

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** APRIL 11, 2024

**TO:** Chairman Phil D. Miller, Douglas County Commission  
**ATTN TO:** Allison Duncan, Planning and Zoning Manager, Douglas County  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

**Name of Proposal:** RC-24-02DC 0 Creek Indian Trail  
**MRPA Code:** RC-24-02DC

**Description:** A regional MRPA review of a proposal to construct a new single-family home with a driveway, well, and septic tank on a 3.74 acre lot - 2.21 acres of which fall within the Chattahoochee River Corridor and 1.53 acres of which fall outside of it - at 0 Creek Indian Trail in Douglas County. The total disturbed area of 25,379 SF and impervious area of 13,342 SF are within the allowed limits.

**Preliminary Finding:** ARC staff have conducted a preliminary review of an application for a MRPA Certificate for this project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Submitting Local Government:** Douglas County  
**Land Lot:** **District:** 0 **Section:**  
**Date Opened:** April 11, 2024  
**Deadline for Comments:** April 22, 2024

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
CITY OF CHATTAHOOCHEE HILLS

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
DOUGLAS COUNTY

CHATTAHOOCHEE RIVERKEEPER  
CITY OF SOUTH FULTON  
CITY OF DOUGLASVILLE

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If no comments are received by 2024-04-22 00:00:00, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at <http://www.atlantaregional.org/land-use/planreviews>.

**Review materials are attached.**

**ALLISON DUNCAN, AICP**  
*Planning & Zoning Manager*

**PHIL SHAFER**  
*Zoning Administrator*

**AUSTIN CRONAN**  
*Planner*



**JOHANNAH WOMACK**  
*Clerk of the Planning & Zoning Board*

**KIMBERLY WATTERS**  
*Department Secretary*

**DOUGLAS COUNTY BOARD OF COMMISSIONERS**  
**PLANNING & ZONING DEPARTMENT**  
8700 Hospital Drive • Douglasville, GA 30134  
Telephone (770) 920-7241 • Fax (678) 715-5366

April 4, 2024

Jim Santo  
c/o Atlanta Regional Commission  
229 Peachtree Street  
Ste 100  
Atlanta GA 30303

Dear Mr. Santo:

Douglas County is in receipt of an application for Metro River Review for the Proposed Patel Family residence at 0 Creek Indian Trail (to the rear of 5455 Creek Indian Trail), Douglasville GA 30135. I am enclosing information to initiate the required review under the Metropolitan River Protection Act, including a completed application, as well as supporting documentation submitted by the applicant and the required review fees. If you need any additional information at this time, please contact me at your convenience.

Sincerely,

Allison Duncan, AICP  
Planning and Zoning Manager

Enclosure

**Website: [DouglasCountyGA.gov](http://DouglasCountyGA.gov)**

**Persons with hearing or speech disabilities who need to contact Douglas County may place their call through the Georgia Relay Center at (800) 255-0056 (Text Telephone) or (800) 255-0135 (Voice Telephone).**

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** Douglas County
  
2. **Owner(s) of Record of Property to be Reviewed:**  
Name(s): Suresh Patel, Varsha Patel and Vimlaben Dahyabhal Patel  
Mailing Address: 5455 Creek Indian Trail  
City: Douglasville State: Georgia Zip: 30135  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (470)-313-1717 Fax: \_\_\_\_\_  
Other Numbers: (404) 769-0632 / (404) 791-6913 / (404) 747-8428
  
3. **Applicant(s) or Applicant's Agent(s):**  
Name(s): Milap S. Patel  
Mailing Address: 5455 Creek Indian Trail  
City: Douglasville State: Georgia Zip: 30135  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (470)-313-1717 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
  
4. **Proposed Land or Water Use:**  
Name of Development: Patel Family New Home  
Description of Proposed Use: New single family residential home  
\_\_\_\_\_
  
5. **Property Description (Attach Legal Description and Vicinity Map):**  
Land Lot(s), District, Section, County: Lot 93, 94, & 96 1st District, 5th Section  
Douglas County, Georgia  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
\_\_\_\_\_  
**Size of Development (Use as Applicable):**  
Acres: Inside Corridor: 2.21 Acres  
Outside Corridor: 1.53 Acres  
Total: 3.74 Acres  
Lots: Inside Corridor: NA  
Outside Corridor: NA  
Total: NA  
Units: Inside Corridor: NA  
Outside Corridor: NA  
Total: NA  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: NA  
Outside Corridor: NA  
Total: NA

**6. Related Chattahoochee Corridor Development:**

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NOT APPLICABLE

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): \_\_\_\_\_

**7. How Will Sewage from this Development be Treated?**

A. Septic tank Yes

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system \_\_\_\_\_

**8. Summary of Vulnerability Analysis of Proposed Land or Water Use:**

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	39,027 SF	22,618 SF*	10,581 SF	(50) 58%*	(30) 27.1%
E	56,956 SF	2,761 SF	2,761 SF	(30) 4.8%	(15) 4.8%
F	_____	_____	_____	(10)_____	(2)_____
<b>Total:</b>	95,983 SF	25,379 SF	13,342 SF	N/A	N/A

