



REGIONAL REVIEW NOTICE

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

DATE: May 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.

Name of Proposal: Corner Market Development

Submitting Local Government: City of Conyers

Review Type: DRI

Date Opened: May 22 2009 **Deadline for Comments:** Jun 5 2009 **Date to Close:** Jun 21 2009

DRI Checklist Preliminary Summary:

Regional Policies and Adopted Plans: 100%

Project Score: 56%

Open Space, Preservation, and Environmental Quality Score: 40%

Overall Score: 61%

Overall Weighted Score: 75%

PRELIMINARY 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 Urban Neighborhoods 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 1 already constructed and consisting of 68,000 square feet of commercial space and 236 apartments.

The developer should plan more direct access and better connectivity within the site between the main portion of the development and the townhouses in phase III. This could be accomplished by adding a drive between the two sections and/or creating more direct bicycle and pedestrian access.

Sidewalks are not shown on the site plan as existing or proposed along Flat Shoals Road or Parker Road. To create the opportunity for residents and visitors of this site as well as the surrounding area to walk rather than drive, ARC strongly recommends that sidewalks be included.

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 FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF CONYERS

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
ROCKDALE COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
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> .



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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: 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 of sufficient 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 give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Corner Market Development** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3309 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: *Jun 5 2009*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: May 22 2009

ARC REVIEW CODE: R905211

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Rice, LeVar

Transportation: Kray, Michael

Environmental: Santo, Jim

Research: Skinner, Jim

Aging: Rader, Carolyn

Name of Proposal: Corner Market Development

Review Type: Development of Regional Impact

Description: This project, located in the City of Conyers, is a proposed mixed use development consisting of 203 apartment units, 84 loft condominium units and 100 townhomes. There are currently 236 apartments and 68,000 square feet of commercial space existing on the site. The proposed project is located southwest of the I-20 and GA Highway 138 interchange, off of Flat Shoals Road and Parker Road.

Submitting Local Government: City of Conyers

Date Opened: May 22 2009

Deadline for Comments: Jun 5 2009

Date to Close: Jun 21 2009

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

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 Polices 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		0	Information not submitted for review
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.		0	Information not submitted for review
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.		1	Trails are proposed but the width was not indicated
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	Information not indicated on the site plan
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	Information not indicated on the site plan
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 multi-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 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	57	
Percentage	N/A	56%	

	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	0	Information not submitted for review. ARC needs a letter from the applicant indicating the intention to use of native and drought tolerant plants.
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	0	The applicant has indicated the intention to pursue Earthcraft Certification. ARC needs a letter from the applicant indicating this intention.
Possible Score	N/A	30	
Component Score	N/A	12	
Percentage	N/A	40%	

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:	12
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:	57
	B. Points Possible Points:	102
	C. Component Percentage	56%

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:	2
3. Stormwater Management	Section Score:	2
4. Buffers	Section Score:	0
5. Environmental Protection	Section Score:	0
	A. Component Points:	12
	B. Points Possible Points:	30
	C. Component Percentage	40%

A. Total Points:	99
B. Total Possible Points:	162
C. Unweighted Score	61.1%

**Overall Project
Score**

75%

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.

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:☐ (not selected)☐ Hotels☐ Wastewater Treatment Facilities☐ Office☒ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☐ Airports☐ Water Supply Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational Facilities☐ Intermodal Terminals☐ Hospitals and Health Care Facilities☐ Post-Secondary Schools☐ Truck Stops☐ Housing☐ Waste Handling Facilities☐ Any other development types☐ Industrial☐ 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	

