



# DEVELOPMENTS OF REGIONAL IMPACT

## *Regional Review Notification*

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • [www.negrdc.org](http://www.negrdc.org)

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 project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and submit your comments at: <http://negplanning.org/dri/search>

RDC Name:	<b>Northeast Georgia</b>		
Address:	<b>305 Research Drive, Athens, GA 30605-2795</b>		
RDC Contract Person:	<b>Jim Moneyhun</b>	Telephone No.:	<b>706.369.5650</b>
Date Issued:	<b>05/08/07</b>	Fax No.:	<b>706.369.5792</b>
Comments Due By:	<b>05/21/07</b>	E-mail:	<a href="mailto:jmoneyhun@negplanning.org"><b>jmoneyhun@negplanning.org</b></a>
Review Completed By:	<b>05/30/07</b>	Project I.D.:	<b>DRI #1407</b>

### **Project Information**

Name of Project:	<b>#1407 Crawford Village</b>
Name of Host Government:	<b>Oglethorpe County</b>
Name of Developer:	<b>Crawford Investments, LLC</b>
Type of Development:	<b>Mixed Use</b>
Specific Location of Proposed Development:	<b>The proposed project is located within Oglethorpe County with approximately 20% of the project located in the City of Crawford. The project's primary access points are along State Route 78.</b>

Description of Proposed Development:

**The proposed project is a mixed-use development consisting of 329 residential units, and 120,000 square feet of commercial space on 138.25 acres. The Northeast Georgia Regional Development Center concurs with Oglethorpe County's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review.**

This DRI is available for review at: <http://negplanning.org/dri/search>  
If you would like a hard copy please contact Julie Ball at [\*\*jball@negplanning.org\*\*](mailto:jball@negplanning.org) or 706.369.5650

<b>Preliminary Report:</b>	May 8, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1407 Crawford Village</b>	<b>Project: #1407</b>	Oglethorpe County
<b>Finding Completed:</b>	May 30, 2007		<b>Comments Due By:</b>	May 21, 2007

**PROPOSED DEVELOPMENT:**

The proposed project is a mixed-use development consisting of 329 residential units, 120,000 square feet of commercial space, and 50 acres of open space. The proposed development is located on 138.25 acres.

**PROJECT PHASING:**

Currently the schedule for completion is 2017. Phasing of development is as follows:

Year	General Commercial	Multi-family Units	Detached Units
2008	35,000 sq.ft	0 units	32 units
2009	25,000 sq.ft	10 units	30 units
2010	15,000 sq.ft	10 units	30 units
2011	15,000 sq.ft	20 units	30 units
2012	10,000 sq.ft	27 units	5 units
2013	10,000 sq.ft	20 units	5 units
2014	10,000 sq.ft	20 units	5 units
2015	0 sq.ft	20 units	5 units
2016	0 sq.ft	20 units	5 units
2017	0 sq.ft	20 units	5 units

**LOCATION:**

The proposed project is located within Oglethorpe County with 27.45 acres or approximately 20% of the project located in the City of Crawford. The project's primary access points are along State Route 78.

**COMPATIBILITY WITH EXISTING PLANS:**

**Is the proposed project consistent with the host local government's comprehensive plan?**

The project is located within the following areas on Oglethorpe County's Future Development Map:

68 acres	49%	Employment Center	Areas designated for larger-scale commercial, including light industry, office, retail and services
70 acres	51%	Residential Growth	Areas planned to accommodate the majority of new residential growth
112 acres	81%	Environmentally Sensitive District (overlay)	Identified environmental areas requiring preservation

The initial action sought by the developer is for a rezoning of the property.

**Is the proposed project inconsistent with any potentially affected local government's comprehensive plan or short-term work program?**

This will be further determined based upon comments received from potentially impacted local governments.

**Will the proposed project likely generate population increases beyond those forecast in the region?**

The proposed project could generate as many as 848 new residents based on an average household size of 2.58 (based on average household size for the subject property's area).

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**What other Developments of Regional Impact are planned that may affect the proposed development?**

There are no known Developments of Regional Impact within a 2-mile radius of the proposed project.

**Will the proposed project displace any existing housing units or community facilities?**

The applicant reports that there are five existing residential units on the site that are proposed to be removed. The applicant reports the estimated value of these structures range from \$50,000 to \$150,000.

