



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Jun 22 2009

ARC REVIEW CODE: R905211

TO: Mayor Randal Mills
ATTN TO: Marvin Flannigan, Planning Director
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Submitting Local Government: City of Conyers
Name of Proposal: Corner Market Development

Review Type: Development of Regional Impact
Date Opened: May 22 2009

DRI Checklist Summary:

Regional Policies and Adopted Plans: 100%
Development Project Score: 63%
Open Space Preservation/Environmental Quality Score: 53%

Overall Score: 67.9%
Overall Weighted Score: 79%

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Comments: The proposed development is located within the suburban neighborhood on the Atlanta Region Unified Growth Policy Map. Suburban neighborhoods are defined as areas that are located outside of the Central City or Activity Centers and will be developed at a more suburban scale with appropriate commercial development and low intensity mixed use serving the local area. The proposed mixed use development incorporates a variety of housing types and commercial development to serve the local area.

The proposed development will be constructed in three phases with phase I already constructed and consisting of 68,000 square feet of commercial space and 236 apartments.

ARC would like to see better connectivity within the site between the townhouses in phase III and the rest of the development. This could be accomplished by adding a drive between the two sections and/or creating more direct bicycle and pedestrian access.

According to information submitted for the review, the proposed development will provide publicly accessible multi-use trails onsite. These trails should provide residents and visitors of the site, as well as the surrounding area, the ability to access many of their daily needs without having to drive. According to ARC's Regional Bicycle Transportation and Pedestrian Walkways Plan, multi-use trails should be 10' to 15' wide in order to safely accommodate two way traffic for both bicyclists and pedestrians. Anything less than 10' has the potential to create major safety issues for all users. It is recommended that the developer review ARC's Regional Bicycle Transportation and Pedestrian Walkways Plan for recommended construction of multi-use path facilities.

The applicant provided documentation stating that all multi-use trails within the development would be a minimum of 10 feet in accordance with the Rockdale County Master Plan (Phases A-D), no invasive plant species would be used and all trees would be native, and all multi-family buildings would seek EarthCraft certification. The site plan was also revised to show proposed sidewalks along the frontage of the development on Flat Shoals Road and Parker Road.

ARC strongly recommends that more pedestrian amenities, such as pedestrian lighting, street trees, benches, etc. be provided along the public sidewalks as well as the multi-use trail to enhance the pedestrian realm as well as increase the likelihood that residents and visitors to the area will use the facilities

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

ARC LAND USE PLANNING	ARC TRANSPORTATION PLANNING	ARC ENVIRONMENTAL PLANNING
ARC DATA RESEARCH	ARC AGING DIVISION	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF CONYERS	ROCKDALE COUNTY	ROCKDALE COUNTY SCHOOLS

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3309 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

General Project Information			
Project name:		Corner Market/Village Apartments	
DRI number:		1970-Mixed Use	
Local jurisdiction:		City of Conyers/Rockdale County, GA	
Local government action requested:		Rezoning	
Project description (include acreage):		The project is a 100 acre site, located at the southwest corner of Flat Shoals Road and Parker Road, City of Conyers, Rockdale County, Georgia. The project will include retail, office and residential components. As listed below, currently the project includes Phase 1 of the Village Apartments and the Corner Market. Proposed future development includes Phases 2 (203 units) and 3 (100 townhomes) of the Village Apartments and the Market Lofts (84 units). Phases 2 and 3 of the Village Apartments and the Market Lofts will be built using EarthCraft construction. The project also calls for green space and recreational amenities, including sidewalks, tennis courts, swimming pools, picnic areas, playgrounds and a trail that will become part of the PATH Foundation network of trails.	
Project phasing/buildout:		Three phases	
Project location:		SW corner of Flat Shoals Rd. and Parker Rd.	
Current description of the site:		100 acre site, a portion has been developed for residential, retail and office use. The remaining portion of the property is still undeveloped, but plans for development include residential uses.	
Is any portion of the project built or under construction?		Yes	
If you answered the previous question with "Yes", please describe.		100 acre site including the following: (1) Village Apartments Phase 1 (236 units) completed-2001 and (2) Corner Market (70,000 s.f. retail/office) completed-2008. Market Lofts and Phases 2 & 3 are currently undeveloped.	
Affected local governments (3 miles of project site):		City of Conyers and Rockdale County	
Adjacent/surrounding land uses and development:		Commercial and Residential. A gas pipeline easement runs through a portion of the site. Zoning categories include: AR, OI, RS14	
Estimated value at build-out:		\$82,500,000.00	
Expected annual local tax revenues:		\$400,000	
Site access roads:		Flat Shoals Road and Parker Road	
Number of site driveways proposed:		1 (3 already exist)	
Total traffic volume to be generated by the proposed development:		At full buildout: AM: 438 new trips PM: 528 new trips	
Estimated water supply demand to be generated by project:		26,306,726 million gallons annually	
Sufficient water capacity available:		Yes	
Estimated sewage flow to be generated by project:		162,750 MGD	
Sufficient wastewater capacity available:		Yes	
Estimated solid waste generated by the project annually:		548 tons	
Sufficient landfill capacity available:		Yes	
Number of students expected to be generated by the project:		At full buildout-250 students	
Schools expected students to attend and capacity:			
School 1:	Flat Shoals Elem	Capacity:	625
School 2:	Edwards Middle	Capacity:	1050
School 3:	Rockdale County HS	Capacity:	1400

