



Developments of Regional Impact

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DRI #3114

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: Harris

Individual completing form: Brian Williams

Telephone: 7066284700

E-mail: bwilliams@harriscountyga.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: Woodland Hills Subdivision

Location (Street Address, Land Lots 58, 59, 71, and 72 of 18th District of Harris County, GA; 544.84 ac. GPS Coordinates, or Legal Land Lot Description):

Brief Description of Project: The community is all single family detached homes clustered in villages separated by a variety of community accessible amenities connected by a series of walkways. There is a 10 acre commercial site signed to provide neighborhood shopping.

Development Type:

- | | | |
|---|--|--|
| <input type="checkbox"/> (not selected) | <input type="checkbox"/> Hotels | <input type="checkbox"/> Wastewater Treatment Facilities |
| <input type="checkbox"/> Office | <input checked="" 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.): 440 single family homes; 40,000 SF anchor store; 50,000 SF retail space

Developer: CJC Partners, LLC

Mailing Address: 2195 North Highway 83, Unit AA

Address 2:

City:Franktown State: CO Zip:80116

Telephone: 4048866962

Email: leeduncan@gmail.com

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

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

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:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other Master Plan Modification

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: December 2030; Some lots available prior Overall project: December 2030 (100% build out)

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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: Harris

 Individual completing form:

 Telephone:

 Email:

Project Information

Name of Proposed Project: Woodland Hills Subdivision

DRI ID Number: 3114

 Developer/Applicant:

 Telephone:

 Email(s):

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:

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

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:

What is the estimated water supply demand to be generated by the project, 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?
Options for water service will be discussed with Harris County at the appropriate time.

Wastewater Disposal

Name of wastewater treatment provider for this site:

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

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:

Decel lanes will be proposed off of Mehaffy Road at north entrance. Potential improvement needed at intersection of County Line Road and Manchester Expressway. Potential for additional improvements during build-out.

Solid Waste Disposal

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

1,800 tons

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?

15%

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, wetland buffers, onsite retention/detention ponds, pervious grassed swales, infiltration trench, and other storm water management systems will be utilized to ensure post development run-off is equal or less than the pre-development run-off as per all local, state, and federal requirements.

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:

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