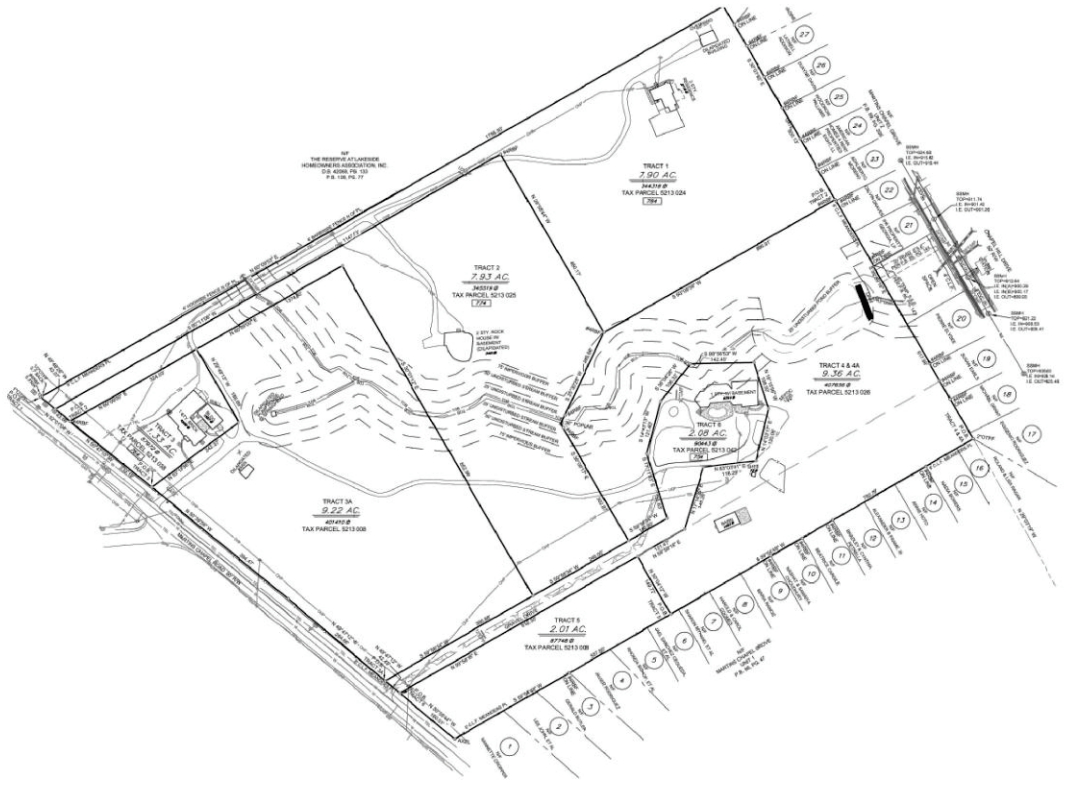
The total impact to 25' state buffer along the open water pond will be 0.013 acres or 605 square feet and 43 linear feet. Upon completion of the project, all disturbed areas of the stream buffer will be landscaped to achieve final stabilization per the approved ESPC Plan. The estimated time for the project is 8 weeks.

The reason for the buffer encroachment is for improvements to the neglected impoundment to ensure that the pond is removed properly as it is currently under threat of collapse. The project should decrease silt loss from the area to the adjacent stream and downstream entities. The current pond dam is compromised with rills/fissures that allow for slough of the soil as water exits the impoundment.

A Notice of Intent will be filed for the project under GAR 100003.

A USACE permit is not required for this portion of the project.

