



# REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: June 9, 2014

ARC REVIEW CODE: R14060901

TO: Mayor Mario Avery  
ATTN TO: Troy Besseche, City of Fairburn  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review

*Jane Hayse for Doug Hooker*

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC 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 as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Southpark, Phase 3B, Buildings 1 and 2

**Review Type:** DRI

**Submitting Local Government:** City of Fairburn

**Date Opened:** June 9, 2014

**Deadline for Comments:** June 24, 2014 **Date to Close:** June 29, 2014

**Description:** This proposed development is located in the City of Fairburn, northwest of the intersection of Highway 92 and Oakley Industrial Boulevard. It will include the addition of two new buildings, totaling 531,000 square feet of warehouse/distribution space, within an existing industrial park.

**PRELIMINARY COMMENTS: Regional Context:**

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Southpark, Phase 3B, Buildings 1 and 2 development is within an area designated as Developing Suburbs and is also located within an Industrial/Logistics area.

The RDG states that Developing Suburbs are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development. These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed within these developing suburbs, but care should be taken not to spur unwanted growth.

The RDG states that Industrial and Logistics Areas represent the major intermodal freight facilities and major logistics centers of the region. As a strategic economic sector, the region should strive to protect these areas and ensure they are well served by the regional transportation network.

**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 FAIRBURN

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

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF UNION CITY

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). This finding will be published to the ARC website.

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





# REGIONAL REVIEW NOTIFICATION

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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: **Southpark, Phase 3B, Buildings 1 and 2** *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) 463-3307 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

Return Date: *June 24, 2014*



## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: June 9, 2014

ARC REVIEW CODE: R14060901

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

FROM: Jon Tuley, Extension: 3-3307

### Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon

Transportation Access and Mobility: Willis, Marshall

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Rader, Carolyn

Name of Proposal: Southpark, Phase 3B, Buildings 1 and 2

Review Type: Development of Regional Impact

Description: This proposed development is located in the City of Fairburn, northwest of the intersection of Highway 92 and Oakley Industrial Boulevard. It will include the addition of two new buildings, totaling 531,000 square feet of warehouse/distribution space, within an existing industrial park.

Submitting Local Government: City of Fairburn

Date Opened: June 9, 2014

Deadline for Comments: June 24, 2014

Date to Close: June 29, 2014

### **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:**




**SOUTHPARK PHASE 3B BUILDINGS 1 AND 2 DRI**  
**City of Fairburn**  
**Natural Resources Division Review Comments**

**June 3, 2014**

**Water Supply Watershed and Stream Buffer Protection**

The proposed project is located in the Whitewater Creek Water Supply Watershed, a small (less than 100 square mile) watershed which is a public water supply source for both Fayette County and the City of Fayetteville. The USGS regional coverage for the area shows Whitewater Creek as a blue-line (perennial) stream located just to the east of the project property. No other blue line streams are shown on or near the property. Based on mapped information, the proposed project property appears to be more than 7 miles upstream of both intakes.

Under the Georgia Planning Act of 1989, all development in a public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD and DCA. The minimum criteria include: a limit on impervious surface of either 25 percent of the watershed area or the existing amount, whichever is greater; buffer requirements on perennial (blue-line) streams that include a 50-foot undisturbed buffer and 75-foot impervious setback on streams that are more than 7 miles upstream of the closest intake; and other requirements for hazardous materials and hazardous waste. It is our understanding that the City has adopted the Water Supply Watershed Minimum Criteria. The City will need to determine if the proposal meets the buffer and impervious surface requirements of its water supply watershed ordinance.

Whitewater Creek, as well as any other applicable unmapped streams on or adjacent to the property are also subject to the City's Stream Buffer ordinance's 75-foot stream buffer and the State 25-foot Sediment and Erosion Control Buffer. Any other waters of the state on this property will also be subject to the State buffer.