	GRTA Criteria	ARC Score	Comments
A. Regional Policies and Adopted Plans			
1. Unified Growth Policy Map			
A. Is the development consistent with the Unified Growth Policy Map and the Developments Type Matrix? • 3 points: Yes		3	(Indicate Regional Place Type shown on Map) Suburban Neighborhood
B. Is the development consistent with the Regional Development Plan Policies? • 3 points: Yes		3	
2. Metro North Georgia Water Planning District (MNGWPD) Plan Compliance			
A. Is there adequate water provisions available and accessible to the site? • 3 points: Yes	N/A	3	
B. Is there adequate sewer capacity available and accessible to the site? • 3 points: Yes	N/A	3	
C. Does the development incorporate stormwater best management practices from the State of Georgia Manual? • 3 points: Yes	N/A	3	
3. Regional Transportation Plan (RTP) Goals & Objectives			
A. Is the development located on or within half a mile of a roadway designated on the Regional Strategic Transportation System (RSTS)? • 3 points: Located on the RSTS or within 1/2 mile and all access points align with existing or planned median breaks. If no median exists or is planned, all access points align with existing opposing access points.		3	
4. RTP and Transportation Improvement Program (TIP)			
A. Are the transportation impacts identified consistent with the TIP/RTP? • 3 points: Yes		3	(List all TIP/RTP projects located within the surrounding network and identify any inconsistencies)
5. Livable Centers Initiative (LCI)			
A. Is the development located in an LCI Study area? • 3 points: The project is located in an LCI Study Area and meets the intent of the Study.		N/A	(Including any LCI transportation projects)

	GRTA Criteria	ARC Score	Comments
A. Regional Policies and Adopted Plans			
6. Regionally Adopted Plans			
A. If the development is located within a transportation study area, indicate which study area.	N/A	N/A	(Provide the name of the study in which the development is located)
B. Is the development consistent with the recommendations set forth in any sub-area or multi-modal corridor study? • 3 points: Yes		N/A	
C. Is the proposed development consistent with the Atlanta Regional Freight Mobility Plan? • 3 points: Yes		N/A	
7. Locally Adopted Plans			
A. Is the development consistent with the host local government's Future Development Map or other comparable document? • 3 points: Yes		3	
B. Is the development consistent with the local government's transportation plans? • 3 points: Yes		3	
C. Is the development consistent with any local government sub area plans? • 3 points: Yes		N/A	
D. Is the development consistent with any adjacent or potentially affected local government's Future Development Map? • 3 points: Yes		3	
E. Do local regulations impact the ability of the project to meet GRTA's DRI Review Criteria?		N/A	(List any local regulations that impact the ability of the project to meet GRTA's DRI Review Criteria)
F. Is the development consistent with other regional and/or local policies/adopted plans that have not been fully addressed?		N/A	
Possible Score (Standard is 42)	N/A	30	
Components Score	N/A	30	
Percentage	N/A	100%	

	GRTA Criteria	ARC Score	Comments
B. Project			
1. Mixture of Uses			
<p>A. Does the development incorporate a mixture of complementary land uses?</p> <ul style="list-style-type: none"> • 3 points: There are 3 or more complementary uses within the development. • 2 points: There are 2 complementary uses within the development and is located within a short walking distance (less than 1/2 mile) to external complimentary land uses. • 1 points: The development is located within a short walking distance (less than 1/2 mile) to external complementary land uses. 	N/A	2	
<p>B. Does the development have vertically mixed uses?</p> <ul style="list-style-type: none"> • 3 points: The development contains three or more vertically mixed uses. • 2 point: The development contains two or more vertically mixed uses. 	N/A	2	
<p>C. The development contains or is in close proximity to active or passive greenspace?</p> <ul style="list-style-type: none"> • 3 points: The development contains both an active and passive greenspace. • 2 points: The development is adjacent to active or passive greenspace with connections. • 1 point: The development is within 1/2 mile of an active or passive greenspace. 	N/A	3	
2. Jobs to Housing Balance			
<p>Is the development located in close proximity to a metro job center (as defined and listed in the Guidebook)?</p> <ul style="list-style-type: none"> • 3 points: Yes, the development is located within 1/2 mile of a defined metro job center. • 2 points: Yes, the development is located within 1 mile of a defined metro job center. 	N/A	3	
3. Housing Diversity and Affordability			
<p>A. For developments with a residential component, are at least 10% of the residential units of differing housing type? (See guidebook for definition of housing types).</p> <ul style="list-style-type: none"> • 3 points: Yes. 	N/A	3	
<p>B. For developments with a residential component, does the development add a new housing type to the immediate (1/4 mile) surrounding neighborhood?</p> <ul style="list-style-type: none"> • 3 points: Yes. 	N/A	3	
<p>C. For developments with a multifamily rental component, does the development achieve certain affordability levels?</p> <ul style="list-style-type: none"> • 3 points: At least 30% of the residential rental units provided are affordable to those making 80% or less of the area median income. • 2 points: At least 20% of the residential rental units provided are affordable to those making 80% or less of the area median income. • 1 points: At least 10% of the residential rental units provided are affordable to those making 80% or less of the area median income. 	N/A	0	Information not submitted for the review

	GRTA Criteria	ARC Score	Comments
B. Project			
D. For developments with a multifamily senior rental component, does the seniors component achieve certain affordability levels? • 3 points: 100% of the residential senior units provided are affordable to those at 60% or below of the area median income. • 2 points: 60% of the residential senior units provided are affordable to those at 60% or below of the area median income. • 1 point: 40% of the residential senior units provided are affordable to those at 60% or below of the area median income.	N/A	N/A	
E. For developments with a homeownership component, does the development achieve certain affordability levels? • 3 points: At least 20% of the for-sale units are affordable to those making 110% or less of area median income. • 2 points: At least 10% of the for-sale units are affordable to those making 110% or less of area median income. • 1 point: At least 5% of the for-sale units are affordable to those making 110% or less of area median income.	N/A	N/A	
F. For developments without a residential component, does the development add a new use that is not prevalent in the immediate (1/4 mile) surrounding neighborhood? • 3 points: Yes.	N/A	3	
4. Aging in Place			
F. If the development includes a senior housing component, does the development include accessibility features and location to services and transportation alternatives? • 3 points: Yes, the development includes accessibility measures and is located within 1/4 mile of basic services and transportation alternatives. • 2 points: Yes, the development includes accessibility measures and is located within 1/2 mile of basic services and transportation alternatives. • 1 point: Yes, the development includes accessibility measures.	N/A	N/A	
A. For developments with multifamily senior rental component, does the development offer services and/or facilities to accommodate aging in place (see Guidebook for more details). • 3 points: Yes	N/A	N/A	