\*INCLUDES A TRANSFER OF 2069.34 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (2069.34 X 1.5 = 3,104 SF) AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 100-year floodplain elevation: 747  
**NOTE:** The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.  
**NOTE:** All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.
10. Is any of this land within the 500-year floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 500-year flood plain elevation: 750  
**NOTE:** The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.  
**NOTE:** Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).
11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

**FOR ALL APPLICATIONS:**

- \_\_\_\_ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- \_\_\_\_ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- \_\_\_\_ Written consent of all owners to this application. (Space provided on this form)
- \_\_\_\_ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- \_\_\_\_ Description of proposed use(s). (Space provided on this form)
- \_\_\_\_ Existing vegetation plan.
- \_\_\_\_ Proposed grading plan.
- \_\_\_\_ Certified as-builts of all existing land disturbance and impervious surfaces.
- \_\_\_\_ Approved erosion control plan.
- \_\_\_\_ Detailed table of land-disturbing activities. (Both on this form and on the plans)

\_\_\_\_ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

\_\_\_\_ Documentation on adjustments, if any.

\_\_\_\_ Cashier's check or money order (for application fee).

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

\_\_\_\_ Site plan.

\_\_\_\_ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

\_\_\_\_ Concept plan.

\_\_\_\_ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Gurash Zamar 3-30-24

Varsha Patel 3/30/24

V D Patel 3/30/24

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Milap S. Patel 3/30/2024

Signature(s) of Applicant(s) or Agent(s)

