



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • www.negrdc.org

The Project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and submit your comments at: <http://www.negrdc.org/dri.asp>

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|----------------------|--|----------------|---|
| RDC Name: | Northeast Georgia | | |
| Address: | 305 Research Drive, Athens, GA 30605-2795 | | |
| RDC Contract Person: | Jim Moneyhun | Telephone No.: | 706.369.5650 |
| Date Issued: | 04/03/07 | Fax No.: | 706.369.5792 |
| Comments Due By: | 04/23/07 | E-mail: | jmoneyhun@negplanning.org |
| Review Completed By: | 04/26/07 | Project I.D.: | DRI #1332 |

Project Information

| | |
|--|---|
| Name of Project: | #1332 Winslow Park |
| Name of Host Government: | Athens-Clarke County |
| Name of Developer: | Vintage Communities, Inc. |
| Type of Development: | Mixed Use |
| Specific Location of Proposed Development: | The project is located within Athens-Clarke County along Atlanta Highway/U.S. 29 & 78. |

Description of Proposed Development:

The proposed project is a mixed-use development consisting of 731 residential units, 129,200 square feet of retail, 21,600 square feet of office, 100,000 square foot hotel, and 52,000 square foot grocery store. The proposed development is located on 213.91 acres. The Northeast Georgia Regional Development Center concurs with Clarke County's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review.

This DRI is available for review at: <http://www.negrdc.org/dri.asp>
If you would like a hard copy please contact Julie Ball at [**jball@negplanning.org**](mailto:jball@negplanning.org) or 706.369.5650

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|----------------------------|----------------|--|-------------------------|----------------|
| Preliminary Report: | April 3, 2007 | DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI# 1332 Winslow Park | Project: | Clarke County |
| Finding Completed: | April 26, 2007 | | Comments Due By: | April 23, 2007 |

PROPOSED DEVELOPMENT:

The proposed project is a mixed-use development consisting of 731 residential units, 129,200 square feet of retail, 21,600 square feet of office, 100,000 square foot hotel, and 52,000 square foot grocery store. The proposed development is located on 213.91 acres.

PROJECT PHASING:

The applicant has identified in the supplemental information that the residential units will be constructed in four phases:

- Phase I: 424 dwelling units (including hotel rooms); estimated completion date of December, 2011
- Phase II: 257 dwelling units (including independent living facility); estimated completion date of July, 2013
- Phase III: 157 dwelling units; estimated completion date of July, 2015
- Phase IV: 133 dwelling units; estimated completion date of July, 2017

LOCATION:

The proposed project is located within Athens-Clarke County along Atlanta Highway/U.S. 29 & 78. The project is located approximately 0.63 miles north of Oconee County, 1.45 miles east of Bogart, 2.0 miles south of Jackson County, and 2.25 miles east of Barrow County.

COMPATIBILITY WITH EXISTING PLANS:

Is the proposed project consistent with the host local government’s comprehensive plan?

No. The project is located within areas designated as *Traditional Neighborhood* (205 acres), *Corridor Business* (7 acres), and *Community Institutional* (2 acres). Athens-Clarke County is in the process of updating its Comprehensive Plan, which is scheduled to be completed by June 2008.

The initial action sought by the developer is for a rezoning of the property. The project may also require a Future Land Use map amendment.

Is the proposed project inconsistent with any potentially affected local government’s comprehensive plan or short-term work program?

This will be further determined based upon comments received from potentially impacted local governments.

Will the proposed project likely generate population increases beyond those forecast in the region? If so, will existing infrastructure and facilities in the region support the increase?

The proposed project could generate as many as 1717 new residents based on an average household size of 2.35 (based on average household size for the subject property’s area).

What other major development projects are planned in the region?

The proposed project is within a 2-mile radius of the following Developments of Regional Impact:

- DRI #0925 Summerville Mixed Use: 333 residential units, 97,500 square feet commercial, 80-bed assisted living facility.

Will the proposed project displace any existing housing units or community facilities?

Yes. There are four existing homes (including one mobile home) on the site that are proposed to be removed. The applicant reports that the estimated value of these structures is \$138,100.00.

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Will the proposed development preclude other, perhaps more desirable, alternatives?

This will be determined based upon comments received from potentially impacted local governments.

