

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

May 4, 2020
Notice Issue Date

DeKalb County
City / County

June 3, 2020
Notice Close Date

BV-044-20-05
Control Number

CapKey Real Estate – The Parc Townhomes – Master Planned Residential Development
Eastland Road SE / Lake Drive SE, Atlanta GA 30316
(GPS Coordinates: 33.718146, -84.332076)

Activity

This notice is issued to inform the public of a receipt of an application for a variance submitted pursuant to a state environmental Law. The public is invited to comment during the 30-day period on the proposed activity. Site plans are available for review and are located in the following EPD office: Watershed Protection Branch, 200 Piedmont Avenue SW, Suite 418 West, Atlanta, GA 30334. Please contact Ms. Arnettia Murphy at (404) 656-4147 or email arnettia.murphy@dnr.ga.gov to schedule an appointment to review the plans. Since the EPD has no authority to zone property or determine land use, only those comments addressing environmental issues related to air, water, and land protection will be considered in the application review process. Written comments should be submitted to: Program Manager, NonPoint Source Program, Erosion and Sedimentation Control, 2 Martin Luther King Jr. Drive SW, Suite 1462 East, Atlanta, GA 30334.

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

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

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

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

Description and Location of Proposed Activity:

The proposed project will consist of constructing a new master planned residential development and associated infrastructure on approximately 8.9 acres at the intersection of Eastland Road and Lake Drive in DeKalb County. This project will include an on-site stormwater management system (including a bioretention basin (without an underdrain) and three wet extended detention (ED) ponds). The proposed project will result in permanent buffer impacts to approximately 238 linear feet total (17,524 square feet total) of an unnamed intermittent stream, a tributary to Intrenchment Creek in the Upper Ocmulgee Watershed.

Name and Address of Permit Applicant: Mr. Loren Wimpfheimer
CapKey Real Estate
One Riverside
4401 Northside Parkway, Suite 711
Atlanta, GA 30327

Summary of Rules Requirements for Variance Application:

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

For Additional Information Contact:

Frank M. Carubba, Environmental Engineer
EPD Watershed Protection Branch
NonPoint Source Program
2 Martin Luther King Jr. Drive SW, Suite 1462 East
Atlanta, GA 30334
Telephone: (404) 651-8550