Date

14. The governing authority of Douglas County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Alfred

Signature of Chief Elected Official or Official's Designee

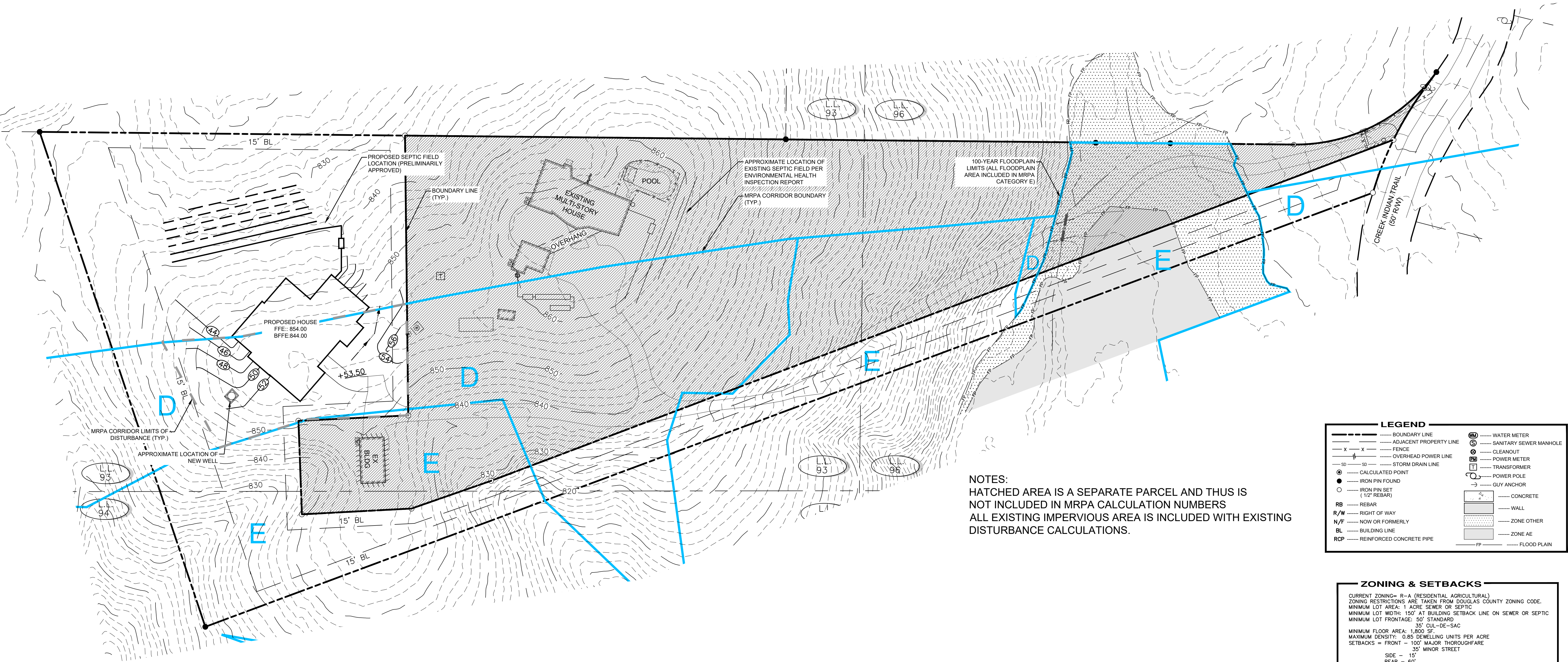
4/4/24

Date



MRPA CALCULATIONS									
CATEGORY	PARCEL AREA (SF)	ALLOWED DISTURBANCE (%)	EXISTING DISTURBANCE (SF)	PROPOSED DISTURBANCE (SF)	TOTAL DISTURBANCE (SF)	ALLOWED IMPERVIOUS (%)	PROPOSED IMPERVIOUS (SF)	EXISTING IMPERVIOUS (SF)	TOTAL IMPERVIOUS (SF)
D	39027 (0.90 AC)	50% (19514 SF)	898 SF	21,720 SF	22,618 (58%)*	30% (11,708 SF)	9,683 SF	898 SF	10,581 SF (27.1%)
E	56956 (1.31 AC)	30% (17087 SF)	2,761 SF	0 SF	2,761 (4.8%)	15% (8,543 SF)	0 SF	2,761 SF	2,761 SF (4.8%)

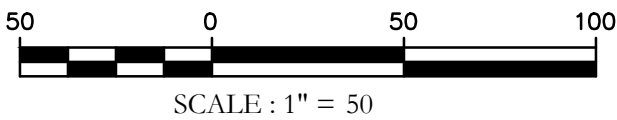
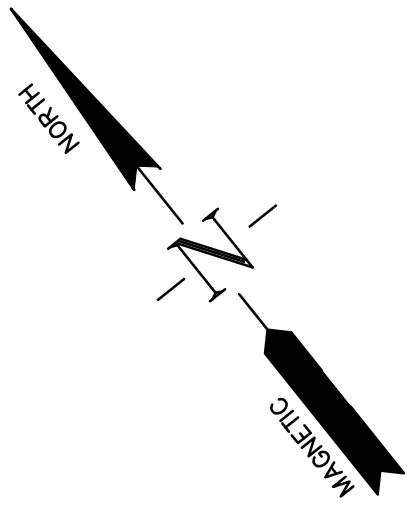
\*INCLUDES A TRANSFER OF 2069.34 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (2069.34 X 1.5 =3,104 SF) AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.



NOTES:  
HATCHED AREA IS A SEPARATE PARCEL AND THUS IS NOT INCLUDED IN MRPA CALCULATION NUMBERS  
ALL EXISTING IMPERVIOUS AREA IS INCLUDED WITH EXISTING DISTURBANCE CALCULATIONS.

LEGEND	
--- BOUNDARY LINE	--- WATER METER
--- ADJACENT PROPERTY LINE	--- SANITARY SEWER MANHOLE
--- FENCE	--- CLEANOUT
--- OVERHEAD POWER LINE	--- POWER METER
--- STORM DRAIN LINE	--- TRANSFORMER
--- CALCULATED POINT	--- POWER POLE
--- IRON PIN FOUND	--- GUY ANCHOR
--- IRON PIN SET (1/2" REBAR)	
--- REBAR	--- CONCRETE
--- RIGHT OF WAY	--- WALL
--- NOW OR FORMERLY	--- ZONE OTHER
--- BUILDING LINE	--- ZONE AE
--- REINFORCED CONCRETE PIPE	--- FLOOD PLAIN

ZONING & SETBACKS	
CURRENT ZONING= R-A (RESIDENTIAL AGRICULTURAL) ZONING RESTRICTIONS ARE TAKEN FROM DOUGLAS COUNTY ZONING CODE. MINIMUM LOT AREA: 1 ACRE SEWER OR SEPTIC MINIMUM LOT WIDTH: 150' AT BUILDING SETBACK LINE ON SEWER OR SEPTIC MINIMUM LOT FRONTAGE: 50' STANDARD MINIMUM FLOOR AREA: 1,800 SF MAXIMUM DENSITY: 0.85 DWELLING UNITS PER ACRE SETBACKS = FRONT - 100' MAJOR THOROUGHFARE SIDE - 15' MINOR STREET REAR - 60'	
<b>BUILDING HEIGHT RESTRICTION:</b> MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 35' PRINCIPAL 20' ACCESSORY	



PREPARED BY:  
**HRC**  
HRC ENGINEERS  
ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS  
6354 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
p 770.942.0196  
f 770.942.0152  
www.hrcengineers.com

REVISION	
No.	DATE

MRPA SITE PLAN  
OF  
**5455 CREEK INDIAN TRAIL**  
L.L. 93, 94, & 96 1ST DISTRICT, 5TH SECTION  
DOUGLAS COUNTY, GEORGIA

