



DEVELOPMENTS OF REGIONAL IMPACT

Supplemental Information Checklist

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • www.negplanning.org

The Northeast Georgia Regional Development Center has identified a variety of information as being necessary to the successful review of DRIs. Collection of this information will be the responsibility of the developer. Host government staff may assist in collecting/compiling the data for submission to NEGRDC.

The following supplemental information must be submitted to NEGRDC before a review can begin:

Project Summary

Note: if information does not apply to project, please state N/A

- Types of uses, acreage of each type use
- Detailed summary of housing units including:
 - Number of new housing units
 - Dwelling type(s)
 - Number of bedrooms for each type
 - Estimated value(s) for each type
 - Square footage for each type
- Types of commercial, industrial, or any other uses and square footage by use
- Estimated completion dates (month and year) for each phase and square footage by use for each phase
- Number of displaced housing units and range of value for any displaced structures
- Detailed summary of Solid Waste Service including:
 - Potential solid waste service providers
 - Anticipated receiving landfill
 - Remaining capacity of receiving landfill
 - Receiving landfill expansion plans (date and expansion capacity)
 - Description of any onsite provisions for recycling waste

Source: <http://www.negrdc.org/solidwaste.asp>
- Percentage of site to be impervious surface at build-out
- Amount of tree canopy to be reduced
- Percentage of tree canopy within 5 years of build-out and at tree maturity
- Detailed summary of receiving Schools (if residential units are proposed) including:
 - Affected school district(s) including
 - Name and address of district superintendent
 - Receiving public schools
 - Name and address of schools' principal
 - Capacity of receiving schools

Source: <http://www.doe.k12.ga.us>
- Identify streams on and adjacent to the subject property that are on the Georgia 305(b)/303(d) List Source: <http://www.gaepd.org/Documents/305b.html>
- Summary of affected fire and emergency services including infrastructure, equipment, and capacity available to service proposed development
- Detailed summary of receiving wastewater and sewage treatment facility including:
 - Design/Permitted Capacity
 - Average Daily Demand
 - Planned expansion (if any) and date of expansion
- Description of any on-site bicycle or pedestrian facilities
- Proximity to public transit
- Estimated annual Cost of Community Services (COCS) to residential and commercial uses
Recommended Source: http://www.farmlandinfo.org/documents/27757/FS_COCS_11-02.pdf
- Identify any best management practices for water quality protection that will be utilized (e.g., bioretention strips, rain gardens, pervious paving materials, or swales as an alternative to conventional inlet gutters)
- Identify any required LEED-certified building materials that promote environmental protection and energy efficiency that will be utilized (e.g., pervious surfaces, low-impact design, insulation, or roofing materials)

Traffic Summary

- Trip Generation Analysis
- A.M. Peak Hour
- P.M. Peak hour
- 24hr 2-way AADT
- ITE Land Use Code used
- Traffic Volumes of existing roads Source: http://www.dot.state.ga.us/DOT/plan-prog/transportation_data/TrafficCD/index.shtml
- Planned road improvements



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Site Plan Checklist

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Project Site Plan/Map

Note: if information does not apply to project, please state N/A on Site Plan

- One 36" x 48" hard copy site plan map
- One digital (PDF) map on CD

Site Plan should (at minimum) include the following information:

- Location of the DRI in the county by parcel, with the affected parcel(s) highlighted
- Footprint of structures if known
- Roads with names labeled (differentiate between existing and proposed)
- Political boundaries
- Wetlands *Source: <http://www.fws.gov/nwi>*
- 100 year floodplain
- Rivers and streams (differentiate if on Georgia 305(b)/303(d) List)
- Boundary of the large and/or small drinking water supply watershed *Source: www.negrdc.org*
- Open space and greenways
- Pedestrian and bike trails
- Stormwater management facilities
- If the project is to be served by wells, map must include:
 - Approximate location of well
 - Wellhead protection zones
- If the project is to be served by onsite wastewater management facility, map must include approximate location of facility
- Map must include the following:
 - Title
 - Legend
 - North arrow
 - Scale bar
 - Date
 - Borderline
 - Location of the DRI (inset map with affected parcels highlighted)
- One 8½" x 11 hard copy of Tax Parcel Map to include:
 - Affected parcels highlighted
 - Map and Parcel number of affected parcels
 - Existing zoning of affected parcel
 - Existing zoning of surrounding parcels

The boundary shapefile shall be produced at a Digital Ortho Quarter Quad (DOQQ) scale of 1:12000. Data projection shall be in a Universal Transverse Mercator (UTM) NAD 1983 zone 17.

The applicant may fill out form 2 at any time during the process, however if all the required supplemental information has not been received by the NEGRDC within five days after submission of form 2, a certification of incomplete submittal will be automatically issued.

If any of the requested information on Forms 1 and 2 is left blank, the DRI submittal will be deemed incomplete. The RDC reserves the right to request additional supplemental information based on staff review.