


**DATE:** FEBRUARY 17, 2022

#

**TO:** CHAIRWOMAN NICOLE LOVE HENDRICKSON, Gwinnett County  
**ATTN TO:** PATRICIA HUGUENARD, CUSTOMER SERVICE MANAGER, Gwinnett County  
**FROM:** Douglas R. Hooker, Executive Director, ARC

  
Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project's relationship regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Name of Proposal:** Phelps Bowen Residential Development RC-21-01GC

**Submitting Local Government:** Gwinnett County

**Review Type:** MRPA

**Date Opened:** February 2, 2022

**Date Closed:** February 17, 2022

**FINDING:** ARC staff has completed its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Additional Comments:** National Park Service comments were received as attached. Concern was expressed that proper Best Management Practices (BMP) be followed to avoid any detrimental impacts to Park resources. Recommendations included: (1) limit the potential introduction of non-native plant and animal species by thoroughly cleaning all equipment before bring it on site and using only native vegetation for stabilization; (2) use only native species in new landscaping to promote recreation of native ecosystems and limit the spread of invasive plants; (3) implement BMP's designed to comply with applicable erosion control standards and specifications; and (4) limit increases in impervious surface area and implement smart-growth techniques and low-impact design elements that address the impacts of additional hardscape.

Gwinnett County Planning and Development Division comments were also received and are attached. Comments note that the project site is zoned R-100 (Single-Family Residence District) and falls within the Chattahoochee River Area on the County Future Development Map which designates areas that are sensitive to development and considered low intensity. The comments recommend that all work be done in accordance with the applicable rules and regulations of Gwinnett County and that all MRPA rules and regulations be verified prior to any land disturbance or construction.

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.



GWINNETT COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
OFFICE OF THE DIRECTOR

446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440  
678.518.6000  
GwinnettCounty.com

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February 18, 2022

Donald Shockey  
Plan Review Coordinator, Community Development  
Atlanta Regional Commission  
229 Peachtree Street NE, Ste 100  
Atlanta, GA 30303

Dear Mr. Shockey:

The Gwinnett County Department of Planning and Development has reviewed the Metropolitan River Protection Act (MRPA) application prepared by the Atlanta Regional Commission (ARC) regarding the proposed single-family residential subdivision development in an existing four-lot subdivision off Kennedy Road in Gwinnett County. The proposed residential development will add twelve new lots to this subdivision. A portion of the site was previously reviewed in 2002 (RC-02-04GC) and is excluded from this review.

The applicant proposes to build an additional 12 residential lots within the existing four lot subdivision development. The site is 80.07 total acres with 55.80 acres within the Metro River Corridor and 24.27 acres outside of the corridor. The applicant notes that there is no land located within the 100-Year Floodplain or 500-Year Floodplain of the Chattahoochee River.

According to the Official Zoning Map of Gwinnett County, the area is zoned R-100 (Single-Family Residence District). The Future Development Map indicates it is within the Chattahoochee River Area. This designation represents areas that are sensitive to development and are considered low intensity.

Gwinnett County recommends that all work, at a minimum, will be in accordance with the applicable rules and regulations of Gwinnett County. All rules and regulations of the Metropolitan River Protection Act (MRPA) should be verified prior to any land disturbance or construction of any structure.

Gwinnett County appreciates the opportunity to comment on this proposed development, and sincerely hopes that these comments will be given consideration as the review process moves forward. Please feel free to contact me if you have any questions regarding Gwinnett County's position on this issue.

Thank you,

*Cyndi Sloan*  
Planning Division Director



United States Department of the Interior

NATIONAL PARK SERVICE  
Chattahoochee River National  
Recreation Area  
1978 Island Ford Parkway  
Sandy Springs, GA 30350



IN REPLY  
REFER TO:

L7619 (CHAT)

February 3, 2022

Donald Shockey  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303

RE: Phelps Bowen Residential Development  
MRPA Code: RC-21-01-GC

Dear Mr. Shockey,

This letter is a notification of receipt of the MRPA Review Notification RC-21-01-GC for proposed development on Kennedy Road in Gwinnett County, Georgia. This project will add twelve new lots to an existing four-lot subdivision (originally reviewed in 2002 in ARC Review RC-02-04GC). The park's concerns focus on the four lots that are fully within the Chattahoochee River Corridor and the two lots partially within the Corridor. The Atlanta Regional Commission's preliminary finding is that the project is fully consistent with the Chattahoochee River Corridor.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. Although the project has been found to be fully consistent with the Corridor Plan, we are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

Introduce/Promote Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species.