OWNER:  
MSP DEVELOPERS  
5455 CREEK INDIAN TRAIL  
DOUGLASVILLE, GA 30135

DEVELOPER:  
SAME AS ABOVE

24 HR. CONTACT:  
MILAP PATEL  
PHONE: (470) 313-1717

GEORGIA  
REGISTERED  
PROFESSIONAL  
ENGINEER  
THAN J. TILLEY  
00222

DATE: 03/25/24  
DRAWN BY: PJR  
CHECKED BY: JJT

JOB#: H23242

MRPA



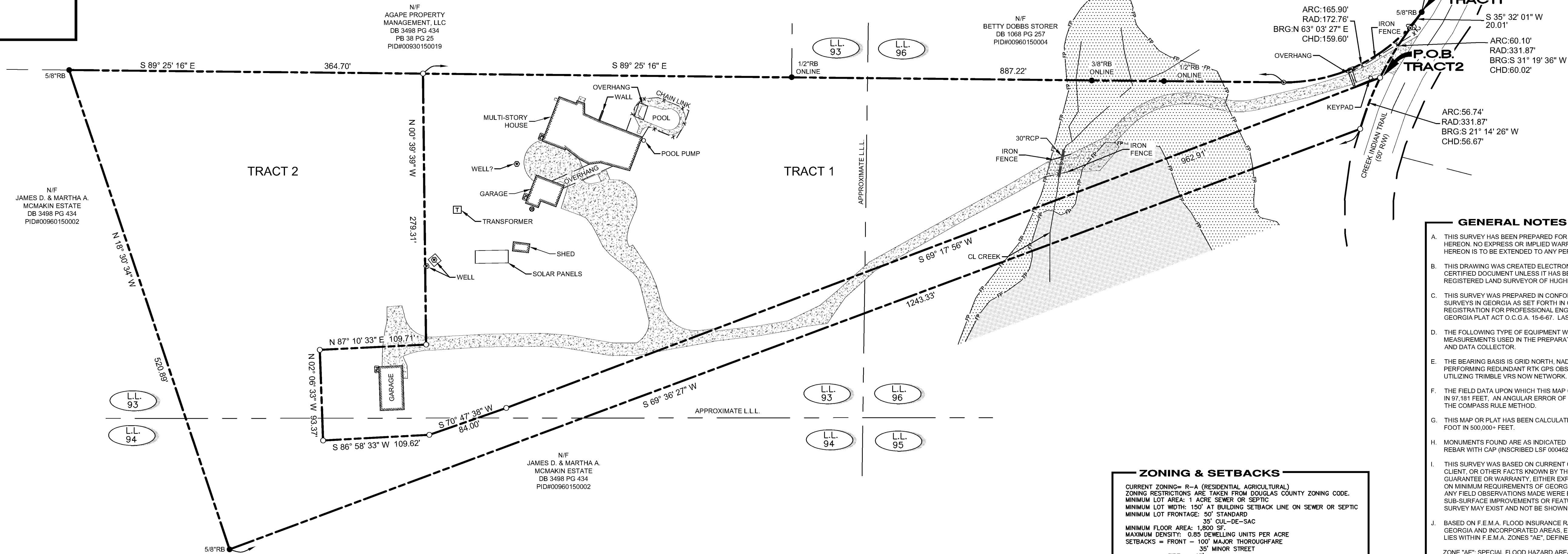
## RECORDATION AREA

Type: PLAT  
Recorded: 2/14/2024 1:27:00 PM  
Fee Amt: \$10.00 Page 1 of 1  
Douglas County Georgia  
ANNETTA D STEMBRIDGE Clerk Superior  
Participant ID: 9588724112  
BK 41 PG 946

This plan has been approved by  
Douglas County, The Clerk of  
Superior Court is authorized  
to record it.  
Date 2/14/2024  
Phil Studdard  
Planning and Zoning

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

2/5/24  
DATE



## GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF HUGHES RAY COMPANY, INC., AUTHORITY OF O.C.G.A. 43-15-22.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. LAST DATE OF FIELD WORK WAS ON 01/29/2024.
- THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR.
- THE BEARING BASIS IS GRID NORTH, NAD 83, GEORGIA WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING TRIMBLE VRS NOW NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 97,181 FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGULAR POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 500,000+ FEET.
- MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 1/2" REBAR WITH CAP (INSCRIBED LSF 000462) OR A NAIL WITH WASHER (INSCRIBED LSF 000462).
- THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.
- BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13097C016AD, DOUGLAS COUNTY GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE MARCH 4, 2013, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONES "AE". DEFINED THEREON AS FOLLOWS:  
ZONE "AE": SPECIAL FLOOD HAZARD AREAS (SFHA's) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
- THE PURPOSE OF THIS PLAT IS TO SPLIT PARCEL # 00960150005 INTO TWO (2) SEPARATE PARCELS.

