



REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Oct 7 2010

ARC REVIEW CODE: R101071

TO: Chairman Elizabeth "BJ" Mathis
ATTN TO: Cheri Matthews, Director
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Bridge Road Property

Submitting Local Government: Henry County

Date Opened: Oct 7 2010

Deadline for Comments: Oct 21 2010

Review Type: DRI

Date to Close: Nov 6 2010

DRI Checklist Preliminary Summary:

Regional Policies and Adopted Plans: 100%

Project Score: 70%

Open Space, Preservation, and Environmental Quality Score: 25%

Overall Weighted Score: 88%

Overall Score (Non-Weighted): 65%

PRELIMINARY COMMENTS: According to the Unified Growth Policy Map (UGPM), the proposed development is located within the Mega Corridors designation which are the most intensely developed radial corridors in the region.

The proposed development is located in an area that is rapidly changing and is primarily dominated by retail and residential uses. It is important to consider compatible uses as the area continues to develop in order to avoid land use and transportation conflicts in the future.

The project property is adjacent to Birch Creek, which is a perennial stream tributary to Walnut Creek and is in Walnut Creek Water Supply Watershed, which is a small (less than 100-square mile) water supply watershed for the City of McDonough. The County has developed watershed protection districts for each of the small water supply watersheds in the County, including Walnut Creek in Section 3.04 of the Henry County Unified Land Development Code. While the proposed landfill is not directly on Birch Creek, both the current proposed landfill project and all future development on the property will need to conform to all County requirements for this Watershed District, including buffers and impervious surface limits.

The USGS coverage for the project area does not show the channel affected by the proposed landfill as a blue line stream. However, if it meets the County's definition of a stream, it is subject to the Henry County Stream Buffer Protection Ordinance (Section 3.03 of the Henry County Unified Land Development Code), which has been adopted as one of the stormwater ordinances required under the Metropolitan North Georgia Water Planning District's District-wide Watershed Management Plan. Any work in the County buffers must meet ordinance requirements or a variance must be approved by the County.

If this channel meets the definition of State Waters, it, as well as all other state waters on the property, will be subject to the requirements of the State 25-foot erosion and sedimentation buffer. Any work in the State buffer must conform to the state E & S requirements and must be approved by the appropriate agency.

Given the nature of the proposed project, no estimates of potential stormwater pollutants have been made. However, all future development on the property should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. A stormwater plan will need to be developed for future projects fully addressing how stormwater impacts will be controlled, including, as necessary, water quality, downstream channel protection and attenuation of peak flows to prevent downstream flooding. In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual and by County regulations.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF McDONOUGH

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3309 or jtuley@atlantaregional.com. This finding will be published to the ARC website.
The ARC review website is located at: <http://www.atlantaregional.com/landuse> .



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com



DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: 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 of sufficient 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 give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Bridge Road Property** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3309 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: *Oct 21 2010*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Oct 7 2010

ARC REVIEW CODE: R101071

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Hawes, Beth

Transportation: Zuyeva, Lyubov

Environmental: Santo, Jim

Research: Skinner, Jim

Aging: Rader, Carolyn

Name of Proposal: Bridge Road Property

Review Type: Development of Regional Impact

Description: This project, located in Henry County, is a proposed landfill receiving rock, brick, concrete, and cured asphalt. The purpose of the project is to bring the development site up to grade with the surrounding land and roads. The proposed project is located at the intersection of Sterling Drive and Bridges Road.

Submitting Local Government: Henry County

Date Opened: Oct 7 2010

Deadline for Comments: Oct 21 2010

Date to Close: Nov 6 2010

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

**RCA****RCA****ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW****PART 1: REGIONAL CONSISTENCY ASSESSMENT***To be completed by the ARC Staff*

JURISDICTION:	HENRY COUNTY					Date RCA Completed, M/D/YYYY: 10/7/2010
DRI #:	2158					RC DRI Reviewer: JT
TENTATIVE NAME OF DEVELOPMENT:	Bridge Road Property					
TYPE OF DEVELOPMENT:	Industrial					Action Triggering Review: Rezoning
I. REGIONAL PLAN	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Is the development consistent with the Regional Development Map and Defining Narrative?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Is the development consistent with the Guiding Principles of the Regional Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
II. REGIONAL RESOURCE PLAN AND RIRs	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
If within one mile of any area on the RIR map, is the development consistent with the Guidance for Appropriate Development Practices in the Regional Resource Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		RIR NOT YET ADOPTED	N/A
III. INTERJURISDICTIONAL IMPACTS	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Does the development avoid or mitigate negative effect on public facilities (roads, stormwater / floodplain management, water quality, etc.) in neighboring jurisdictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are neighboring jurisdictions aware of, and prepared to manage, impacts of the development on public facilities (roads, stormwater / floodplain management, water quality, etc.) in their jurisdictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are other affected jurisdictions, including school boards, aware of, and prepared to manage, the impacts of this development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		

