

THOMPSON MILLS VILLAGE
PRELIMINARY HYDROLOGY PLAN/
STORMWATER MANAGEMENT PLAN

The majority of the land containing Thompson Mills Village was previously studied as part of a master hydrology study prepared for, reviewed and approved by Hall County Engineering Department staff for the Village at Deaton Creek development (study by Ralph Whitehead & Associates of January 2004 with subsequent revisions). Please see excerpted portion following. As such no further study or graphic is being generated at this time in conjunction with further potential Development of Regional Impact Review.

In summary the entirety of the property drains to the north toward Mulberry Creek through the Village at Deaton Creek and Northeast Georgia Medical Center property at a point very low in the Mulberry Creek basin. Roadway drainage structures for Realigned Thompson Mill and site development plans for both sites contemplated a high coefficient of runoff from the Thompson Mills Village site. Accordingly, improvements within these developments were coordinated in order to provide water quality treatment and channel protection. Because Old Thompson Mill Road was constructed at the upper limit of the drainage basin there is little offsite flow coming into the site. Similarly, there will be virtually no offsite flow from the site to the south in its post development condition. Flow on the eastern portion of the site between Phases 3 & 4 and exiting to Davis property will be controlled in accordance with Hall and Gwinnett Stormwater Ordinances. These both reflect MNGWPD requirements and include provisions for water quality treatment and channel protection. Alternatively, Vintage may work with Davis and the hospital to provide agreed upon offsite treatment, if the limited stream channel within Davis is to be piped.