## ZONING &amp; SETBACKS

CURRENT ZONING= R-A (RESIDENTIAL AGRICULTURAL)  
ZONING RESTRICTIONS ARE TAKEN FROM DOUGLAS COUNTY ZONING CODE.  
MINIMUM LOT AREA: 1 ACRE SEWER OR SEPTIC  
MINIMUM LOT WIDTH: 150' AT BUILDING SETBACK LINE ON SEWER OR SEPTIC  
MINIMUM LOT FRONTAGE: 50' STANDARD  
35' CUL-DE-SAC  
MINIMUM FLOOR AREA: 1,800 SF  
MAXIMUM DENSITY: 0.85 DWELLING UNITS PER ACRE  
SETBACKS = FRONT - 100' MAJOR THOROUGHFARE  
SIDE - 15'  
REAR - 60'

**BUILDING HEIGHT RESTRICTION:**  
MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 35' PRINCIPAL  
20' ACCESSORY

## PARCEL SUMMARY

PARCEL #	AREA	TAX ID #	OWNER	DEED REFERENCE
TRACT 1	4.45 AC.	A PORTION OF 00960150005	SURESH PATEL VARSHA PATEL VIMLABEN PATEL	A PORTION OF DB 3019, PG 157 PB 18, PG 262
TRACT 2	3.74 AC.	A PORTION OF 00960150005	SURESH PATEL VARSHA PATEL VIMLABEN PATEL	A PORTION OF DB 3019, PG 157 PB 18, PG 262
TOTAL COMBINED AREA	8.19 AC.			

# SURESH PATEL, VARSHA PATEL AND VIMLABEN DAHYABHAL PATEL

LOCATED IN LAND LOT 93, 94 & 96  
1ST DISTRICT, 5TH SECTION  
DOUGLAS COUNTY, GEORGIA

S  
H  
E  
E  
T

1/1

PREPARED BY:  
**HRC**  
HRC ENGINEERS  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS  
6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
p 770.942.0196  
f 770.942.0152  
www.hrcengineers.com

STATE OF GEORGIA  
CERTIFICATE OF AUTHORIZATION  
FOR LAND SURVEYING  
HUGHES RAY COMPANY, INC.  
LSF# 000462 EXPIRES 06/30/24

DATE: 05 FEBRUARY 2024	DRAWING NO. H23242, LOT SPLIT
NO. DATE	REVISION DESCRIPTION
	DRAWN BY: SMM
	CHECKED BY: WAS
	JOB NO.: H23242
	SCALE: 1"=60'
	THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/ OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.





## LOT CONFIGURATION ANALYSIS

OFFICE USE ONLY			
Date <u>01/17/2024</u>	Amount Paid \$ <u>240</u>	Received by: _____	
Invoice # <u>1024120</u>	Authorization # _____	Check # _____	<input type="checkbox"/> Cash <input type="checkbox"/> MC <input type="checkbox"/> Visa <input type="checkbox"/> Discover

Application Date: 01/15/2024

Applicant's Name: Milap S. Patel

Applicant's Phone: (470) 313-1717

Applicant's Email: mpatel@mspdevelopers.com

Property Owner's Name: Milap S. Patel

Owner's Phone: (470) 313-1717

Owner's Email: mpatel@mspdevelopers.com

Property Address / Location: 5455 Creek Indian Trail Douglasville, GA 30135

Number of Lots: 1 Land Lot: 0096015 Land District / Section 3 Proposed # of Bedrooms 6

SEWAGE DISPOSAL: ☒ On-Site Sewage Management System ☐ Public Sewer ☐ Letter stating that public sewer is unavailable

WATER SUPPLY: ☐ Public ☒ Individual (see specific lot size requirements for property utilizing an individual water supply)

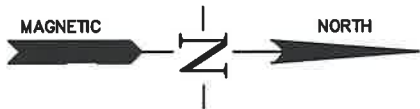
OFFICE USE ONLY			
CHECKLIST FOR LOT REQUIREMENTS			
	YES	NO	N/A
Minimum 21,780 sq. ft. of suitable soils (Larger lot size required if more than 4 bedrooms or 600 gpd sewage flow)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Minimum 100 ft width in area of proposed system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Minimum Level 3 Soil Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Existing house on property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Meets requirements 1-3 above	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Existing system located	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Existing system approved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Full replacement area available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Soil survey available for replacement area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Existing wells affecting property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Health Representative: <u>Susan Wright</u>	Date of Initial Review: <u>2-19-24</u>		
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved <input type="checkbox"/> Hold			
COMMENTS:			
<u>Both lots are capable of fully supporting the proposed</u>			
<u>uses. Once the lots are divided an onsite</u>			
<u>sewage management system permit will be needed</u>			
<u>as well as a well permit.</u>			
Final Disposition: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved			

**APPROVED**  
*Susan Wiley* 2-19-24  
DOUGLAS PUBLIC HEALTH DATE  
CENTER FOR ENVIRONMENTAL HEALTH

**Any modifications  
or additions to this  
plan must be approved  
thru this office.**

SOIL SERIES & SLOPE CLASS (%)	DEPTH TO BEDROCK (IN)	ESTIMATED PERC. RATE (MIN/IN)	DEPTH OF ESTIMATED PERC/(IN)	RECOMMENDED INSTALLATION DEPTH (IN)	SOIL SUITABILITY CODE
PACOLET, 12-25%	>72	45	12-48	24-36	A

\* SOIL SUITABILITY CODE DEFINITIONS:  
A: SOILS ARE TYPICALLY SUITABLE FOR  
CONVENTIONAL ABSORPTION FIELD WITH PROPER  
DESIGN, INSTALLATION AND MAINTENANCE.



