



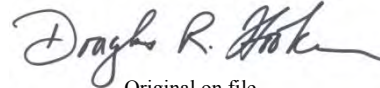
REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: June 30, 2015

ARC REVIEW CODE: R15063001

TO: Chairman Charlotte Nash
ATTN TO: Christine Callaway, Planner III
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review



Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Sugarloaf Crossing

Review Type: DRI

Submitting Local Government: Gwinnett County

Date Opened: June 30, 2015

Deadline for Comments: July 13, 2015

Date to Close: July 18, 2015

Description: This project is a proposed mixed-use development located in Gwinnett County, near the intersection of Winder Highway (Highway 29) and University Parkway (State Route 316). The development is proposed to include 1,100,000 square feet of office space and 275,000 square feet of retail space.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located within the Developing Suburbs area of the region.

The UGPM and RDG state that Developing Suburbs are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development. These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

The proposed development is proposed for an area that has been predominately lower residential and thus it will have a significant impact on surrounding communities and the existing road network. Gwinnett County, neighboring cities and the developer should work together to identify and mitigate any potential land use or transportation impacts generated by this development.

An interchange at the intersection of SR 316 (University Parkway) at SR 8/US 29 (Winder Highway) (Int. #3) is recommended due to the significant roadway geometry (intersection laneage) improvements otherwise required at this intersection. An interchange (grade separation) was once identified as a TIA project, and has been suggested in the City of Dacula's Comprehensive Plan Update (2014). However, it should be noted that there are currently no improvement projects, including an interchange, included in the current RTP.

See additional staff comments included in this report.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GWINNETT COUNTY
NORTHEAST GEORGIA RC

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF DACULA
BARROW COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF LAWRENCEVILLE

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC website.
The ARC review website is located at: <http://www.atlantaregional.com/landuse>.



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com



DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RC on or before the specified return deadline.

Preliminary Findings of the RDC: **Sugarloaf Crossing** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3307 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: *July 13, 2015*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: June 30, 2015

ARC REVIEW CODE: R15063001

TO: ARC Community Development, Natural Resources, Transportation Access and Mobility, Research and Analytics, and Aging and Health Resources Division Chiefs

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon Transportation Access and Mobility: Studdard, Daniel

Natural Resources: Santo, Jim Research and Analytics: Skinner, Jim

Aging and Health Resources: Rader, Carolyn

Name of Proposal: Sugarloaf Crossing

Review Type: Development of Regional Impact

Description: This project is a proposed mixed-use development located in Gwinnett County, near the intersection of Winder Highway (Highway 29) and University Parkway (State Route 316). The development is proposed to include 1,100,000 square feet of office space and 275,000 square feet of retail space.

Submitting Local Government: Gwinnett County

Date Opened: June 30, 2015

Deadline for Comments: July 13, 2015

Date to Close: July 18, 2015

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:



MEMORANDUM

TO: Jon Tuley, Land Use Division

FROM: Haley Berry, Transportation Access and Mobility Division

DATE: June 25, 2015

SUBJECT: **Transportation Division Review of DRI # 2472**
Project: Sugarloaf Crossing
County: Gwinnett County
Location: SR 316 (University Parkway) and SR 8/US 29 Winder Highway
Analysis:
Expedited ☐
Non-Expedited ☒

cc: David Haynes, TAMD
Daniel Studdard, TAMD

The Transportation Access & Mobility Division has reviewed the traffic study performed by Kimley-Horn and Associates, Inc. on behalf of Rochester & Associates, Inc. and Walton Development & Management, Inc. The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Non-Expedited Review Process.

The proposed development is planned for complete build-out by the year 2020. The approximately 159.87-acre site is bordered by SR 316 (University Parkway) to the northeast and by SR 8/US 29 (Winder Highway) to the northwest. The proposed development will consist of 1.1 million square feet of general office space and 275,000 square feet of retail space.

INFRASTRUCTURE Transportation

How many site access points and parking facilities will be associated with the proposed development? What are their locations?

