



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: August 4, 2014

ARC REVIEW CODE: R1407141

TO: Mayor Vince Williams
ATTN TO: Shayla Harris, Senior City Planner
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review

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: Shannon Mall Redevelopment

Submitting Local Government: City of Union City

Review Type: Development of Regional Impact **Date Opened:** July 14, 2014 **Date Closed:** August 4, 2014

Description: This proposed development is located in the City of Union City at the no closed Union Station Mall (formerly Shannon Mall) site, north of the interchange of I-85 and Jonesboro Road (S.R. 138). It is proposed to include 1,000,000 square feet of industrial space, 72,000 square feet of office space and 20,000 square feet of retail or restaurant space with a total of 615 parking spaces.

Comments: Regional Context and Comments:

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Shannon Mall Redevelopment is within a Major Retail District and is also within the Developing Suburbs area of the region. Additionally, the proposed redevelopment is located in the Union City Livable Centers Initiative (LCI) study area. As such, the developer should work to make this development consistent with the vision and recommendations within the LCI study.

The RDG states that Major Retail Districts are concentrations of retail and commercial uses outside of Regional Centers and Community Activity Centers. People travel here from various parts of the region for shopping, entertainment and other social opportunities. As opposed to the mix of uses found in Regional Centers or Community Activity Centers, most Major Retail Districts consist primarily of only retail or commercial space. They are mostly surrounded by and serve residential areas. They were often developed in a suburban, auto-oriented way, and as a result, they are challenged by limited multi-modal options, which can lead to problems with congestion.

These places face high amounts of peak and off-peak congestion, have a limited employment market, and have little or no residential development or other mix of uses. In the short term, plans and policies for these places should focus on developing access management plans, retrofitting existing retail locations, and targeted infill development. As these places age, local and regional plans should encourage eventual reinvestment, redevelopment, and infill development. Future Major Retail Districts should include a residential component and public streets.

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 proposed development is in an area of the region that is rapidly changing and experiencing a tremendous amount of industrial development growth. The City and the developer should work to ensure that land use conflicts and transportation conflicts associated with industrial development are identified and mitigated. This includes providing appropriate buffering or positioning of buildings to minimize the visual impact to the surrounding community, providing appropriate transportation improvements to handle the additional truck traffic and providing clear truck route signage where appropriate.

ARC staff strongly encourages the City of Union City and the developer to work together to find a compromise solution regarding the City's desires for the development site and the developer's current plans. The City requested a follow-up meeting to discuss this project and potential amendments to the current site plan, but as of the end of this review, that meeting had not occurred. ARC staff will work with the City to schedule this meeting.

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

ARC COMMUNITY DEVELOPMENT
ARC DATA AND ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
FULTON COUNTY

ARC TRANSPORTATION ACCESS AND MOBILITY
ARC AGING AND HEALTH SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF FAIRBURN

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

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

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

SHANNON MALL REDEVELOPMENT DRI
City of Union City, Fulton County
Natural Resources Division Review Comments
July 10, 2014

Stream and Watershed Protection

The proposed project is in the Flint River Water Supply Watershed, a water supply source for Fayette and Clayton Counties. The watershed is greater than 100 square miles above the intake and there is no reservoir directly on the Flint within this watershed area. Therefore, the only criteria applicable in such watersheds under the Georgia Planning Act's Part 5 minimum water supply watershed criteria apply to the handling and storage of hazardous materials and hazardous waste. No other water supply watershed criteria apply.

A blue-line tributary to Morning Creek crosses the detention pond parcel located to the east of the main parcel and between Oakley Road and I-85, as shown on the USGS coverage for the project area. Any work in this portion of the property will be subject to the requirements of the Union City Stream Buffer Ordinance. Any unmapped streams that may be on the property may also be subject to the requirements of the City stream buffer ordinance if they meet ordinance criteria. Any state waters that may be on the property are subject to the State 25-foot erosion and sedimentation buffer requirements.

Storm Water / 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. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC. These 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 regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The project is being built over existing impervious surfaces, which will affect the actual increases in loading amounts. Based on the proposed use and the impervious coverage of the proposed project indicated in the submitted plans, heavy industrial was selected as the use for the entire property. 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
Heavy Industrial	78.46	113.77	1509.57	10042.88	62375.70	130.24	16.48
TOTAL	78.46	113.77	1509.57	10042.88	62375.70	130.24	16.48

Total % 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) 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.