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



HUGHES-RAY COMPANY, INC.  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS  
6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
p 770.942.0196  
f 770.942.0152  
www.HughesRay.com

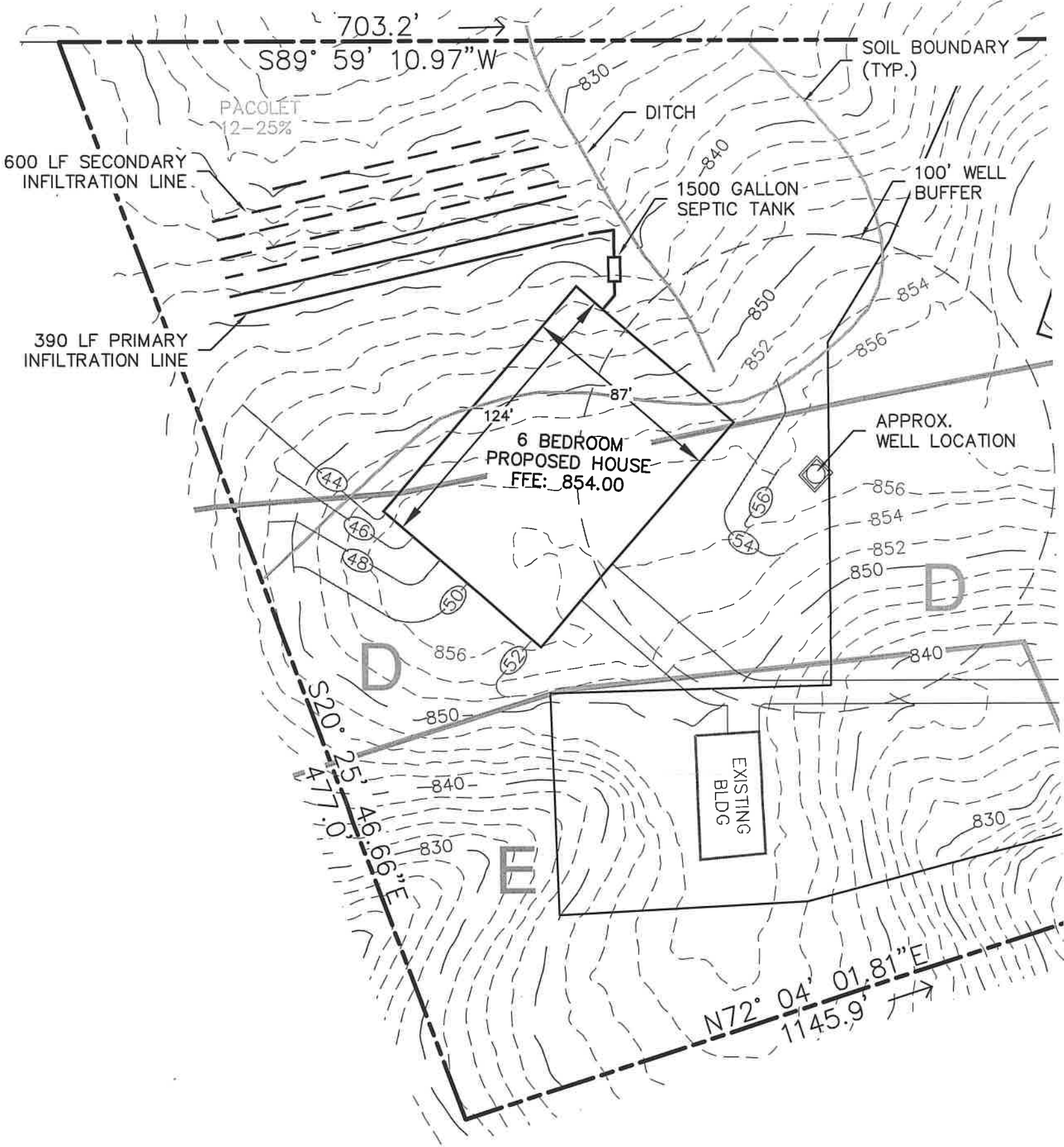
PRELIMINARY SEPTIC PLAN

FOR

5455 CREEK INDIAN TRAIL

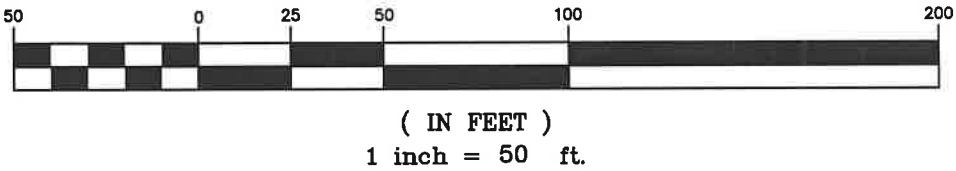
L.L. 93,94 & 96, 1st DISTRICT, 5th SECTION  
DOUGLAS COUNTY, GEORGIA