Vehicular access to the development is proposed by one full-movement driveway along SR 8/US 29 (Winder Highway). The proposed site driveway will be the fourth leg of the existing unsignalized intersection of Winder Highway at Alcovy Industrial Boulevard. Internal private roadways throughout the site provide access to all buildings and parking facilities.

The site driveways provide access to all parking on the site. Parking will be provided throughout the development as follows:

- Retail Parking Provided: 1,100 spaces
- Office Parking Provided: 2,750 spaces
- Total Parking Provided (& required) 3,850 spaces

How much average daily traffic will be generated by the proposed project?

The *Institute of Transportation Engineers' Trip Generation Handbook*, 9th edition, was used to conduct trip generation for this development. The trip generation was based on ITE Land Use 710 – General Office and 820- Retail. A total of 10,615 daily trips are projected for the proposed development. The calculated total trip generation for the proposed development is shown in Table 3 in the DRI transportation study.

Table 1: Gross Trip Generation							
Land Use (Intensity)	ITE Code	Daily Traffic		AM Peak Hour		PM Peak Hour	
		Enter	Enter	Enter	Exit	Enter	Exit
General Office (1,100,00 SF)	710	4,061	4,061	1,147	156	223	1,087
Retail (275,000 SF)	820	6,554	6,554	179	110	566	614
Total Gross Trips		10,615	10,615	1,326	266	789	1,701

Source: Sugarloaf Crossing #2472 Transportation Analysis

Summarize the transportation improvements as recommended by the traffic study consultant

The traffic analysis recommends the following transportation improvements based on the results of the projected 2020 No Build analysis:

- SR 316 (University Parkway) at Cedars Road (Int. #1)
 - Construct an exclusive left-turn lane along the Cedars Road northbound approach.
 - Construct an exclusive left-turn lane along the Cedars Road southbound approach.
- SR 316 (University Parkway) at SR 8/US 29 (Winder Highway) (Int. #3)
 - Construct a second through lane along the Winder Highway northbound approach.
 - Construct a second through lane along the Winder Highway southbound approach.
- SR 316 (University Parkway) at Harbins Road (Int. #4)
 - Construct a second through lane along the Harbins Road northbound approach.
 - Construct a second through lane along the Harbins Road southbound approach.

The traffic analysis recommends that based on the projected 2020 Build conditions, the following improvements result in the below listed intersections operating at or above their LOS standard.

- SR 316 (University Parkway) at SR 8/US 29 (Winder Highway) (Int. #3)
 - Construct an interchange to eliminate at-grade crossings and related delays.
 - Provide four through lanes along SR 8 at the new interchange (four-lane bridge across SR 316)

- Provide dual left-turn lanes and a single channelized right-turn lane along each of the SR 316 off-ramp approaches at SR 8.
- Provide a single southbound left-turn lane and a single northbound channelized right-turn lane along the SR 8 approaches to each of the SR 316 on-ramps.
- Roadway segment of SR 8/US 29 (Winder Highway) between Alcovy Industrial Boulevard/Proposed Site Driveway (Int. #8) and SR 316 (University Parkway) (Int. #3)
 - Widen SR 8 between Alcovy Industrial Boulevard/Proposed Site Driveway and SR 316 from a 2-lane section to a 4-lane section, to serve the projected Sugarloaf Crossing DRI project traffic between its access point (site driveway) and SR 316).
 - As the southern end of this segment, the additional northbound through travel lane begins with the recommended westbound free-flow right-turn from the Proposed Site Driveway onto SR 8 (see details for Int. #8 below).
- SR 8/US 29 (Winder Highway) at Alcovy Industrial Boulevard/Proposed Site Driveway (Int #8)
 - Install a traffic signal (when warranted). It should be noted that for all requests for new traffic signals, an alternative solution that considers a roundabout is required to be investigated, per GDOT policy.
 - Construct an exclusive northbound left-turn lane along SR 8 to Alcovy Industrial Boulevard.
 - Construct an exclusive northbound channelized, yield-controlled right-turn lane along SR 8 to the Proposed Site Driveway.
 - Construct exclusive dual southbound left-turn lanes along SR 8 to the Proposed Site Driveway, and convert the existing southbound shared left-turn/through lane to be a through-only lane.
 - Construct an exclusive eastbound left-turn lane along Alcovy Industrial Boulevard to SR 8, and convert the existing approach lane to be a through-only lane (while preserving the channelized right-turn).
 - Construct the Proposed Site Driveway to have dual ingress lanes (to receive the recommended dual southbound left-turn lanes) and the dual egress lanes.
 - Provide one exclusive left-turn lane, one through lane, and one channelized, continuous free-flow right-turn lane add lane along the Proposed Site Driveway westbound approach to SR 8. It is recommended that the right-turn lane be formed from the outside egress through travel lane existing the site.

