



REGIONAL REVIEW NOTIFICATION

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

DATE: 11/23/2004

ARC REVIEW CODE: R411231

TO: Chairperson Rita Rainwater
ATTN TO: Amy Brumelow, Planning and Zoning Manager
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Echo Road Industrial Park

Review Type: Development of Regional Impact

Description: Echo Road Industrial Park is a proposed industrial park consisting of 2.9 million square feet of light industrial and warehouse space. The development will consist of two phases with full build out of the development in 2009. The proposed development is located in Douglas County, adjacent to the City of Douglasville, along Riverside Parkway and Rock House Road. Primary access to the site will be along Riverside Parkway and Rock House Road. Echo Road, near Riverside Parkway, will be closed and cul-de-saced at its other end by Rock House Road. Summer Lake Road will be realigned to allow for a spine road to serve the buildings constructed in Phase 2.

Submitting Local Government: Douglas County

Date Opened: 11/23/2004

Deadline for Comments: 12/7/2004

Earliest the Regional Review can be Completed: 11/23/2004

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF DOUGLASVILLE
COBB COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
DOUGLAS COUNTY SCHOOLS
CITY OF ATLANTA

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

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 12/7/2004, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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DEVELOPMENT OF REGIONAL IMPACT

DRI- 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 of 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: **Echo Road Industrial Park** *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:

Mike Alexander, Atlanta Regional Commission
40 Courtland Street NE

Atlanta, GA 30303

Ph. (404) 463-3302 Fax (404) 463-3254

malexander@atlantaregional.com

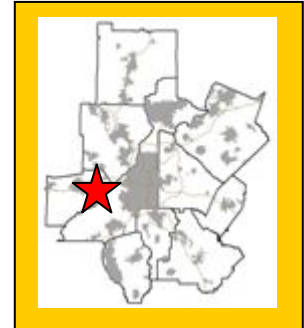
Return Date: 12/7/2004

Preliminary Report:	Nov 23, 2004	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Echo Road Industrial Park #662
Final Report Due:	Dec 23, 2004		Comments Due By:	Dec 7, 2004

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

Echo Road Industrial Park is a proposed industrial park consisting of 2.9 million square feet of light industrial and warehouse space. The development will consist of two phases with full build out of the development in 2009. The proposed development is located in Douglas County, adjacent to the City of Douglasville, along Riverside Parkway and Rock House Road. Primary access to the site will be along Riverside Parkway and Rock House Road. Echo Road, near Riverside Parkway, will be closed and cul-de-saced at its other end by Rock House Road. Summer Lake Road will be realigned to allow for a spine road to serve the buildings constructed in Phase 2.



PROJECT PHASING:

The project is being proposed in two phases with a total project build out date for 2009.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned as R-1 (residential). The proposed zoning for the site is L-1 (light industrial district). According to information submitted for the review, the proposed development is consistent with the future land use plan for Douglas County which shows the site as Workplace Center, in which two of the primary land uses in a workplace center are 'warehouse, distribution and wholesaling businesses when transportation facilities are sufficient,' and 'light industrial uses within planned centers.'

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

To be determined during the review.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

To be determined during the review.

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

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Yes, the proposed development will increase employment. The transportation network around the proposed development would have the greatest impact.

What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a mile radius of the proposed project.

Year	Name
2004	Terminus West Expansion
2001	Woodside
2001	Sandtown Center
2000	Terminus West
1999	Meritex
1998	Weeks Industrial
1995	Phoenix Townhomes
1990	West Gate Center Phase IV
1989	LOR Industrial Park
1988	New Manchester
1988	West Fork
1987	West Lake Industrial Park
1986	Bristol Residential
1985	Intestate West

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, the site is currently occupied by six or seven single family homes. The remainder of the site is forested.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

The proposed development is a light industrial and warehouse distribution project in an area of Douglas County that primarily being developed for industrial uses. To the immediate south of the project site is the New Manchester Distribution Center which is not completely built yet. Other land has been cleared for additional industrial and warehouse distribution development along both sides of Rock House Road. However, there are residential subdivisions to the north and south of the site.

Refinement of the site plan is recommended to maintain and improve the environmental integrity of the surrounding area. Clear cutting of the vegetation should be minimized where possible. Information submitted for the review identifies an unnamed tributary to the Chattahoochee River. Where possible, the developed areas should be compacted in order to maximize greenspace along the tributary to ensure its continued integrity.

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Grading of the site should be kept to a minimum where possible. Stormwater management controls are of critical importance for preserving the existing water quality of the various water entities in the immediate area. In refining the site plan, it is recommended that significant consideration be given to grading and potential runoff, and kept to a minimum where possible.