IV. TRANSPORTATION IMPACTS	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Is this project consistent with any applicable regional transportation plan(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does the development avoid or mitigate negative impacts on the surrounding transportation network?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
If not, do pending projects included in the funded portion of the applicable transportation plan (STIP/TIP/LRTP) mitigate all identified project impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		N/A	N/A
V. LOCALLY ADOPTED PLANS	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Is the development consistent with the host government's Future Development Map and any applicable sub-area plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Is the development consistent with any adjacent or potentially affected local government's Future Development Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
VI. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Is the development consistent with the region's CEDS?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
TOTAL RCA SCORE:				30	OUT OF A POSSIBLE:	30
SECTION SCORE:				100%		
WEIGHTED SECTION SCORE (50%):				50%		
<p>ALL QUESTIONS FROM PART 2 – LOCAL IMPACT ASSESSMENT AS WELL AS PART 3 – QUALITY DEVELOPMENT ASSESSMENT, WILL BE USED IN DETERMINING THE STAFF FINDING FOR THIS DRI AS WELL.</p>						
<p>FINDING (OVERALL ASSESSMENT OF REGIONAL CONSISTENCY)</p>						
<div> <input type="checkbox"/> YES, “the proposed action <u>IS</u> in the best interest of the region and therefore of the state.” </div> <div> <input type="checkbox"/> NO, “the proposed action <u>IS NOT</u> in the best interest of the region and therefore not of the state.” </div> <div> Other Issues of Regional Concern: </div>						

**LIA****LIA**

ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW

PART 2: LOCAL IMPACTS ASSESSMENT

To be completed by the ARC Staff

JURISDICTION:	HENRY COUNTY				Date LIA completed, M/D/YYYY: 10/7/2010
DRI #:	2158				RC DRI Reviewer: JT
TENTATIVE NAME OF DEVELOPMENT:	Bridge Road Property				
TYPE OF DEVELOPMENT:	Industrial				Action Triggering Review: Rezoning
I. ADEQUACY OF LOCAL ASSETS/SERVICES	Yes	No	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" answers)	Recommendations (to the Developer for Improving the Project)
Do adequate wastewater/sewerage facilities currently exist to support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3		
Do adequate water supply and treatment facilities exist to serve the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3		
Do adequate stormwater management facilities exist to serve the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3		
Do adequate solid waste facilities exist to support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3		
Does the local school system have the capacity necessary to adequately support the development?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the local workforce possess the skills/expertise/education to effectively support the development?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are all other assets/services (public safety, etc.) adequate to serve the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3		
Is the local government fiscally capable of adequately providing any new facilities/services anticipated/likely to be required by the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3		
II. ADEQUACY OF TRANSPORTATION INFRASTRUCTURE	Yes	No	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" answers)	Recommendations (to the Developer for Improving the Project)
Do adequate transportation facilities currently exist to support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3		

If the development is predominately industrial, is it located in close proximity to an interstate highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3		
If the development is predominately industrial, is it located with reasonable proximity to an intermodal station or other freight transfer location?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will developer-funded mitigation of the transportation impacts of this development be adequate to address needs generated by the project? enhancements and/or improvements of the items already listed in the applicable transportation plan (STIP/TIP/LRTP)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
If not, will enhancements and/or improvements already listed in the applicable transportation plan (STIP/TIP/LRTP) be adequate to address needs generated by the project?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
III. ACCESS MANAGEMENT	Yes	No	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" answers)	Recommendations (to the Developer for Improving the Project)
If the size and type of development warrant, is access to the site effectively managed through the use of internal roadways, access roads, or shared driveways?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
If the development is adjacent to more than one roadway, is access provided via the lowest functionally classified roadway?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are access points to the site aligned with opposing access points and with existing, planned or likely median breaks?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are proposed traffic signals located at the intersection of public roadways that provide access to the entire site?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Relative to the size and traffic volume of the adjacent roadways, does the proposed development provide an adequate, uninterrupted driveway throat lengths at all access points?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are all proposed access points outside of the functional area of any adjacent intersections?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Do the proposed access points meet minimum spacing requirements established by GDOT (and GRTA, where appropriate)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
IV. RESOURCE MANAGEMENT	Yes	No	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" answers)	Recommendations (to the Developer for Improving the Project)
Are potential impacts upon WATER SUPPLY WATERSHEDS adequately addressed in the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	DEVELOPMENT MAY BE FILLING IN STREAM	INDICATE NATURE OF POTENTIAL STREAM. IF DETERMINED THAT HENRY COUNTY ORDINANCES APPLY, TAKE APPROPRIATE ACTION TO REDESIGN SITE IF NECESSARY

