

DATE: May 2, 2023

TO: Dr. Romona Jackson Jones, Chairman, Douglas County Commission
ATTN TO: Phil Shafer, Zoning Administrator, Douglas County
RE: Development of Regional Impact Review
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This Preliminary Report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Capps Ferry Road Subdivision DRI 3892

Submitting Local Government: Douglas County

Date Opened: May 2, 2023 **Deadline for Comments:** May 17, 2023 **Date to Close:** May 19, 2023

Description: A DRI Review of a proposal to construct 609 single-family homes on a 707-acre wooded site with multiple streams off of Capps Ferry Road in Douglas County.

PRELIMINARY COMMENTS:

Key Comments

The project's low density and preservation of a large amount of natural open space around Hurricane Creek, the project are partially aligned with applicable Rural Areas policy recommendations set forth in the Atlanta Region's Plan which note: "There is a strong desire from residents and elected officials in these areas to keep them rural...The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development."

The project's retention of a large area of natural wooded space in the southwest corner of the site around Hurricane Creek which is supportive of regional environmental and climate-change mitigation policies. There may be potential opportunities for linking these fragmented open space areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The project will generate a total of 5,749 new vehicular trips; a range of modifications of nearby roadways are proposed to help mitigate the traffic impact.

The project utilizes a winding street pattern with numerous cul-de-sacs in part due to the nature of the site. Adjustment of this pattern to provide better automobile and pedestrian connectivity would be supportive of regional transportation and sustainability policies.

The proposed pedestrian network is unclear but could be substantially strengthened with the inclusion of some kind of internal trail system.

The project includes 609 single-family homes but no commercial component and the nearest location for accessing convenience items is some distance away. Inclusion of some minimal amount of centrally located neighborhood accessory retail space and possibly a small café could reduce or shorten automobile trips required to access basic goods and services.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The project includes 609 single-family homes but no commercial component and the nearest location for accessing convenience items is some distance away. Inclusion of some minimal amount of centrally located neighborhood accessory retail space and possibly a small café could reduce or shorten automobile trips required to access basic goods and services.

Transportation and Mobility Comments

ARC's Transportation and Mobility Group comments will be provided in the Final Report.

The project will generate a total of 5,749 new vehicular trips; a range of modifications of nearby roadways are proposed to help mitigate the traffic impact.

The project utilizes a winding street pattern with numerous cul-de-sacs in part due to the nature of the site. Adjustment of this pattern to provide better automobile and pedestrian connectivity would be supportive of regional transportation and sustainability policies.

The proposed pedestrian/sidewalk network is not clear from the site plan but could be substantially strengthened with the inclusion of some kind of internal trail system. The 2018 Douglas County Comprehensive Plan notes: "Internal multi-use trail system should be incorporated into the design of large residential developments to increase bicycle and pedestrian accessibility to schools, public facilities, employment and shopping areas and parks and open spaces, and connected where possible to the County's Planned Trail System."

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resource Group Comments

ARC's Natural Resource Group comments will be provided in the Final Report.

Environment Comments

The project proposes to retain a large area of natural wooded space in the southwest corner of the site around Hurricane Creek which is supportive of regional environmental and climate-change mitigation policies.

There may be potential opportunities for linking these fragmented open space areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional environmental policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Unified Growth Policy Map Considerations: Rural Areas

This DRI site falls under the UGPM Rural Areas category which are areas in the region where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism.

To maintain economic viability without undesirable development, these areas may be appropriate as "sending" areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

The project is partially aligned with Rural Areas policies in that it preserves a large amount of natural open space and proposes low-density single-family homes compatible with rural character. This alignment could be strengthened by including more robust pedestrian accommodations such as a trail system and by including a minimal amount of neighborhood accessory retail space to reduce the need to drive a long distance to

access convenience products. The final design of the project could further the intent of the Rural Areas recommendations by utilizing rural character elements in the design of project roads, bridges, fences, and related components.

Douglas County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CARROLL COUNTY
CITY OF WHITESBURG

GEORGIA CONSERVANCY
CITY OF CHATTAHOOCHEE HILLS

COWETA COUNTY
CITY OF DOUGLASVILLE

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3892

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: Douglas

Individual completing form: Phil Shafer

Telephone: 770-920-7313

E-mail: pshafer@douglascountygga.gov

*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: Capps Ferry Road Subdivision

Location (Street Address, Land Lots 49, 68, 69, 85 within the 3rd District, 5th Section, Douglas County, GA GPS Coordinates, or Legal Land Lot Description):

Brief Description of Project: Proposed Residential Conservation Subdivision 609 lots containing 15,000 sf (minimum) each with a minimum of 40% open space

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 713.08 acres with 609 lots representing .85 units per acre

Developer: Capps Ferry Investments, LLC

Mailing Address: 1472 Thornton Rd. N. Oshawa, Canada L1H7K4

Address 2:

City: Oshawa State: Ca Zip: L1H7K4

Telephone: 905-433-1040

Email: greg@bataviyahomes.ca

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)

Yes

No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

Rezoning

Variance

Sewer

Water

Permit

Other

Development Review Committee plat approval

Is this project a phase or part of a larger overall project?

(not selected)

Yes

No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2025 (1st Phase) Overall project: 2029

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Developments of Regional Impact

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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: Douglas

Individual completing form: Phil Shafer

Telephone: 770-920-7313

Email: pshafer@douglascountyga.gov

Project Information

Name of Proposed Project: Capps Ferry Road Subdivision

DRI ID Number: 3892

Developer/Applicant: Capps Ferry Investments, LLC

Telephone: 905-433-1040

Email(s): greg@bataviahomes.ca

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: \$250MM

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3.4MM

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: Douglasville-Douglas County Water and Sewer Authority

What is the estimated water supply demand to be generated by the project, 0.12 MGD

measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:

Douglasville-Douglas County Water and Sewer Authority

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

0.12 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

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.)

Total daily trips estimated to be 5749, with 451 at AM Peak Period

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☐ Yes ☒ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below:

Potential improvements at site access points will be included, but off site improvements are not anticipated.

Solid Waste Disposal

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

2,000 TPY

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

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

14%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
Stream buffers will remain outside of perpendicular road or utility crossings.
Stormwater management BMPs such as stormwater management ponds will be utilized to meet all local, state, and federal stormwater management requirements for the site.

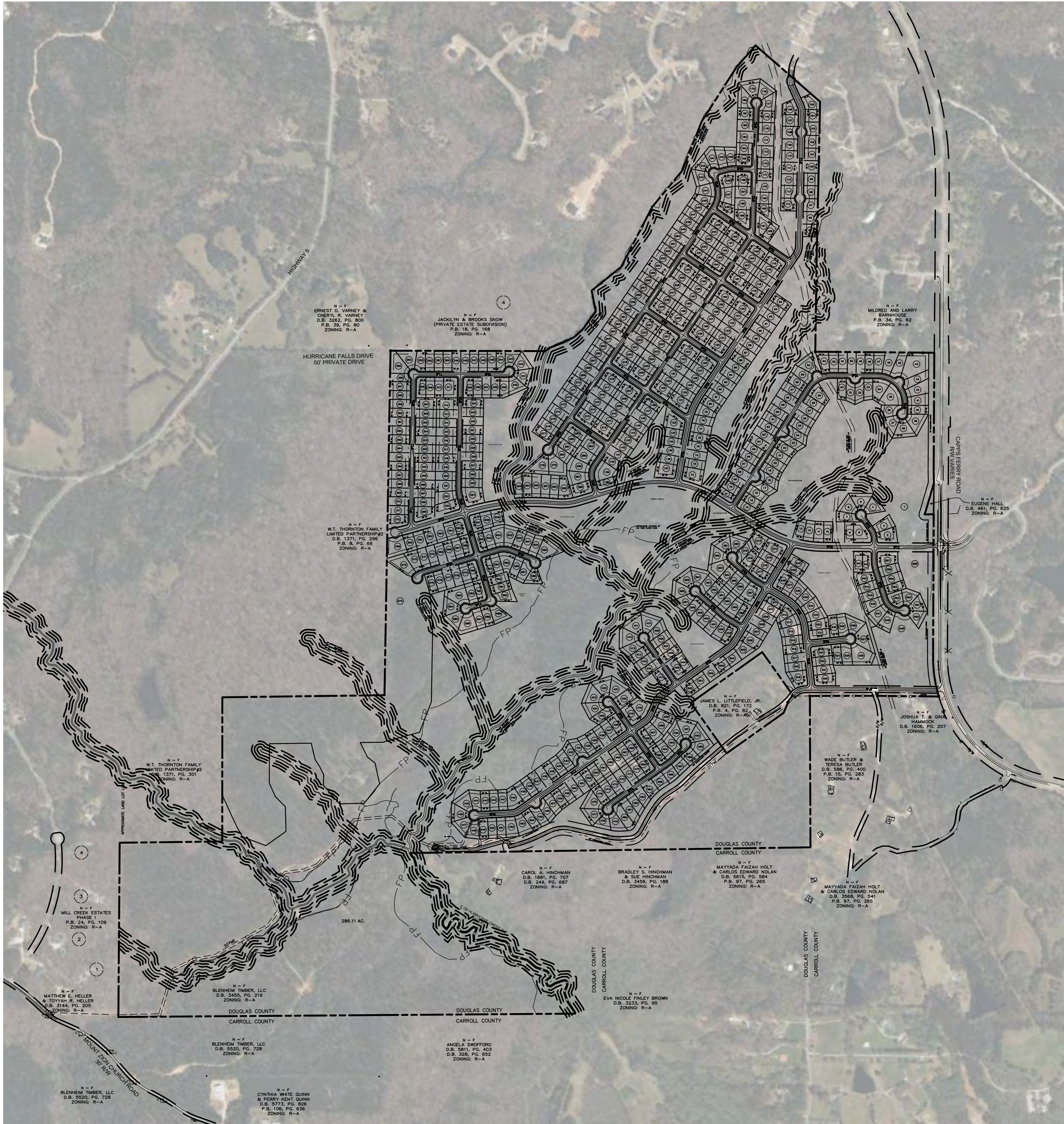
Environmental Quality

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

- 1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
- 2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
- 3. Wetlands? ☐ (not selected) ☒ Yes ☐ No
- 4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
- 5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
- 6. Floodplains? ☐ (not selected) ☒ Yes ☐ No
- 7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
- 8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
Due to the topography of the property, multiple stream crossings for roads and utilities are anticipated which may affect wetlands and floodplains which lie at the crossing locations.
The crossings have been positioned to minimize impacts to any streams, wetlands, or floodplains