**Storm Water/Water Quality**

All projects should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, projects 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 produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Actual loadings will reflect actual impervious amounts and other existing conditions on the site. The following table summarizes the results of the analysis for this proposal:

**Estimated Pounds of Pollutants per Year**

<b>Land Use</b>	<b>Land Area (ac)</b>	<b>Total Phosphorus</b>	<b>Total Nitrogen</b>	<b>BOD</b>	<b>TSS</b>	<b>Zinc</b>	<b>Lead</b>
Heavy Industrial	30	43.50	577.20	3840.00	23850.00	49.80	6.30
TOTAL	30	43.50	577.20	3840.00	23850.00	49.80	6.30

Total Percent Impervious:        80%



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](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

CSX Intermodal Facility DRI

NRD Comments

February 28, 2013

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## MEMORANDUM

**TO:** Jon Tuley, Land Use Division

**FROM:** Marshall Willis, Transportation Access and Mobility Division

**DATE:** May 29th, 2014

**SUBJECT:** **Transportation Division Review of DRI # 2403**

Project: Southpark Phase 3B, Buildings 1 & 2

County: Fulton (City of Fairburn)

Location: Whitewater Pl & Oakley Industrial Boulevard in Fairburn, GA

Analysis:

Expedited

☒

Non-Expedited

☐

**cc:** David Haynes  
TAMD

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The Transportation Access & Mobility Division has reviewed the traffic study performed by Kimley-Horn and Associates, on behalf of the developer of the Southpark Phase 3B, Buildings 1 and 2 industrial development. The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review Process due to limited trip generation (less than 1,000 trips).

The applicant proposes to develop a 567,000 square foot warehouse/distribution facility in the City of Norcross. The development is located in a predominantly industrial area, with current zoning of M-2 (Heavy Industrial District). Build-out is expected in 2017, occurring in one phase. This is the final phase of the previous DRI #403: Southpark Industrial.



## INFRASTRUCTURE

### Transportation

#### **How many site access points and parking facilities will be associated with the proposed development? What are their locations?**

Site access is proposed in two locations. The only direct access point is on the north side of Oakley Industrial Boulevard, approximately 2,000 feet east of SR 92. The site is part of a larger complex of warehouse/distribution facilities, which has two access points along Oakley Industrial Boulevard and an additional two driveways along SR 92, although the two proposed buildings will be primarily accessed by the Oakley Industrial Boulevard driveway (via the existing internal roadway, Whitewater Place). Total parking consists of 120 employee parking spaces and 129 trailer parking spaces.

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

The preliminary figures suggest 953 net weekday trips to be generated by the site, with truck traffic anticipated to be 25%. PM peak hour trips are expected to total 70. This net figure is determined by the Institute of Transportation Engineers' *Trip Generation* and *Trip Generation Handbook* publications. Table 1 shows the existing levels of service of intersections within the study area, as well as projected future "build" and "no-build" scenarios.

#### **Summarize the transportation improvements as recommended by the consultant in the traffic study for the Braves Stadium Mixed-Use Development**

N/A

#### **List the transportation improvements that would affect or be affected by the proposed project.**

The project(s) listed below are in the Atlanta Region's Regional Transportation Plan.

**Table 2: PLAN 2040 RTP (Long Range Projects)\* within 1 mile of the subject site:**

ARC Number	<u>Route and Description</u>	Type of Improvement	Scheduled Construction Year
ASP-FS-202	OAKLEY INDUSTRIAL BOULEVARD WIDENING AND EXTENSION FROM GULLATT ROAD TO FLAT SHOALS ROAD	Roadway / General Purpose Capacity	2040+
ASP-FA-347	SR 92 WIDENING FROM OAKLEY INDUSTRIAL BOULEVARD TO SR 85 (GLYNN STREET)	Roadway / General Purpose Capacity	2040+

*\*The ARC Board adopted the PLAN 2040 RTP and FY 2014-2019 TIP on April 10<sup>th</sup>, 2014.*



**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The site is not directly served by transit. The GRTA Xpress South Corridor transit services operate along I-85 and stop 2.5 miles north of the proposed development.