**Recommendation:** We request that all equipment be washed and cleaned of mud and debris that may transport unwanted pests before being brought on-site. The NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area

Interior Region 2 • South Atlantic-Gulf

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Alabama, Florida, Georgia, Kentucky, Louisiana, Mississippi  
North Carolina, Puerto Rico, South Carolina, Tennessee, U.S. Virgin Islands



following construction. Non-native species are easily transported downstream and can start new colonies in CRNRA.

#### Landscaping with Native Species

Landscaping with native plant species provides a beautiful, hardy, drought resistant yard that benefits the natural environment. It requires less water, fertilizer, and pesticides, therefore costing less in maintenance. Furthermore, native plants promote stewardship of our natural heritage by supporting pollinators, birds, and other wildlife while supporting biological diversity and ecological functions.

**Recommendation:** Since the project location is near an NPS land unit, NPS encourages the use native plant species for landscaping to reduce the spread of exotic species into natural areas.

#### Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission, 2016). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Currently, the Chattahoochee River at the proposed project site is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of this water body, and any addition of sediment or run-off would further disrupt the current water quality condition. Due to the proximity of this proposed project to the Chattahoochee River, caution is advised to prevent a flush of sediment deposits during the construction process.

**Recommendation:** After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river.

#### Stormwater Runoff

The issue of storm water management lies outside the purview of the Atlanta Regional Commission (ARC) plan review process; however, it is of upmost concern to CRNRA, as stormwater runoff within the watershed is a major source of nonpoint source pollution in the river. As the plans move forward to local review, we ask that storm water management options be carefully deliberated to avoid impacts from the addition of impervious surfaces such as buildings, drives, and parking areas.

**Recommendation:** The project should be designed to limit increases in impervious surface area inside the designated 2000-foot Chattahoochee River Corridor. We ask that stormwater management practices include current and up-to-date smart-growth techniques and low-impact design elements that address the impacts of additional hardscape.

We appreciate your consideration of these comments. Please feel free to contact park's Chief of Planning, Planning, and Education, Beth Wheeler, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1321 or by email at [beth\\_wheeler@nps.gov](mailto:beth_wheeler@nps.gov).

Thank you,

(for) Ann Honious  
Superintendent

## APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Gwinnett County
  
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): Mike Phelps  
Mailing Address: P.O. Box 401  
City: Buford State: GA Zip: 30515  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-863-8197 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
  
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Precision Planning, Inc.  
Mailing Address: 400 Pike Blvd.  
City: Lawrenceville State: GA Zip: 30046  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-338-8000 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
  
4. Proposed Land or Water Use:  
Name of Development: Phelps Bowen Residential Development  
Description of Proposed Use: Addition of 12 residential lots to be added to the existing four (4) lot subdivision development
  
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: Land Lot 342, District 7, Gwinnett County, GA  
  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
Settle Bridge Road - Distance to Nearest Intersection is 1561 feet  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 55.80  
Outside Corridor: 24.27  
Total: 80.07 AC  
Lots: Inside Corridor: 8 lots fully inside, 2 partially in both  
Outside Corridor: 6 lots fully outside, 2 partially in both  
Total: 16  
Units: Inside Corridor: Only 1 unit that would be done in 1 unit  
Outside Corridor: \_\_\_\_\_  
Total: 1 Unit  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: n/a  
Outside Corridor: n/a  
Total: n/a

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC02-04GC Reviewed in 2002

7. How Will Sewage from this Development be Treated?

A. Septic tank \_\_\_\_\_

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system Gwinnett County Dept. of Water Resources by Low Pressure Sewer Collection System