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GENERAL NOTES

ZONING: R-A (CONSERVATION SUBDIVISION)
PARCELS: 00700350066, 00680350001, 00490350002, 00490350003, & 00490350004
No. OF LOTS: 609
ACREAGE: 713.08 ACRES
DENSITY: 0.85 LOTS/ACRE
OPEN SPACE: 390.83 ACRES (55%)
STREAM BUFFERS: 143.33 ACRES (20%)
MINIMUM LOT SIZE: 15,000 S.F.
FRONT SETBACK: 35 ft.
SIDE SETBACK: 15 ft.
REAR SETBACK: 30 ft.
STREET WIDTH: 28 ft. BOC TO BOC
MINIMUM HOUSE SIZE: 1,800 SF

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEER-IN-CHARGE [LANDSCAPE ARCHITECT]
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
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OVERALL PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

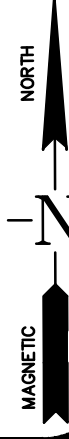
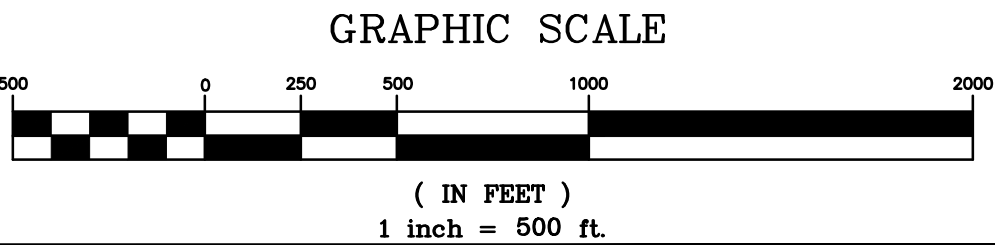
OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

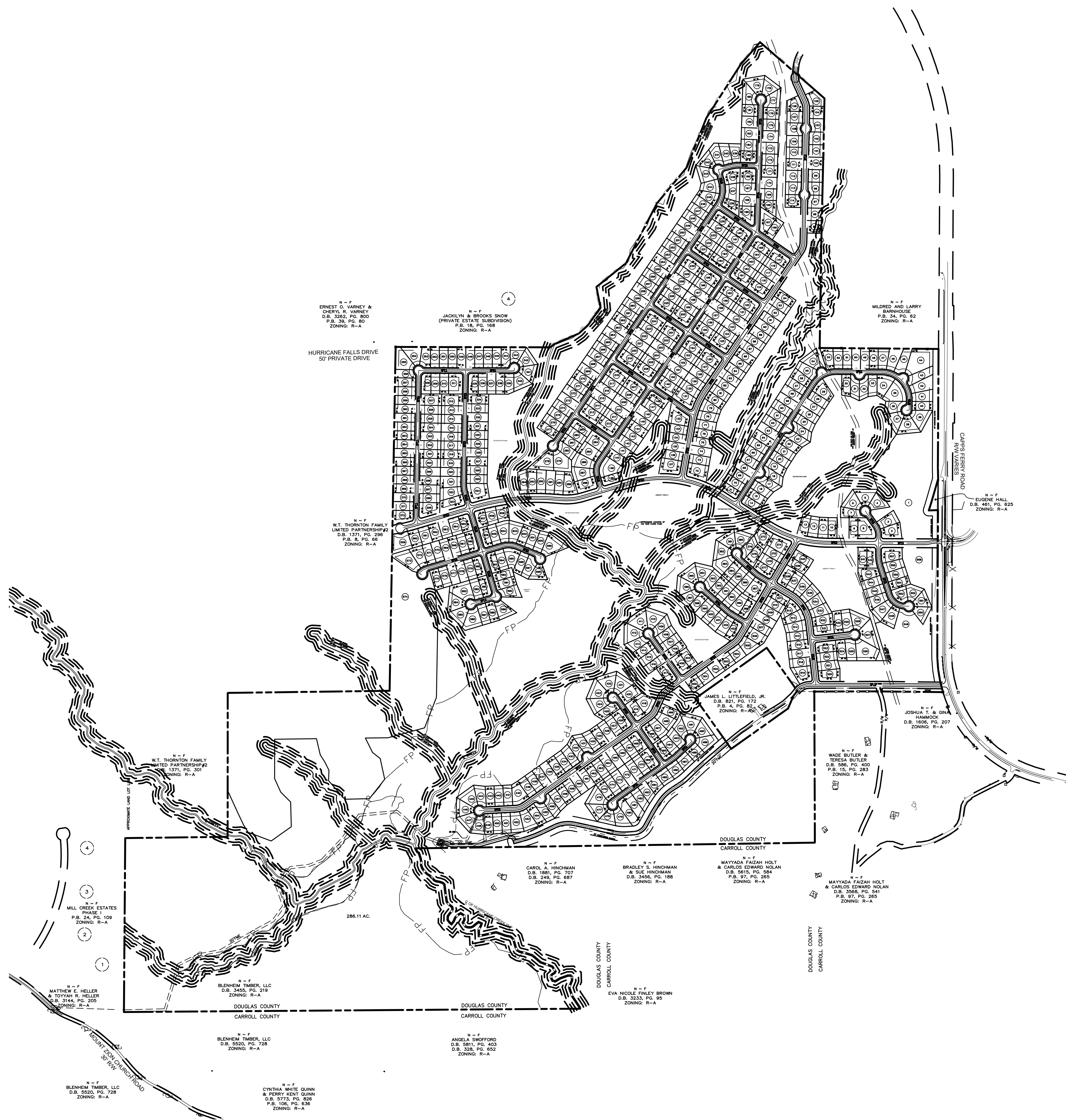
DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