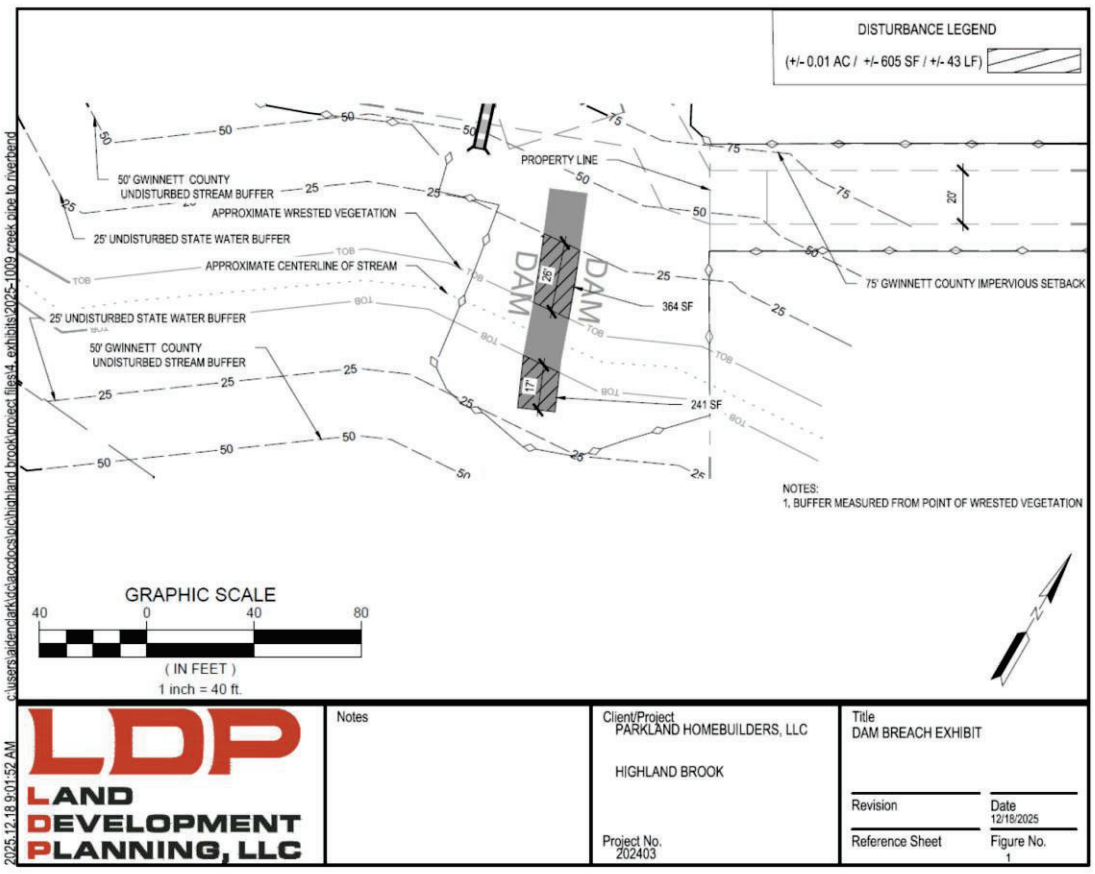
Existing Conditions



2. Buffer Disturbances

The total impact to 25' state buffer along the dam of the open water pond will be 0.013 acres or 605 square feet and 43 linear feet. A portion of the dam will be removed and allow the small creek to run freely. Upon completion of the project, all disturbed areas of the stream buffer will be landscaped with native species to achieve final stabilization per the approved ESPC Plan. The estimated time for the project is 8 weeks.

Buffer Impacts



3. Letter from LIA

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
446 West Crogan St | Suite 300 | Lawrenceville, GA 30046
(678) 822.6000 | www.gwinnettcounty.com

January 16, 2026

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

Subject: Letter of Awareness
754 Martins Chapel Road
Buffer Encroachment
Gwinnett County, Georgia

Mr. Berry:

Please be advised that the Local Issuing Authority has determined the presence of State Waters that the proposed work requires a variance for encroachment into the existing 25-foot buffer. Based on a review of the project, the Gwinnett County Department of Planning and Development (the Local Issuing Authority) has determined the following:

The proposed project involves the breaching of an unmaintained and damaged dam to allow the creek to return to its natural path and flow. The total impact to the 25-ft state waters buffer is 0.013 acres and 43 linear feet.

This communication serves only as the "Letter of Awareness" and does not provide an assessment of any other State Waters that may be located on the property. This also is not intended to constitute approval by the Gwinnett County Department of Planning and Development.

Regards,

Rinda Grooms, PE
Gwinnett County Planning and Development
Development Division Director

4. 305(b)/303(d)

The project is associated with Shoal Creek, which is listed as an impaired streams on the Georgia 305(b)/303(d) list. The creek is impaired with Fecal Coliform due to Urban Runoff. The project will not generate any fecal coliform and will not impact Shoal Creek.

5. Minor Buffer Impact Re-vegetation Plan

The project does meet the requirements of a minor buffer impact per DNR Rules 391-3-7-.01 since upon completion the projects yields no additional above ground, man-made materials or structures within the buffer, and maintains the original grade, and results in less than 5,000 square feet of buffer impacts per individual area of encroachment for each project. The site is impacting 605 square feet of buffer area.

A buffer revegetation plan has been created for the site and included. After dam breaching, the creek will create its natural path through the former pond floor. The plan will use native species along the newly created creek area to establish a new 25' state buffer along the creek and through the former dam area.