ECONOMY OF THE REGION:

Will the proposed project significantly affect the tax base of the region? If so, how?

The proposed project's estimated value at build-out is approximately \$217,400,000 (\$177,440,000 residential; \$40,000,000 commercial). Annual property tax revenue at build-out is expected to be \$1,029,196.80; School revenue is expected to be \$1,608,120; sales tax and hotel tax revenues are unknown at this time.

According to estimates provided by the applicant and based on ratios in the Athens-Clarke County Comprehensive Plan, the estimated annual cost to provide community services are as follows:

- Residential development averages \$400 per acre shortfall. With 116.16 acres of residential, this translates to an estimated annual shortfall of \$46,464.
 - Commercial development averages \$898 per acre surplus. With approximately 17 acres commercial/mixed-use, this translates to an estimated annual surplus of \$15,266.
 - Therefore the estimated annual cost to provide community services is expected to be \$31,198*.
- *These ratios do not consider sales and hotel tax revenues.

How many short and long-term jobs will the proposed development generate in the region?

The amount of short-term jobs will be dependent on the phasing of uses within the development. Total long-term employment will vary depending on the specific types of firms that locate within the proposed development. Based on an assumption of employees per 1,000 square feet (adapted from the U.S. Department of Energy) an estimate of 280 employees can be expected at build-out.

NATURAL RESOURCES:

Will the proposed project be located within or near environmentally sensitive areas of the region, such as wetlands, groundwater recharge areas, water supply watersheds, protected river corridors, or protected mountains?

Stream Corridor and Watershed Protection

There is a 20-acre lake located on the proposed project site, which is fed by an intermittent tributary of the Middle Oconee River. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Middle Oconee River and the City of Athens water intake.

Clarke County has adopted regulations consistent with the Department of Natural Resources rules for environmental planning criteria and the proposed project will have to meet the requirements in accordance with Chapter 391-3-16-.01 Criteria for Water Supply Watersheds.

Wetlands and Recharge Areas

The National Wetlands Inventory map does not indicate the presence of wetlands within or adjacent to the proposed project site.

There are no groundwater recharge areas located within or adjacent to the project site.

There are no other significant environmental features within or adjacent to the proposed project area.

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Will the proposed project undertake initiatives to mitigate the impacts on stormwater management?

The percentage of impervious surface at build-out is expected to be 26%. The applicant has identified that the proposed project will utilize detention basins where necessary to address water quality. All local and state requirements will be followed in the construction and maintenance of stormwater detention areas. Neither 25-foot State Water Buffers nor the 75-foot ACC Environmental Areas Buffer shall be disturbed except in the case of a stream crossing for roads or utilities.

Air Quality

Will the proposed project greatly reduce the existing tree canopy?

The applicant reports that the existing tree canopy will be reduced by 77% at build-out. Tree canopy is expected to be 40% within 5 years of build out, and 70% at tree maturity.

HISTORIC RESOURCES:

Will the proposed project be located near a National Register site?

No.

Will the proposed project be located within or near an historic resource with local or regional importance?

Georgia's NAHGIS (Natural, Archaeological, and Historic Resources GIS) does not identify the presence of historic resources on or adjacent to the project site.

INFRASTRUCTURE:

Transportation

How many site access points are associated with the proposed project? Where are they located?

Access to the project is proposed by two access points from Atlanta Highway. Additionally, the project site plan identifies six future interconnection points.

How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

| Land Use | ITE Code | Units | A.M. Peak | P.M. Peak | 24-Hour AADT |
|-------------------------|----------|-------|--------------|--------------|---------------|
| Single-Family Detached | 210 | 354 | 272.60 | 361.08 | 2710.22 |
| Apartments | 220 | 209 | 117.00 | 140.03 | 1108.54 |
| Townhouses | 230 | 168 | 109.20 | 109.20 | 787.58 |
| Specialty Retail Center | 814 | 129.2 | 828.20 | 636.96 | 4203.65 |
| Office | 710 | 21.6 | 33.70 | 32.18 | 190.25 |
| Grocery Store | 850 | 52 | 522.60 | 625.04 | 4638.82 |
| Hotel | 310 | 150 | 78.00 | 91.50 | 987.60 |
| Retirement | 250 | 60 | 17.4 | 20.4 | 167.04 |
| Total | | | 1,979 | 2,016 | 14,794 |

Source: Winslow Park Supplemental Information

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What are the existing traffic patterns and volumes on the local, state, and interstate roads that serve the site?