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
Lake	496,255				
A	--			(90)____	(75)____
B	--			(80)____	(60)____
C	69,661	26,738	7,909	(70) <u>38.4%</u>	(45) <u>11.4%</u>
D	254,380	106,011	34,335	(50) <u>41.7%</u>	(30) <u>13.5%</u>
E	1,489,161	432,104	174,123	(30) <u>29.0%</u>	(15) <u>11.7%</u>
F	121,363	264	211	(10) <u>0.0022%</u>	(2) <u>0.0017%</u>
Total:	2,430,825*			N/A	N/A

\*includes Lake

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No  
If "yes", indicate the 100-year floodplain elevation: \_\_\_\_\_

**NOTE:** For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

**NOTE:** All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No  
If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

**NOTE:** Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

**FOR ALL APPLICATIONS:**

\_\_\_\_ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

\_\_\_\_ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

\_\_\_\_ Written consent of all owners to this application. (Space provided on this form)

\_\_\_\_ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

\_\_\_\_ Description of proposed use(s). (Space provided on this form)

\_\_\_\_ Existing vegetation plan.

n/a Proposed grading plan.

n/a Certified as-builts of all existing land disturbance and impervious surfaces.

n/a Approved erosion control plan.

n/a Detailed table of land-disturbing activities. (Both on this form and on the plans)



N/A Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

N/A Documentation on adjustments, if any.

\_\_\_\_ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

\_\_\_\_ Site plan.

\_\_\_\_ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

\_\_\_\_ Concept plan.

\_\_\_\_ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Elizabeth Phelps  
Elizabeth Phelps

Allison Cape  
Allison Cape

Melissa Bowen  
Melissa Bowen

Brian McCann  
Brian McCann

3-30-2021

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Walter David Leonard (Agent)  
Signature(s) of Applicant(s) or Agent(s)

05-26-2021  
Date

14. The governing authority of GWINNETT COUNTY requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature]  
Signature of Chief Elected Official or Official's Designee

12-28-2021  
Date



## 2021 EXISTING CONDITIONS VULNERABILITY ANALYSIS

Vulnerability Category	Total Area (SF)	Land Disturbance Area (SF)	Impervious Surface Area (SF)	Actual Land Disturbance (Percentage)	Actual Impervious Surface (Percentage)
LAKE	496,255	0	0		
A	0	0	0		
B	0	0	0		
C	69,661	26,738	7,909	38.4%	11.4%
D	254,380	106,011	34,335	41.7%	13.5%
E	1,489,161	250,722	123,882	16.8%	8.3%
F	121,363	264	211	0.0022%	0.0017%
Total	2,430,820	383,735	166,337		
Total Acres	55.80	8.81	3.82		

2021 EXISTING CONDITIONS LOT-BY-LOT ALLOCATION TABLE

Lot	Total Area (SF)	Total Area (SF)				Undisturbed Area (SF)				Land Disturbance Area (SF)				Impervious Surface Area (SF)			
		C	D	E	F	C	D	E	F	C	D	E	F	C	D	E	F
13	248,730	30,814	102,851	115,065	0	8,367	22,103	74,558	0	22,447	80,748	40,507	0	3,618	16,307	24,097	0
14	239,590	0	8,072	223,529	7,989	0	3,009	117,181	7,725	0	5,063	106,348	264	0	1,793	37,871	211
15	257,054	0	98,976	158,078	0	0	82,732	120,934	0	0	16,244	37,144	0	0	12,882	20,640	0
Water	496,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Space	1,189,196	38,852	44,481	992,489	113,374	34,561	40,525	925,766	113,374	4,291	3,956	66,723	0	4,291	3,353	41,274	0
<b>Total</b>	<b>2,430,825</b>	<b>69,666</b>	<b>254,380</b>	<b>1,489,161</b>	<b>121,363</b>	<b>42,928</b>	<b>148,369</b>	<b>1,238,439</b>	<b>121,099</b>	<b>26,738</b>	<b>106,011</b>	<b>250,722</b>	<b>264</b>	<b>7,909</b>	<b>34,335</b>	<b>123,882</b>	<b>211</b>

**Total Acres** 55.80 ac.  
 Area Out of Corridor 1,057,243  
**Total Site Area** 3,488,068  
**Total Site Acres** 80.08 ac.