Finally, it is recommended that consideration be given to the type of materials used for construction of the parking lots and buildings to help reduce the urban heat island effect. Mitigation strategies could include, but not exclusive, replanting of shade trees and vegetation where possible, use of reflective materials for roofs and pavements. It is recommended that resources and information from the U.S Green Building Council, COOL Communities, American Planning Association, U.S. EPA, and Project ATLANTA (Atlanta Land Use Analysis: Temperature and Air Quality) study be reviewed.

The Best Environmental Practices listed below should be reviewed and applied to the development where possible.

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PRELIMINARY REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

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Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half mile apart, or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle”.

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

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Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development is located in southeastern Douglas County at the intersection of Riverside Parkway and Rock House Road. The site is approximately three miles south of Interstate 20.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is located entirely within Douglas County; however, the site is adjacent to the City of Douglasville.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

Based on national averages, the proposed development will create 483 jobs.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$81 million with an expected \$1.1 million in annual local tax revenues.

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

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

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

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To be determined during the review.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

To be determined during the review.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

To be determined during the review.

Air Quality Impacts/Mitigation (based on ARC strategies)	Type Yes below if taking the credit or blank if not	Credits	Total
Clean-fueled vehicles 2% per ea. 10% of fleet	YES	10%	10%
Bike/ped networks connecting uses w/in the site	YES	2%	2%
Total Calculated ARC Air Quality Credits (15 % reduction required)		12%	12%

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

To be determined during the review.

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INFRASTRUCTURE

Wastewater and Sewage

Wastewater is estimated at 0.0326 MGD based on information submitted for the review.

Which facility will treat wastewater from the project?

Sweetwater Creek will provide wastewater treatment for the proposed development.

What is the current permitted capacity and average annual flow to this facility?

The capacity of the Sweetwater Creek facility is listed below:

PERMITTED CAPACITY MMF, MGD ¹	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
3.0	3.0	1.1	6.4	-3.4	Expansion to 4.5 or 6.0 as needed 2005-2010	

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

¹ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.0326 MGD based on information submitted for the review.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE

Solid Waste

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How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 7,200 tons of solid waste per year.

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.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

AGING

Does the development address population needs by age?

Not applicable.

HOUSING

Will the proposed project create a demand for additional housing?

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Yes, the proposed warehouse distribution uses of the proposed development will create a demand for additional housing in the area.

Will the proposed project provide housing opportunities close to existing employment centers?

No, residential is not proposed with this project.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 801.01. This tract had a 5.4 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 39 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating there are multi-family housing options around the development area.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Yes, according to information submitted with the review, 100% of the workers employed in the DRI will have the opportunity to find housing in the immediate area.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

Your DRI ID NUMBER for this submission is: **662**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 10/14/2004 5:10:27 PM

DEVELOPMENT OF REGIONAL IMPACT

Douglas County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. 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:	Douglas County
*Individual completing form and Mailing Address:	Amy Brumelow, Planning & Zoning Manager 8700 Hospital Drive Douglasville, GA 30134
Telephone:	678-715-5370
Fax:	678-715-5366
E-mail (only one):	abrumelow@co.douglas.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:	Echo Road Industrial Park	
Development Type	Description of Project	Thresholds
Wholesale & Distribution	2.9 Million Square Feet of Distribution Space.	View Thresholds
Developer / Applicant and Mailing Address:	IDI Gary Minor 1100 Satellite Blvd. Suwanee, GA 30024	
Telephone:	770-232-1500	
Fax:	770-232-1100	
Email:	gminor@idi.com	
Name of property owner(s) if different from developer/applicant:	Kerker Prop., LP, Charles & Lanae Martin, Jesse & Ginger Crosswhite, L.R. McGourik, Paul Howard Turner, Yvonne Gordon, James Morris, Jr., John Harvey Merritt, John & Timothy Foreman, Hester, Bogozan, Daniel McGourik, Kevin McGourik, J.J. McGourik, O'Leary, Gordon, Ralph Petty, Cathy Jackson, Rueben Styles, Julian Styles, Delores Radford, Love Family Property, G. Thomason, Joe Cooper	
Provide Land-Lot-District Number:	LL 175, 180 of the 18th District, 2nd Section	
What are the principal streets or roads providing vehicular access to the site?	Riverside Parkway, Echo Road, Rockhouse Road	
Provide name of nearest street(s) or intersection:	Riverside Parkway and Rockhouse Road	
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):	/	
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?	immediately adjacent to the City of Douglasville
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?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	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?	Douglasville Douglas County Water and Sewer Authority
What is the name of the wastewater treatment supplier for this site?	Douglasville Douglas County Water and Sewer Authority
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: 2009

Local Government Comprehensive Plan

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

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?	
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	
Included in an official Transportation Improvement Plan (TIP)?	
Developer/Applicant has identified needed improvements?	
Other (Please Describe): Developer/Applicant is completing a traffic study to identify required improvements.	Y