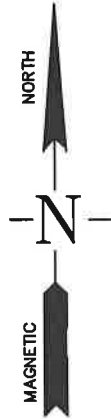


SOIL SERIES & SLOPE CLASS (%)	DEPTH TO BEDROCK (IN)	ESTIMATED PERC. RATE (MIN/IN)	DEPTH OF ESTIMATED PERC/(IN)	RECOMMENDED INSTALLATION DEPTH (IN)	SOIL SUITABILITY CODE
PACOLET, 12-25%	>72	45	12-48	24-36	A

GRAPHIC SCALE



\* SOIL SUITABILITY CODE DEFINITIONS:  
A: SOILS ARE TYPICALLY SUITABLE FOR CONVENTIONAL ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION AND MAINTENANCE.



**HRC**  
HUGHES-RAY COMPANY, INC.  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS  
6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
p 770.942.0196  
f 770.942.0152  
www.HughesRay.com

PRELIMINARY SEPTIC PLAN  
FOR  
**5455 CREEK INDIAN TRAIL**  
L.L. 93,94 & 96, 1st DISTRICT, 5th SECTION  
DOUGLAS COUNTY, GEORGIA

GEORGIA  
REGISTERED  
LAND SURVEYOR  
AARON M. MCCULLOUGH  
12/15/23



# EarthWorks

Environmental Services, LLC  
(770) 503-6488

1440 Gran Forest Drive  
Cumming, GA 30041



## LEVEL 3 SOIL INVESTIGATION REPORT

Report Date: 11/28/2023	Inspection Date: 11/18/2023	Level of Study: 3
Site Location: 5455 Creek Indian Trail		Job No. 23549
Client: Milap Patel		Phone: 470-313-1717
County: Douglas	Parcel No: 00960150005	
Field Inspection By: Jeffrey A. Reichel Jr.		
Boring Location Method: EOS Arrow 100 Submeter GPS Unit and Google Earth Professional		
Certified By: Jeffrey A. Reichel Jr, DPH CSC		

## SOIL SERIES & INTERPRETIVE PROPERTIES

Soil Series & Slope Class (%)	Depth to Bedrock (in)	Depth to PWT* (in)	Estimated Perc. (min/in)	Depth of Estimated Perc / (in)	Recommended Installation Depth (in)	Soil Suitability Code
Pacolet, 12-25%	>72**	>72	45	12-48	24-36	A

\* Perched Water Table \*\* Auger Refusal on Seams of Weathered Rock that Should be rippable with a backhoe

## SOIL SUITABILITY CODE DEFINITIONS

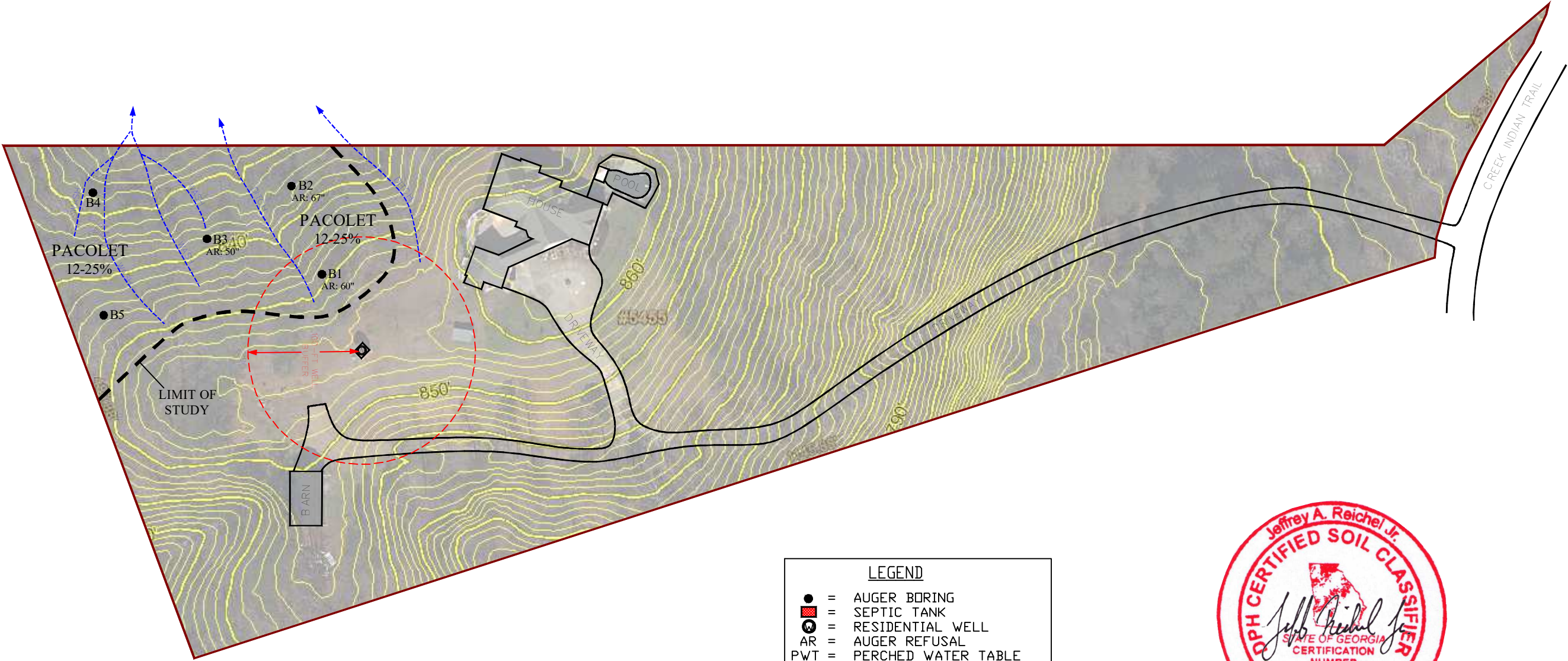
A Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