Professional Engineer
No. 24019
Professional
H. RAY
5-2-23

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR
JOB#: H21287
SP1





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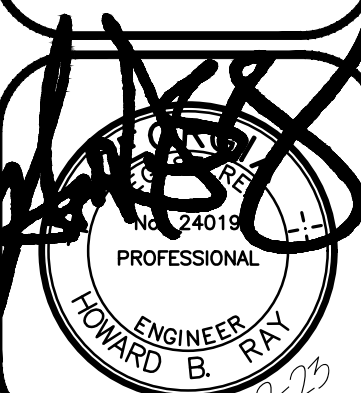
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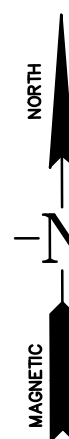
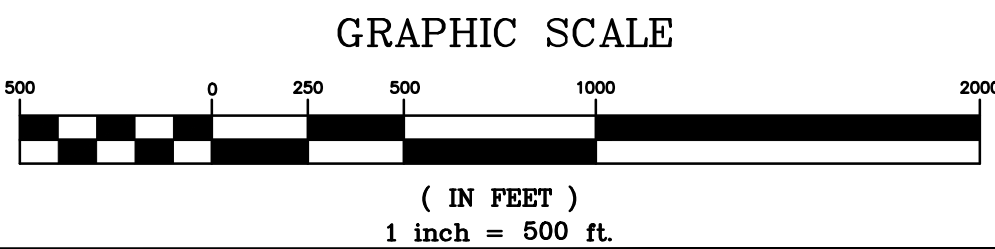
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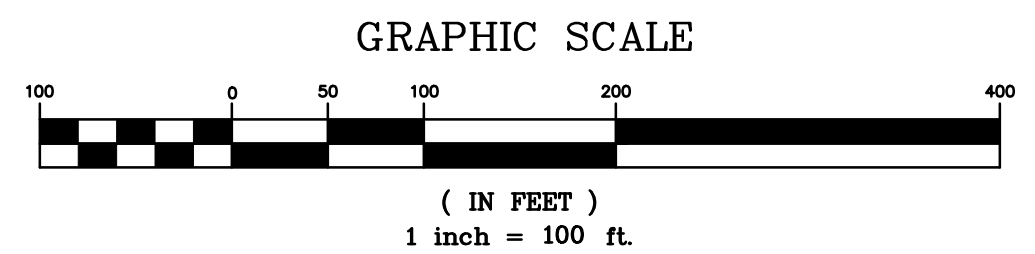
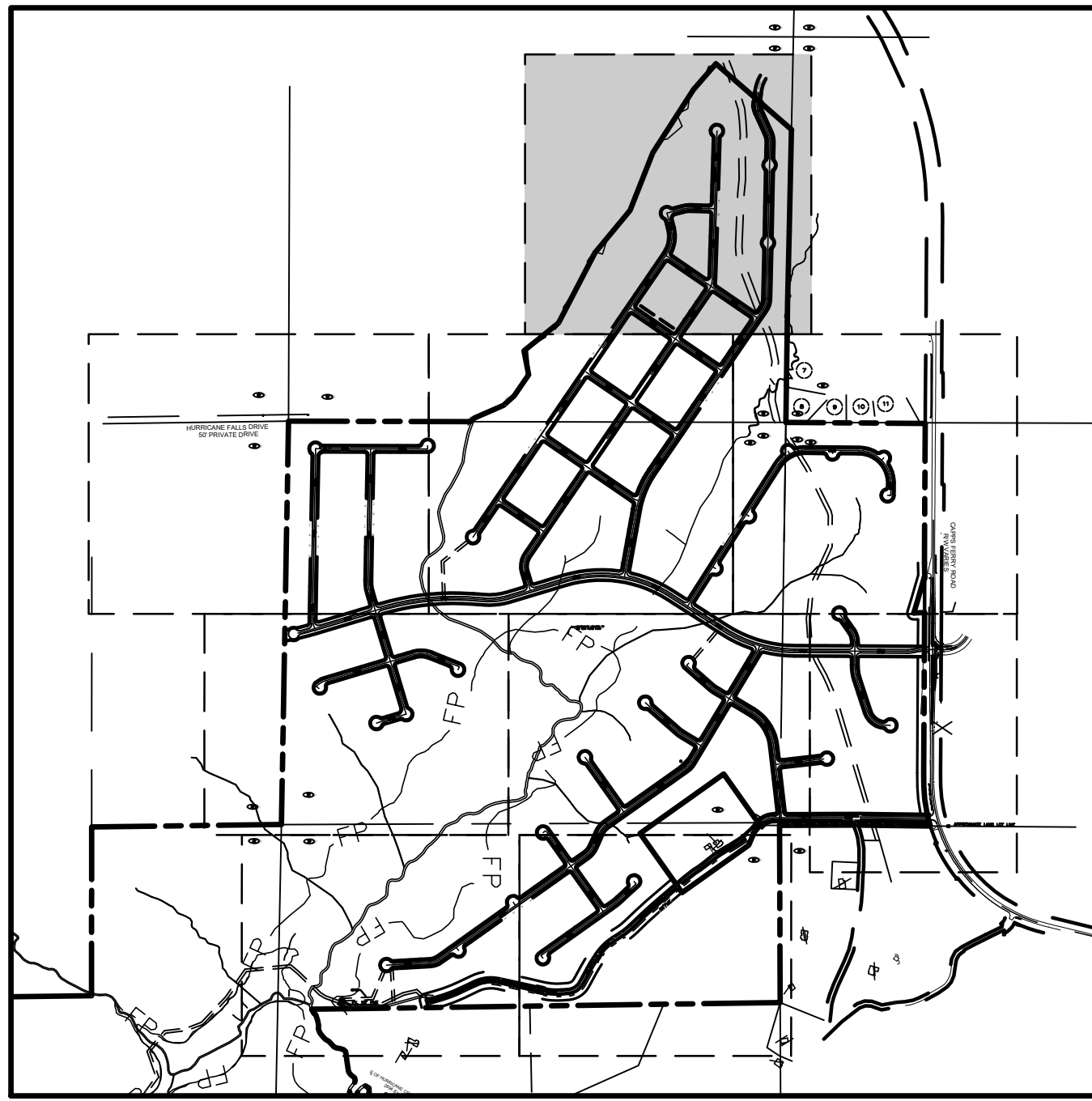
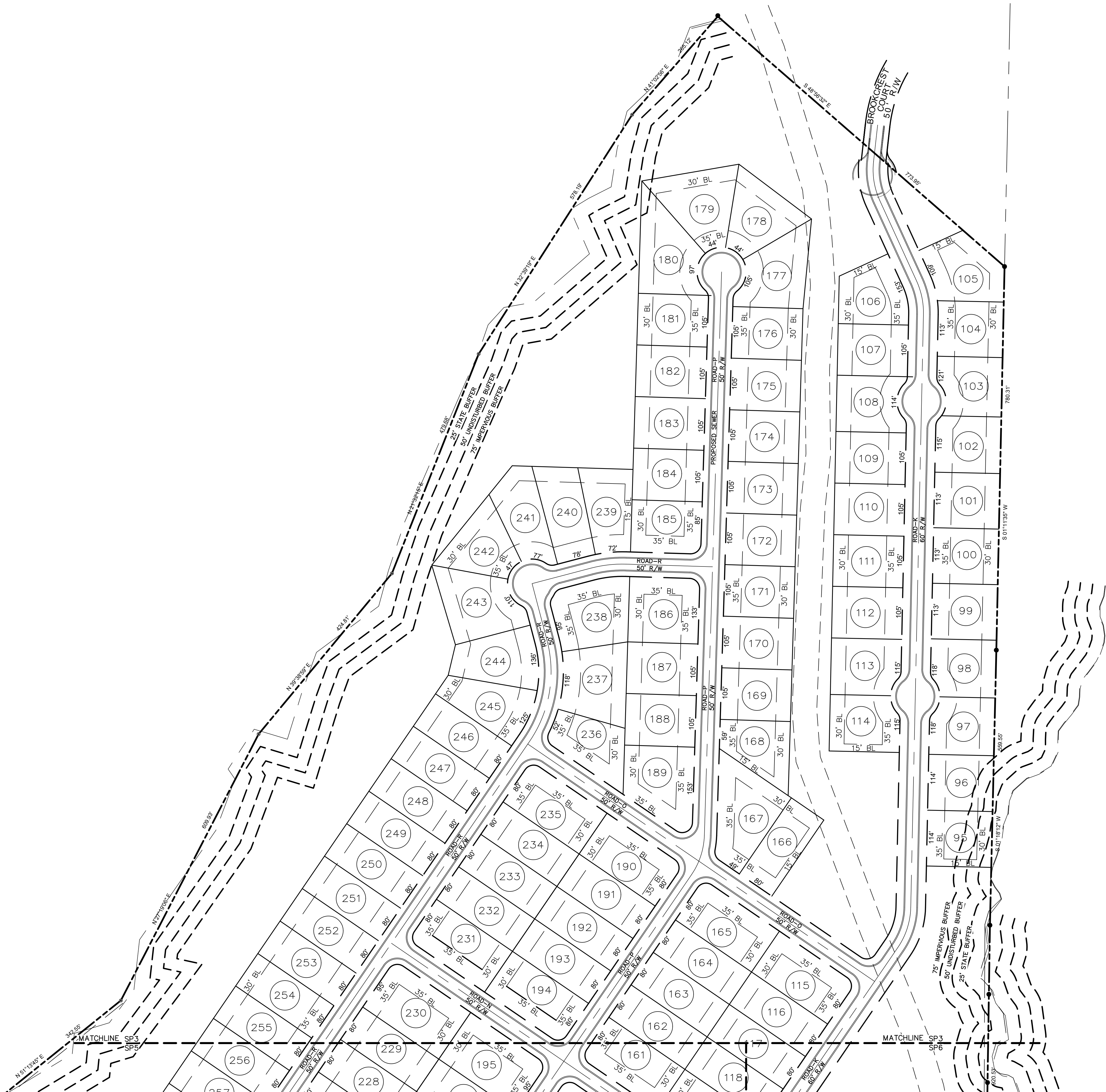