	GRTA Criteria	ARC Score	Comments
B. Project			
5. Accessibility - Non-motorized			
A. Are there sidewalks within the development? • 3 points: There are sidewalks on both sides of all streets. • 2 points: There are sidewalks on both sides of all internal collector streets and one side on all other streets . • 1 point: There are sidewalks on one side of all streets.		1	
B. Are there existing or proposed sidewalks along all adjacent external street frontages that connect to the internal sidewalk network? • 3 points: Yes		3	A revised site plan submitted by the applicant shows that sidewalks will be provided along the fontage of the development on Flat Shoals Road and
C. Is bicycle parking provided at all non-residential, multi-family buildings and other key destinations? • 3 points: Yes and includes 'end of trip' facilities such as covered shelters, secure parking, shower facilities, etc. • 2 points: Yes.		2	A revised site plan submitted by the applicant shows that bicycle parking will be provided within the site.
D. Does the development include construction of multi-use trails? • 3 points: Trails will be constructed at least 10 feet wide within the development that will shorten walking distances between complimentary uses and/or the external sidewalk/trail network. • 2 points: Trails at least 10 feet wide are constructed within the DRI boundary only.		3	A letter submitted by the applicant states that all multi-use trails within the development will be at least 10 feet wide in accordance with the Rockdale County Master Plan (Phases A-D).
E. Are intersections designed for pedestrian safety, including marked crossing, curb extensions, median refuges, raised crosswalks, and pedestrian actuation devices? • 3 points: Yes, all intersections are designed for pedestrian safety and include all of the above listed. • 2 points: Yes, all intersections are designed for pedestrian safety and include 3 of the above listed. • 1 point: Yes, all intersections are designed for pedestrian safety and include 2 of the above listed.		0	A revised site plan shows the intersection of Flat Shoals and Parker Roads will be designed for pedestrian safety. However, the site plan does not show pedestrian facilities such as crosswalks, ramps, etc at the access drives for the development.
F. Are pedestrian connections between building entrances and the internal and external sidewalk network provided? • 3 points: All building entrances are connected to the sidewalk network and pedestrian entrances are provided at street level along abutting public roads. • 2 points: All building entrances are connected to the sidewalk network.		3	
G. Do the provided non-motorized facilities shorten the distance between land uses that are on and off-site? • 3 points: Yes, both on and off site. • 2 points: Yes, for on site land uses only.		2	

	GRTA Criteria	ARC Score	Comments
B. Project			
H. Does the development contribute to public streetscapes with pedestrian-friendly amenities, such as benches, lighting, street trees, trash cans, pedestrian entrance on street level, and windows at street level? • 3 points: Yes.		0	While the site plan shows pedestrian amenities and lights within the site, none are indicated on the public sidewalks or the multiuse trail.
I. Is the development's parking located where it does not visually dominate the development from the street and allows for easy and safe pedestrian access to buildings? • 3 points: Parking associated with the development is located in the rear and or includes structured parking. • 2 points: Parking associated with the development is located to the side of the buildings and/or includes on-street parking. • 1 points: If industrial, all trailer parking is screened from the view of the adjacent roadways.		2	
J. Are buildings oriented to existing or proposed public roads with minimum setbacks? • 3 points: Yes, buildings are oriented to the public roads with minimum setbacks. • 2 points: Yes, buildings are oriented to the public roads.		2	
K. Where there are sidewalks, is the width adequate? • 3 points: All sidewalks meet regional Pedestrian LOS goals. • 2 points: All sidewalks meet the local government's minimum width requirement.	N/A	1	(PLOS B or above in LCI areas and regional places, PLOS C or above outside of those areas) Information not indicated on the site plan, but the applicant has indicated that sidewalks will be constructed on Parker Road and Flat Shoals Road. ARC needs an updated site plan with sidewalks and crosswalks as proposed by the applicant
6. Accessibility - Transit			
A. Is there a fixed guideway transit station available ? • 3 points: Currently available within 1/4 mile of the DRI boundary. • 2 points: Currently available within 1/2 mile of the DRI boundary. • 1 point: There is a transit station planned near the DRI and the DRI is compatible with that plan.		N/A	
B. Is local bus service currently available? • 3 points: Available on/adjacent to the site. • 2 points: Available within 1/4 mile of the DRI boundary. • 1 point: Available within 1/2 mile of the DRI boundary.		N/A	
C. Is the applicant providing transit services such as dedicated park and ride facility or shuttle service (for at least 2 years)? • 3 points: Yes, the development is providing facilities.		N/A	
D. Is the applicant providing amenities at existing or proposed transit facilities, such as covered bus shelters, trash receptacles, benches, landing pads, lighting, or bicycle parking? • 3 points: Providing three or more amenities. • 2 points: Providing two or more amenities. • 1 point: Providing one amenity		N/A	

	GRTA Criteria	ARC Score	Comments
B. Project			
E. Is the development proposed at "transit ready" densities, based on potential future service? • 3 points: Yes		N/A	
F. For developments earning at least 1 point under Affordability Levels, is the development located in proximity to transit? • 3 points: Yes, the development is located within 1/4 mile to transit. • 2 points: Yes, the development is located within 1/2 mile to transit. • 1 point: Yes, the development is located within 1 mile to transit.	N/A	N/A	
G. Is transit available beyond peak-hours of travel?		N/A	
H. Is the proposed development consistent with other transit related issues not fully addressed above?		N/A	(List of other transit related issues and describe developments consistency)
7. Access Management			
A. Is access provided from internal roadways, access road, or shared driveways only? • 3 points: Access is provided from internal roadways or access road connecting to side streets with minimum curb cuts along the arterial road and share driveways are proposed. • 2 points: Shared driveways are proposed with an internal roadway.		2	The proposed development utilizes shared driveways
B. If the development is adjacent to more than one roadway, is access provided via the lowest functionally classified roadway? • 3 points: The development proposes all access via the lowest functionally classified roadway. • 2 points: The development proposes primary access from the lowest functionally classified roadway.		2	
C. Do access points align with opposing access points or with existing median, planned, or likely location of future median breaks? • 3 points: All access points align with existing median breaks. If no median exists, all access points align with existing opposing access points. • 2 points: All full access points align with existing median breaks. If no median breaks exists, all full access points align with existing opposing access points. • 1 point: Access points align with likely locations of future median breaks.		2	
D. Are proposed traffic signals located at the intersection of public roadways that provide access to the entire site and serve as many properties and interests as possible? • 3 points: Yes.		0	
E. Does the proposed development provide an adequate, uninterrupted driveway throat length for the corridor? • 3 points: Yes.		3	(Minimum 200 feet on state routes and major arterials. Minimum of 100 feet on all other roadway corridors.)
F. Are all proposed access points outside of the functional area of any adjacent intersections? • 3 points: All proposed access points are outside of the functional area of any adjacent intersections. • 2 points: Access points within the functional area of any adjacent intersections are right in/right out.	N/A	2	