Are potential impacts upon WETLANDS adequately addressed in the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	DEVELOPMENT MAY BE FILLING IN STREAM	INDICATE NATURE OF POTENTIAL STREAM. IF DETERMINED THAT HENRY COUNTY ORDINANCES APPLY, TAKE APPROPRIATE ACTION TO REDESIGN SITE IF NECESSARY
Are potential impacts upon GROUNDWATER RECHARGE AREAS adequately addressed in the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	DEVELOPMENT MAY BE FILLING IN STREAM	INDICATE NATURE OF POTENTIAL STREAM. IF DETERMINED THAT HENRY COUNTY ORDINANCES APPLY, TAKE APPROPRIATE ACTION TO REDESIGN SITE IF NECESSARY
Are potential impacts upon RIVER CORRIDORS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon PROTECTED MOUNTAINS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon COASTAL RESOURCES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon FLOODPLAINS adequately addressed in the proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	DEVELOPMENT MAY BE FILLING IN STREAM	INDICATE NATURE OF POTENTIAL STREAM. IF DETERMINED THAT HENRY COUNTY ORDINANCES APPLY, TAKE APPROPRIATE ACTION TO REDESIGN SITE IF NECESSARY
Are potential impacts upon SENSITIVE SOIL TYPES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon STEEP SLOPES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon PRIME AGRICULTURAL/FORESTRY AREAS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon RARE/ENDANGERED SPECIES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon FEDERAL, STATE OR REGIONAL PARKS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon HISTORIC RESOURCES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon DESIGNATED SCENIC BYWAYS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are potential impacts upon VIEWSHEDS OR SCENIC AREAS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Total LIA Score:			24	OUT OF A POSSIBLE:	36
Section Score:			66%		
WEIGHTED SECTION SCORE (30%):			33%		
OVERALL ASSESSMENT OF LOCAL IMPACTS					

<p><i>Does the host local government need to take action to manage potential adverse impacts of this development?</i></p>	<p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p>	<p>NARRATIVE: THE DEVELOPER SHOULD INDICATE NATURE OF POTENTIAL STREAM. IF DETERMINED THAT HENRY COUNTY ORDINANCES APPLY, TAKE APPROPRIATE ACTION TO REDESIGN SITE IF NECESSARY</p>
<p><i>Should special requirements be placed on the developer(s) to mitigate adverse development impacts?</i></p>	<p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p>	<p>NARRATIVE: See above.</p>

**QDA****QDA**

ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW
PART 3: GEORGIA QUALITY DEVELOPMENT ASSESSMENT

To be completed by the ARC Staff

JURISDICTION:	HENRY COUNTY				Date QDA Completed, M/D/YYYY: 10/7/2010	
DRI #:	2158				RC DRI Reviewer: JT	
TENTATIVE NAME OF DEVELOPMENT:	Bridge Road Property					
TYPE OF DEVELOPMENT:	Industrial				Action Triggering Review: Rezoning	
I. MIX OF USES		Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development incorporate a mixture of complementary land uses?		<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development have vertically mixed uses?		<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
If the development is primarily residential, are a healthy mix of uses (e.g., corner grocery stores, community facilities) located within an easy walking distance?		<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
For developments without a residential component, does the development add a compatible new use that is not prevalent in the immediately surrounding area/neighborhood?		<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
II. TRANSPORTATION ALTERNATIVES		Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Are there sidewalks within the development?		<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are there existing or proposed sidewalks along all adjacent external street frontages that connect to the internal sidewalk network?		<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are sidewalks designed to comply with ADA, AASHTO standards of width and accessibility?		<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is bicycle parking provided at all non-residential buildings, multi-family buildings, and other key destinations?		<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development include multi-use trails that will connect to the external trail network(s)?		<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A

Are intersections designed for pedestrian safety, including marked crossing, curb extensions, median refuges, raised crosswalks, and/or pedestrian actuation devices?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the design include pedestrian connections between building entrances and the internal and external sidewalk network?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development contribute to public streetscapes with pedestrian-friendly amenities, such as benches, lighting, street trees, trash cans, pedestrian entrance on street level, and windows at street level?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will the development employ pedestrian-friendly block sizes (e.g., block face no more than 500 ft, average block perimeter 1350 ft)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will the development incorporate traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
III. CONNECTIVITY	Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Will the development employ street layouts that match those in older parts of the community?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will the developments internal street network connect to the existing surrounding street network at many points?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development provide multiple ingress/egress points and have access to multiple external roadways?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the proposal provide appropriate direct connections to existing adjacent developments/uses?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the proposal allow for direct connection to adjacent developments/uses in the future (at stub outs, dead end streets, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will the development include external and internal connections that allow motorists to avoid using the surrounding roadways to access adjacent uses?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the internal street network minimize traveling distance by providing relatively direct circulation throughout the site?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Can the internal street network be reasonably anticipated to add to the public roadway network?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Where appropriate, will the development employ mid-block alleys?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A

IV. PARKING	Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development provide no more parking than the minimum required by the local jurisdiction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	N/A	
Does development seek reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does development seek shared parking arrangements that reduce overall parking needs?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does development use landscaped tree islands and medians to break up large expanses of paved parking?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is the development's parking located where it does not visually dominate the development from the street?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the parking design allow for easy and safe pedestrian access to buildings?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
V. INFILL DEVELOPMENT	Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Is the development proposing to locate on an infill site with existing infrastructure in place?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does this project involve redevelopment of abandoned structures; a brownfield site; other underutilized properties?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development re-use or rehabilitate existing and/or historic structures?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is the development designed to blend into existing neighborhoods with compatible scale and design (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are new housing opportunities being created out of former, underused commercial, warehouse, or industrial spaces?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is the development designed to revitalize existing neighborhood commercial centers (or create a new one on an infill site) that will serve as a focal point for the surrounding neighborhood and community?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is this a greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A