The proposed development will be served by one full-movement driveway along SR 8/US 29 (Winder Highway). The proposed site driveway will tie into the existing T-intersection of SR 8/US 29 (Winder Highway) at Alcovy Industrial Boulevard (Intersection #8) as the fourth, eastern leg to the intersection.

List the transportation improvements that would affect or be affected by the proposed project.

The traffic consultant reviewed ARC's Transportation Improvement Program, the Regional Transportation Improvement Program, GDOT's Construction Work Program (none at this time), Gwinnett County's programmed projects, and the STIP. This review showed the following projects are programmed or planned to be completed by the respective years within the vicinity of the proposed development. The identified projects are listed in the table below.

Programmed Improvements			
#	Year	Project Number	Project Description
1	2020	GW-342	Downtown Lawrenceville Pedestrian Improvements and One-Way Pair Conversion (Last Mile Connectivity/Complete Street Retrofit)-includes conversion of SR 20 (Clayton Street) and SR 20 (Perry Street) to two-way operation.
2	2020	GW-390D	Gwinnett County ATMS/ITS Infrastructure Expansion along SR 316 from SR 20 Interchange to the Barrow County Line (Apalachee River)- includes interconnecting traffic signals.
3	2030	GW-364	SR 20 (Buford Drive) Widening from SR 124 (Braselton Highway) to Hurricane Shoals Road (4 lanes to 6 lanes); 1.2 miles
4	2040	GW-308B	Sugarloaf Parkway Extension: Phase 2- New four-lane alignment from SR 316 east of Lawrenceville to SR 20 (Buford Drive/Mall of Georgia Parkway) near intersection with SR 324 (Gravel Springs Road); 8.5 miles
5	2040+	ASP-AR-ML-440	SR 316 Managed Lanes from I-85 to High Hope Road; 8.1 miles
6	2040+	ASP-AR-ML-450	SR 316 Managed Lanes from High Hope Road to SR 82; 13.3 miles.
7	2040+	ASP-GW-369	US 29 (Winder Highway) Widening from SR 124 (Scenic Highway) to SR 316 (2 lanes to 4 lanes); 3.6 miles
8	2040+	ASP-GW-370	US 29 (Winder Highway) Widening from SR 316 to Apalachee Church Road (2 lanes to 4 lanes); 5.1 miles
9	2040+	ASP-GW-361	SR 124 (Braselton Highway) Widening from SR 120 (Buford Drive) to Hamilton Mill Road (2 lanes to 4 lanes); 7.6 miles
10	2040+	ASP-AR-441	Innovation Crescent Commuter Rail Service from Downtown Atlanta Multimodal Center to Lawrenceville
11	2040+	ASP-AR-442	Innovation Crescent Commuter Rail Service Extension from Lawrenceville to Athens

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

There is currently no direct transit routes located within the vicinity of this project, and there are no plans to expand transit in the near future.

What other issues should be considered during the traffic study or in general for the proposed development?

An interchange at the intersection of SR 316 (University Parkway) at SR 8/Us 29 (Winder Highway) (Int. #3) is recommended due to the significant roadway geometry (intersection laneage) improvements

otherwise required at this intersection. An interchange (grade separation) was once identified as a TIA project, and has been suggested in the City of Dacula's Comprehensive Plan Update (2014). However, it should be noted that there are currently no improvement projects, including an interchange, included in the current RTP.