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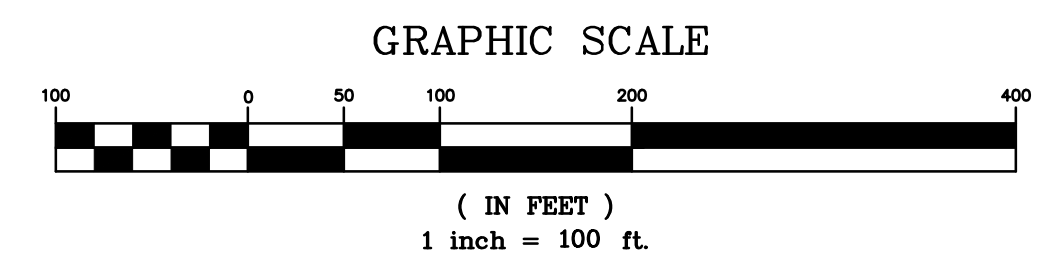
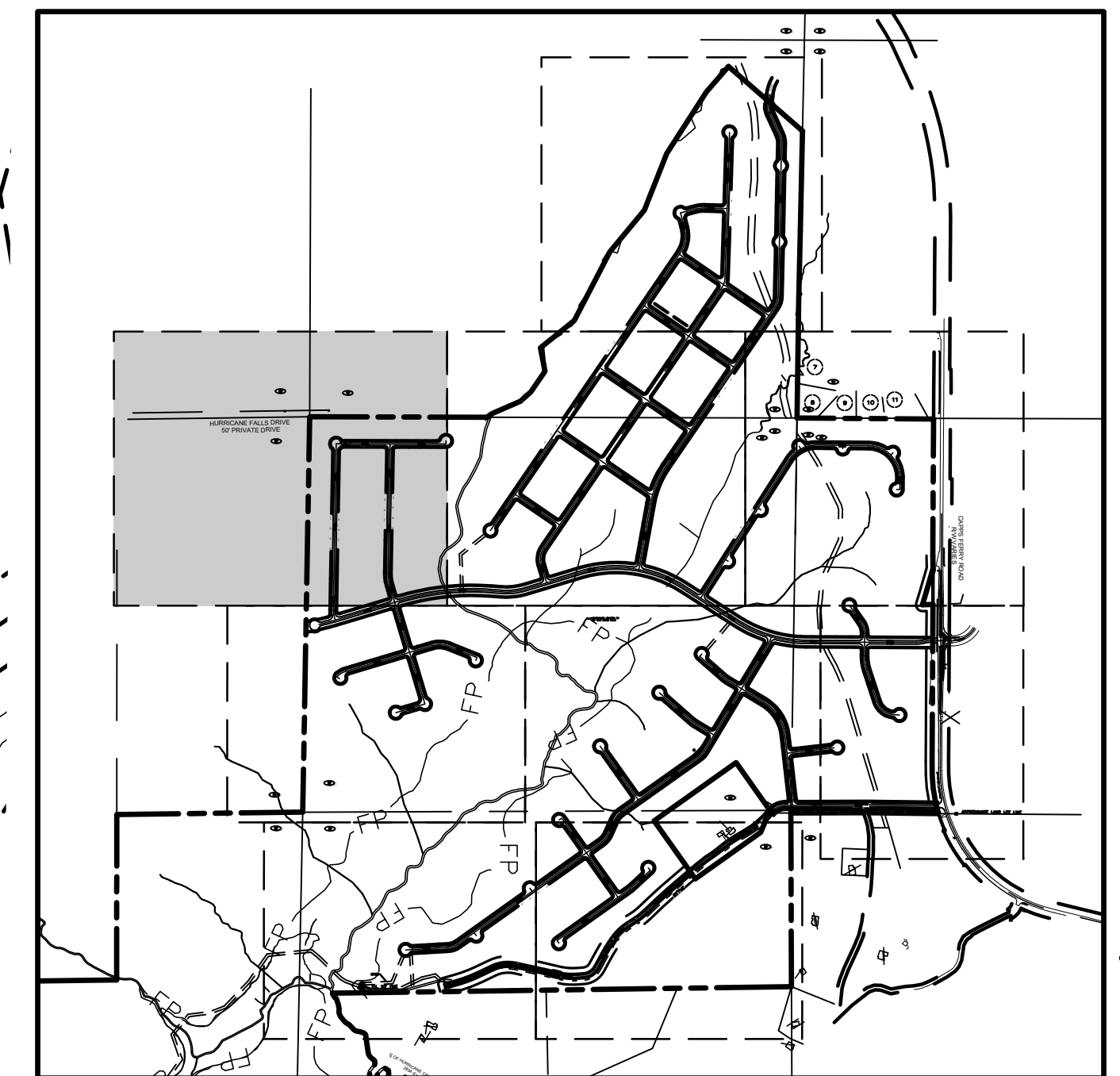
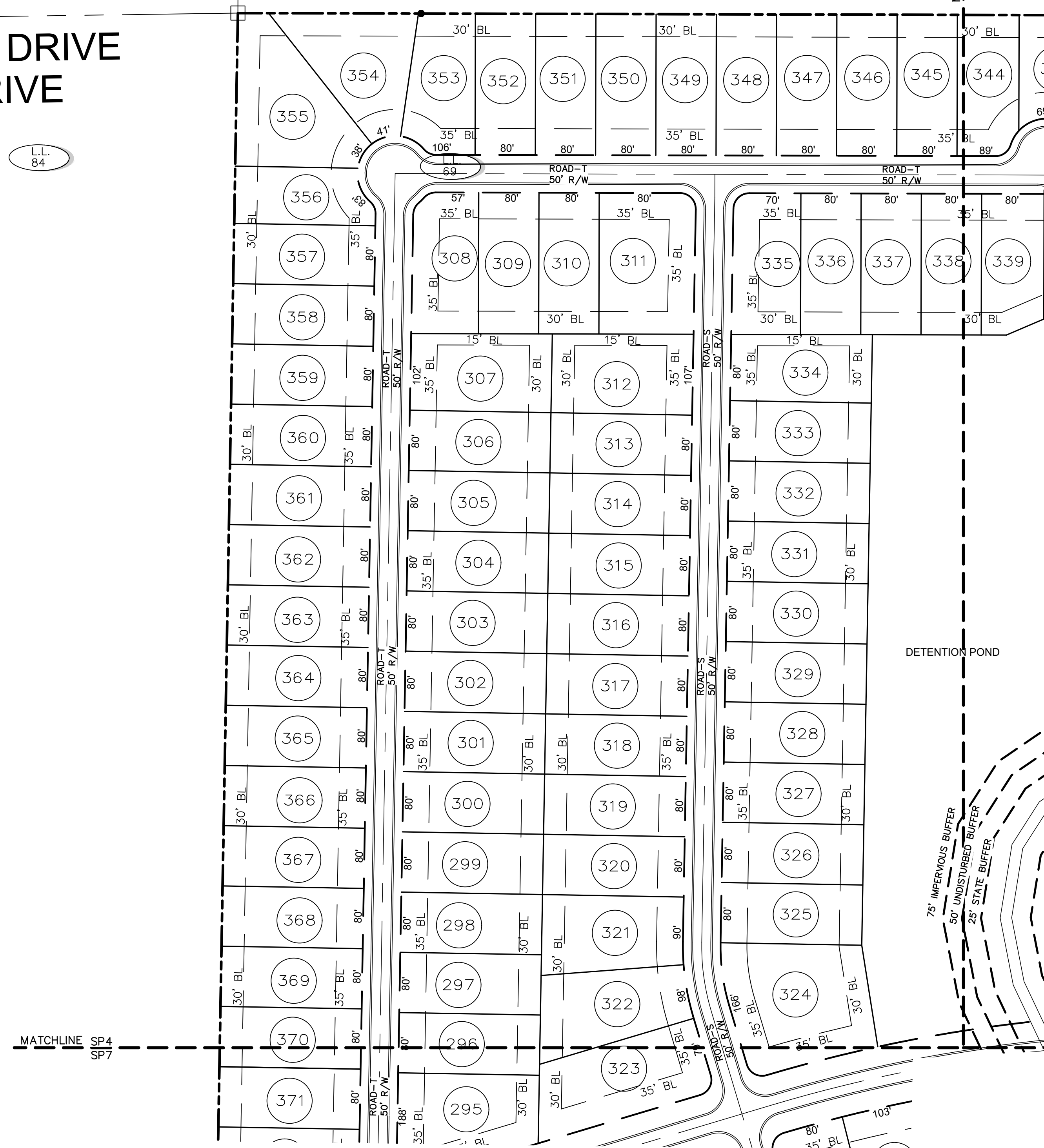
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No. 24019
PROFESSIONAL
ENGINEER
STATE OF GEORGIA

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JOB# H21287
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N ~ F
ERNEST O. VARNEY &
CHERYL R. VARNEY
D.B. 3262, PG. 800
P.B. 39, PG. 80
ZONING: R-A

N ~ F
JACKILYN & BROOKS SNOW
(PRIVATE ESTATE SUBDIVISION)
P.B. 18, PG. 168
ZONING: R-A

HURRICANE FALLS DRIVE
50' PRIVATE DRIVE



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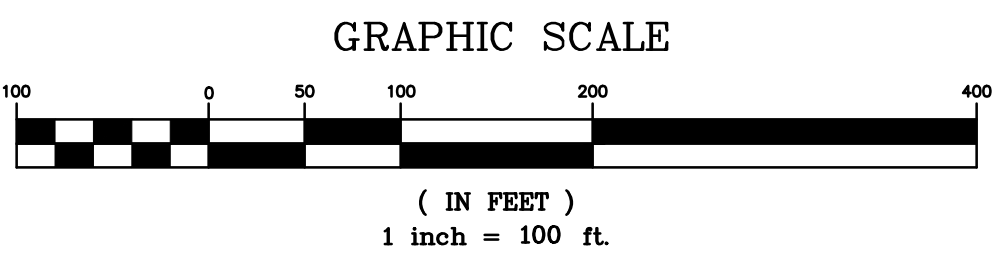
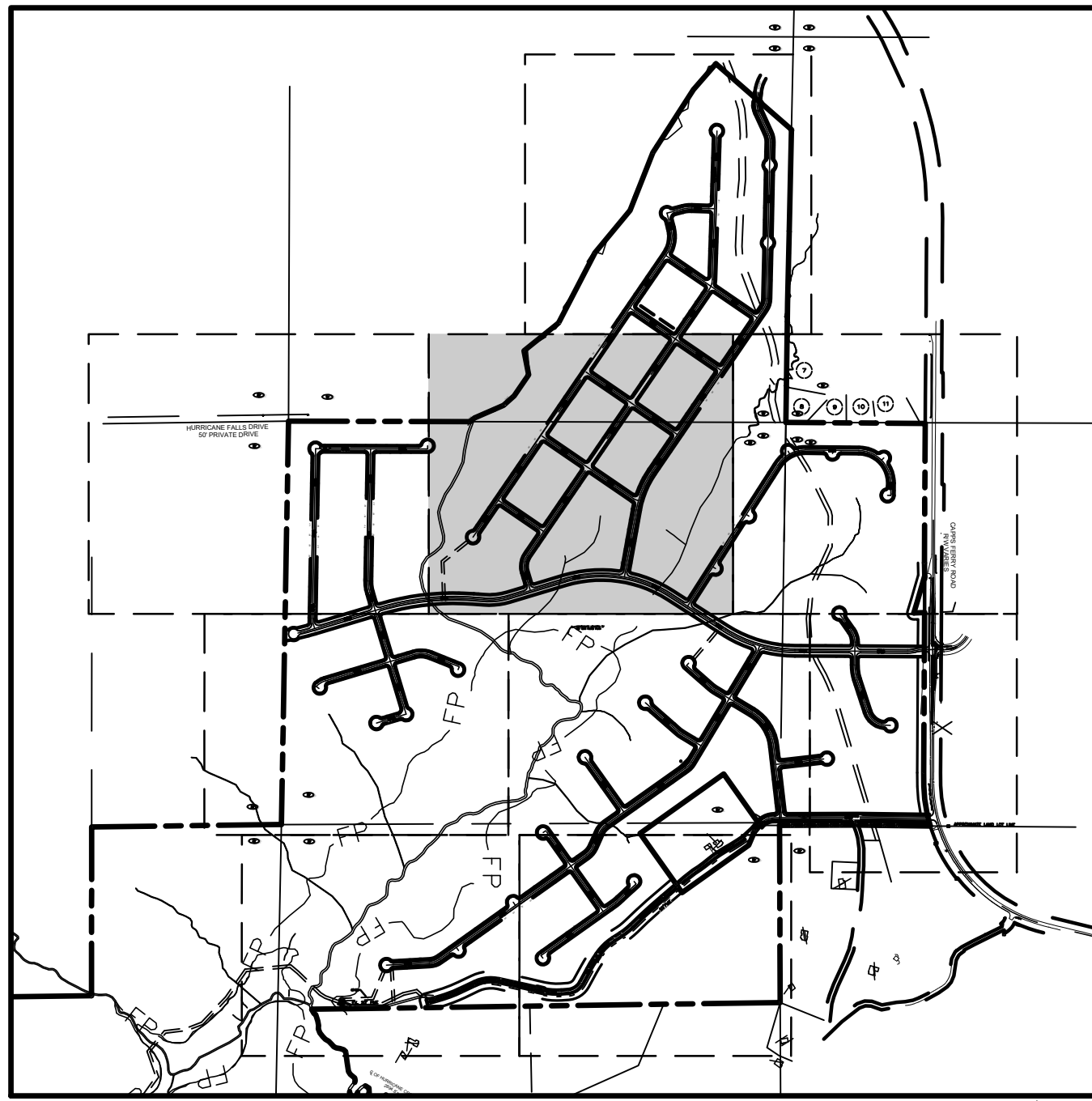
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P.E. 24015
PROFESSIONAL
ENGINEER