**ECONOMY OF THE REGION:**

**Will the proposed project significantly affect the tax base of the region? If so, how?**

The proposed project's value at build-out is expected to be \$85,000,000. Annual property tax revenue at build-out is expected to be \$ 2,130,525; Sales tax revenue is expected to be \$51,480. According to estimates provided by the applicant, the annual cost to provide community services is expected to be \$1,458,020.

**How many short and long-term jobs will the proposed development generate in the region?**

The amount of short-term jobs will be dependent on the phasing of uses within the development. Total long-term employment will vary depending on the specific types of firms that locate within the proposed development. Based on an assumption of employees per 1,000 square feet (adapted from the U.S. Department of Energy) an estimate of 146 employees can be expected at build-out.

**NATURAL RESOURCES:**

**Will the proposed project be located within or near environmentally sensitive areas of the region, such as wetlands, groundwater recharge areas, water supply watersheds, protected river corridors, or protected mountains?**

Stream Corridor and Watershed Protection

Grove Creek and its tributaries traverse the project site in multiple locations. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Lake Oconee and the City of Greensboro's water intake.

Oglethorpe County has adopted regulations consistent with the Department of Natural Resources rules for environmental planning criteria and the proposed project will have to meet the requirements in accordance with Chapter 391-3-16-.01 Criteria for Water Supply Watersheds.

Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands associate with four ponds located on the project site.

Approximately 112 acres or 80% of the project site is located within a groundwater recharge area.

**Will the proposed project undertake initiatives to mitigate the impacts on stormwater management?**

The percentage of impervious surface at build-out is expected to be 45%. The applicant has identified that the proposed project will utilize stormwater detention ponds to address water quality. All local and state requirements must be followed in the construction and maintenance of stormwater detention areas.

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Air Quality

**Will the proposed project greatly reduce the existing tree canopy?**

The applicant reports that the existing tree canopy will be reduced by 50% at build-out. Tree canopy is expected to be 40% within 5 years of build out and at tree maturity.

**HISTORIC RESOURCES:**

**Will the proposed project be located near a National Register site?**

No.

**Will the proposed project be located within or near an historic resource with local or regional importance?**

Georgia's NAHRGIS (Natural, Archaeological, and Historic Resources GIS) system has identified the following historic resources on or adjacent to the project site:

**Historic Resources identified by the NAHRGIS system**

Resource Number	Original Use	Resource Address/Location	Construction Date
OG 0177	Domestic/residential-Single dwelling	North side of US 78 @ 800' west of City Limit	c1930
OG 0178	Domestic/residential-Single dwelling	North side of Wheeler Cr.	c1920 - 1929
OG 0179	Domestic/residential-Single dwelling	North side of Wheeler Cr.	c1880 - 1890
OG 0180	Domestic/residential-Multiple dwelling	North side of Wheeler Cr.	c1900 - 1909
OG 0187	Domestic/residential-Single dwelling	North side of US 78 @ 1100' west of City Limit	c1935
OG 0523	Domestic/residential-Single dwelling	North side of Bunker Hill Rd.(CO 24) between US 78 and Wall St.(CO 25)	c1925
OG 0524	Domestic/residential-Single dwelling	North side of Bunker Hill Rd.(CO 24) between US 78 and Wall St.(CO 25)	c1925
OG 0525	Domestic/residential-Single dwelling	North side of Bunker Hill Rd.(CO 24) between US 78 and Wall St.(CO 25)	c1925

For more information please refer to the *DRI #1407 Crawford Village Historic Resources* available here: <http://negplanning.org/dri/search>.

**INFRASTRUCTURE:**

Transportation

**How many site access points are associated with the proposed project? Where are they located?**

Currently access to the project is proposed by four access points along State Road 78, eight access points along Bunker Hill Road, two access points along Wall Street, and nine access points along Wheeler Circle.