Jonathan Tuley

From: Shayla Harris <sharris@unioncityga.org>
Sent: Tuesday, July 22, 2014 9:33 AM
To: Jonathan Tuley; Laura Beall
Subject: FW: RP Union Station 85 GRTA DRI Traffic Impact Study - Public Services Comments 7.16.14

Hello Jon and Laura,

Our Public Services Director wanted me to share this as comments from Union City. He has reviewed the provided DRI information and Traffic Study and has determined the below items. If there would need to be a formal submittal of some sort please advise.

Thank you,

Shayla Harris
Senior City Planner

City of Union City
5047 Union Street
Union City, GA 30291
770-515-7818 (Direct)
770-964-2288 (Main Office)
770-842-5604 (Cellular)
770-969-8795 (Fax)



[Visit Our Website](#) [Like Us On Facebook](#)

From: Cedric Clark [mailto:cclark@unioncityga.org]
Sent: Wednesday, July 16, 2014 5:04 PM
To: Shayla Harris
Cc: Kim Smith; Sonja Fillingame; Karen Cumby; Lonnie Ferguson
Subject: RP Union Station 85 GRTA DRI Traffic Impact Study - Public Services Comments 7.16.14

Shayla good day,

Below are our questions, comments and concerns regarding the subject traffic study.

Executive Summary

1. Concern: the redevelopment will include approximately 69.1% sq ft of warehouse, 1.2% sq ft of restaurants, and 4.6% sq ft of office space. The later percentages seem very low in relation to the percentage of warehouse distribution.
2. Comment: Shannon Way, Londonderry, and Lancaster Lane are not designed to the appropriate standards to handle the significant increase in the amount of truck traffic as proposed by the redevelopment. Based on the

study, approximately 38% of the new warehouse distribution center generated trips are expected to be trucks (Table 4.1 Trip Generation)

3. Question: Is there still a proposal to direct trucks to use Oakley Road off of I-85 then to Mall Boulevard and have them access the back of the site? I did not see this mentioned in the traffic study. We prefer this route over the above route but improvements will also have to be made to Oakley and Mall Boulevard as well. Specific improvements include: increased pavement design as well as proper turning radii for trucks at all intersections.

Future Traffic Conditions

Table 5-1 Future with Project Levels of Service

1. Comment: #4 Londonderry Way at Jonesboro Road, the NB left movement for this location is projected to fail in future conditions. However, this is also a preexisting condition and will be addressed with medians which should be included as part of the GDOT Interchange Reconstruction project.

Let me know if you have any questions.

Thanks,

Cedric D. Clark, Director

Public Services

6524 Landrum Lane (6524 Ware Street if using Google Maps)

Union City, GA 30291

Email: cclark@unioncityga.org

[Click here to go to Public Services Webpage](#)

Office: [770-306-6855](tel:770-306-6855)

Cell: [770-823-9825](tel:770-823-9825)

Fax: [\(770\) 306-3469](tel:770-306-3469)



Department of Planning and Community Services
Fulton County Government Service Center
At Fulton Industrial Boulevard
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

July 28, 2014

Jon Tuley, AICP
Principal Planner
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303-2538

RE: Shannon Mall Redevelopment (DRI #2431)

Dear Jon,

I am writing to you in response to your review of the Development of Regional Impact (DRI) review for Shannon Mall Redevelopment (DRI #2431) which proposes 1,000,000 square feet of industrial space, 72,000 square feet of office space and 20,000 square feet of retail or restaurant space with a total of 615 parking spaces. We have reviewed the proposal and do not support the proposed 1,000,000 square feet of industrial space given the already overly congested surrounding road system. The addition of more trucks would only add to the existing congestion which in turn would likely be detrimental to the existing retail establishments in the area. The proposed 72,000 square feet of office space would have a difficult time finding tenants, again due to the overly congested traffic system in the area. A depressed office demand would then result in the 72,000 square feet of what is likely flex office space transitioning to industrial. The City of Union City should consider a city center and mixed-use development.

Sincerely,

Randy Beck, Director
Department of Planning and Community Services

REGIONAL REVIEW NOTIFICATION

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



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: Shannon Mall Redevelopment See the Preliminary Report.

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

The Georgia Department of Transportation has three projects in this area: a bicycle/pedestrian facility enhancement project at CS 5079/Shannon Pkwy from SR 138 to CS 5082/Mall Blvd (PI # 0000643); signal upgrades on I-85, SR 14 and SR 154/SR 166 (PI # 0013203); and an interchange reconstruction project at I-85 at SR 138/Jonesboro Road (PI # 0007842). Peter Emmanuel is the GDOT Project Manager for the interchange project. Please feel free to contact him at pemmanuel@dot.ga.gov or (404) 631-1158 for further coordination.