## FUTURE DEVELOPMENT VULNERABILITY ANALYSIS

Vulnerability Category	Total Area (SF)	Land Disturbance Area (SF)	Impervious Surface Area (SF)	Actual Land Disturbance (Percentage)	Actual Impervious Surface (Percentage)
LAKE	496,255	0	0		
A	0	0	0		
B	0	0	0		
C	69,666	26,738	7,909	38.4%	11.4%
D	254,380	106,011	34,335	41.7%	13.5%
E	1,489,161	432,104	174,123	29.0%	11.7%
F	121,363	264	211	0.0022%	0.0017%
Total Area in Corridor	2,430,825	565,117	216,578		
Total Acres in Corridor	55.80	12.97	4.97		

**FUTURE DEVELOPMENT LOT-BY-LOT ALLOCATION TABLE**

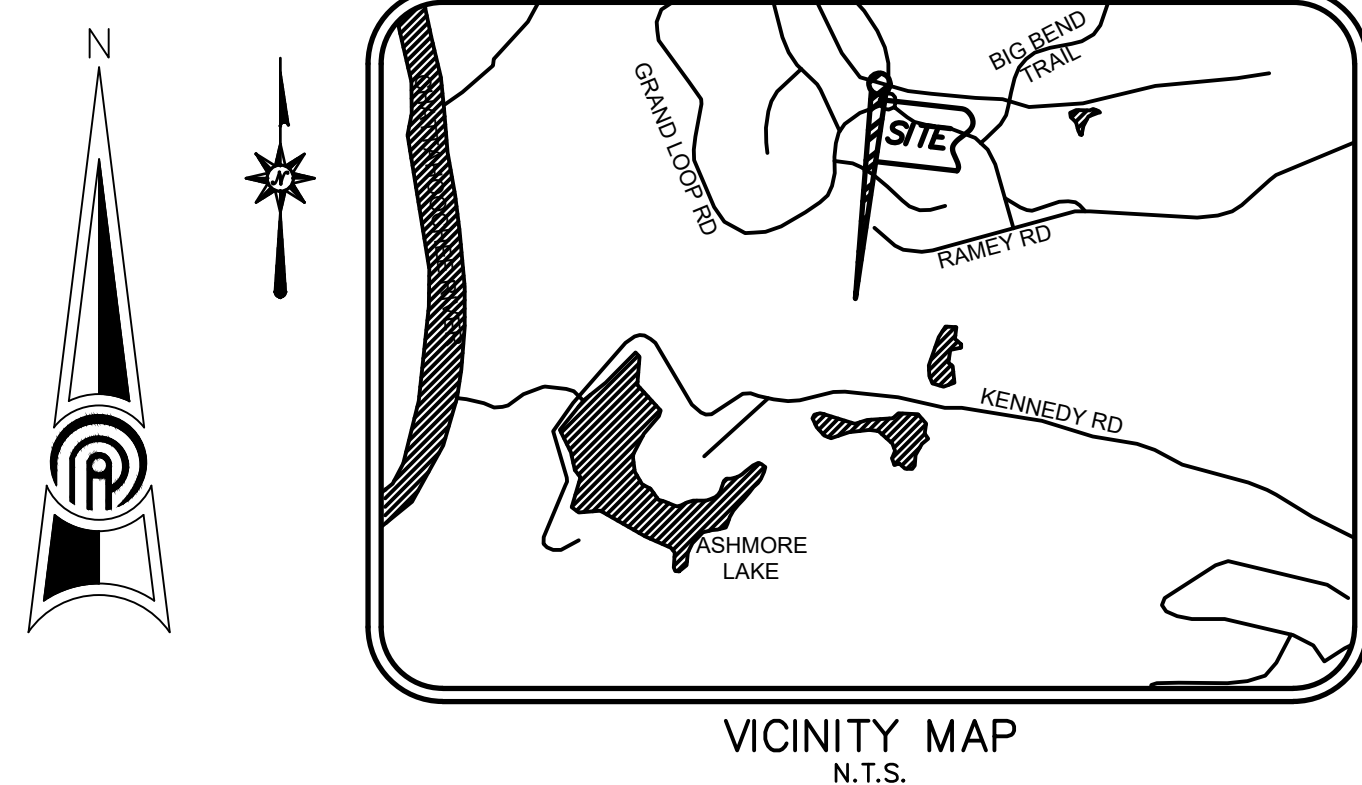
Lot	Total Area (SF)	Undisturbed Area (SF)				Land Disturbance Area (SF)				Impervious Surface Area (SF)			
		C	D	E	F	C	D	E	F	C	D	E	F
1 (out of Corridor)	100,288	0	0	0	0	0	0	0	0	0	0	0	0
2 (out of Corridor)	129,502	0	0	0	0	0	0	0	0	0	0	0	0
3 (out of Corridor)	81,103	0	0	0	0	0	0	0	0	0	0	0	0
4 (area in Corridor)	111,193	0	0	96,682	0	0	0	14,511	0	0	0	14,511	0
5 (out of Corridor)	99,416	0	0	0	0	0	0	0	0	0	0	0	0
6 (out of Corridor)	98,544	0	0	0	0	0	0	0	0	0	0	0	0
7 (area in Corridor)	45,305	0	0	32,214	0	0	0	13,091	0	0	0	3,251	0
8	72,802	0	0	48,233	0	0	0	24,569	0	0	0	9,380	0
9	77,178	0	0	53,638	0	0	0	23,540	0	0	0	9,085	0
10	93,218	0	0	54,009	0	0	0	39,209	0	0	0	11,755	0
11	130,267	0	0	50,462	0	0	0	79,805	0	0	0	11,598	0
12	161,172	0	0	82,818	78,354	0	0	0	0	0	0	plot	0
13	248,730	8,367	22,103	74,558	0	22,447	80,748	40,507	0	3,618	16,307	24,097	0
14	239,590	0	3,009	117,181	7,725	0	5,063	106,348	264	0	1,793	37,871	211