The current state of the stream buffer along the outfall of the pond dam structure is considered to be in poor condition. Per aerial photos, the pond has been located at the site since for decades and dries up often. Under current conditions, various types of trees exist throughout the crest and downstream slope of the pond dam structure, threatening the stability of the existing dam structure. The pond has breached around the existing pipe and contributing to instability.

Impacts to critical buffer functions are not expected and in fact the dam breach will enhance the buffer upon completion. The buffer area of impact is the pond dam itself. As for the stream channel and bank concerns, with breaching of the dam, the existing unnamed tributary will re-channel and the remaining pond floor will be revegetated with native species to create an enhanced stream buffer. With natural stream flow returned and the impounded water not releasing at various points along the dam, the downstream waters will have less opportunity for erosion and sedimentation problems and improved stabilization. The aquatic and terrestrial habitat will be enhanced due to less sedimentation from the existing pond dam that currently sloughs off during heavy rainfall events. The former pond floor area will be revegetated with native vegetation to further protect the downstream resources from flooding and minimize sedimentation issues. As for removal of nutrients, heavy metals, pesticides and other pollutants, the new pond floor buffer will have healthy vegetation that will serve to filter contaminates from stormwater. Overall, the pond dam breaching project will enrich the buffer functions and will not cause a loss of such functions.

The buffer mitigation plan involves multiple steps out outlined below:

Step 1: Initial Erosion, Sedimentation and Pollution Control (ES&PC) Best Management Practices (BMP's) as shown on the erosion plan will be installed to manage erosion and

sedimentation from the proposed disturbance consistent with the Manual for Erosion and Sediment Control in Georgia as published by the Georgia Soil and Water Conservation Commission (GSWCC).

Step 2: The invasive species, including the required removal of the trees that are growing along the downstream slope and abutments of the existing and pond dam structure areas will be removed.

Step 3: The existing pond dam structure will be breached. All deleterious materials will be removed from the limits of the proposed dam remediation project area.

Step 4: All exposed areas will be stabilized in compliance with the approved Erosion, Sedimentation and Pollution Control (ES&PC) plan. Per GA EPD preference, see list of native shrubs and grasses that will be used to revegetate the buffer area and the footprint of the pond floor.

Upon completion of the project, the stream will be returned to uninhibited flow through the property. Overall stability of the downstream waters will be improved by removal of the impounded water and the erosion issues presented by the unmaintained dam.

Please note native species listed below and also provided on the ESPCP. The multi-trophic vegetation will aid in erosion control and ensure the integrity of the newly flowing state water and the former pond footprint. Specific species will be selected at the time of planting to coordinate with the Major Land Resource Area requirements as described in the Manual for Erosion and Sediment Control.

GEORGIA NATIVE PLANT LIST							
	Scientific Name	Common Name	Habit			H Zone*	Hardiness (USDA Zone)
SHRUBS	Aesculus parviflora	Bottlebrush Buckeye	Shrub	Deciduous	Native	3,4,5	4–8
	Aesculus pavia	Red Buckeye	Shrub	Deciduous	Native	3,4,5	4–8
	Alnus serrulata	Hazel Alder	Shrub	Deciduous	Native	3,4,5	5–8
	Aronia arbutifolia	Red Chokeberry	Shrub	Deciduous	Native	3,4,5	4–9
	Cephalanthus occidentalis	Common Buttonbush	Shrub	Deciduous	Native	2,3,4	5–9
	Euonymus atropurpuresu	Eastern Burning Bush	Shrub	Deciduous	Native	4,5	3–7
	Fothergilla gardenii	Fothergilla	Shrub	Deciduous	Native	4,5	5–8
	Hamemelis virginiana	Witch Hazel	Shrub	Deciduous	Native	3,4,5	3–8
	Hypericum densiflorum	St. Johns Wort	Shrub	Deciduous	Native	4,5	5–9
	Ilex glabra	Inkberry	Shrub	Evergreen	Native	3,4,5	4–9
	Ilex verticillata	Winterberry	Shrub	Deciduous	Native	2,3,4	3–9
	Illex decidua	Decidious Holly	Shrub	Deciduous	Native	3,4,5	5–9
	Juniperus horizontalis	Creeping Juniper	Shrub	Evergreen	Native	5	3–9
	Lindera benzoin	Spicebush	Shrub	Deciduous	Native	3,4,5	4–9