**How much traffic will be generated by the proposed project?**

**Estimated New Vehicle Trips from Development**

A.M. Peak Hour			P.M. Peak Hour			24-Hour
Enter	Exit	2-Way	Enter	Exit	2-Way	AADT
265	249	513	469	454	925	9,299

*Source: Crawford Village Supplemental Information*

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**What are the existing traffic patterns and volumes on the local, state, and interstate roads that serve the site?**

**Existing Traffic Volumes**

Road Segment	Traffic Count	Location	2000 AADT	2005 AADT
SR 78	109	0.4 miles east of project site	8,666	10,650

*Source: Crawford Village Supplemental Information*

**What transportation improvements are planned that would affect or be affected by the proposed project?**

The applicant has identified the following needed improvements:

- Accel/decel lanes at both entrances of Wheeler Circle on Highway 78
- Center left-turn lanes on Highway 78 at both entrances of Wheeler Circle
- Right turn only lanes west bound Highway 78 from east end of development to Bunker Hill Road
- Left turn center lane west of Bunker Hill Road to east end of development
- Accel/decel lanes to all commercial drives on Bunker Hill Road
- Accel/decel lanes on Wall Street at Bunker Hill Road

There are no STIP projects planned that would affect the project. GDOT has identified the following projects in the Long Range Program: Reconstruction/Rehabilitation of SR 78 from CR 20 to Buddy Faust Road; and construction of the Crawford/Lexington Bypass

Further information regarding transportation improvements may be provided by GDOT.

**Are there any provisions for on-site bicycle or pedestrian facilities?**

The applicant has identified that the following bicycle and pedestrian facilities will be constructed: bike racks at each community center and at several central locations; and a pedestrian greenway trail connecting neighborhoods to the village center and to the preserved open space is proposed.

Water Supply and Treatment

**How much water will the proposed project demand?**

According to estimates provided by the applicant approximately 113,000 gallons per day are expected.

**How will the proposed project's demand for water affect the water supply or treatment facilities of other local governments, or the region?**

The City of Crawford is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Wastewater and Sewerage

**How much wastewater will be generated by the proposed project?**

According to estimates provided by the applicant approximately 106,000 gallons per day are expected.

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**Will the project affect the capacity of sewerage and wastewater treatment facilities of other local governments, or the region?**

The City of Crawford is identified as the wastewater service provider. Currently the applicant reports that adequate capacity does not exist to accommodate the projected demand. The City of Crawford is currently working with engineers to identify needed improvements.

Solid Waste

**How much solid waste will be generated by the proposed project?**

According to estimates provided by the applicant approximately 96 tons of solid waste per year will be generated by this development. This estimate seems to be low. Based on the Georgia Department of Community Affairs Georgia Solid Waste Management Report for fiscal year 2004 the per capita waste rate for municipal solid waste in Georgia was 6.5 pounds/person/day. This average translates to over 1,000 tons per year of solid waste for residential use alone based on a population estimate of 848.

**Will the proposed project adversely impact the existing or planned capacity of landfills in the region?**

The potential solid waste service providers are Georgia Waste and Ogle Enterprises. The anticipated receiving landfill is Athens-Clarke County Landfill with a remaining capacity of 6 years.

**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?**

The applicant states that one or more recycling drop-off centers will be located within the development.

Other Community Facilities and Services

**How many new students will be added to the region as a result of the proposed project?**

According to estimates based on the type of development, approximately 206 school-aged children can be expected (based on the previously reported average household size estimates and ratio of school enrollment to total population).

**Will the proposed project adversely impact the existing or planned capacity of schools in the region?**

The applicant identified the following receiving schools:

- Oglethorpe County Primary School: current enrollment 577, capacity 700
- Oglethorpe County Elementary School: current enrollment 587, capacity 610
- Oglethorpe County Middle School: current enrollment 576, capacity 625
- Oglethorpe County High School: current enrollment 732, capacity 800

This will be further determined based on comments from receiving schools and school districts.

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**Will the proposed development create increased demand for public safety services in the region that cannot be supplied with currently planned expansions?**

The applicant reports that fire service will be provided by one of the fourteen fire stations throughout the county. The closest station is the Crawford Fire Department located 0.8 miles west of the project site. Back-up service will be provided by the Lexington Fire Department located 3 miles southeast of the project site. Emergency service will be provided by Oglethorpe County EMS.

This will be further determined based on comments from affected local governments.