15	257,054	0	82,732	120,934	0	0	16,244	37,144	0	0	12,882	20,640	0
16 (out of Corridor)	236,767	0	0	0	0	0	0	0	0	0	0	0	0
Small Lake (in Corridor)	14,814	0	0	0	0	0	0	0	0	0	0	0	0
Small Lake (out of Corridor)	70,131	0	0	0	0	0	0	0	0	0	0	0	0
Large Lake	481,441	0	0	0	0	0	0	0	0	0	0	0	0
Open Space (in Corridor)	498,061	34,561	40,525	326,328	35,020	4,291	3,956	53,380	0	4,291	3,353	31,935	0
Open Space (out of Corridor)	194,447	0	0	0	0	0	0	0	0	0	0	0	0
Lots 4 & 7 (out of Corridor)	47,045	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3,488,068</b>	<b>42,928</b>	<b>148,369</b>	<b>1,057,057</b>	<b>121,099</b>	<b>26,738</b>	<b>106,011</b>	<b>432,104</b>	<b>264</b>	<b>7,909</b>	<b>34,335</b>	<b>174,123</b>	<b>211</b>

**Total Acres**                      **80.08 ac.**  
**Total Area in Corridor**        **2,430,825**  
**Total Acres in Corridor**        **55.80 ac.**  
**Total Area out of Corridor**    **1,057,243**  
**Total Acres out of Corridor**    **24.27 ac.**








2021 EXISTING CONDITIONS VULNERABILITY ANALYSIS					
Vulnerability Category	Total Area (SF)	Land Disturbance Area (SF)	Impervious Surface Area (SF)	Actual Land Disturbance (Percentage)	Actual Impervious Surface (Percentage)
LAKE	496,255	0	0		
A	0	0	0		
B	0	0	0		
C	69,661	26,738	7,909	38.4%	11.4%
D	254,380	100,011	34,335	41.7%	13.5%
E	1,489,161	250,722	123,882	16.8%	8.3%
F	121,363	264	211	0.0022%	0.0017%
Total	2,430,820	383,735	166,337		
Total Acres	55.80	8.81	3.82		