GEORGIA NATIVE PLANT LIST

	Scientific Name	Common Name	Habit			H Zone*	Hardiness (USDA Zone)
GRASSES/HERBACEOUS	Andropogon glomeratuS	Bushy Broom Grass	Grass	Perennial	Native	3	5–9
	Andropogon virginicus	Broom Grass	Grass	Perennial	Native	4	5–8
	Chasmanthium latifolium	Upland Sea–Oats	Grass	Perennial	Native	3	3–8
	Leersia oryzoides	Rice Cut Grass	Grass	Perennial	Native	2	3a–9b
	Panicum virgatum	Switchgrass	Grass	Perennial	Native	2	5–9
	Sorghastrum nutans	Yellow Indian Grass	Grass	Perennial	Native	4	5–9
	Osmunda cinnamomea	Cinnamon Fern	Fern	Perennial	Native	3	2–10
	Osmunda regalis	Royal Fern	Fern	Perennial	Native	3	3–9
	Woodwardia virginica	Virginia Chain Fern	Fern	Perennial	Native	2	3–10
	Carex spp.	Carex Sedges	Sedge		Use Only Native	2	Varies
	Cyperus odoratus	Flat Sedge	Sedge		Native	2	7–11
	Juncus effusus	Soft Rush	Sedge		Native	2	4–9
	Scirpus californicus	Giant Bulrush	Sedge		Native	2	6–9
	Scirpus cyperinus	Woolgrass	Sedge		Native		4–8
	Scirpus validus	Softstem Bulrush	Sedge		Native	2	3–9
	Canna flaccida	Golden Canna	Perennial	Perennial	Native	2	8–11

GEORGIA NATIVE PLANT LIST

	Scientific Name	Common Name	Habit			H Zone*	Hardiness (USDA Zone)
GRASSES/HERBACEOUS	Coreopsis leavenworthi	i Tickseed	Perennial	Perennial	Native	2	8–11
	Coreopsis tinctoria	Dwarf Tickseed	Perennial	Perennial	Native	3	3–11
	Crinum americanum	Swamp Lily	Perennial	Perennial	Native	2	7–11
	Eleocharis cellulosa	Coastal Spikerush	Perennial	Perennial	Native	2	8–11
	Eleocharis interstincta	Jonited Spikerush	Perennial	Perennial	Native	2	8–10
	Eupatorium fistolosum	Joe Pye Weed	Perennial	Perennial	Native	4	4–8
	Eupatorium perpurea	Joe Pye Weed	Perennial	Perennial	Native		4–9
	Helianthus angustifolius	Swamp Sunflower	Perennial	Perennial	Native	2	6–9
	Hibiscus coccinieus	Swamp Hibiscus	Perennial	Perennial	Native	2	6–9
	Iris louisiana	Louisiana Iris	Perennial	Perennial	Native	2	5–9
	Iris virginica	Southern Blue–Flag	Perennial	Perennial	Native	2	5–9
	Liatris spicata	Spiked Gayfeather	Perennial	Perennial	Native	3	3–8
	Lobelia cardinalis	Cardinal Flower	Perennial	Perennial	Native	3	3–9
	Peltandra virginica	Green Arum	Perennial	Perennial	Native	2	5–9
	Polygonum hydropiperoides	Smartweed	Perennial	Perennial	Native	2	3–10
	Pontederia cordata	Pickerelweed	Perennial	Perennial	Native	2	3–10
	Pontederia lanceolata	Pickerelweed	Perennial	Perennial	Native	2	3–10

GEORGIA NATIVE PLANT LIST

	Scientific Name	Common Name	Habit			H Zone*	Hardiness (USDA Zone)
GRASSES/HERBACEOUS	Rudbeckia hirta	Black–eyed Susan	Perennial	Perennial	Native	4	3–9
	Rudbeckia laciniata	Greenhead Coneflower	Perennial	Perennial	Native	4	3–9
	Sagittaria lancifolia	Lance–leaf Arrowhead	Perennial	Perennial	Native	2	5–10
	Sagittaria latifolia	Duck Potato	Perennial	Perennial	Native	2	5–10
	Saururus cernuus	Lizard's Tail	Perennial	Perennial	Native	2	3–9
	Scirpus americanus	Three–square	Perennial	Perennial	Native	2	3–9
	Thalia geniculata	Alligator Flag	Perennial	Perennial	Native	2	7–9
	Typha latifolia	Broadleaf Cattail	Perennial	Perennial	Native	2	3–10
	Vernonia gigantea	Ironweed	Perennial	Perennial	Native	4	5–8
	Nuphar luteum	Water Lily	Water Lily	Perennial	Native	1	4–10
	Nymphaea mexicana	Yellow Water Lily	Water Lily	Perennial	Native	1	3–11
	Nymphaea odorata	Fragrant Water Lily	Water Lily	Perennial	Native	1	3–11

*Hydrologic Zone for Stormwater Pond or Wetland

6. Major Buffer Impact Buffer Mitigation Plan

The project does not meet the definition of Major Buffer Impact.

