

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC ADVISORY
WATERSHED PROTECTION BRANCH

March 4, 2016
Advisory Issue Date

Alpharetta/
City/County

April 4, 2016
Advisory Close Date

BV-060-16-01
Control Number

Northpoint Parkway Mixed-use Development
Activity

This advisory 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. 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, S.W., Suite 1456, Atlanta, Georgia 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 project involves buffer encroachments necessary to construct a new mixed-use development to include multi-story office, residential and commercial retail space as well as associated parking and access roads. Stormwater management facilities will also be incorporated into the site. The project site is located near the northwest quadrant of the intersection of Morris Road and Northpoint Parkway in the City of Alpharetta. The proposed development will require permanent impacts (pipe/fill) to 210.5 linear feet of buffer along an unnamed tributary to Camp Creek.

Name and Address of Permit Applicant:

Mr. Robert Kincheloe
Windward Point WHP, Inc.
3930 East Jones Bridge Road, Suite 145
Norcross, Georgia 30092

Summary of Rules Requirements for Variance Application:

The application for a variance must include an 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:

Michael Berry, Environmental Specialist
EPD, Watershed Protection Branch
NonPoint Source Program
2 Martin Luther King Jr. Drive, S.W., Suite 1456
Atlanta, Georgia 30334
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