Atlanta Highway Traffic Volume

| AADT: | Total | East | West |
|-------|--------|--------|--------|
| 2005 | 31,259 | 15,420 | 15,839 |
| 2004 | 27,569 | 13,340 | 14,229 |

Source: Winslow Park Supplemental Information

What transportation improvements are planned that would affect or be affected by the proposed project?

The applicant is in the process of completing a detailed traffic impact analysis for the proposed development. The applicant has identified that one traffic light will be utilized after a successful warrant analysis.

Further information regarding transportation improvements may be provided by GDOT.

Will the proposed project be service by public transit?

It is proposed that Winslow Park be served by the Athens-Clarke County Transit system. Proposed bus stops are located throughout the development.

Are there any provisions for on-site bicycle or pedestrian facilities?

Sidewalks are proposed on both sides of the street to provide for pedestrian access throughout the development.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 320,059 gallons per day are expected.

How will the proposed project's demand for water affect the water supply or treatment facilities of other local governments, or the region?

Athens-Clarke County is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 4.35 miles of water lines must be extended to adequately service the project site.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 266,696 gallons per day are expected.

Will the project affect the capacity of sewerage and wastewater treatment facilities of other local governments, or the region?

Athens-Clarke County is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 4.35 miles of water lines must be extended to adequately service the project site.

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Solid Waste

How much solid waste will be generated by the proposed project?

According to estimates provided by the applicant approximately 1,541 tons of solid waste per year will be generated by this development.

Will the proposed project adversely impact the existing or planned capacity of landfills in the region?

Solid Waste service will be provided by individual contracted garbage collectors. The anticipated receiving landfill is Athens-Clarke County Landfill with a remaining capacity of 6 years based on current projections for future growth.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

Other Community Facilities and Services

Does the proposed project create an unforeseen demand for public facilities?

This will be determined based on comments from affected local governments.

How many new students will be added to the region as a result of the proposed project?

According to estimates based on the type of development approximately 750 school-aged children can be expected (based on the previously reported average household size estimates and ratio of school enrollment to total population), in addition to the supportive personnel required to accommodate the additional students.

Will the proposed project adversely impact the existing or planned capacity of schools in the region?

The applicant identified the following receiving schools:

- Chase Street Elementary School: 2006 enrollment 232, capacity 355
- Cleveland Road Elementary School: 2006 enrollment 293, capacity 388
- Oglethorpe Avenue Elementary School: 2006 enrollment 424, capacity 421
- Timothy Road Elementary School: 2006 enrollment 452, capacity 428
- Whitehead Road Elementary School: 2006 enrollment 440, capacity 468
- Burney Harris-Lyons Middle School: 2006 enrollment 570, capacity 619
- Clarke Central high School: 2006 enrollment 1,519, capacity 1,628

The applicant reports that a new elementary school is proposed to be built in this area within the next ten years.

This will be further determined based on comments from receiving schools and school districts.

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Will the proposed development create increased demand for public safety services in the region that cannot be supplied with currently planned expansions?

The applicant reports that emergency service will be provided by one of the eight Athens-Clarke County Fire and Emergency Service stations. The closest station is Station #2 at 3500 Atlanta Highway. First response teams estimated response time to the site is five minutes. This response team utilizes: 3 pumps, 1 rescue, 1 ladder, and 1 command car.

This will be further determined based on comments from affected local governments.

HOUSING

Will the proposed project provide a range of housing types and values?