7. Variance Request DNR Rules 391-3-7.05(2)(h), (i), (j) and (k)

The buffer request is DNR Rules 391-3-7.(2)(a) and this section is not applicable.

8. Variance Request DNR Rules 391-3-7.05(2) (i) and (j)

The buffer request is DNR Rules 391-3-7.(2)(a) and this section is not applicable.

9. Variance Request DNR Rules 391-3-7.05(2)(h)

The buffer request is DNR Rules 391-3-7.(2)(a) and this section is not applicable.

10. Variance Request DNR Rules 391-3-7.05(2)(k)(1)

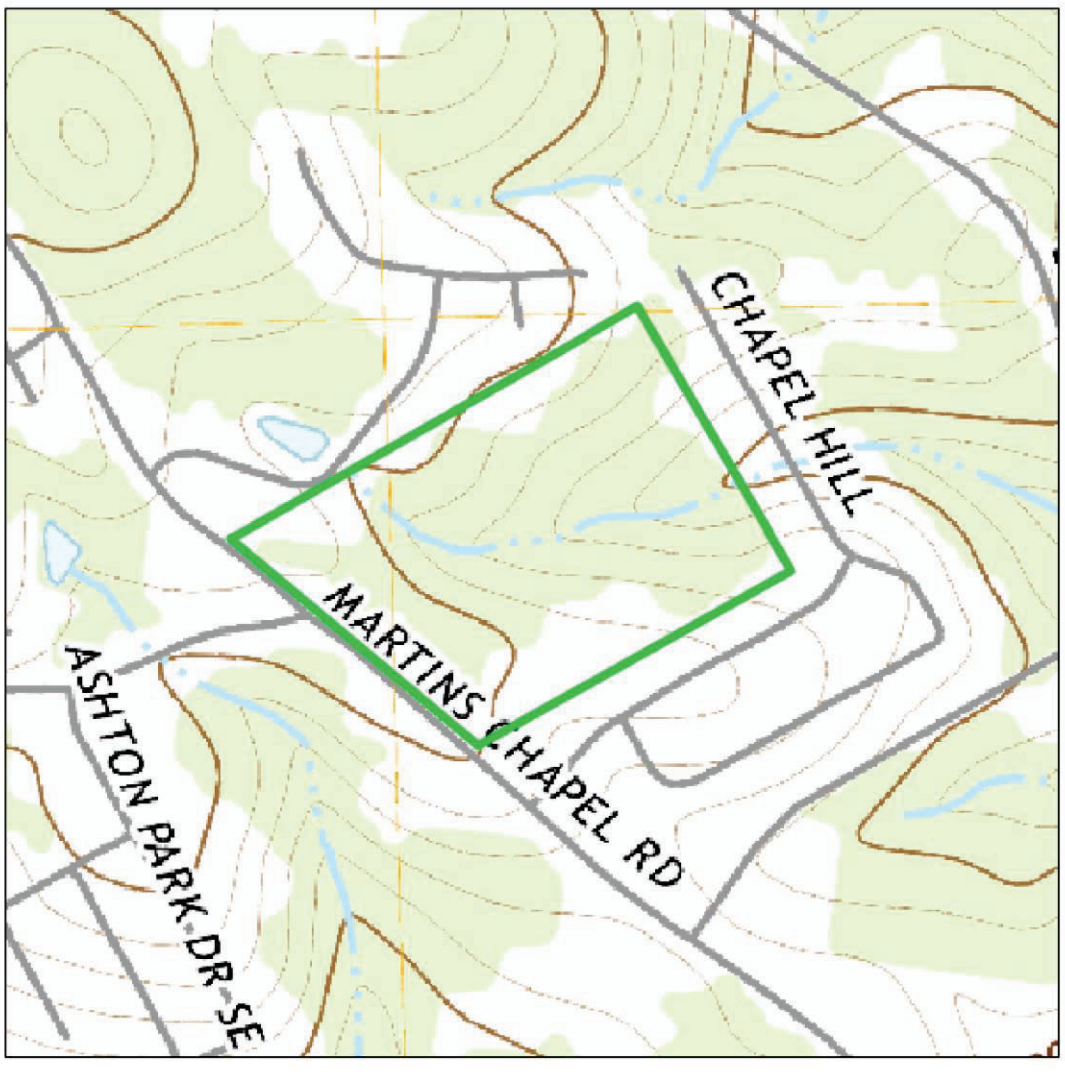
The buffer request is DNR Rules 391-3-7.(2)(a) and this section is not applicable.