VI. SENSE OF PLACE	Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development create or enhance community spaces such as public plazas, squares, parks, etc?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is the development consistent / compatible with the traditional character of the community, incorporating appropriate scale, placement and massing?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
If "big box" retail, is the development designed in a way that complements surrounding uses (e.g. appropriate massing and scale when in developed areas; landscaped buffers/berms when in less developed areas; etc.)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
If "big box" retail, is the development designed in a way that promotes long-term usability (e.g. allows for subsequent adaptation to other tenants/uses)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are structures oriented toward and located near existing and proposed street front(s) with parking located in places other than between the structure and the street/sidewalk?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development design include restrictions on the number and size of signs and billboards?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
If applicable, will the natural vegetative character of surrounding roadways be maintained (e.g., with setbacks, vegetative buffers, landscaped berms)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
VII. TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)	Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Is the development designed to be an attractive, pedestrian-friendly activity center serving surrounding residential areas?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will the development include a mix of housing types and sizes evocative of the "traditional" development styles/patterns of the community?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Do planned street widths employ TND width standards (i.e. narrow)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are structures designed with small setbacks, and porches (where appropriate) that contribute to a continuous orientation to the street that is pedestrian-friendly and encourages interaction with neighbors and/or passers-by?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Are accommodations included for on-street parking and/or rear alleyway access for residents'/visitors' automobiles?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A

VIII. OPEN/GREEN SPACE CONSERVATION	Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Is the development in close proximity with direct access to permanently protected open/greenspace?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is the development clustered to preserve open/green space within the development site?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development set aside a substantial percentage of total land area as permanently protected open or green space, preferably connected to a green space network?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the design of the development include provisions to permanently preserve environmentally sensitive areas by setting them aside as public parks, trails, greenbelts, etc?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the design of the development incorporate significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
If public water/sewer is unavailable, does the design of the development make use of common area drain fields and/or neighborhood-scale wastewater treatment systems to reduce parcel size and facilitate cluster development?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
IX. ENVIRONMENTAL PROTECTION	Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development avoid critical environmental areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	DEVELOPMENT MAY BE FILLING IN STREAM	INDICATE NATURE OF POTENTIAL STREAM. IF DETERMINED THAT HENRY COUNTY ORDINANCES APPLY, TAKE APPROPRIATE ACTION TO REDESIGN SITE IF NECESSARY
Does the project avoid land physically unsuitable for development (steep slopes greater than 20%, floodplains, stream corridors, groundwater recharge areas or wetlands), prime agricultural lands/soils and/or propose the appropriate mitigation measures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	DEVELOPMENT MAY BE FILLING IN STREAM TO BRING PROPERTY UP TO GRADE WITH SURROUNDING LAND	
Does the development include measures to retain/protect a large proportion of existing trees and to maintain the health of new trees included in the development's landscaping?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development incorporate native and drought-tolerant landscaping?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is the development designed to avoid the need for a stream buffer variance under any applicable ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0	DEVELOPMENT MAY BE FILLING IN STREAM	

Does the development's stormwater management plan avoid increasing the rate and quantity of post-development stormwater runoff when compared with pre-development stormwater rates and quantities?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development reflect best management practices (e.g., bioretention strips, rain gardens or swales as alternatives to conventional practices) for water quality protection?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Do the parking lots incorporate innovative on-site stormwater mitigation or retention features that are not covered elsewhere in this checklist?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is a substantial proportion of the total paved area (total of driveways, parking, etc) covered with permeable surfaces?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development propose water conservation covenants or employ other appropriate water conservation measures?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is the development seeking independent certification/recognition by a widely acknowledged development accreditation organization (e.g. LEED, EarthCraft, Green Globes, Energy Star, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the development make use of alternative building materials that promote environmental protection and energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
X. HOUSING CHOICES	Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
For developments with a residential component, will a diversity of housing types be provided in the development, including: Single family; Accessory housing units; Multi family; Affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
For developments with a residential component, does the development add a new housing type to the immediately surrounding neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
If the development includes a senior housing component, does the development include affordability and accessibility features and proximity to services and transportation alternatives?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will the development provide greater housing options for low and middle income residents and families?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
XI. ECONOMIC DEVELOPMENT	Yes	No	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)

Are the economic returns associated with the development projected to offset the local/regional costs for any infrastructure and service enhancements necessary to serve development?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will the development enhance diversity in the local/regional economic base?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Does the design/location of this development clearly reflect consideration of the local and regional jobs/housing balance?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is the development located in a tax abatement zone, a tax allocation district, a designated/planned redevelopment area, an enterprise zone, or other governmentally supported redevelopment zones?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will this development use or is it likely to enhance local or regional small-business development program(s)?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Will the development provide greater employment opportunities for low and middle income residents?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
Is the development likely to spur other activities aimed at improving the quality of the local/regional workforce?	<input type="checkbox"/>	<input type="checkbox"/>		N/A	N/A
TOTAL QDA SCORE			3	OUT OF A POSSIBLE:	12
SECTION SCORE:			25%		
WEIGHTED SECTION SCORE (20%):			5%		
OVERALL ASSESSMENT OF QUALITY					
<i>Is the preponderance of answers above "Yes"?</i>	<input type="checkbox"/> YES , the proposed development qualifies for expedited review. <input type="checkbox"/> NO , the proposed development <u>DOES NOT</u> qualify for expedited review.				
<i>And is the development generally reflective of the best quality growth practices?</i>	<input type="checkbox"/> YES , this regional commission recommends this development for Georgia Quality Development designation. <input type="checkbox"/> NO NARRATIVE:				