## GENERAL NOTES & COMMENTS

1. The base map was obtained from the Douglas County GIS Website.
2. Borings, Drainage Features and Well were located using an EOS Arrow 100 Submeter GPS Unit and Google Earth Professional.
3. Modification of the site including cut and fill of the drain field area may void the conditions cited.
4. When installing drain line in clay soils, every effort should be made to prevent smearing trench walls and bottom. These conditions reduce drainage rate and may cause premature failure. Installation should be conducted under dry soil conditions. If smearing is evident, surface should be picked or raked prior to placement of distribution media.

NOTES:

- 1. STORMWATER MUST BE ROUTED AWAY FROM PRIMARY SEPTIC ABSORPTION FIELD FOR PROPER SYSTEM FUNCTION.
- 2. PROPERTY BOUNDARIES, ELEVATION CONTOURS (2') AND STRUCTURE LOCATIONS WERE OBTAINED FROM DOUGLAS COUNTY GIS WEBSITE AND SHOULD BE CONSIDERED APPROXIMATE.
- 3. SOIL BORINGS WERE LOCATED USING AN EOS ARROW 100 SUBMETER GPS UNIT & GOOGLE EARTH PROFESSIONAL.



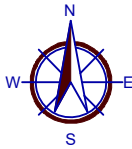
LEGEND

- = AUGER BORING
- = SEPTIC TANK
- ⊙ = RESIDENTIAL WELL
- AR = AUGER REFUSAL
- PWT = PERCHED WATER TABLE
- TWT = TRANSIENT WATER TABLE
- ↘ = SLOPE ARROW
- ⊙ = REFERENCE POINT
- FD = DEPTH OF OBSERVED FILL
- BT = BORING TERMINATION



**EarthWorks**  
Environmental Services, LLC  
(770) 503 - 6488  
jeff@myearthworks.net

LEVEL 3 SOIL MAP  
5455 CREEK INDIAN TRAIL  
PARCEL NO: 00960150005  
DOUGLAS COUNTY, GEORGIA



PROJECT NO: 23549  
LAST DATE OF FIELD WORK: 11/18/23  
DATE OF SOIL MAP: 11/28/23  
DATE OF SEPTIC DESIGN: N/A

0 100 200  
GRAPHIC SCALE: 1" = 100'



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/05/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b>  Hester and Associates, Inc. 6015 Southard Trace Cumming, GA 30040	<b>CONTACT NAME:</b> Maria Aligheri	
	<b>PHONE (A/C, No, Ext):</b> 678-679-0400 <b>FAX (A/C, No):</b> 678-679-0404	
	<b>E-MAIL ADDRESS:</b> info@hesterinsurance.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A:</b> Century Surety Company	
<b>INSURED</b>  Jeffrey A. Reichel, Jr. dba Earthworks Environmental Services, LLC 1440 Gran Forest Drive Cumming, GA 30041	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			CCP1176062	10/06/2023	10/06/2024	EACH OCCURRENCE \$1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000				
			MED EXP (Any one person) \$5,000				
			PERSONAL & ADV INJURY \$1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						GENERAL AGGREGATE \$2,000,000
							PRODUCTS - COMP/OP AGG \$2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
	<b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Contractor's Pollution Liability			CCP1176062	10/06/2023	10/06/2024	Occurrence \$1,000,000
	Consultant's Professional Liability			CCP1176062	10/06/2023	10/06/2024	Claims Made \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Soil sampling/test soils ability to dispose waste water/storm water testing/environmental phase I assessments

<b>CERTIFICATE HOLDER</b>  Georgia Department of Public Health Two Peachtree Street NW 13th Floor Atlanta, GA 30303	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Maria H. Aligheri</i> HER
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