ARC's Policy and Investment Networks

The applicant should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is near the following:

- Regional Thoroughfare Network Level 2: SR 8/US 29 (Winder Highway)
- Regional Thoroughfare Network Level 3: SR 316

SUGARLOAF CROSSING DRI
Gwinnett County
Natural Resources Division Review Comments

February 27, 2015

Water Supply Watershed and Stream Buffer Protection

The proposed project property is located within the Alcovy River Water Supply Watershed, which is a small (less than 100 square mile) watershed and is a public water supply source for the City of Monroe in Walton County. Although outside the Atlanta Region, the Monroe intake is only a few miles from the Gwinnett County line. The proposed project property appears to be more than 7 miles upstream of both intakes.

Under the Georgia Planning Act of 1989, all development in a public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD and DCA. The minimum criteria in a small water supply watershed include: a limit on impervious surfaces of either 25 percent of the watershed area or the existing amount, whichever is greater; buffer requirements on perennial (blue-line on a USGS 1:24,000 quad sheet) streams that include a 50-foot undisturbed buffer and 75-foot impervious setback on streams that are more than 7 miles upstream of the closest intake; and requirements for hazardous materials and hazardous waste. It is our understanding that Gwinnett County has developed alternate criteria for water supply watershed protection.

The USGS coverage for the project area shows that the Alcovy River crosses the southwestern side of the property, with a tributary running through the eastern portion of the project property. These streams are subject to Water Supply Watershed Criteria buffers, as well as the County's Stream Buffer Ordinance, both of which require a 50-foot undisturbed buffer and a 75-foot impervious surface setback. The submitted project plans show these buffers on both streams, as well as on short branches of both streams. In addition, all waters of the State on this property are also subject to the State 25-foot Sediment and Erosion Control Buffer.

Storm Water/Water Quality

All projects should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, projects should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Region. Where the actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Office/Light Industrial	159.87	206.23	2738.57	18225.18	113187.96	236.61	30.38
TOTAL	159.87	206.23	2738.57	18225.18	113187.96	236.61	30.38

Total Percent Impervious: 70%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

Developments of Regional Impact

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DRI #2472

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

Gwinnett County

Individual completing form:

Christine Callaway

Telephone:

678-518-6207

E-mail:

christine.callaway@gwinnettcountry.com

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Sugarloaf Crossing

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

Winder Highway (SR 8) at GA 316

Brief Description of Project:

Mixed use development: Retail/commercial, office and apartments

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

☐ Office

☒ Mixed Use

☐ Petroleum Storage Facilities

☐ Commercial

☐ Airports

☐ Water Supply
Intakes/Reservoirs

☐ Wholesale & Distribution

☐ Attractions & Recreational
Facilities

☐ Intermodal Terminals

☐ Hospitals and Health Care
Facilities

☐ Post-Secondary Schools

☐ Truck Stops

<input type="radio"/> Housing <input type="radio"/> Waste Handling Facilities <input type="radio"/> Any other development types	
<input type="radio"/> Industrial <input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:	
<hr/> <hr/>	
Project Size (# of units, floor area, etc.):	Office: 2,250,000 sf. Retail: 20,000 sf. Apartments: 375 units
Developer:	Walton Development & Management Inc.
Mailing Address:	295 West Crossville Road
Address 2:	Building 700, SUite 710
	City: Roswell State: GA Zip: 30075
Telephone:	770-642-7750
Email:	fshmurak@walton.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	WUSF 2 SUGARLOAF LLC & WALTON GEORGIA LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2020 Overall project: 2020
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Developments of Regional Impact

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DRI #2472

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	Gwinnett County
Individual completing form:	Christine Callaway
Telephone:	678-518-6207
Email:	christine.callaway@gwinnettcountry.com