<p><i>To improve the overall quality of the development, does the regional commission recommend that the local government seek additional alterations to the proposal that have not been described above?</i></p>	<p>YES <input type="checkbox"/></p>	<p>NO <input type="checkbox"/></p>	<p>NARRATIVE:</p>

Memorandum

To: Julie McQueen <JMcQueen@grta.org>

CC: Cheri Matthews <cmatthews@co.henry.ga.us>, Jonathan Tuley <JTuley@atlantaregional.com>, Lyubov Zuyeva <LZuyeva@atlantaregional.com>, David Simmons <dsimmons@co.henry.ga.us>

From: Square One Properties, LLC, Nathan McGarity <nkmcgarity@gmail.com>

Date: 9/28/2010

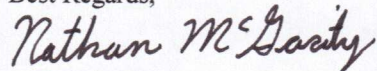
Re: Request for expedited review on Bridges Road Property, DRI #2158

This memorandum is to request an expedited review since the total daily trips of truck and car traffic is less than 1,000 trips per day. The project is located at 33°27'7.20"N 84°12'4.13"W, at the intersection of Sterling Drive and Bridges Road McDonough, GA. This project expects the following average annual daily trips to and from the property.

Average Annual Daily Trips			
Vehicle Type	Coming	Leaving	Total
Trucks	4.5	4.5	9
Cars	6	6	12
			21

Please see the attached exhibit showing the entry point for the project. Should you have any questions, please feel free to contact me at your convenience.

Best Regards,



Nathan McGarity

Square One Properties, LLC (Managing Member)
Mobile: (770) 616-6752
Email: nkmcgarity@gmail.com



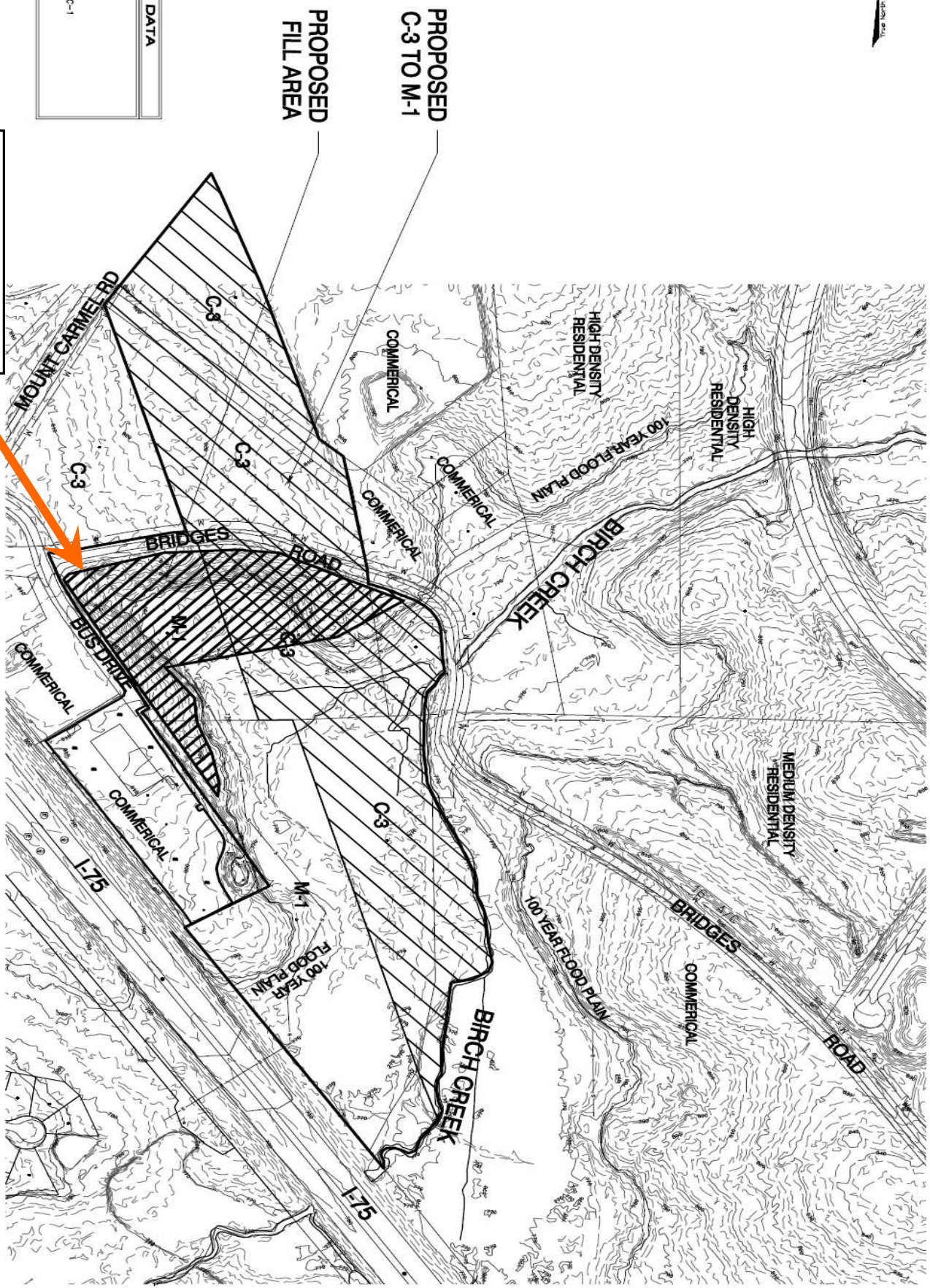
Exhibit "A"

