

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

January 12, 2022  
Notice Issue Date

Gwinnett County  
City / County

February 11, 2022  
Notice Close Date

BV-067-22-01  
Control Number

RangeWater Real Estate, LLC – Azalea Village – Dam Rehabilitation  
Azalea Drive / Buford Drive, Lawrenceville, GA 30043  
(GPS Coordinates: 34.031149, -83.991642)

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 (470) 607-2940 or email [arnettia.murphy@dnr.ga.gov](mailto: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)}: (a)

Description and Location of Proposed Activity:

The unnamed pond (open water) is located along Azalea Drive near Buford Drive in Gwinnett County. This project will consist of removing all inappropriate vegetation and re-grading the slopes of the existing earthen dam, installing a new 54" Ø RCP outlet pipe with a riprap outfall channel and outlet control structure (OCS), and constructing an auxiliary emergency riprap spillway. All disturbed areas will be stabilized using permanent vegetation (i.e., permanent seeding and sodding). The proposed project will result in approximately 325 linear feet total (9,124 square feet total) of buffer disturbances along an unnamed pond (open water), a tributary to Little Suwanee Creek in the *Upper Ocmulgee Watershed*.

Name and Address of Permit Applicant: Claire Hansen, Development Director  
RangeWater Real Estate, LLC  
One Premier Plaza  
5605 Glenridge Drive NE  
Sandy Springs, GA 30342

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: (470) 524-2597