11. Site Description

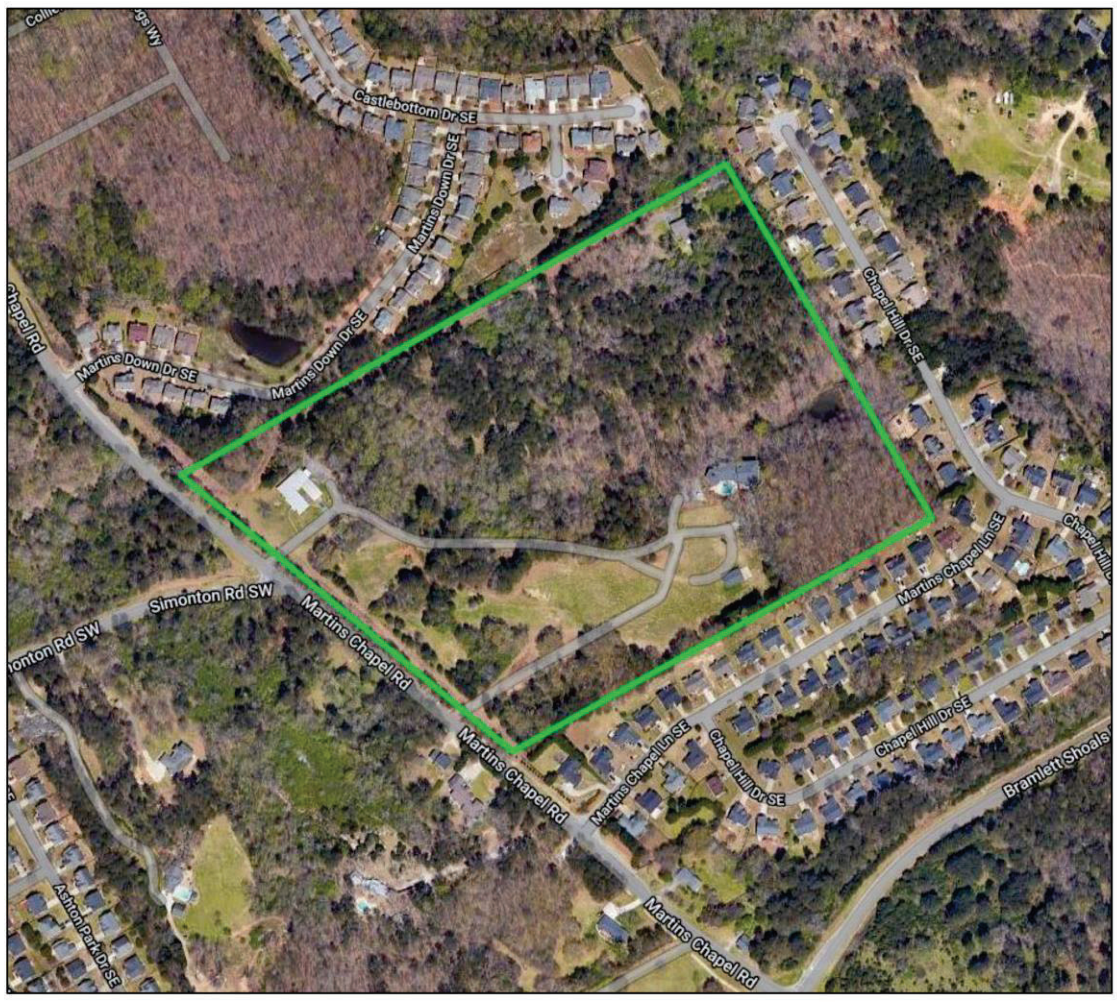
The site understudy is the Martins Chapel Road located in Lawrenceville, Gwinnett County, Georgia. The site is composed of six partially developed parcels and is found at N 33.950782 & W -83.930713. The parcel is 40.01 acres and has the Property ID 5213024, 5213025, 5213038, 5213008, 5213026, 5213042. The site is located at approximately 754 Martins Chapel Road Lawrenceville, Georgia 30045. See site and parcel maps.