SITE DATA	
Total Site Area:	± 41 Ac
Zoning Site Area:	± 28 Ac
Proposed Fill Area:	± 6 Ac
Existing Zoning:	M-1 & C-1
Proposed Zoning:	ALL M-1

Concept Plan Prepared For:

SQUARE ONE PROPERTIES

Land Engineering And Development
714 Riverside Plaza
McDonough, VA 22622
P 571-433-7720
F 571-433-3460



**Proposed
Entry to Property**



NOTE:
This is a preliminary site layout
prepared from the available
information and may be subject to
changes.

DATE:	RELEASE DESCRIPTION:
06/27/16	CONCEPT 01

SQUARE ONE BRIDGES ROAD DRI
Henry County
Environmental Planning Division Comments
September 29, 2010

Watershed Protection and Stream Buffers

The project property is adjacent to Birch Creek, which is a perennial stream tributary to Walnut Creek and is in Walnut Creek Water Supply Watershed, which is a small (less than 100-square mile) water supply watershed for the City of McDonough. The County has developed watershed protection districts for each of the small water supply watersheds in the County, including Walnut Creek in Section 3.04 of the Henry County Unified Land Development Code. While the proposed landfill is not directly on Birch Creek, both the current proposed landfill project and all future development on the property will need to conform to all County requirements for this Watershed District, including buffers and impervious surface limits.

The USGS coverage for the project area does not show the channel affected by the proposed landfill as a blue line stream. However, if it meets the County's definition of a stream, it is subject to the Henry County Stream Buffer Protection Ordinance (Section 3.03 of the Henry County Unified Land Development Code), which has been adopted as one of the stormwater ordinances required under the Metropolitan North Georgia Water Planning District's District-wide Watershed Management Plan. Any work in the County buffers must meet ordinance requirements or a variance must be approved by the County.

If this channel meets the definition of State Waters, it, as well as all other state waters on the property, will be subject to the requirements of the State 25-foot erosion and sedimentation buffer. Any work in the State buffer must conform to the state E & S requirements and must be approved by the appropriate agency.

Stormwater / Water Quality

Given the nature of the proposed project, no estimates of potential stormwater pollutants have been made. However, all future development on the property should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. A stormwater plan will need to be developed for future projects fully addressing how stormwater impacts will be controlled, including, as necessary, water quality, downstream channel protection and attenuation of peak flows to prevent downstream flooding. In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual and by County regulations.

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2158**

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	Henry
Individual completing form:	Cheri Hobson-Matthews
Telephone:	770.288.7526
E-mail:	cmatthews@co.henry.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:	Bridge Road Property
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	33°27'7.20"N 84°12'4.13"W, at the intersection of Sterling Drive and Bridges Road McDonoug
Brief Description of Project:	The proposal is to operate a business that receives rock, brick, concrete, and cured asphalt (NO WOOD) to raise the grade of a property to street level to be suitable to build on at a later date. We have some interest from the neighboring property owner in expanding their parking lot for truck sales, upon completion. We expect there is about six acres that will be impacted. Currently there to be a slow market for this service, and anticipate average daily truck traffic of 4.5 vehicles . The business will employ one or two people and we do not expect to have a need for any on-site office space, but my have a temporary structure and restroom facility in the future. The property will be secured, have gravel entry and will abide by all storm water quality requirements. The developed surrounding businesses are John Deer Landscaping and Peach State Truck Sales. All other properties are undeveloped with heavy commercial or industrial zonings.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input checked="" type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |

<input type="radio"/> Industrial <input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:	
<hr/> <hr/>	
Project Size (# of units, floor area, etc.):	6+/- acres of disturbed area
Developer:	Square One Properties
Mailing Address:	70 Macon Street
Address 2:	
	City:McDonough State: GA Zip:30253
Telephone:	770.616.6752 (Nathan
Email:	nkmcgarity@gmail.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Unknown Overall project: Unknown as it could take a while to bring the property up to the same grade as the surrounding prope
<hr/> <hr/>	
Back to Top	

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Logout](#)**DRI #2158**

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

Henry

Individual completing form:

Cheri Hobson-Matthews

Telephone:

770.288.7526

Email:

cmatthews@co.henry.ga.us

Project Information

Name of Proposed Project:

Bridge Road Property

DRI ID Number:

2158

Developer/Applicant:

Square One Properties

Telephone:

770.616.6752 (Nathar

Email(s):

nkmcgarity@gmail.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:

210,000 (6 acres improved)

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

Annual Property Tax (\$10,851.35) , Annual Sales Tax revenues 3% of gro

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

☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?

☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply	
Name of water supply provider for this site:	Henry County Water and Sewerage Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0 gallons are planned. No structures are being built on the property.
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity: N/A	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? N/A	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Henry County Water and Sewerage Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0 gallons. No buildings on the property.
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity: N/A	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? N/A	
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.)	21 vehicles per day
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	

N/A	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	0 tons, as there will be no structures
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity: N/A	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain: N/A	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	0%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater design will meet the minimum requirements set forth in the Georgia Stormwater Management Manual and the Henry County Resolution Number 04-135.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: The property lies within the Walnut Creek Watershed of Henry County and a portion of the proposed fill area is within the 100-year floodplain.	

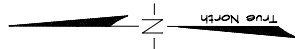
[Back to Top](#)

You are logged in to the DRI Website as **jtuley.** | [Change Password](#) | [Go to Applications Listing](#)

[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#)

[Site Map](#) | [Statements](#) | [Contact](#)

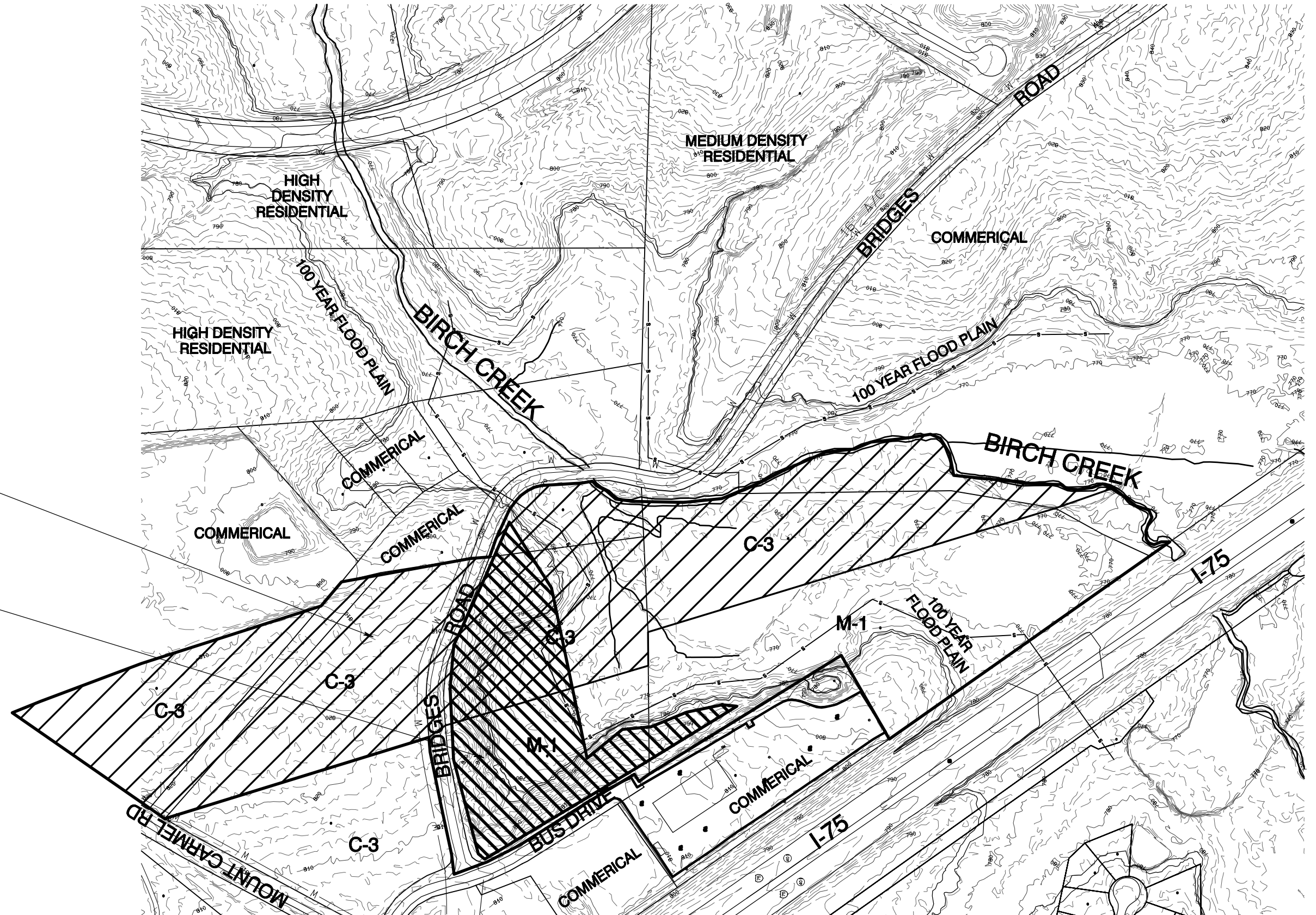
Copyright © 2010 The Georgia Department of Community Affairs. All Rights Reserved.



PROPOSED
C-3 TO M-1

PROPOSED
FILL AREA

SITE DATA	
Total Site Area:	± 41 Ac
Zoning Site Area:	± 26 Ac
Proposed Fill Area:	± 6. Ac
Existing Zoning:	M-1 & C-1
Proposed Zoning:	ALL M-1



Concept Plan Prepared For:

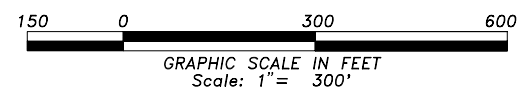
**SQUARE ONE
PROPERTIES**

Lead Engineering And Development

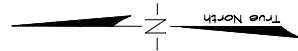
374 Racetrack Rd, Suite B
McDonough, GA 30252

P. 678-432-5720
F. 678-432-5463

NOTE:
This is a preliminary site layout
prepared from the available
information and may be subject to
changes.



