

**Economic and Community Infrastructure Facilities Impact  
Worksheet**



**To be completed and submitted with applications for:  
Annexation, Rezoning, Change of Conditions,  
Special Use Permit, Special Exception, or Variance.**

Date Received: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

**Proposed Project Information**

Name of Proposed Project: Towns at Drowning Creek  
Developer/Applicant: ResiBuilt  
Telephone: 404-831-2804  
Fax: \_\_\_\_\_  
Email(s): bwoods@resibuilt.com

**Economic Impacts**

Estimated Value at Build-Out: \$21,060,000.00

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Will the proposed project generate population and/or employment increases in the area?  
If yes, what would be the major infrastructure and facilities improvement needed to support the increase?

It is estimated based upon a household size of 2.5 persons per household that this project will generate 135 persons.

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How many short-term and /or long-term jobs will the development generate?

It is estimated that this development will generate 60 jobs in the land development, construction and professional services.

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

It is estimated that this development will generate \$346,404 annual tax contribution.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes it is assumed that the regional work force is sufficient to fill the demand created by this proposed development.

**Community Facilities & Infrastructure Impacts**

**Water Supply**

Name of water supply provider for this site:  
Gwinnett County Water Resources

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What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?

It is estimated that based upon the average 80 gallons per person per day that this development will a demand of 10,800 GPD.

Is sufficient water supply capacity available to serve the proposed project?

The existing water supply capacity should be sufficient for this development.

If no, are there any current plans to expand existing water supply capacity?

N/A

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If there are plans to expand the existing water supply capacity, briefly describe below:

N/A

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If water line extension is required to serve this project, how much additional line (in feet) will be required?

N/A

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### **Wastewater Disposal**

What is the estimated sewage flow to be generated by the project, measured in Gallons Per Day (GPD)?

Based upon the Gwinnett County Estimation Guide, average daily flow per unit is 250 gpd, so this project will generate 13,500 gpd.

Name of wastewater treatment provider for this site:

Gwinnett County Water Resources

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Is sufficient wastewater treatment capacity available to serve this proposed project?

The existing wastewater treatment capacity should be sufficient for this development.

If no, are there any current plans to expand existing wastewater treatment capacity?

N/A

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If there are plans to expand existing wastewater treatment capacity, briefly describe below:

N/A

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If sewer line extension is required to serve this project, how much additional line (in feet) will be required?

N/A

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### **Land Transportation**

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?

Per ITE Trip Generation Manual, 11th Edition (LUC 215), 54 dwelling units is estimated to generate 31 new vehicle trips in the PM Peak Hour.

List any traffic and/or road improvements being made and how they would affect the subject area.

2 driveway connections - 1 to W Drowning Creek Rd and 1 to Alcovy Rd are proposed for this project

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### **Solid Waste Disposal**

How much solid waste is the project expected to generate annually (in tons)?

It is estimated that this development will generate 178 tons annually. This is based upon 6,570 pounds per family annually.

Is sufficient landfill capacity available to serve this proposed project?

The existing landfill capacity should be sufficient for this development.

If no, are there any current plans to expand existing landfill capacity?

N/A

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If there are plans to expand existing landfill capacity, briefly describe below:

N/A

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Will any hazardous waste be generated by the development? If yes, please explain below:

No

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## Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

148,000 sq ft

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Is the site located in a water supply watershed?

Yes

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If yes, list the watershed(s) name(s) below:

According to the 2045 Gwinnett County 2045 Unified Plan, this project is within the Ocmulgee Basin and Big Haynes Creek & Alcovy river Watershed (AL-3 Watershed)

Describe any measures proposed (such as buffers, detention or retention ponds, and/or pervious parking areas) to mitigate the project's impacts on stormwater management:

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## Environmental Quality

Is the development located within or likely to affect any of the following:

1. Water supply watersheds?

According to the 2045 Gwinnett County 2045 Unified Plan, this project is within the Ocmulgee Basin and Big Haynes Creek & Alcovy river Watershed (AL-3 Watershed)

2. Significant groundwater recharge areas?

According to the 2045 Gwinnett County 2045 Unified Plan, this project is not within a groundwater recharge area.

3. Wetlands?

According to the National Wetlands Inventory the subject site does not contain any wetlands.

4. Protected river corridors?

Not within Chattahoochee River Metropolitan River Protection Area

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5. Floodplains?

According to the FEMA flood maps the subject site does not contain any floodplains.

6. Historic resources?

Applicant is not aware of any historic resources on the subject site.

7. Other environmentally sensitive resources?

Applicant is not aware of any other environmentally sensitive resources on the subject site.

If you answered yes to any question 1-7 above, describe how the identified resource(s) may be affected below:

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**Other Facilities**

What intergovernmental impacts would the proposed development generate for:

Schools?

The subject property is within the Dacula Cluster.

Libraries?

The subject property is 2.8 miles from Gwinnett County Library - Dacula Branch.

Fire, Police, or EMS

The subject property is 2.6 miles from Gwinnett County Fire Station #16 and .3 miles from the Gwinnett County East Precinct.

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

The subject property is 6.3 miles from the Lawrenceville Senior Center and 8.9 miles from Lawrenceville Family & Children Services.

**Additional Comments:**

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