	GRTA Criteria	ARC Score	Comments
B. Project			
G. If the development is adjacent to a designated scenic byway, the development maintains the natural vegetative character of the scenic byway. • 3 points: The development is not proposing any access onto the scenic byway and is preserving the natural vegetation for at least 200 feet from the right-of-way. • 2 points: The development is proposing no more than one access point onto the scenic byway and is preserving the natural vegetation for at least 200 feet from the right-of-way. • 1 point: The development is proposing no more than one access point onto the scenic byway and is preserving the natural vegetation for at least 100 feet from the right-of-way.	N/A	N/A	
H. Do the proposed access points meet minimum spacing requirements established by GDOT or other permitting agency?		N/A	
I. Is the development consistent with other access management related issues not fully addressed above?		N/A	<i>(List of other access management related issues and describe developments consistency)</i>
8. Connectivity			
A. Does the development provide multiple ingress/egress points and have access to multiple roadways? • 3 points: There are separate ingress/egress points in 3 or more cardinal directions. • 2 points: There are separate ingress/egress points in 2 cardinal directions. • 1 point: There are separate ingress/egress points.		2	
B. Do internal streets within the development connect to adjacent parcels at stub outs or dead end streets? • 3 points: There are connections to all adjacent stub outs or dead ends. • 2 points: There are stub outs to adjacent developable land (either undeveloped or underdeveloped) and cross access easements are provided. • 1 point: There are stub outs to adjacent developable land (either undeveloped or underdeveloped).		0	
C. Does the internal street network minimize traveling distance by providing relatively direct circulation throughout the site? • 3 points: All proposed land uses within the development are connected via the internal street network. • 2 points: Most of the proposed land uses within the development are connected via the internal street network.		2	
D. Can the internal street network be reasonably anticipated to add to the public roadway? • 3 points: No restricted access • 2 points: Internal restricted access with multiple access points		2	
E. Is the development consistent with other connectivity related issues not fully addressed above? • 3 points: Yes		N/A	<i>(List of other connectivity related issues and describe developments consistency)</i>

	GRTA Criteria	ARC Score	Comments
B. Project			
9. Project Character and Design			
<p>A. Is the development a redevelopment site?</p> <ul style="list-style-type: none"> • 3 points: The development is a redevelopment site that requires environmental remediation. • 2 points: The development is located in a tax abatement zone, enterprise zone, or other governmentally supported redevelopment zones. • 1 point: The development is a redevelopment site. 	N/A	N/A	
<p>B. Does the development re-use or rehabilitates existing and/or historic structures?</p> <ul style="list-style-type: none"> • 3 points: Yes, a majority of the existing and/or historic structures will remain on the site and incorporated into the development. • 2 points: Yes, some of the existing and/or historic structures will remain on the site and incorporated into the development. 	N/A	N/A	
<p>C. Does the development create or enhance community spaces such as public plazas, squares, parks, etc?</p> <ul style="list-style-type: none"> • 3 points: Yes and on-site community spaces are open to the general public. • 2 points: Yes. 	N/A	3	Plazas and mulit-use trails provided on-site and are open to the public
<p>D. Does the development provide no more parking than the minimum required by the local jurisdiction?</p> <ul style="list-style-type: none"> • 3 points: A parking variance is being requested to provide less than the minimum required. • 2 points: Yes. 	N/A	0	1589 required; 1650 proposed
<p>E. Does the site design incorporate alternative design principles, including but not limited to reduced lot sizes, rear access via alleyway network, shared driveway, reduced building setbacks, architectural compatibility, screening of equipment?</p> <ul style="list-style-type: none"> • 3 points: Yes, the development includes a 4 of the above listed and other alternative design principles. • 2 points: Yes, the development includes 3 of the above listed. • 1 point: Yes, the development includes 2 of the above listed. 	N/A	3	

	GRTA Criteria	ARC Score	Comments
B. Project			
10. Community Facilities			
A. Does the development require new and/or additional services and/or facilities (fire, police, school)? • 3 points: No, new facilities are not needed. • 2 points: New facilities are needed and are being provided for within the development or by the applicant.	N/A	0	
11. Infrastructure Adequacy			
A. Is the development located in an area where adequate infrastructure is in place? • 3 points: Yes, the development is located in an area where there is existing infrastructure in place to meet the service needs of residents, employees, and visitors of the development. • 2 points: There will be infrastructure in place by development build-out to meet the service needs of residents, employees, and visitors of the development.	N/A	3	(Please explain)
B. If the development is predominately industrial, what is the proximity to the nearest intermodal station or other freight transfer location? • 3 points: Rail is on site and the development is connecting to the rail. • 2 points: A rail transfer, airport transfer or intermodal transfer station is located within 2 miles. • 1 point: A rail transfer, airport transfer or intermodal transfer station is located within 3 miles.	N/A	N/A	
C. If the development is predominately industrial, what is the proximity to interstate access? • 3 points: The development has interstate access within 1 mile. • 2 points: The development has interstate access within 2 miles. • 1 points: The development has interstate access within 3 miles.	N/A	N/A	
D. Does the development propose clean-fueled vehicles? • 3 points: Development is proposing 5% per each 10% of fleet. • 2 points: Development is proposing 3% per each 10% of fleet. • 1 point: Development is proposing 2% per each 10% of fleet.	N/A	N/A	
E. Is the development consistent with other infrastructure related issues not fully addressed above? • 3 points: Yes		N/A	(List of other infrastructure related issues and describe developments consistency)
Possible Score	N/A	102	
Component Score	N/A	64	
Percentage	N/A	63%	