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4

SNOW
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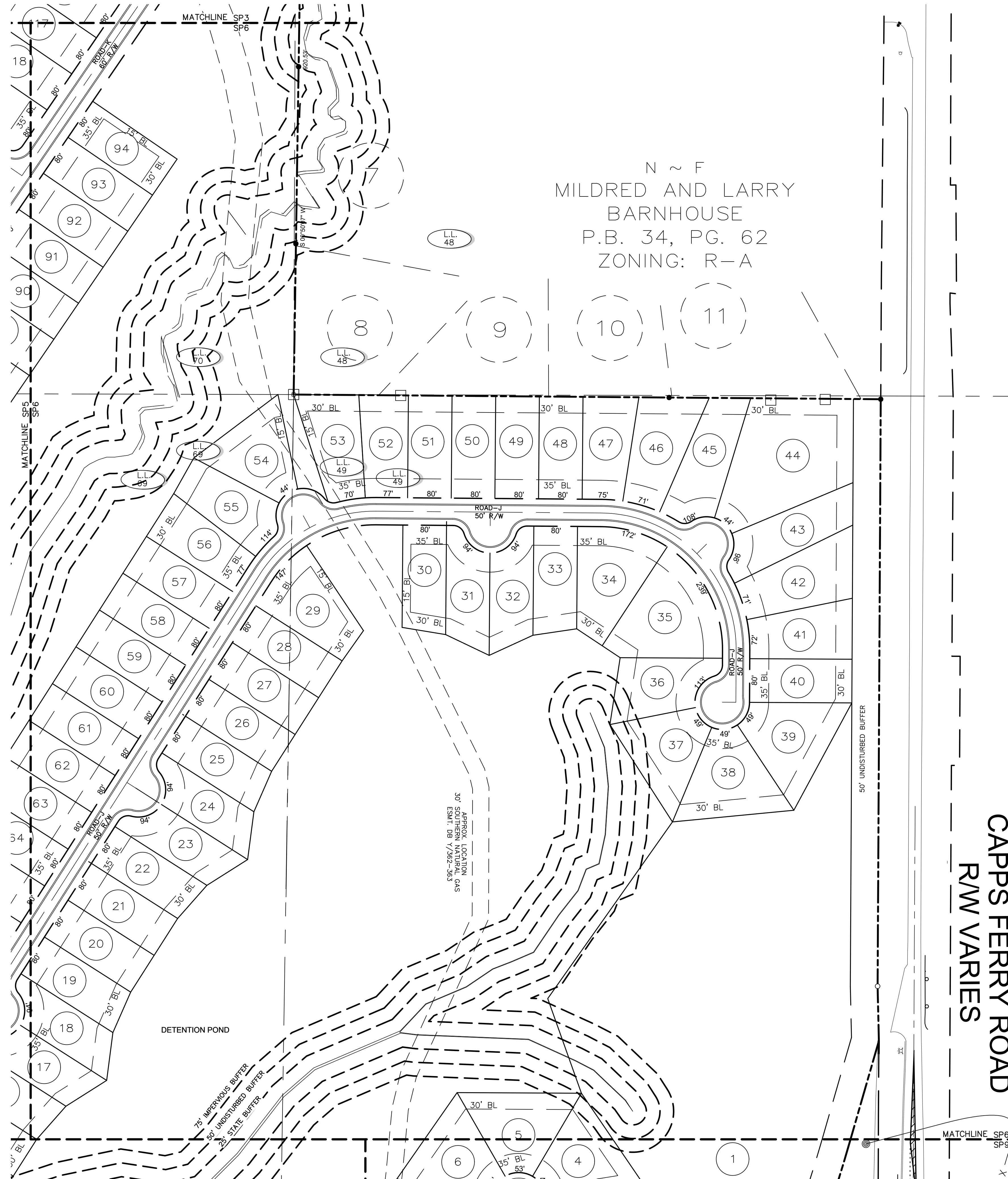
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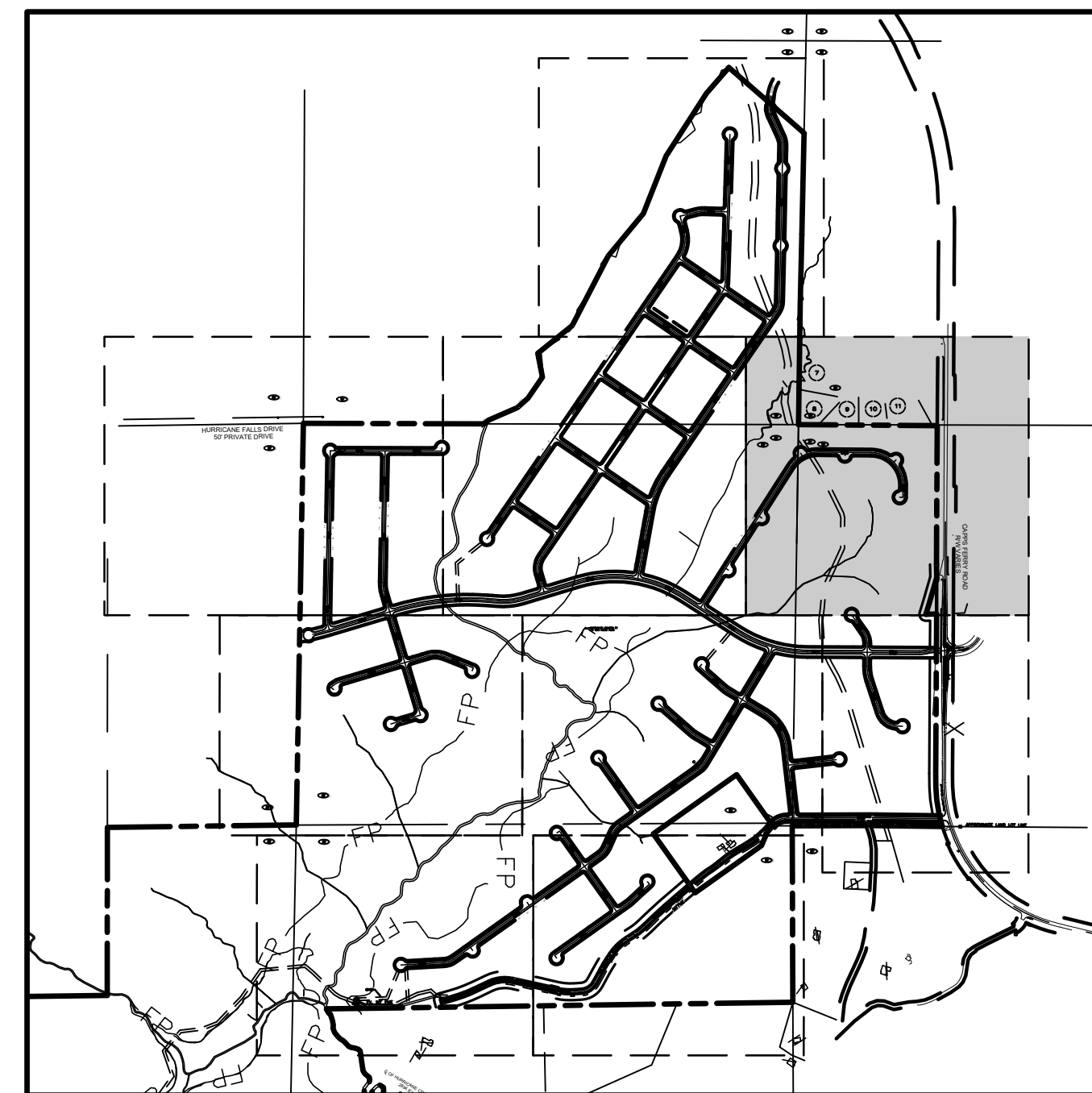
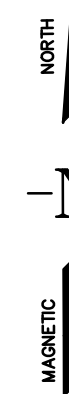
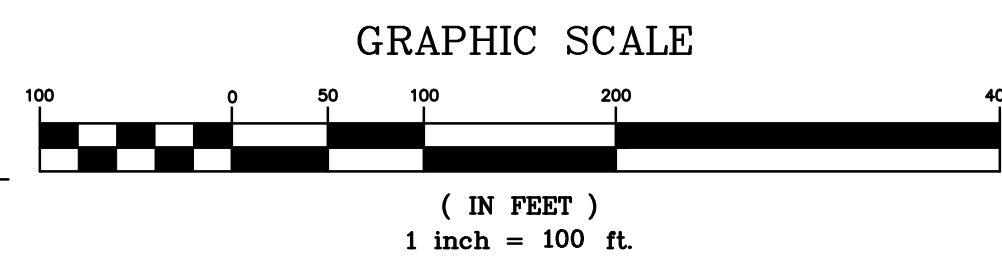
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N ~ F
EUGENE HALL
D.B. 461, PG. 625