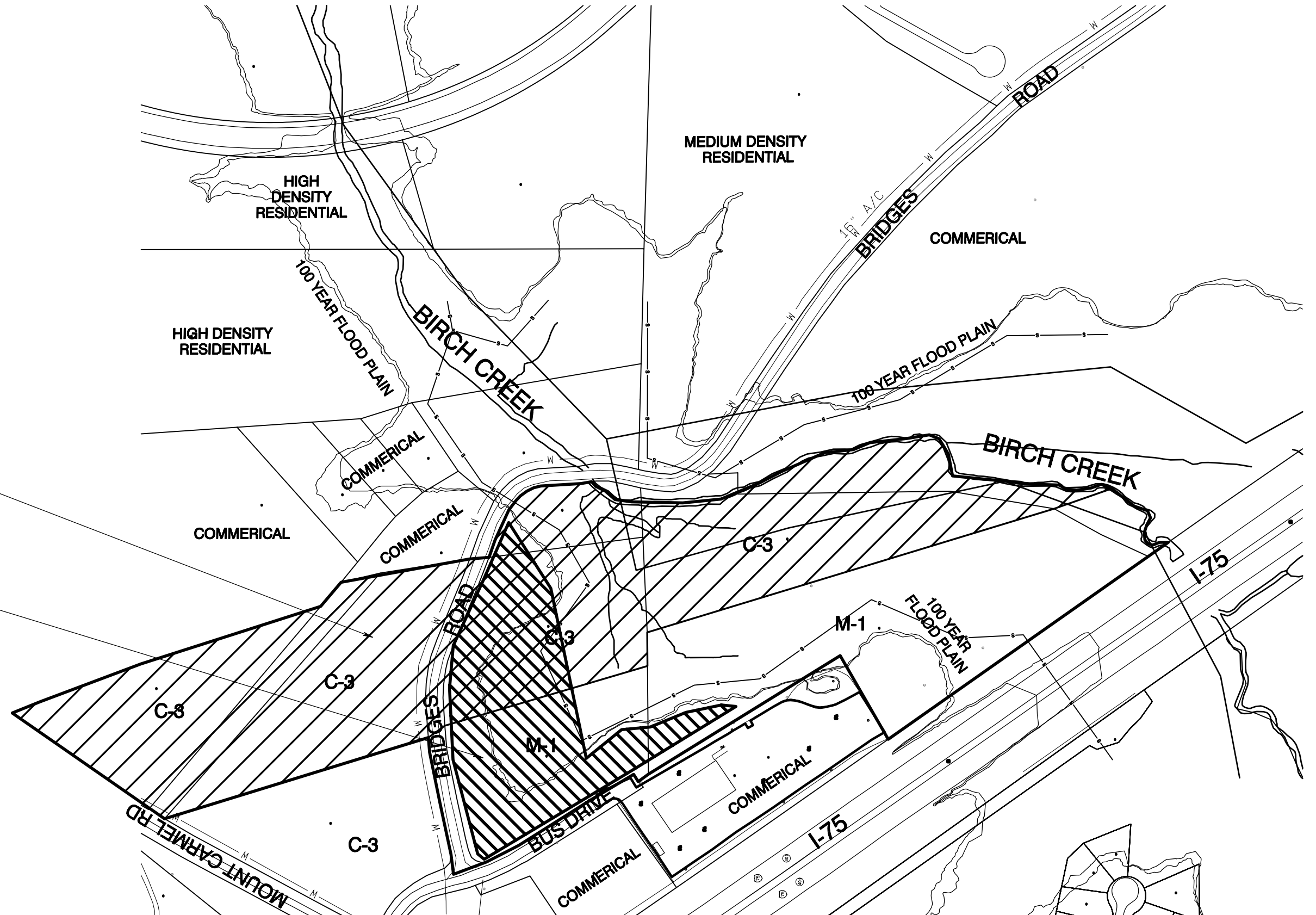
DATE:	RELEASE DESCRIPTION
09/27/10	CONCEPT 01



PROPOSED
C-3 TO M-1

PROPOSED
FILL AREA

SITE DATA	
Total Site Area:	± 41 Ac
Zoning Site Area:	± 26 Ac
Proposed Fill Area:	± 6. Ac
Existing Zoning:	M-1 & C-1
Proposed Zoning:	ALL M-1



Concept Plan Prepared For:

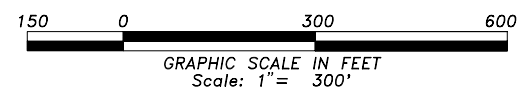
**SQUARE ONE
PROPERTIES**

Land Engineering And Development

374 Racetrack Rd, Suite B
McDonough, GA 30252

P. 678-432-5720
F. 678-432-5463

NOTE:
This is a preliminary site layout
prepared from the available
information and may be subject to
changes.



DATE:	RELEASE DESCRIPTION
08/27/10	CONCEPT 01