	GRTA Criteria	ARC Score	Comments
C. Open Space, Preservation, and Environmental Quality			
1. Protection of Critical Environmental Areas			
A. Does the development avoid critical historical and environmental areas (State Planning Part V Criteria, small water supply watersheds, etc)? • 3 points: Yes, the development avoids critical historical and environmental areas	N/A	3	
B. Does the development encroach upon habitat currently under or flagged for conservation under a local, regional, state conservation or green infrastructure plan? • 3 points: No.	N/A	3	
C. Is the development located on land physically suitable for development (avoids steep slopes greater than 20%, floodplains, stream corridors, groundwater recharge areas or wetlands) ? • 3 points: Yes, the development is located on land physically suitable for development. • 2 points: The development is avoiding land on the site that is not suitable for development and is taking the appropriate mitigation measures.	N/A	2	
2. Conservation			
A. How much land is being preserved as open space? • 3 points: 50% of the site is preserved as open space • 2 points: 40% of the site is preserved as open space • 1 points: 30% of the site is preserved as open space.	N/A	2	
B. Does/will the development incorporate native plant and drought tolerant landscaping? • 3 points: All landscaping is drought tolerant and native. • 2 points: All landscaping is drought tolerant. • 2 points: No invasive plant species are used as identified by the local Cooperative Extension Service.	N/A	2	A letter submitted by the applicant states that no invasive species will be used, all trees are native, and shrubs used are those widely used in the regional climate zone.
D. Does the development exclude ornamental water features and fountains? • 3 points: The applicant will not install or facilitate installations of any ornamental water features or fountains.	N/A	0	
E. Does the development include permeable pavement in driveways and parking areas? • 3 points: 75% of driveways and parking areas use permeable pavement. • 2 points: 50% of driveways and parking areas use permeable pavement. • 1 point: All driveways use permeable pavement.	N/A	0	Information not submitted for review.
3. Stormwater Management			

	GRTA Criteria	ARC Score	Comments
C. Open Space, Preservation, and Environmental Quality			
A. Does the development have a stormwater management plan? • 3 points: The stormwater management plan will result in a 25% decrease in the rate and quantity of post-development development stormwater runoff when compared with pre-development stormwater rates and quantities. • 2 points: The development maintains stormwater volume rates such that post-development development does not exceed the pre-development development (based on the 2 year, 24 hour peak discharge volume)	N/A	2	
4. Buffers			
A. Will the proposed development require a stream buffer variance under any applicable ordinances? • 3 points: The development does not require a stream buffer variance.	N/A	0	Information not submitted for review.
5. Environmental Protection			
C. Is the development seeking a LEED certification? • 3 points: The development is seeking LEED-ND certification or all buildings are seeking LEED certification for non residential developments. • 2 points: At least half of the non-residential buildings are seeking LEED certification. • 1 point: One non residential buildings is seeking LEED certification.	N/A	N/A	
D. Is the development seeking an EarthCraft certification? • 3 points: The development is seeking Earthcraft Communities certification. • 2 points: At least half the residential homes will be certified an Earthcraft Home.	N/A	2	The applicant submitted a letter indicating that all of the mulit-family buildings will be EarthCraft certified as required by the City of Conyers.
Possible Score	N/A	30	
Component Score	N/A	16	
Percentage	N/A	53%	

ARC Score Sheet

Enter the values for the appropriate numbered section.

A. Regional Policies and Adopted Plans (50% of the Total Score)

1. Unified Growth Policy Map	Section Score:	6
2. Metro North Georgia Water Planning District (MNGWPD) Plan Compliance	Section Score:	9
3. Regional Transportation Plan (RTP) Transportation	Section Score:	3
4. RTP and Transportation Improvement Program (TIP)	Section Score:	3
5. Livable Centers Initiative (LCI)	Section Score:	0
6. Regionally Adopted Plans	Section Score:	0
7. Locally Adopted Plans	Section Score:	9
	A. Component Points:	30
	B. Points Possible Points:	30
	C. Component Percentage	100%

B. Project (30% of the Total Score)

1. Mixture of Uses	Section Score:	7
2. Jobs to Housing Balance	Section Score:	3
4. Housing Diversity and Affordability	Section Score:	9
5. Aging in Place	Section Score:	0
6. Accessibility-non motorized	Section Score:	19
7. Accessibility- transit	Section Score:	0
8. Access Management	Section Score:	11
9. Connectivity	Section Score:	6
10. Project Character and Design	Section Score:	6
11. Community Facilities	Section Score:	0
12. Infrastructure Adequacy	Section Score:	3
	A. Component Points:	64
	B. Points Possible Points:	102
	C. Component Percentage	63%

C. Open Space, Preservation, and Environmental Quality (20% of the Total Score)

1. Protection of Critical Environmental Areas	Section Score:	8
2. Conservation	Section Score:	4
3. Stormwater Management	Section Score:	2
4. Buffers	Section Score:	0
5. Environmental Protection	Section Score:	2
	A. Component Points:	16
	B. Points Possible Points:	30
	C. Component Percentage	53%

A. Total Points:	110
B. Total Possible Points:	162
C. Unweighted Score	67.9%

**Overall Project
Score**

79%

CORNER MARKET DRI
City of Conyers
Environmental Planning Division Review Comments
May 14, 2009

Stream Buffers and Watershed Protection

The property is in the South River watershed, which is not a water supply watershed in the Atlanta Region. The project site plan shows two unnamed tributaries of Almand Creek crossing the project property. The plans show 50-foot buffers in the areas of new construction but no additional 25-foot impervious setbacks are shown, which are also required under the City of Conyers Riparian Buffer Protection Ordinance. Any intrusions into the buffer or setback that are not allowed under the City ordinance will require variances as provided in the ordinance.