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1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

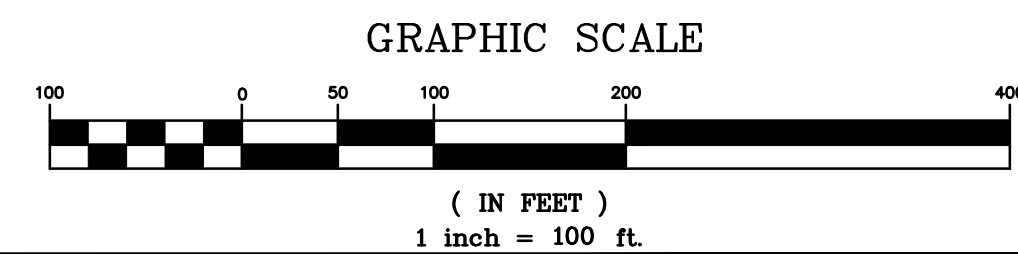
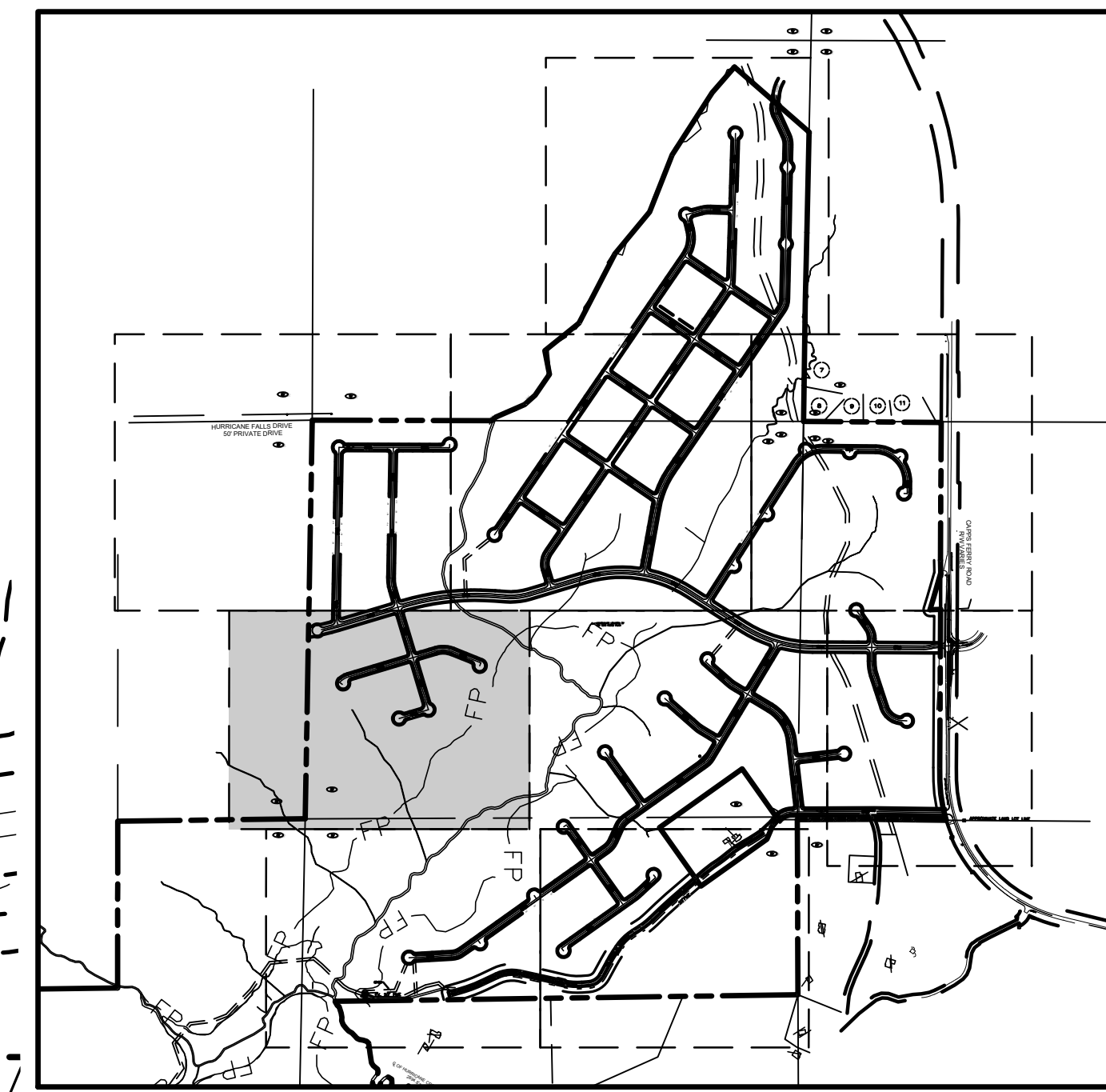
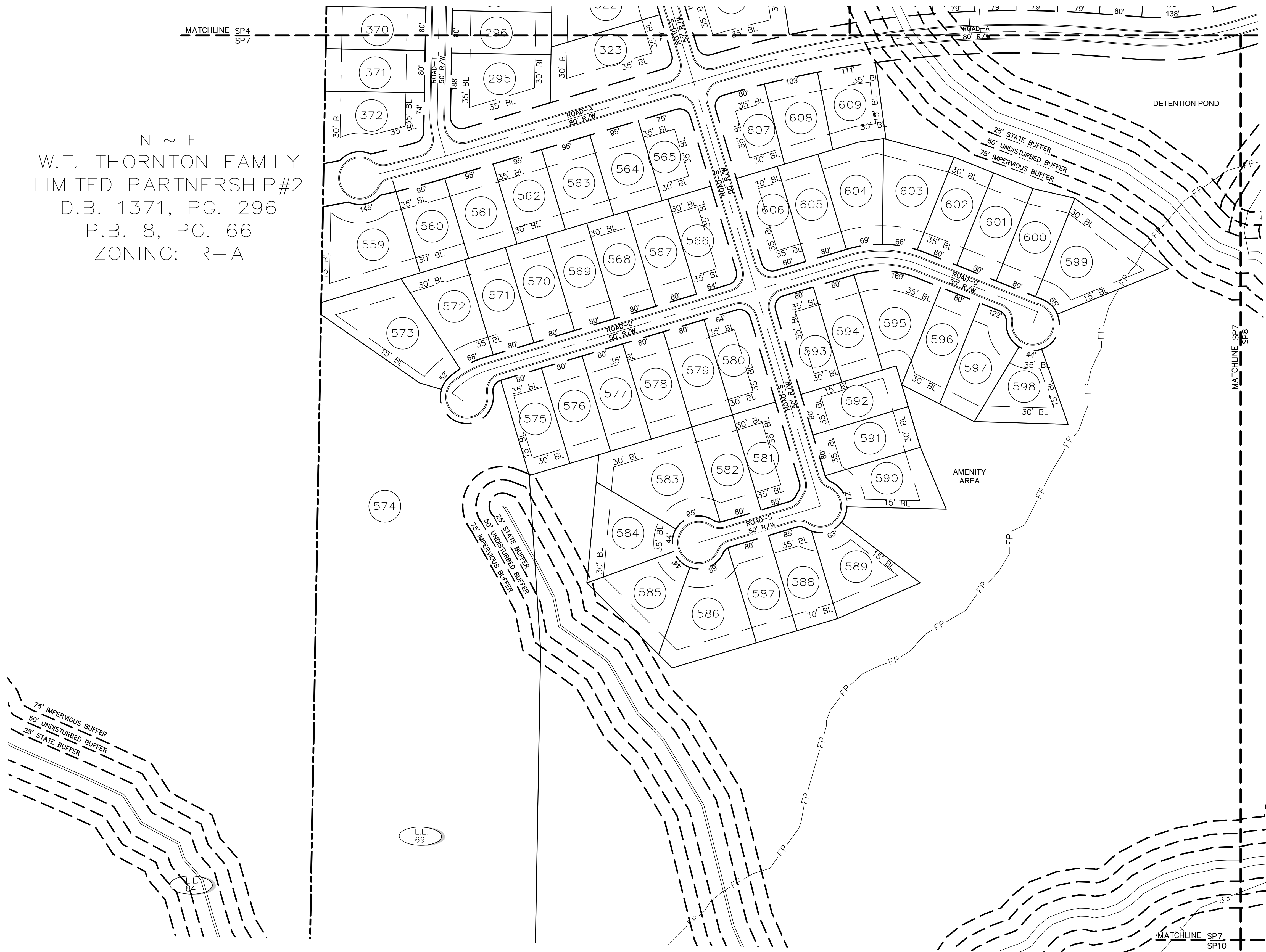
PROFESSIONAL
HUGHES-RAY
ENGINEER
H. RAY
11/17/22