[illegible]

**LEGEND**

 IMPERVIOUS AREA

 UNDISTURBED

 CLEARED

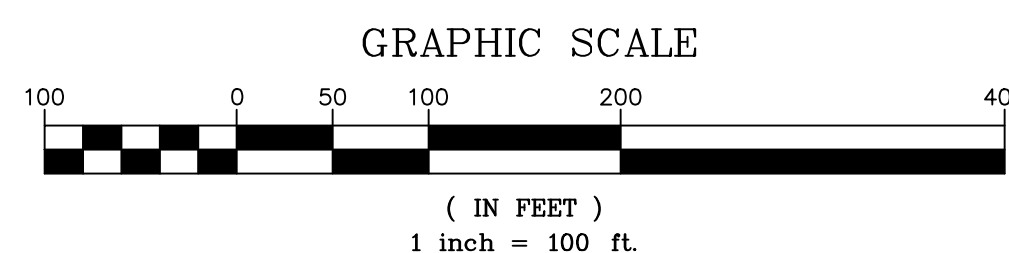
1. SET DETAILED SPREADSHEET WITH EACH LOT AND SPECIFIC INFORMATION GIVEN.
2. TOTAL ACRA AREA IS 55.80 ACRES

GENERAL NOTES:

1. ALL STREETS TO BE PRIVATE AND GATED.
2. LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY. MAXIMUM HEIGHT FOR DWELLING IS 30 FEET.
3. THERE IS NO PROVISION FOR A SEWAGE SYSTEM THAT IS CONNECTED TO GWINNETT COUNTY.
4. UTILITIES PROVIDED BY GWINNETT COUNTY.
5. ALL BUFFER TREES AND TREE SHADE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
6. NATURAL VEGETATION TO REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A PERMIT.
7. UNDERGROUND UTILITIES ARE REQUIRED IN A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT.
8. A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR THIS DEVELOPMENT. HOA IS TO BE FORMED PRIOR TO COMMENCEMENT OF CONSTRUCTION (COMMON AREAS AND RESIDENTIAL LOTS).
9. ALL EXISTING STRUCTURES (SHELTS SHALL BE DEMOLISHED AND REMOVED FROM SITE. NO NEW STRUCTURES SHALL BE CONSTRUCTED ON THE PROPERTY.
10. ALL EXISTING STRUCTURES (SHELTS SHALL BE DEMOLISHED AND REMOVED FROM SITE. NO NEW STRUCTURES SHALL BE CONSTRUCTED ON THE PROPERTY.
11. APPROVED LANDSCAPE.
12. WITH SPACE AND COMMON AREA TO BE DESIGNED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION. THIS DEED MUST BE FILED PRIOR TO APPROVAL OF A FINAL PLAT.
13. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE ACCESS FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTION S, SILT AND DEBRIS, AND OPERATIONAL PURSUANT TO ANY PERMIT.
14. TOPOGRAPHY IS GWINNETT COUNTY GIS AND REFERENCE DATUM IS NAD83-1983.
15. BOUNDARY SURVEY AND ON SITE TOPOGRAPHY PROVIDED BY PRECISION PLANNING, INC.

## UTILITY DISCLAIMER

EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.



**OWNER / DEVELOPER**  
MIKE PHELPS  
P.O. BOX 401  
BUFORD, GA 30515  
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PHELPS BOWEN COMPOUND

5699 KENNEDY ROAD  
BUFORD, GA 30515  
LAND LOT 341, DISTRICT 7, PARCEL #264  
GWINNETT COUNTY, GA

2021 EXISTING  
CONDITIONS

DESIGN	DRAWN	CHECKED
PPI	SSS	WDL

**SHEET TITLE**

DATE	NO	DESCRIPTION
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DATE \_\_\_\_\_

R18-108

FILE NAME

FILE NUMBER

## C2.1





## C2.2