**What other issues should be considered during the traffic study or in general for the proposed development?**

The applicant should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is located along or near the following:

- Regional Thoroughfare Network: SR 92 (Spence Road)
- Regional Thoroughfare Network: SR 74 (Senoia Road)
- Regional Strategic Transportation System Arterial: Oakley Industrial Boulevard



# Developments of Regional Impact

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

## DRI #2403

### 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: Fairburn

Individual completing form: Troy Besseche

Telephone: 770-683-4286

E-mail: troy@fairburn.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: Southpark, Phase 3B, Buildings 1 & 2

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33.548505, -84.558811

Brief Description of Project: Addition of two (2) new buildings within an existing industrial park

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input 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 checked="" type="radio"/> <b>Industrial</b> <input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>	
If other development type, describe:	
Project Size (# of units, floor area, etc.):	531,000 SF in two buildings
Developer:	Seefried Industrial Properties
Mailing Address:	3333 Rivewood Parkway
Address 2:	Suite 200
	City:Atlanta State: GA Zip:30339
Telephone:	404-223-0204
Email:	chrisstanley@seefriedproperties.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:	LIT/Hodges Industrial Trust
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name: Southpark Building 2, Phase 3
	Project ID: 413
The initial action being requested of the local government for this project:	<input type="checkbox"/> <b>Rezoning</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input checked="" type="checkbox"/> <b>Other</b> Concept Plan Approval
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	20%
Estimated Project Completion Dates:	This project/phase: 2016 Overall project: Unknown
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# Developments of Regional Impact

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**DRI #2403**

## 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: Fairburn

Individual completing form: Troy Besseche

Telephone: 770-683-4286

Email: troy@fairburn.com

### Project Information

Name of Proposed Project: Southpark, Phase 3B, Buildings 1 & 2

DRI ID Number: 2403

Developer/Applicant: Seefried Industrial Properties

Telephone: 404-223-0204

Email(s): gregherren@seefriedproperties.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.)

☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out: \$30,850,000



Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$350,000
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):	
<hr/>	
<b>Water Supply</b>	
Name of water supply provider for this site:	City of Fairburn
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.05 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? 0.75mi	
<hr/>	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Fulton County Water Resources
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.04 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?	
<hr/>	
<b>Land Transportation</b>	
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,	953 daily trips, 54 AM, 70 PM peak hour trips



please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" 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:	
<hr/>	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	5,610 TN
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/>	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	80%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Site includes 3 regional detention ponds which will be modified to provide stormwater management and water quality treatment to City of Fairburn standards.	
<hr/>	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No



6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input 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 checked="" type="radio"/> Yes <input type="radio"/> No
<p>If you answered yes to any question above, describe how the identified resource(s) may be affected: Whitewater Creek is a small water supply watershed, but the site is above 7 miles upstream of any intake (City of Fayetteville). Wetlands are onsite but outside the limits of disturbance. Floodplain area is onsite but outside LOD. Whitewater Creek is a 303(d)/305(b) listed stream.</p>	
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LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

PROJECT: **SOUTHPARK**  
SEEFRIED INDUSTRIAL PROPERTIES  
CITY OF FAIRBURN  
FULTON COUNTY, GEORGIA

REVISIONS:

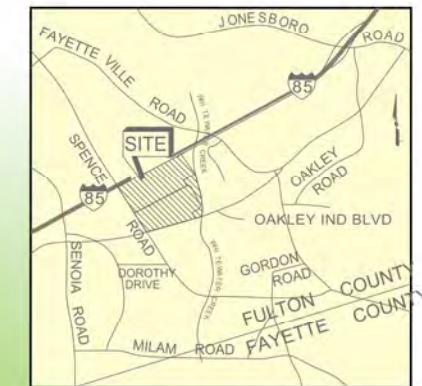
[illegible]

SCALE:	1" = 120'
DATE:	03/19/14
DRAWN BY:	SLG
PROJECT MANAGER:	SLG
QA/QC CHECK:	

PROJECT NO.

PE12-125

MP-1



LOCATION MAP  
1"=2000'

Previous DRI #413  
Year 2003  
(1,565,000 SF  
in 3 Buildings)

Two Buildings  
Constructed Prior to  
Year 2003

Current DRI #2403  
May 2014  
(Max 561,000 SF  
in 2 Buildings)  
(Site Plan Shows  
531,000 SF  
in 2 Buildings)

DRI Notes by Kimley-Horn  
May 7, 2014