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR

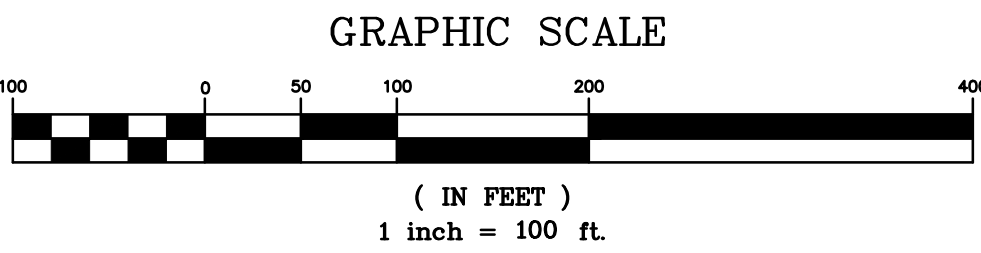
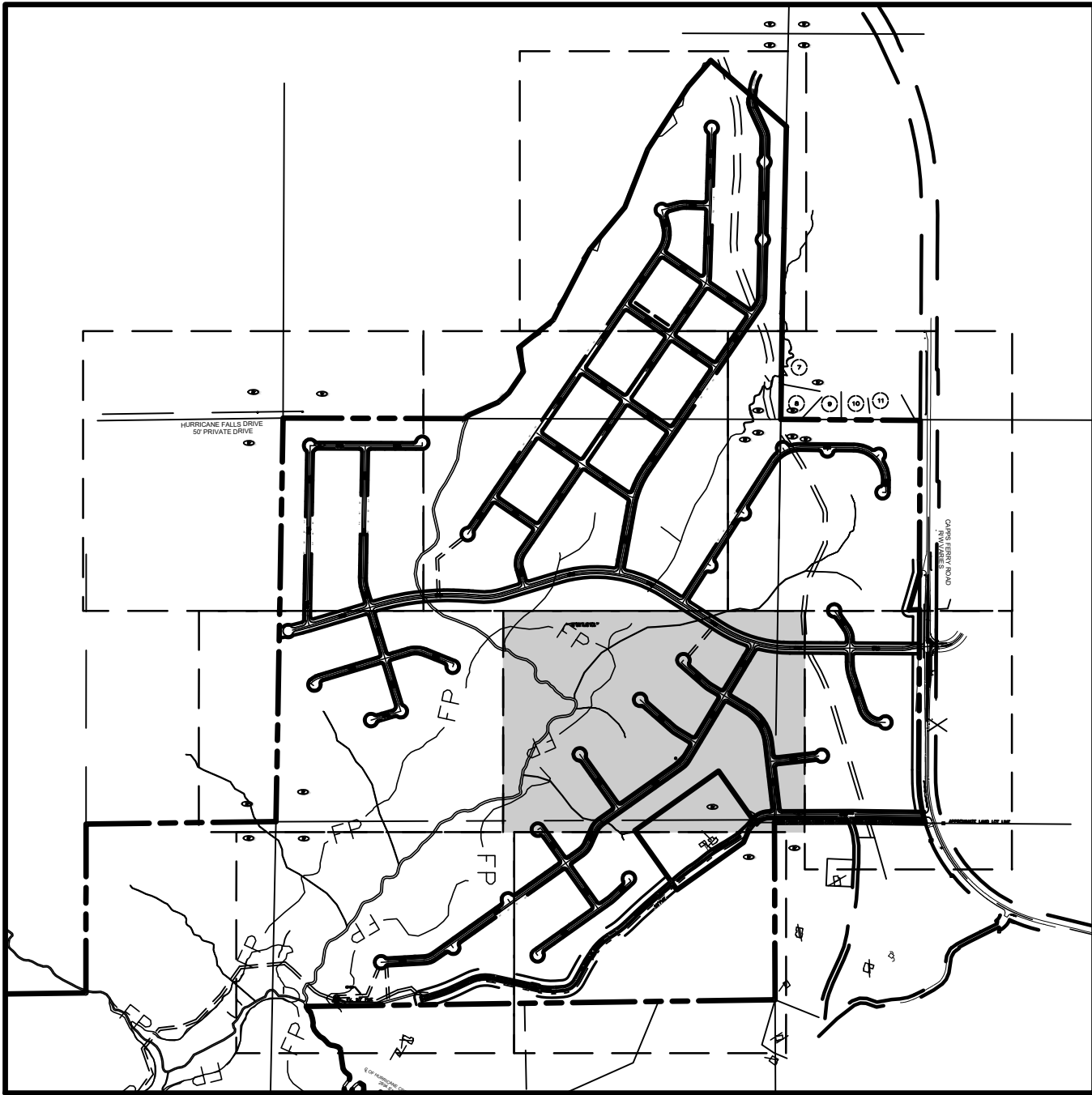
JOB#: H21287

SP7

N ~ F
W.T. THORNTON FAMILY
LIMITED PARTNERSHIP #2
D.B. 1371, PG. 296
P.B. 8, PG. 66
ZONING: R-A



NORTH
MAGNETIC



PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS-ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASSVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.HughesRay.com

NO.	DATE:	REVISION

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

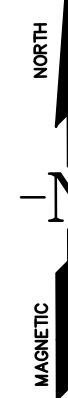
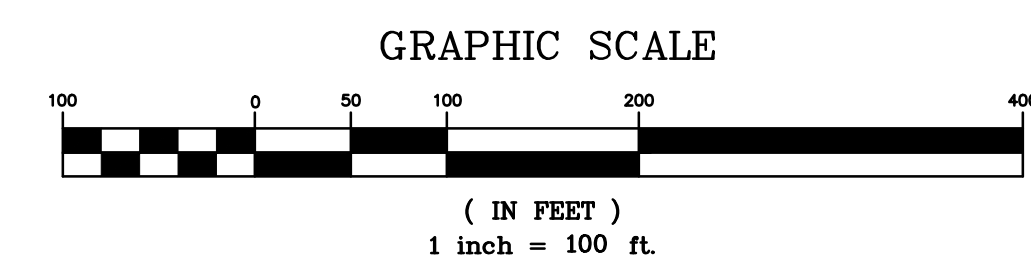
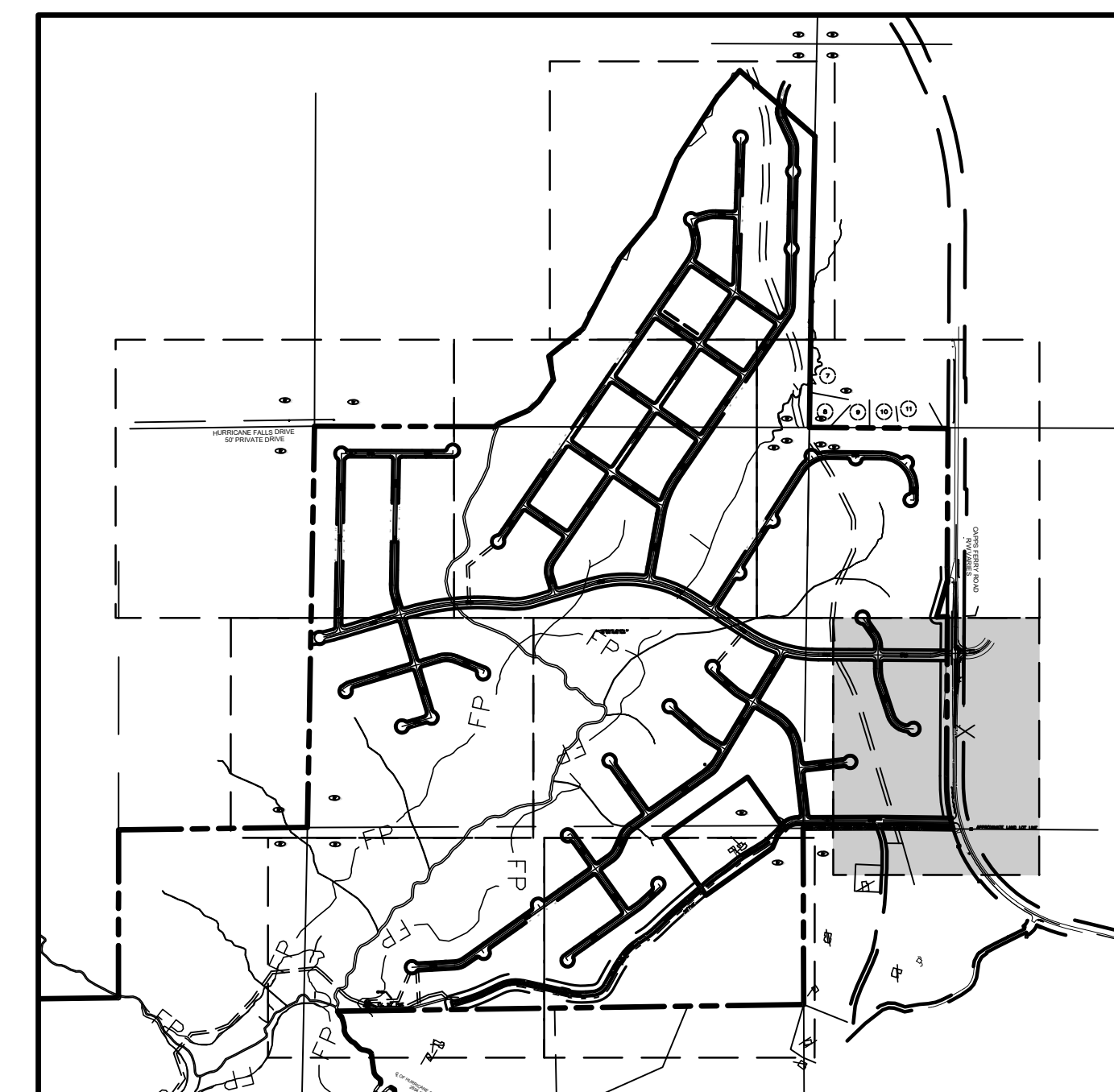
OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