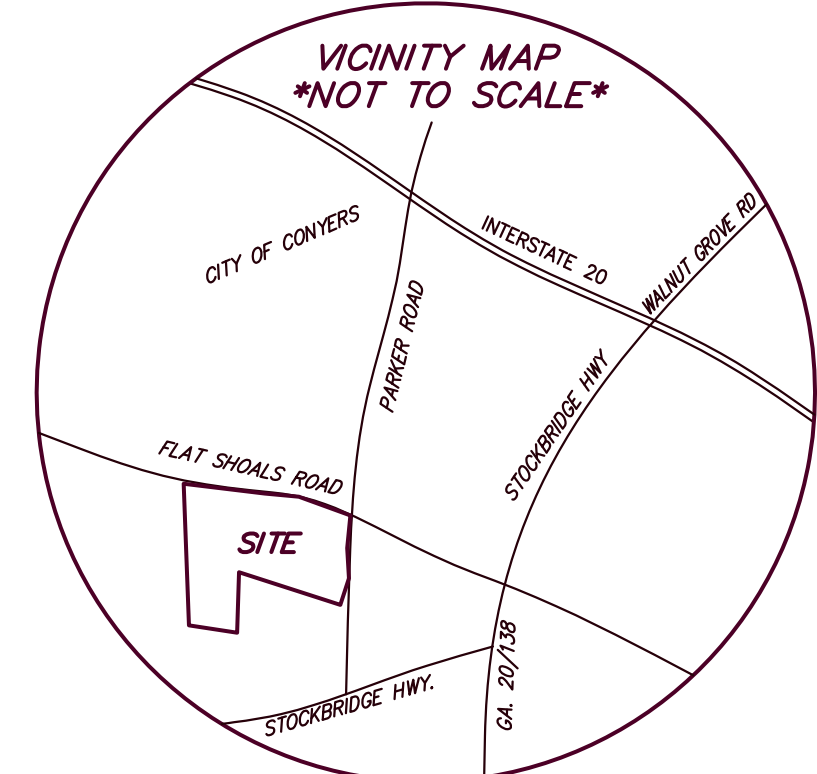
How much solid waste is the project expected to generate annually (in tons)?	548 tons
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing 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:	
<hr/> <hr/>	
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.	
<hr/> <hr/>	
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:	
<hr/> <hr/>	
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
	C	Pickwick Circle
Phase III	A	Pickwick Circle
	B	Clematis Circle
	C	Newberry Street
Corner Market	A	Market Street
	B	Fellows Way
	C	Meeting Street
Market Lofts	A	N/A
	B	N/A
	C	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



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:	IRON PIN FOUND
IPF	IRON PIN SET
IPS	REBAR
RB	OPEN TOP PIPE
OT	RIGHT OF WAY
R/W	MANHOLE
MH	CATCH BASIN
CB	DROP INLET
DI	JUNCTION BOX
JB	RAISED TOP DROP INLET
RTDI	HEADWALL
HW	CORRUGATED METAL PIPE
CMP	REINFORCED CONCRETE PIPE
RCP	WATER METER
WM	WATER VALVE
WV	GATE VALVE
GV	24" C & G
24" C & G	24" CURB & GUTTER
PP	POWER POLE
PP	TELEPHONE POLE
LP	LIGHT POLE
LP	SEWER LINE
-S-	FENCE
-T-	TELEPHONE LINE
-P-	POWER LINE
-W-	WATER LINE
11R	11 REGULAR PARKING SPACES
11R	1 HANDICAP PARKING SPACE
11R	TRANSFORMER
11R	FIRE HYDRANT
11R	POWER & TELEPHONE LINE
11R	GUY WIRE
11R	LAND LOT LINE
11R	BACK OF CURB