### **HOUSING**

**Will the proposed project provide a range of housing types and values?**

The applicant reports the following values:

SFD Units	1800 - 3200 SF	\$160,000 - \$325,000
Townhouses	1200 - 2200 SF	\$140,000 - \$250,000
Flats/Lofts	600 - 2200 SF	\$90,000 - \$225,000

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## DRI #1407

### 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:	Oglethorpe County
Individual completing form:	Randy Gordon
Telephone:	706-743-8159
E-mail:	randy@onlineoglethorpe.com

\*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:	Crawford Village
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Hwy 78E & Bunker Hill Rd. Crawford, Oglethorpe Co., GA. Tax Map-Parcels: 074-025, C3-001, 194 & 194A
Brief Description of Project:	Mixed use development consisting of approximately 329 residential units and approximately 186,000 square feet of commercial use

### Development Type:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> (not selected)           | <input type="checkbox"/> Hotels                                | <input type="checkbox"/> Wastewater Treatment Facilities |
| <input type="checkbox"/> Office                   | <input type="checkbox"/> Mixed Use                             | <input type="checkbox"/> Petroleum Storage Facilities    |
| <input type="checkbox"/> Commercial               | <input type="checkbox"/> Airports                              | <input type="checkbox"/> Water Supply Intakes/Reservoirs |
| <input type="checkbox"/> Wholesale & Distribution | <input type="checkbox"/> Attractions & Recreational Facilities | <input type="checkbox"/> Intermodal Terminals            |

<input type="checkbox"/> Hospitals and Health Care Facilities	<input type="checkbox"/> Post-Secondary Schools	<input type="checkbox"/> Truck Stops
<input type="checkbox"/> Housing	<input type="checkbox"/> Waste Handling Facilities	<input type="checkbox"/> Any other development types
<input type="checkbox"/> Industrial	<input type="checkbox"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:		
Project Size (# of units, floor area, etc.):	329 total units: 177 attached, 152 detached, from 600 sq.ft. lofts/flats - 3200 sq.ft. single family	
Developer:	Crawford Investments, LLC	
Mailing Address:	2289 Crawford Smithonia Road	
Address 2:	N/A	
	City:Colbert State: GA Zip:30628-1644	
Telephone:	404-713-1315	
Email:	jtucker@dominyholdings.com	
Is property owner different from developer/applicant?	<input type="checkbox"/> (not selected) <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, property owner:	Map/Parcel 074-025: Alan Huff Estate; Map/Parcels C3-001, 194 & 194A: Pete Wheeler	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="checkbox"/> (not selected) <input type="checkbox"/> Yes <input type="checkbox"/> No	
If no, in what additional jurisdictions is the project located?	City of Crawford	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="checkbox"/> (not selected) <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, provide the following information:	Project Name:	
	Project ID:	
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other	
Is this project a phase or part of a larger overall project?	<input type="checkbox"/> (not selected) <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, what percent of the overall project does this	N/A	

project/phase represent?	
Estimated Project Completion Dates:	This project/phase: N/A Overall project: 2017
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**DRI #1407**

<b>DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information</b>	
<p>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 <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.</p>	
<b>Local Government Information</b>	
Submitting Local Government:	Oglethorpe County
Individual completing form:	Randy Gordon
Telephone:	706-743-8159
Email:	randy@onlineoglethorpe.com
<b>Project Information</b>	
Name of Proposed Project:	Crawford Village
DRI ID Number:	1407
Developer/Applicant:	Crawford Investments, LLC
Telephone:	404-713-1315
Email(s):	jtucker@dominyholdings.com
<b>Additional Information Requested</b>	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input checked="" type="radio"/> No <input type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> No <input type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
<b>Economic Development</b>	
Estimated Value at Build-Out:	\$85,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$843,000 property tax; \$51,480 sales tax
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc): 5 units wi	
<b>Water Supply</b>	
Name of water supply provider for this site:	City of Crawford
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	113,000 GPD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	City of Crawford
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	106,000 GPD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity: City currently working with Peoples & Quigley	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by	9000 AADT

the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: Acel/decel lanes	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	96 tons per year
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, please explain:	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	45%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: detention ponds	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	

	<input type="radio"/> <b>(not selected)</b> <input type="radio"/> <b>Yes</b> <input type="radio"/> <b>No</b>
6. Floodplains?	<input type="radio"/> <b>(not selected)</b> <input type="radio"/> <b>Yes</b> <input type="radio"/> <b>No</b>
7. Historic resources?	<input type="radio"/> <b>(not selected)</b> <input type="radio"/> <b>Yes</b> <input type="radio"/> <b>No</b>
8. Other environmentally sensitive resources?	<input type="radio"/> <b>(not selected)</b> <input type="radio"/> <b>Yes</b> <input type="radio"/> <b>No</b>
If you answered yes to any question above, describe how the identified resource(s) may be affected: see supplemental information	
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