The applicant reports the following values:

| | | | |
|--------------|-----------|------------------|-----------|
| SFD Homes | 354 units | 1,200 – 3,500 SF | \$300,000 |
| SFA Homes | 168 units | 1,000 – 2,400 SF | \$225,000 |
| Apartments | 45 units | 800 – 1,200 SF | \$160,000 |
| Multi-family | 164 units | 1,000 – 2,000 SF | \$160,000 |

Your DRI ID NUMBER for this submission is: 1332
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 2/8/2007 1:18:44 PM

DEVELOPMENT OF REGIONAL IMPACT Clarke County Initial DRI Information (Form1c)

This form is intended for use by local governments within the Metropolitan Region Tier. The form is to be completed by the city or county government for submission to your Regional Development Center (RDC). This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

| | |
|--|---|
| Submitting Local Government: | Athens-Clarke County |
| *Individual completing form and Mailing Address: | Rick Cowick Planning Department Athens-Clarke County 120 West Dougherty Street Athens, GA 30601 |
| Telephone: | 706-613-3515 |
| Fax: | 706-613-3844 |
| E-mail (only one): | richardcowick@co.clarke.ga.us |

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

| Name of Proposed Project: Winslow Park | | |
|---|---|--|
| Development Type | Description of Project | Thresholds |
| Mixed Use | 302800 commercial sf 1315800 residential sf (731 dwellings) total sf = 1618600 213.91 acres | View Thresholds |
| Developer / Applicant and Mailing Address: | | Vintage Communities Inc. 1720 Lakes Parkway Lawrenceville, GA 30043 |
| Telephone: | | 770-513-1857 |
| Fax: | | |
| Email: | | |
| Name of property owner(s) if different from developer/applicant: | | Vintage Communities Inc., Keith Alva Summers, & Miller Marks |
| Provide Land-Lot-District Number: | | tax parcels 044 025, 044B 025-031 |
| What are the principal streets or roads providing vehicular access to the site? | | Atlanta Highway |
| Provide name of nearest street(s) or intersection: | | Jimmie Daniel Road |
| Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional): | | 33 deg 56 min 45 sec / 83 deg 29 min 40 sec |
| If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.): | | |
| Is the proposed project entirely located within your local government's jurisdiction? | | Y |
| If yes, how close is the boundary of the nearest other local government? | | 0.63 miles north of Oconee County, 1.45 miles east of Bogart |
| If no, provide the following information: | | |
| In what additional jurisdictions is the project located? | | |
| In which jurisdiction is the majority of the project located? (give percent of project) | | Name: (NOTE: This local government is responsible for initiating the DRI review process.) |
| Percent of Project: | | |
| Is the current proposal a continuation or expansion of a previous DRI? | | Y |
| If yes, provide the following information (where applicable): | | Name: Waters Edge |
| Project ID: 542 | | |

| | |
|---|--|
| | App #: |
| The initial action being requested of the local government by the applicant is: | Rezoning |
| What is the name of the water supplier for this site? | Athens-Clarke County |
| What is the name of the wastewater treatment supplier for this site? | Athens-Clarke County |
| Is this project a phase or part of a larger overall project? | N |
| If yes, what percent of the overall project does this project/phase represent? | |
| Estimated Completion Dates: | This project/phase: Overall project: 10 years |

Local Government Comprehensive Plan

| | |
|--|--------------|
| Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map? | N |
| If no, does the local government intend to amend the plan/map to account for this development? | Y |
| If amendments are needed, when will the plan/map be amended? | June 5, 2007 |

Service Delivery Strategy

| | |
|---|---|
| Is all local service provision consistent with the countywide Service Delivery Strategy? | Y |
| If no, when will required amendments to the countywide Service Delivery Strategy be complete? | |

Land Transportation Improvements

| | |
|--|---|
| Are land transportation or access improvements planned or needed to support the proposed project? | Y |
| If yes, how have these improvements been identified: | |
| Included in local government Comprehensive Plan or Short Term Work Program? | N |
| Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)? | N |
| Included in an official Transportation Improvement Plan (TIP)? | N |
| Developer/Applicant has identified needed improvements? | Y |
| Other (Please Describe): Developer shall install a traffic signal at middle entrance on Atlanta Highway. During the course of development, a second traffic signal may be warranted at the eastern entrance (across from Jimmie Daniel Road). The developer shall coordinate with GDOT to facilitate the installation of the signals. | Y |

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2b)

Local Government Information

| | |
|------------------------------|--|
| Submitting Local Government: | Athens-Clarke County |
| Individual completing form: | Rick Cowick |
| Telephone: | 706-613-3515 |
| Fax: | 706-613-3844 |
| Email (only one): | richardcowick@co.clarke.ga.us |