GRAPHIC SCALE - FEET

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

TOTAL TRACT = 100.5 ACRES

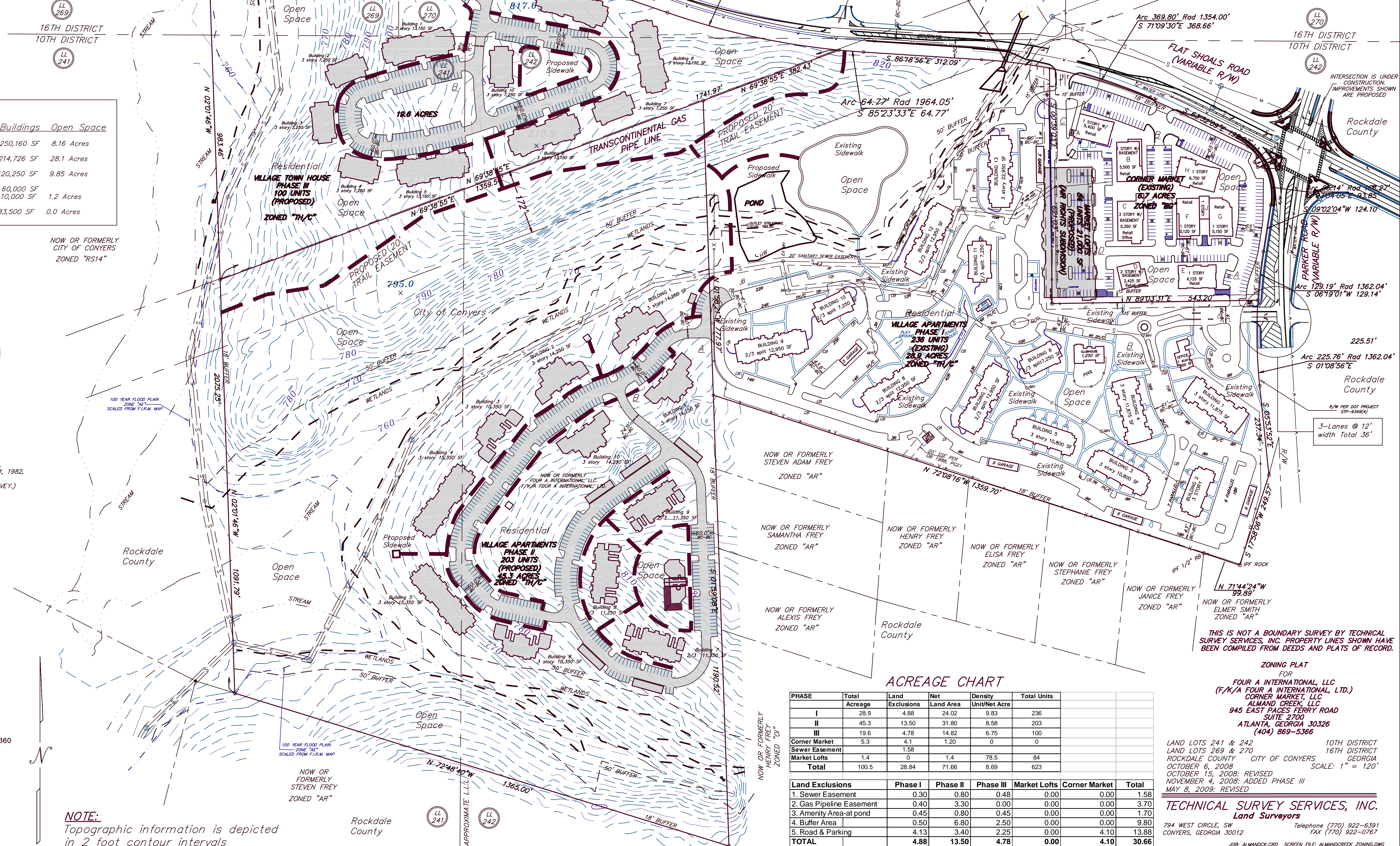
PROPOSED ZONING:

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

Course	Bearing	Distance
L1	Rad: 167.32'	Arc: 34.68'
	Chd: S 44°45'41" E	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'

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	9	9
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	1	1
TOTAL	123	123
TOTALS	1,650	1,589



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		1.58		0	0
Market Lofts	1.4	0	1.4	78.5	84
Total	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

THIS IS NOT A BOUNDARY SURVEY BY TECHNICAL SURVEY SERVICES, INC. PROPERTY LINES SHOWN HAVE BEEN COMPILED FROM DEEDS AND PLATS OF RECORD.

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 LAND LOTS 269 & 270 ROCKDALE COUNTY CITY OF CONYERS GEORGIA 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 CONYERS, GEORGIA 30012 Telephone (770) 922-6391 FAX (770) 922-0767

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