

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

November 16, 2020
Notice Issue Date

Braselton / Gwinnett and Hall Counties
City / County

December 16, 2020
Notice Close Date

BV-067-20-08
Control Number

Del Webb Chateau Elan – Phase IV – Master Planned Residential Development
Spout Road / Napa Ridge Road, Braselton, GA 30517
(GPS Coordinates: 34.10473, -83.86050)

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 master planned residential development and associated infrastructure on approximately 122.9 acres within Del Webb Chateau Elan, an active adult community, located along Napa Ridge Road in Braselton. This project will include an on-site stormwater management system (including five stormwater wet detention ponds, grass channels and downspout disconnects) and natural conservation areas totaling 19.23 acres. The proposed project will result in permanent buffer impacts (16,426 square feet total) along approximately 282 linear feet of two unnamed perennial streams, tributaries to Duncan Creek in the Upper Oconee Watershed.

Name and Address of Permit Applicant: Brad Edwards
Director of Land Planning and Entitlements – Georgia Division
PulteGroup, Inc.
2475 Northwinds Parkway, Suite 600
Alpharetta, GA 30009

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