All state waters that may be on the property are also subject to the State 25-foot Erosion and Sedimentation Act buffer requirements.

Stormwater / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region. Actual pollutant loadings will depend on the actual impervious coverage developed on the property and may differ from the figures shown. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	6.70	11.46	116.58	723.60	6586.10	8.24	1.47
Townhouse/Apartment	93.80	98.49	1004.60	6284.60	56749.00	71.29	13.13
TOTAL	100.50	109.95	1121.18	7008.20	63335.10	79.53	14.61

Total % impervious 50 %

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual and as required by Cobb County. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

EPSTEIN BECKER & GREEN, P.C.

ATTORNEYS AT LAW

945 EAST PACES FERRY ROAD, SUITE 2700

ATLANTA, GEORGIA 30326-1380

404.923.9000

FAX: 404.923.9099

EBGLAW.COM

BRADLEY C. SKIDMORE
TEL: 404.923-9048
FAX: 404.923.9948
BSKIDMORE@EBGLAW.COM

June 18, 2009

VIA ELECTRONIC MAIL

Mr. Jonathan Tuley
Senior Planner
Atlanta Regional Commission
Land Use Planning Division
40 Courtland Street, NE
Atlanta, GA 30303

Re: DRI-1970: Four A International, LLC, Almand Creek, LLC and Corner
Market, LLC (collectively the "Applicant")

Dear Jon:

Pursuant to your correspondence on June 8, 2009, I am providing, on behalf of the Applicant, the additional information the Atlanta Regional Commission (the "ARC") requested in order to make its final recommendation regarding the Corner Market development in Conyers, Georgia, DRI-1970 (the "Project"). ARC requested additional information for (1) the width of the trail to be located on the Project, (2) intersection safety at the intersection of Flat Shoals Road and Parker Road, (3) native and drought tolerant plants, and (4) EarthCraft certification. Also enclosed herewith is a copy of the Site Plan for the Project, revised to meet ARC's requests pursuant to the ARC's Preliminary Report issued May 22, 2009.

The Applicant has confirmed with the City of Conyers Planning Department that the Rockdale County Master Plan (Phases A-D) requires all multi-use trails be at least 10-feet wide; thus, the multi-use trail depicted on the Site Plan will be 10-feet wide in accordance with the county master plan.

The Site Plan for the intersection of Flat Shoals/Parker Roads (the only intersection adjacent to the Project) includes crosswalks and median refuges, which graphic was provided to the Applicant by the Rockdale County DOT. Further, current intersection improvements underway by Rockdale County DOT are being constructed in accordance with governing local requirements for streets and roads, including minimum curbing height and design.

The Applicant hereby confirms that (i) no invasive plant species have been used, nor do the Applicant's development plans call for their use, at the Project, (ii) all trees are native

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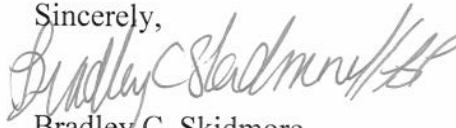
AT:3478270v2

Mr. Jonathan Tuley
June 18, 2009
Page 2

species, and (iii) the shrubs are species that are widely used in the regional climate zone in which the Project is located.

The City of Conyers Municipal Code requires EarthCraft certification as the standard for the design and construction of multi-family residential units (*City of Conyers Municipal Code, Green Building Code, Title 8-Planning and Development, Article M*). Thus, the multi-family units (which are the only type of residential product that will be constructed for the Project) will necessarily met EarthCraft standards/requirements in accordance with the local ordinance.

Thank you for your time and consideration of this application. The Applicant and I would welcome the opportunity to discuss any questions or concerns any of you may have concerning this application or any of the materials and information provided in conjunction with the same.

Sincerely,

Bradley C. Skidmore

Enclosure

cc: Four A International, LLC (w/o encl.)

Jonathan Tuley

From: Lobdell, Mike [mlobdell@dot.ga.gov]
Sent: Saturday, June 06, 2009 10:43 AM
To: Roberson, Michael; Julie McQueen; Jonathan Tuley
Subject: GDOT DRI Reviews 1970 & 2009

DRI 1970 Corner Market

- Phase 3 of the development is within the limits of project 752380 which is currently under construction. Please work with Shannon Hebb of Rockdale County to insure site plan is consistent with the design of the roadway project.
- Funding sources for the intersections needs to be identified. GDOT does not have the funds to mitigate the three intersections that are on the state route system that are shown as needing improvements in the no-build scenario.
- Left turn lanes are recommended at all proposed site driveways where left turns into the site are to be allowed in the event that traffic does meet the threshold. Safety and operations of the network should benefit from the separate left turns.

Michael A. Lobdell, P.E.
District 7 Preconstruction Engineer
5025 New Peachtree Road, NE
Chamblee, GA 30341
phone # (770) 986-1257
fax # (770) 986-1406
mlobdell@dot.ga.gov
Please note my email has changed.

Help GDOT serve you better. Visit <http://www.howsmyservice.dot.ga.gov> and rate the service you received from Team GDOT.

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1970**

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:	Conyers
Individual completing form:	Marvin Flanigan
Telephone:	770-929-4280
E-mail:	marvin.flanigan@conyersga.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:	Mixed Use Development District for Four A International LLC, Corner Market LLC, and Almand Creek LLC.
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	1815 and 1825 Parker Road
Brief Description of Project:	The proposed Mixed Use Development encompasses 110.5 acres. The MxD, Mixed Use Development allows residential, commercial, and office uses. There are 236 existing apartment dwelling units (325,000 sq. ft.) and 76,000 sq. ft. of existing space designated for neighborhood commercial and office uses.

Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.):	There are 236 existing apartment dwelling units (325,000 sq. ft.) and 76,000 square feet of existing
Developer:	Bradley C. Skidmore
Mailing Address:	945 East Paces Ferry Road, Suite 2700
Address 2:	
	City:Atlanta State: Ga Zip:30326
Telephone:	404-923-9000
Email:	BSkidmore@ebglaw.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Four A International LLC, Corner Market LLC, and Almand Creek LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" 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="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Not Available Overall project: Not Available
Back to Top	

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1970**

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:	Conyers
Individual completing form:	Marvin Flanigan
Telephone:	770-929-4280
Email:	marvin.flanigan@conyersga.com
Project Information	
Name of Proposed Project:	Mixed Use Development District for Four A International LLC, Corner Market LLC, and Almand Creek LLC.
DRI ID Number:	1970
Developer/Applicant:	Bradley C. Skidmore
Telephone:	404-923-9000
Email(s):	BSkidmore@ebglaw.com
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.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	\$82,500,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$400,000 (property taxes only)
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
Water Supply	
Name of water supply provider for this site:	Rockdale County - Water Resources Department
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	72,073.22 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" 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 checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Rockdale County - Water Resources Department
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	162,750 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> 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.)	AM: 438 new trips; PM: 528 new trips
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 checked="" 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 checked="" type="radio"/> No
If yes, please describe below:	
Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	548 tons
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" 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 checked="" type="radio"/> 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?	45 percent
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The existing Village Apartment Homes Phase I, proposed Phase II, & Town House Phase III include Storm Ceptor non-source point pollutant filtration prior to discharging into an irrigation storage pond. All stormwater from buildings & site is harvested for on-site irrigation needs. In addition, there are 100 existing pervious concrete parking spaces at the Corner Market.	
Environmental Quality	
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 checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" 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"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
Back to Top	

Internal Road Legend

Phase I	A	Village Drive
	B	Willow Lane
	C	Red Oak
Phase II	A	Village Drive
	B	Village Circle
Phase III	A	Pickwick Circle
	B	Clematis Circle
Corner Market	A	Newberry Street
	B	Market Street
	C	Fellows Way
	D	Meeting Street
Market Lofts	N/A	

Building & Open Space Chart

	Buildings	Open Space
Phase I-Existing Apartments	250,160 SF	8.16 Acres
Phase II-Proposed Apartments	214,726 SF	28.1 Acres
Phase III-Proposed Town House	120,250 SF	9.85 Acres
Corner Market-Existing Retail	60,000 SF	
Existing Office	10,000 SF	1.2 Acres
Market Lofts-Proposed Loft Apt.	83,500 SF	0.0 Acres

TOTAL TRACT = 100.5 ACRES

PROPOSED ZONING:

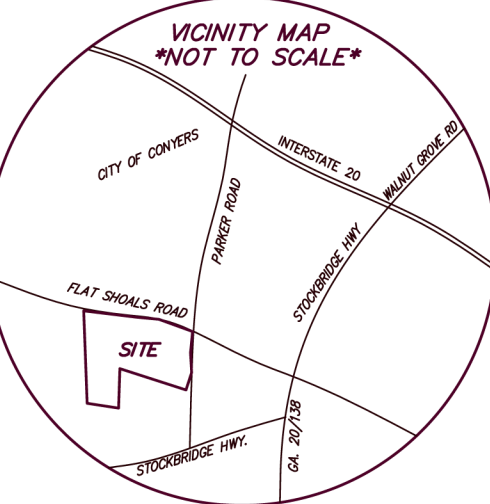
- MxD (MIXED USE DEVELOPMENT DISTRICT)
- RM (RESIDENTIAL MULTIFAMILY DISTRICT)
- BN (NEIGHBORHOOD BUSINESS DISTRICT)
- OI (OFFICE - INSTITUTIONAL DISTRICT)

Course	Bearing	Distance
L1	Rad: 167.32' Chd: S 44°45'41" E	Arc: 34.68' 34.62'
L2	S 21°26'50" W	18.12'
L3	S 31°21'10" E	15.48'
L4	S 89°55'24" E	14.67'
L5	S 44°55'24" E	10.37'

Utility Note:
All public water, sewer, electrical and gas utility services are existing & available on Flat Shoals & Parker Roads

GRTA Site Plan DRI No. 1970

Parking Count	Proposed	Req'd
Phase I regular spaces	502	502
HC spaces	11	11
Garage	30	0
TOTAL	543	512
Phase II regular spaces	362	362
HC spaces	8	8
Garage	30	0
TOTAL	400	370
Phase III regular spaces	256	256
HC spaces	6	6
TOTAL	262	262
Corner Market regular spaces	308	308
HC spaces	11	11
TOTAL	319	319
Market Lofts regular spaces	122	122
HC spaces	4	4
TOTAL	126	126
TOTALS	1,650	1,589



REFERENCE: SURVEY FOR FOUR A INTERNATIONAL, LTD. PERFORMED BY PATRICK & ASSOCIATES DATED MAY 21, 1982, AMENDED JUNE 8, 1982 (THIS SURVEY IS A PORTION OF THE REFERENCED SURVEY.)

LEGEND:

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OT	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
WV	WATER VALVE
GV	GATE VALVE
24"	24" CURB & GUTTER
PP	POWER POLE
TP	TELEPHONE POLE
LP	LIGHT POLE
-S-	SEWER LINE
-W-	WATER LINE
-T-	TELEPHONE LINE
-P-	POWER LINE
-W-	WATER LINE
11R	11 REGULAR PARKING SPACES
11H/C	11 HANDICAP PARKING SPACES
TR	TRANSFORMER
FH	FIRE HYDRANT
P/T	POWER & TELEPHONE LINE
GW	GUY WIRE
L.L.L.	LAND LOT LINE
BC	BACK OF CURB