HOWARD B. RAY
PROFESSIONAL ENGINEER
No. 24019
STATE OF GEORGIA

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR
JOB#: H21287
SP8

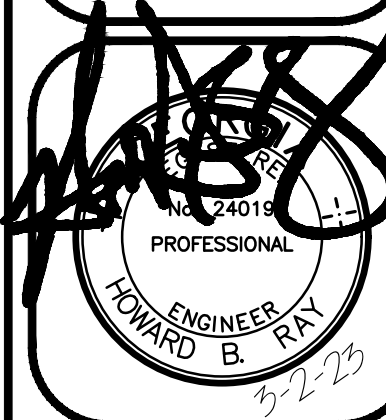


PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

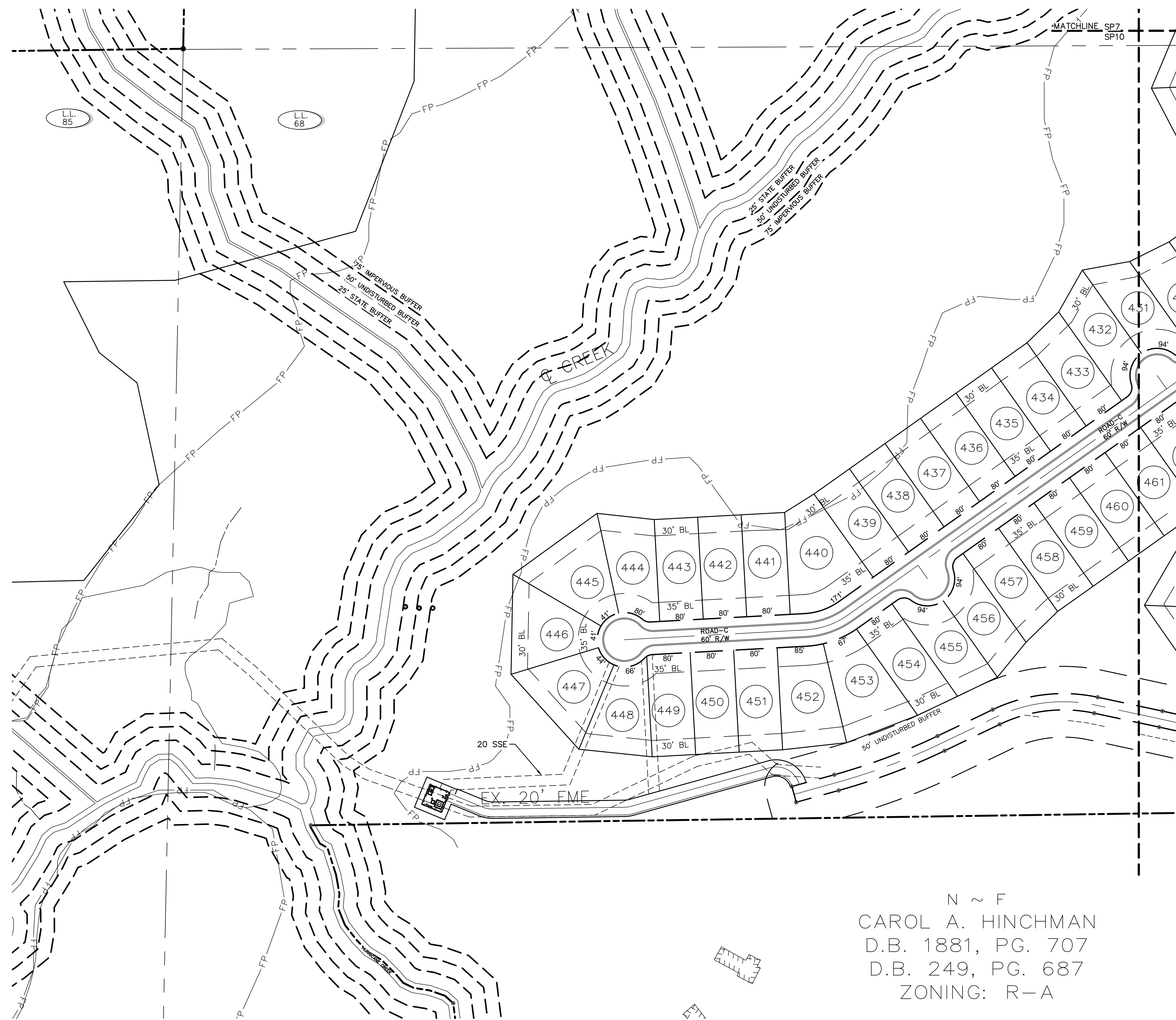
OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K3

DEVELOPER:
SAME AS ABOVE

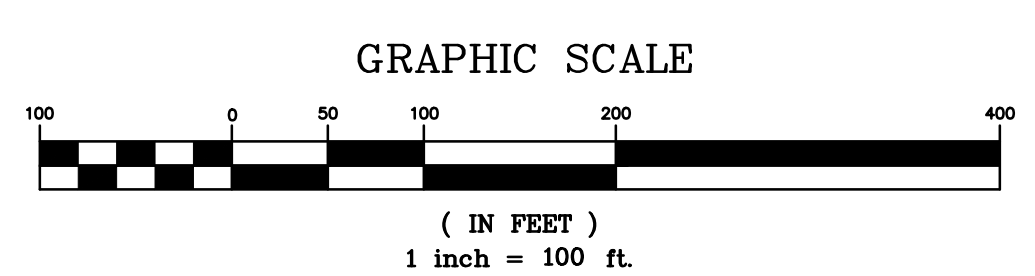
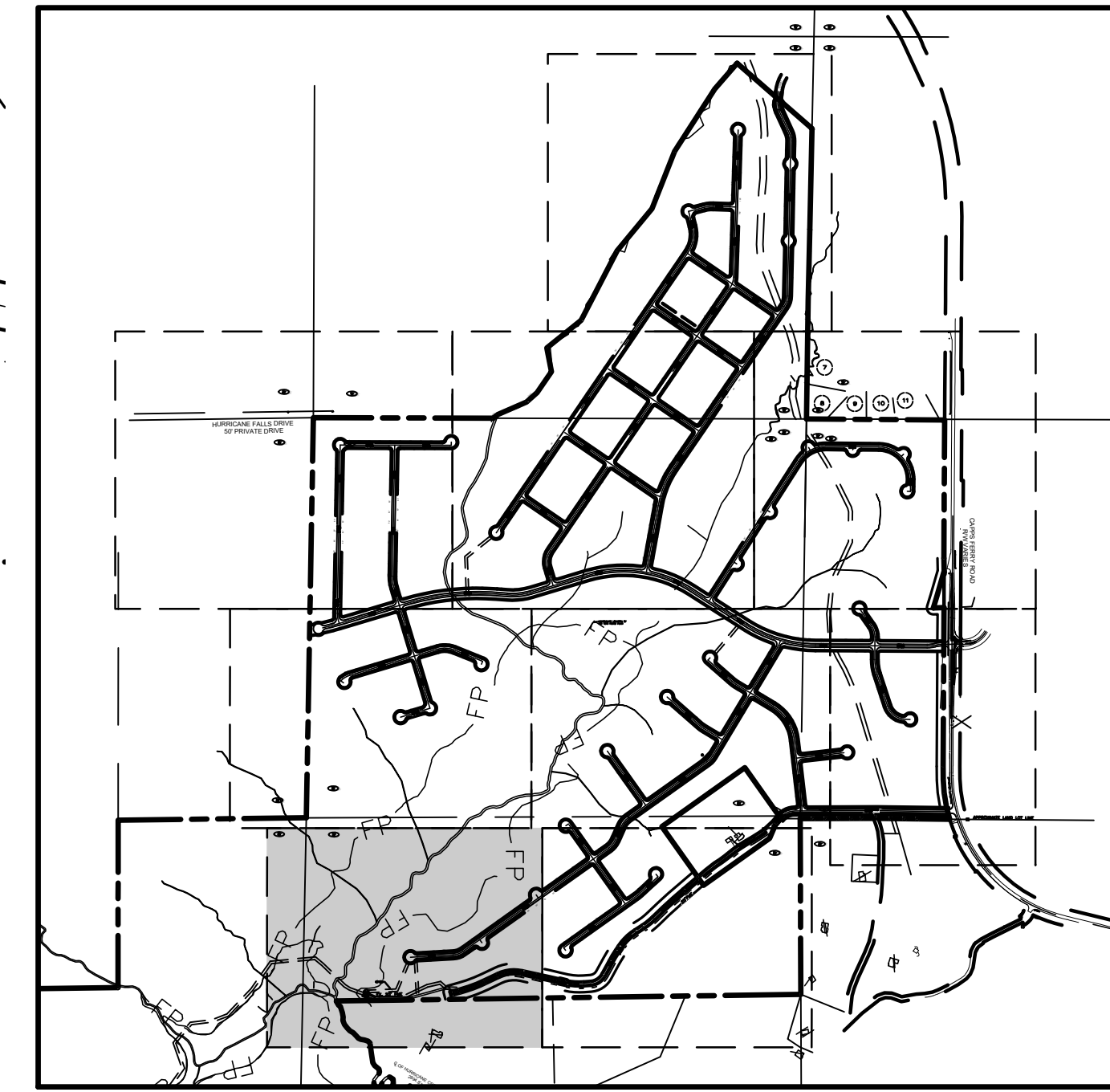
24 HR. CONTACT
GREGORY DEFREITAS
PH: (905) 433-1040



DATE:	11/17/22
DRAWN BY:	AS
CHECKED BY:	HBR
JOB#: H2128	
SP9	



N ~ F
CAROL A. HINCHMAN
D.B. 1881, PG. 707
D.B. 249, PG. 687
ZONING: R-A



PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS-ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
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www.HughesRay.com

REVISION	No.	DATE:

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

PROFESSIONAL
ENGINEER
HOWARD B. RAY
5-2-23

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR

JOB#: H21287
SP10

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K6

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT
GREGORY DEFREITAS
PH: (905) 433-1040