Submitted on: 11/10/2004 3:45:51 PM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Douglas County
Individual completing form:	Amy Brumelow
Telephone:	678-715-5370
Fax:	678-715-5366
Email (only one):	abrumelow@co.douglas.ga.us

Proposed Project Information

Name of Proposed Project:	Echo Road Industrial Park
DRI ID Number:	662
Developer/Applicant:	Industrial Development International, Inc.
Telephone:	770-232-1500
Fax:	770-232-1100
Email(s):	gminor@idi.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.)	N
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	\$81 Million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1.1 Million
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):	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Douglasville Douglas County Water & Sewer Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0326
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?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	Douglasville Douglas County Water & Sewer Authority
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What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0326
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 required?	1.1 miles

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.)	Phase 1: 3106 (297 AM, 281 PM) Phase 2: 5512 (454 AM, 467 PM)
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: Please See Traffic Study Performed by Street Smarts.	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	7200
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
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?	39.9%
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Sweetwater Creek	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers will remain undisturbed and on-site detention ponds will be used to control all stormwater discharges.	

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:

1. BMP's will be installed to minimize or have no effect on the watershed. 3. There are potential wetlands on-site. There has been no delineation performed. No development will take place in any wetlands areas as may be determined to exist.

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?

Y

2. Historic resources?

N

3. Other environmentally sensitive resources?

N

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:

1. A portion of the site is in a floodplain. The floodplain will not be affected by this development.

	M.D.A. E	M.D.A. D	M.D.A. F	M.D.A. C	M.D.A. B	B.I.O. A	F
R.E.S.O.L.U.T.I.O.N.E.R.M.B.	Jr6	J60	Jm	860	Jr6	160	180
P.O.V.I.C.H.E.R.P.E.R.M.B.	Jm1	J60	Sr	J60	Jm2	161	1261
T.R.A.N.S.I.T.O.R.Y.	85	71	8	81	**	108	*29

1. ALL BUILDINGS ARE SINGLE STORY.
2. ALL EXISTING BUILDINGS TO BE DEMOLISHED.
3. ALL PROPOSED BUILDINGS SHALL BE INDUSTRIAL/PUBLIC/COMMERCIAL.
4. NO SETBACKS HAVE BEEN CONSIDERED AT THIS TIME. THE DEVELOPER HAS NO INTENTION OF VIOLATING ANY EXISTING ZELANDS TOTAL SITE ALLOWANCE = 137 ACRES.

PHASE 2

POST

PROJECT SUMMARY			
BUILDING	CSE	ACREAGE	BOOK VALUE
A	\$100,000	50	273
B	\$100,000	75	278
F	\$10,000	5	128

SUBTOTAL PHASE 1	1,340,000	1.30	27.3
<u>BILLING</u>			
D	400,000	38	1.38
C	600,000	97	1.51
E	400,000	68	1.48
SUBTOTAL PHASE 2	1,400,000	207	1.53
TOTAL	2,940,000	337	2.02

PROJECT SUMMARY

SITE ACCESS NAMES

TRAFFIC ENGINEER
FREDRICK BLAIR
8080 PENNINGTON PKWY.
SUITE 200
DELTA, GA 30007
CONTACT: MR. GENE BLUMBERG
PHONE: 770-518-0968

MANAGER/ASST. MGR.
2876 PLACES TERRY RD. NW
SUITE 210
ATLANTA, GA 30689
CONTACT: MR. TERRY MCGEE
PHONE: 770-432-6400

CONTACT: MR. GENE HADNIGLIER
PHONE: 770-818-0882

17. $\mu_1 = 1$ and $\mu_2 = 1/2$

OWNER/APPLICANT:
INDUSTRIAL DEVELOPMENTS
INTERNATIONAL, INC.
1100 SATELLITE BOULEVARD
SOMERSET, GEORGIA 30024

HR CONTACT:

MR. GARY MINOR
PHONE: 770-232-1500

Scale 1" = 200'

Scale 1" = 200'

2004-100
SHEET NO.
1
OF
1

DRAWN BY:	BM	REVISION	DATE	DESCRIPTION
CHECKED BY:	BWD	1	11/3/04	PER BATA SITE PLAN CHECKLIST
DATE:	10/20/04			
SCALE:	1" = 200'			
LAND LOTS:	174,175,173			
	176,180			
DISTRICT:	7e1			
SECTION:	84h			

**GRTA APPLICATION SITE PLAN FOR
ECHO ROAD INDUSTRIAL PARK
DOUGLAS COUNTY, GEORGIA
PREPARED FOR
INDUSTRIAL DEVELOPMENTS
INTERNATIONAL, INC.**

B.C. ENGINEERING, INC.
116 NORTH MAIN STREET
CUMMING, GA 30040
CONTACT: BRIAN COLE, PE
PHONE: (770) 205-6181
FAX: (770) 205-6162