Project Information

Name of Proposed Project:	Sugarloaf Crossing
DRI ID Number:	2472
Developer/Applicant:	Walton Development & Management (USA) Inc. c/o Rochester & Associates, Inc.
Telephone:	770-718-0600
Email(s):	bkrochester@rochester-assoc.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	\$261 million
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$3,732,300
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc): <hr/> <hr/>	
Water Supply	
Name of water supply provider for this site:	Gwinnett County Department of Water Resources
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.2365
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity: <hr/>	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? <hr/> <hr/>	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Gwinnett County Department of Water Resources
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.2
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity: <hr/>	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? <hr/> <hr/>	
Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per	Approximately 21,229 daily trips, 1,592 AM peak hour trips and 2,490 PM peak hour trips

day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: See Traffic Impact Study completed by Kimley-Horn.	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	3,000
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	Approximately 40%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: All waters of the state contain a 25 foot undisturbed stream buffer and an additional 50 foot impervious setback measured from the top of band of the stream. Multiple large storm water management facilities are proposed. These facilities will provide water quality, channel protection and storm water detention for the project. Some of these may feature a constant pool of water in order to maintain a high level of aesthetics. The project will also contain a minimum of 22% of its area as open/green space.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
<p>If you answered yes to any question above, describe how the identified resource(s) may be affected: Stormwater run-off from the site discharges into the Alcovy River watershed basin. The site will contain multiple large stormwater management facilities that will be designed per the requirements set forth in the Georgia Storm Water Management Manual. The site plan contains one roadway stream crossing. This crossing may affect the state waters and any potential wetlands located in those areas. All site plans will be designed to minimize the impacts and all impacts will follow the requirements set forth by Georgia EPD and the U. S. Army Corps of Engineers.</p>	
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DRI # 2472 - Plan

Kimley»Horn
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Rochester
Walton®

Use parking decks to take up the slope and create podiums for office towers

BBC PARTNERS, LLC
DB 46135, PG 151
DB 47377, PG 465
PARCEL: 5-244-081
ZONED: R140

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.,
2 S. SUN COAST, SUITE 450
CONTRACT CORNERS, OK. 53092

TRAFFIC ENGINEER: JOHN WALKER, P.E., PTDE
PHONE (770) 825-0744

APPLICANT: WATSON, FOSTER, ROSSWELL, AND
ROSSWELL, GEORGIA 30075
BUILDING 700, SUITE 710
ROSSWELL, GEORGIA 30075
CONTRACT NO. 662-7530
PHONE: 770.642-7530

ENGINEER: ROCHES-TER & ASSOCIATES, INC.,
425 OAK STREET
SUITE 30501
PHONE: (770) 718-0800

TRAFFIC
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA. 30092
CONTACT:
JOHN WALKER, P.E., PTOE
PHONE: (770) 825-0744

PROPOSED USES:

RETAIL	275,000 SF
OFFICE	1,100,000 SF
FLOOR AREA RATIO:	
1,375,000 SF/6,963,981 SF = 20%	
MAXIMUM NUMBER OF STORIES IS 12.	

OPEN SPACE:

OPEN SPACE/GREEN SPACE	35.2 ACRES (22%)
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SPACES PROVIDED:	RETAIL - 1,100 OFFICE - 2,750
SPACES REQUIRED:	3,850 SPACES

BUILDING LETTER	BUILDING USE	NUMBER OF STORES	SQUARE FEET/ UNITS
A	RETAIL	2 (MAX)	150,000 S.F.
B	RETAIL	2 (MAX)	125,000 S.F.
C	OFFICE	12 (MAX)	120,000 S.F.
D	OFFICE	12 (MAX)	120,000 S.F.
E	OFFICE	12 (MAX)	120,000 S.F.
F	OFFICE	12 (MAX)	120,000 S.F.
G	OFFICE	12 (MAX)	120,000 S.F.
H	OFFICE	12 (MAX)	120,000 S.F.
I	OFFICE	12 (MAX)	120,000 S.F.
J	OFFICE	12 (MAX)	120,000 S.F.
K	OFFICE	12 (MAX)	140,000 S.F.

7/USF 2 SUGARLOAF LLC
3800 N SCOTTSDALE RD.
SUITE 4000
SCOTTSDALE, AZ 85251

DATE: 6/23/15

GRAPHIC SCALE



A horizontal scale bar with alternating black and white segments. It is marked with '0', '200'', and '400''.

JOB NO : G211012.WDM
FILE NO. 14-718 HC.dwg
DRAWN BY: SWS