12. Other information

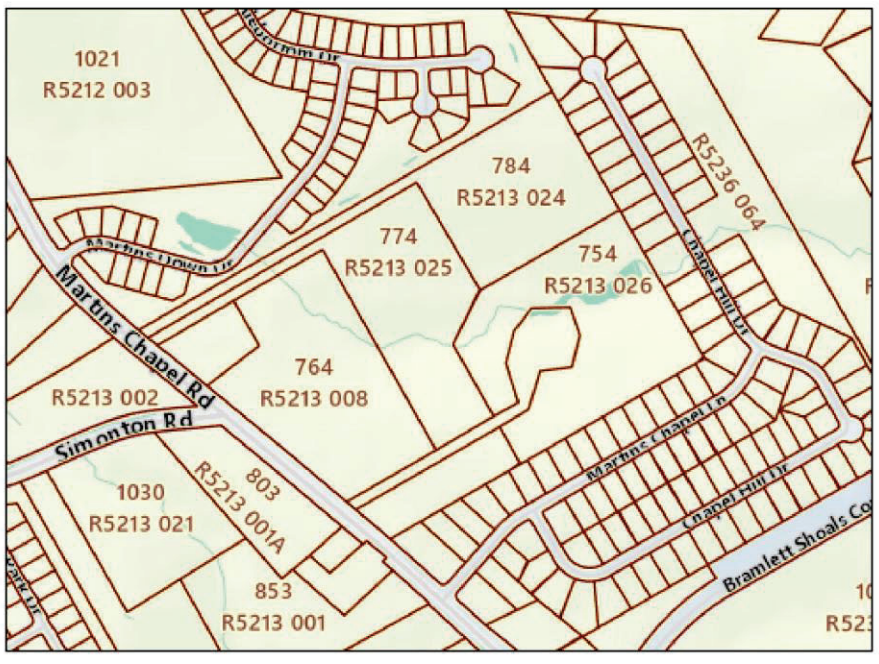
Topography Map



Aerial Photograph

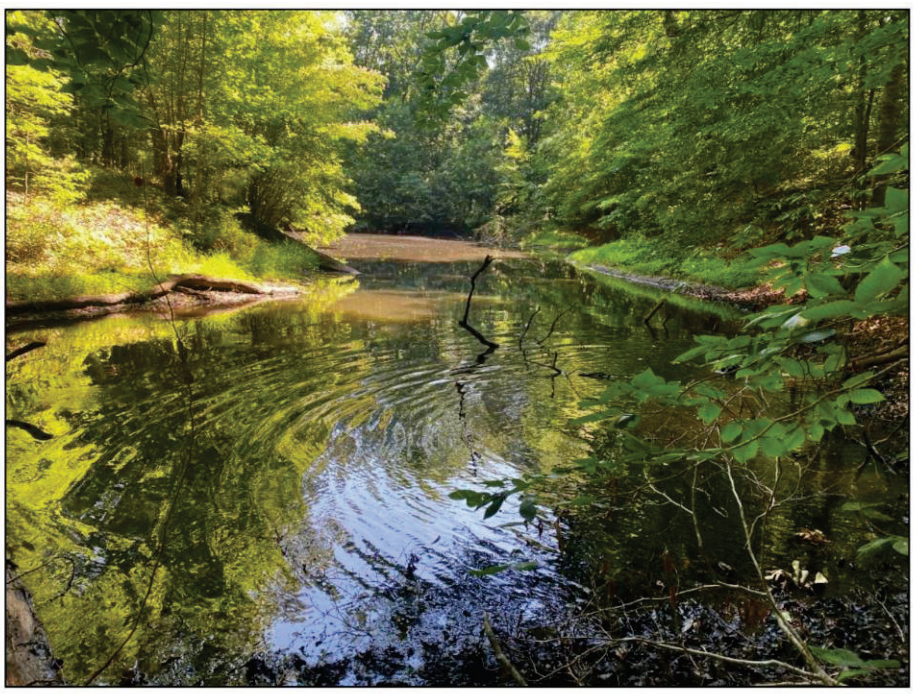


Parcel Map


1021
R5212 003
784
R5213 024
774
R5213 025
754
R5213 026
764
R5213 008
R5213 002
803
R5213 001A
1030
R5213 021
853
R5213 001
R5236 064
Martins Chapel Rd
Simonton Rd
Chapel Hill Dr
Martins Chapel Ln
Bramlett Shoals Co

Photos of Current State of Feature

Pond



Breach with exposed pipe and seepage

Soils Map:

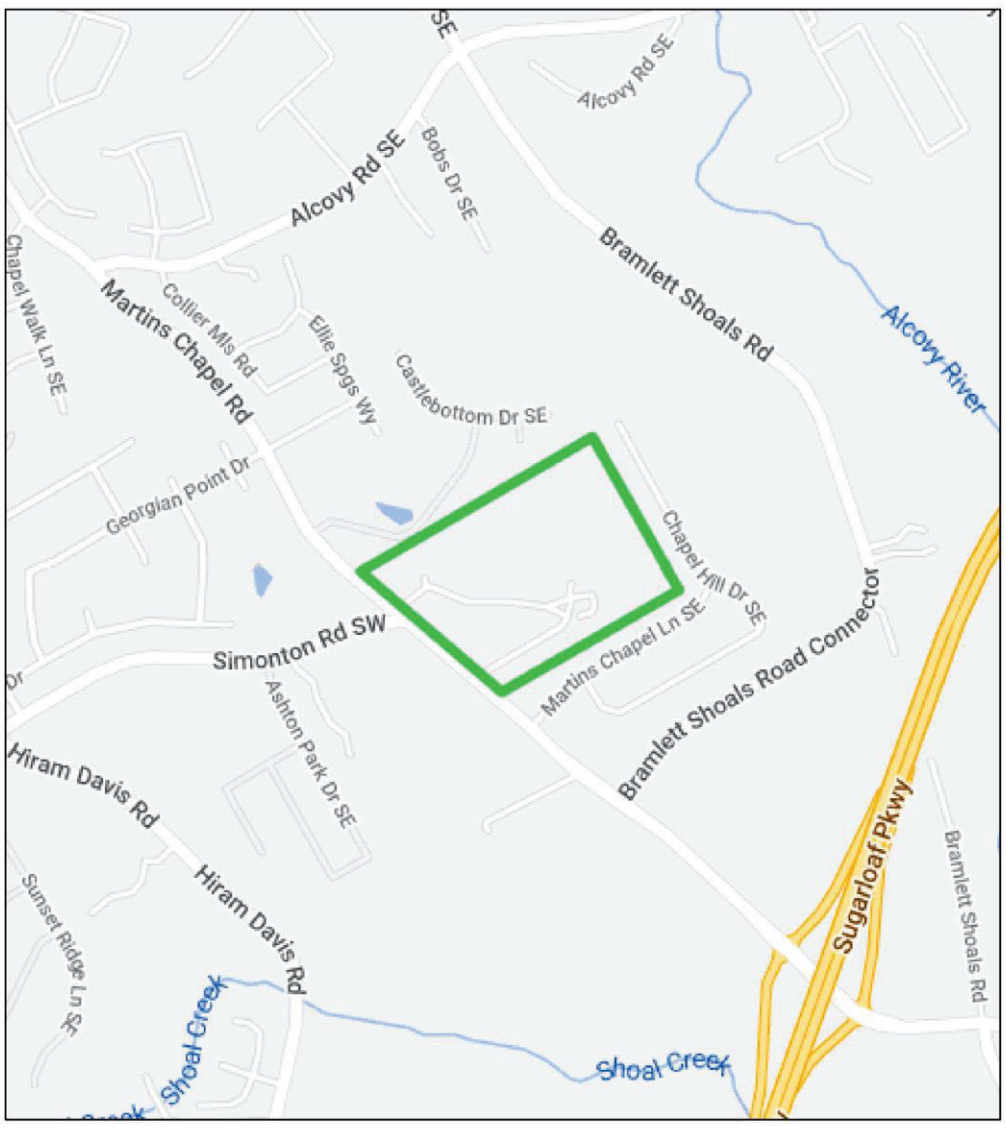

Soil Map—Gwinnett County, Georgia
(Property Line)
RAC
ATD
PgD2
RAC
ARE
PfC2
GeE2
ToA
ARE
PgE2
MtC2
PgD2
AmC2
Simonton Rd Se
Martin Chapel Ln
RAC
ARE
Chapel Hill Dr
Soil Map may not be valid at this scale.
Map Scale: 1:4,150 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84
Natural Resources
Conservation Service
Web Soil Survey
National Cooperative Soil Survey
7/1/2024
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmC2	Appling sandy loam, 6 to 10 percent slopes, moderately eroded	4.9	12.1%
ARE	Ashlar, Rion, and Wateree soils, 10 to 25 percent slopes	9.6	23.5%
ATD	Ashlar and Wedowee soils, 6 to 15 percent slopes	0.6	1.5%
GeE2	Gwinnett clay loam, 10 to 25 percent slopes, eroded	0.2	0.4%
MiC2	Madison sandy clay loam, 6 to 10 percent slopes, moderately eroded	4.5	10.9%
PlC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	0.5	1.2%
PgD2	Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded	2.3	5.7%
PgE2	Pacolet sandy clay loam, 15 to 25 percent slopes, moderately eroded	7.8	19.0%
RAC	Rawlings and Rion soils, 2 to 10 percent slopes	8.1	19.8%
ToA	Toccoa fine sandy loam, 0 to 4 percent slopes, frequently flooded	2.4	5.9%
Totals for Area of Interest		**40.8**	**100.0%**

13. Site Map

754 Martins Chapel Road, Lawrenceville GA 30045



14. ESPC Plan

See full size drawings and electronic plans provided.

15. Stormwater Control Plan

See full size drawings and electronic plans provided.