Proposed Project Information

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|---------------------------|--|
| Name of Proposed Project: | Winslow Park |
| DRI ID Number: | 1332 |
| Developer/Applicant: | Vintage Communities, Inc./Smith & Associates |
| Telephone: | 706-769-9515 |
| Fax: | 706-769-9595 |
| Email(s): | smithla.com |

DRI Review Process

| | |
|---|---|
| Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) | Y |
| If yes, has that additional information been provided to your RDC and, if applicable, GRTA? | N |
| If no, the official review process can not start until this additional information is provided. | |

Economic Impacts

| | |
|---|---|
| Estimated Value at Build-Out: | \$177,440,000 residential + \$40,000,000 commercial = \$217,400,000 |
| Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: | property tax County revenue = \$1,029,196.80; School revenue = \$1,608,120; in addition, there will be sales tax and hotel tax revenues |
| Is the regional work force sufficient to fill the demand created by the proposed project? | Y |
| If the development will displace any existing uses, please describe (using number of units, square feet., etc): four dwellings (three houses and one mobile home) with estimated value of \$138,000 | |

Community Facilities Impacts

Water Supply

| | |
|--|----------------------|
| Name of water supply provider for this site: | Athens-Clarke County |
| What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | 0.320059 mgd |
| Is sufficient water supply capacity available to serve the proposed project? | Y |
| If no, are there any current plans to expand existing water supply capacity? | |
| If there are plans to expand the existing water supply capacity, briefly describe below: | |
| If water line extension is required to serve this project, how much additional line (in miles) will be required? | 4.35 |

Wastewater Disposal

| | |
|--|----------------------|
| Name of wastewater treatment provider for this site: | Athens-Clarke County |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | 0.266696 mgd |
| Is sufficient wastewater treatment capacity available to serve this proposed project? | Y |
| If no, are there any current plans to expand existing wastewater treatment capacity? | |
| If there are plans to expand existing wastewater treatment capacity, briefly describe below: | |
| If sewer line extension is required to serve this project, how much additional line (in miles) will be | |

| | |
|---|-----------------------------------|
| Land Transportation | |
| How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) | 2,016 |
| Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? | Y |
| If yes, has a copy of the study been provided to the local government? | N |
| If transportation improvements are needed to serve this project, please describe below: Two proposed entrances directly from Atlanta Highway and one traffic light (after successful warrant analysis). | |
| Solid Waste Disposal | |
| How much solid waste is the project expected to generate annually (in tons)? | 1,541 (not inc. 100,000 SF hotel) |
| Is sufficient landfill capacity available to serve this proposed project? | Y |
| If no, are there any current plans to expand existing landfill capacity? | Y |
| If there are plans to expand existing landfill capacity, briefly describe below: | |
| Will any hazardous waste be generated by the development? If yes, please explain below: | N |
| Stormwater Management | |
| What percentage of the site is projected to be impervious surface once the proposed development has been constructed? | 26% |
| Is the site located in a water supply watershed? | Y |
| If yes, list the watershed(s) name(s) below: large watershed - Middle Oconee River small watershed - Karen's Creek | |
| Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: During construction, all local and state regulations will be followed in order to protect adjacent lands and water courses from the effects of erosion and sedimentation. In order to protect downstream properties from flooding, stormwater will be collected in drainage structures and directed into detention basins. Detention basins will be constructed on site where necessary to prevent an increase in runoff onto adjacent properties and water courses. All local and state regulations shall be followed in the construction and maintenance of stormwater detention areas. Neither 25-foot State Waters buffers nor the 75-foot A-CC Environmental Areas buffers shall be disturbed, except in the case of a stream crossing for roads or utilities. | |
| Environmental Quality | |
| Is the development located within, or likely to affect any of the following: | |
| 1. Water supply watersheds? | Y |
| 2. Significant groundwater recharge areas? | N |
| 3. Wetlands? | Y |
| 4. Protected mountains? | N |
| 5. Protected river corridors? | N |
| If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below: Regarding the water supply watershed, please see the above response regarding proposed stormwater management mitigation measures. There are wetlands on the property as identified by the A-CC Environmental Areas Map, but the development will not encroach into those areas. | |
| Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria? | Y |
| Is the development located within, or likely to affect any of the following: | |
| 1. Floodplains? | N |
| 2. Historic resources? | N |
| 3. Other environmentally sensitive resources? | Y |
| If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below: Please see above response regarding wetlands. | |