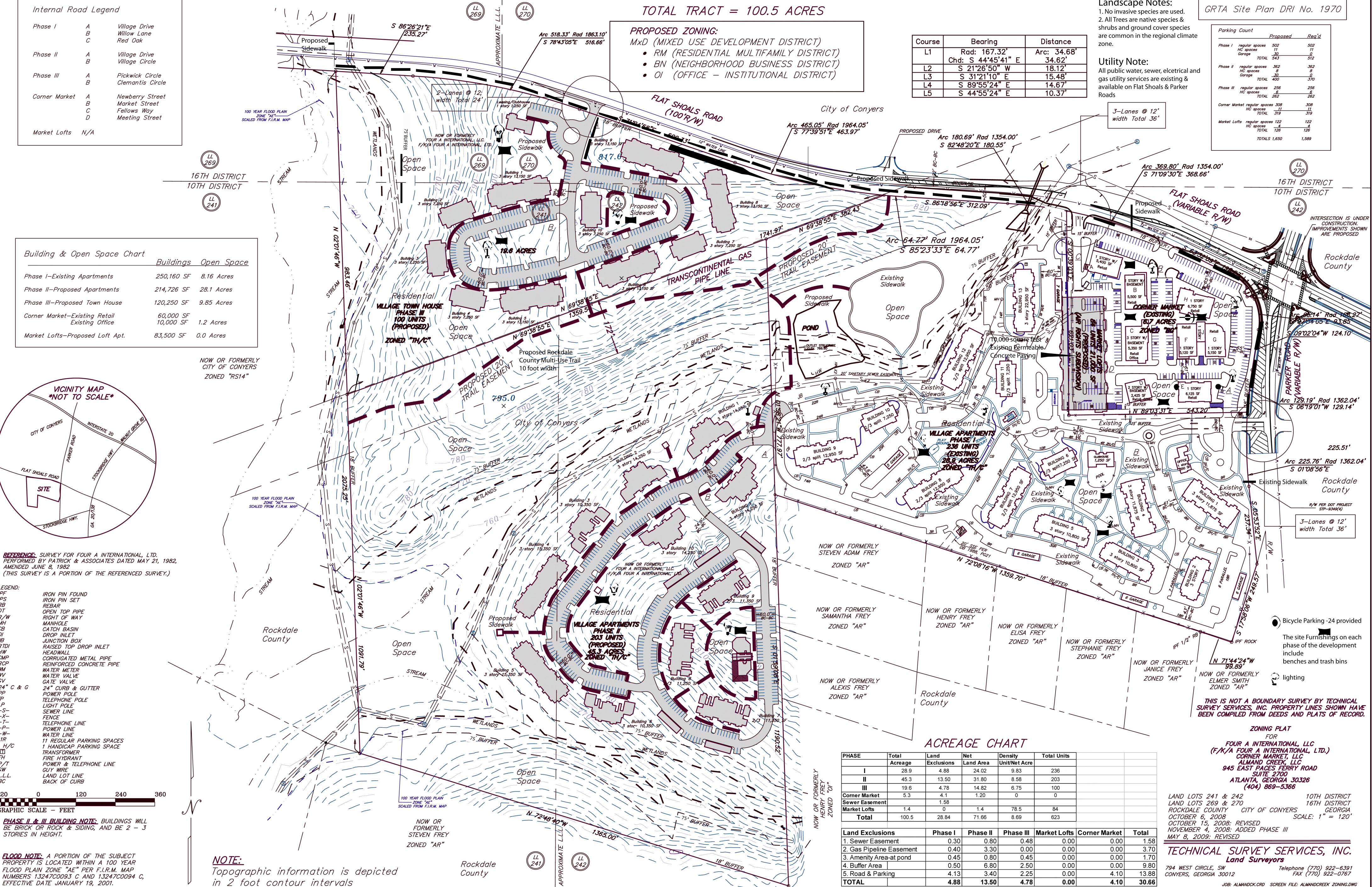


PHASE II & III BUILDING NOTE: BUILDINGS WILL BE BRICK OR ROCK & SIDING, AND BE 2 - 3 STORIES IN HEIGHT.

FLOOD NOTE: A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN ZONE "AE" PER F.I.R.M. MAP NUMBERS 13247C0093 C AND 13247C0094 C, EFFECTIVE DATE JANUARY 19, 2001.

NOTE:

Topographic information is depicted in 2 foot contour intervals



ACREAGE CHART

PHASE	Total Acreage	Land Exclusions	Net Land Area	Density Unit/Net Acre	Total Units
I	28.9	4.88	24.02	9.83	236
II	45.3	13.50	31.80	8.58	203
III	19.6	4.78	14.82	6.75	100
Corner Market	5.3	4.1	1.20	0	0
Sewer Easement	1.4	0	1.4	78.5	84
Market Lofts	100.5	28.84	71.66	8.69	623

Land Exclusions	Phase I	Phase II	Phase III	Market Lofts	Corner Market	Total
1. Sewer Easement	0.30	0.80	0.48	0.00	0.00	1.58
2. Gas Pipeline Easement	0.40	3.30	0.00	0.00	0.00	3.70
3. Amenity Area-at pond	0.45	0.80	0.45	0.00	0.00	1.70
4. Buffer Area	0.50	6.80	2.50	0.00	0.00	9.80
5. Road & Parking	4.13	3.40	2.25	0.00	4.10	13.88
TOTAL	4.88	13.50	4.78	0.00	4.10	30.66

ZONING PLAT FOR FOUR A INTERNATIONAL, LLC (F/K/A FOUR A INTERNATIONAL, LTD.) CORNER MARKET, LLC ALMAND CREEK, LLC 945 EAST PACES FERRY ROAD SUITE 2700 ATLANTA, GEORGIA 30326 (404) 869-5366

LAND LOTS 241 & 242 10TH DISTRICT
LAND LOTS 269 & 270 16TH DISTRICT
ROCKDALE COUNTY CITY OF CONYERS
OCTOBER 6, 2008 SCALE: 1" = 120'
OCTOBER 15, 2008: REVISED
NOVEMBER 4, 2008: ADDED PHASE III
MAY 8, 2009: REVISED

TECHNICAL SURVEY SERVICES, INC. Land Surveyors
794 WEST CIRCLE, SW Telephone (770) 922-6391
CONYERS, GEORGIA 30012 FAX (770) 922-0767

JOB: ALMANDCK.CRD SCREEN FILE: ALMANDCK.ZONING.DWG