Individual Completing Form: Julia Billings

Local Government:

Department: GDOT, Office of Planning

Telephone: (404) 631 -1774

Signature:

Date: 7/28/14

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

Return Date: July 29, 2014

Jonathan Tuley

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Monday, July 28, 2014 1:06 PM
To: Jonathan Tuley
Cc: Shelley.Lamar@atlanta-airport.com
Subject: RE: DRI Review Notification - Shannon Mall Redevelopment - DRI #2431

Jon,

The proposed industrial and office space redevelopment of the old Shannon Mall in Union City is located approximately 6 miles south west of Hartsfield - Jackson Atlanta International Airport (ATL), and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airport.

However, if the proposed project's vertical construction, or equipment exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 60 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Ms. Shelley Lamar with the Hartsfield - Jackson Atlanta International Airport on this email.

Thank you for the opportunity to comment on the proposed development.

Alan Hood | Airport Safety Data Program Manager
Georgia Department of Transportation - Aviation Programs
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: achood@dot.ga.gov

View our website at <http://www.dot.ga.gov/aviation>

From: Jonathan Tuley [mailto:JTuley@atlantaregional.com]
Sent: Monday, July 14, 2014 5:38 PM
To: jud.turner@gaepd.org; Fowler, Matthew; VanDyke, Cindy; Ware, Alan; Comer, Carol; Hood, Alan C.; Lobdell, Mike; lbeall@grta.org; DRI; 'wstinson@itsmarta.com'; 'Crocker, John'; 'Floyd, Greg'; 'Jon West'; Shayla Harris; Ellington, Morgan; troy@fairburn.com; tkirk@fairburn.com
Cc: Community Development; Jim Santo; Marshall Willis; Jim Skinner; Sammie Carson; Wei Wang; Carolyn Rader
Subject: DRI Review Notification - Shannon Mall Redevelopment - DRI #2431

Development of Regional Impact Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun the Development of Regional Impact (DRI) review for **Shannon Mall Redevelopment (DRI #2431)**. This proposed development is located in the City of Union City at the no closed Union Station Mall (formerly Shannon Mall) site, north of the interchange of I-85 and Jonesboro Road (S.R. 138). It is proposed to include 1,000,000 square feet of industrial space, 72,000 square feet of office space and 20,000 square feet of retail or restaurant space with a total of 615 parking spaces.

We request that you or a member of your staff review the attached preliminary report and provide comments to ARC by **Tuesday, July 29, 2014.**

Review opened on: July 14, 2014
Comments Due: July 29, 2014
Review will close on: August 4, 2014

For more information regarding the DRI processes, information needed for the review or other DRI's reviewed by ARC, please see the [DRI website](#).

Please let me know if you have any questions about the review.

Jon Tuley, AICP
Principal Planner
Atlanta Regional Commission
regional impact + local relevance
40 Courtland Street, NE
Atlanta, Georgia 30303-2538
P | 404.463.3307
F | 404.463.3254
jtuley@atlantaregional.com
atlantaregional.com

Connect with ARC

Like us on [Facebook](#) »
Follow us on [Twitter](#) »
ARC Land Matters [Blog](#) »
Get connected on [LinkedIn](#) »

CONFIDENTIALITY NOTICE: This e-mail and any attachments are intended solely for the use of the named recipient or recipients. Any dissemination of this e-mail by anyone other than an intended recipient is strictly prohibited. If you are not a named recipient, you are prohibited from any further viewing of the e-mail or any attachments or from making any use of the e-mail or attachments. If you believe you have received this e-mail in error, notify the sender immediately and permanently delete the e-mail and any attachments, and all copies.

Summer highway construction season is ramping up! Georgia DOT advises motorists travelling through Metro Atlanta, especially on weekends, to plan ahead, slow down in work zones, and do not drive distracted. Visit us at <http://www.dot.ga.gov> or follow us on <http://www.facebook.com/GeorgiaDOT> and <http://twitter.com/gadeptoftrans>.



2424 Piedmont Rd. N.E.
Atlanta, GA 30324-3330
404-848-5000

July 29, 2014

Jon Tuley, AICP
Principal Planner
Atlanta Regional Commission
40 Courtland Avenue
Atlanta, GA 30303

Re: MARTA Response to DRI #2431 Union Station Mall Redevelopment

Hello Jon,

The site is located within the Union City Town Center Study Area that was defined in a 2003 Livable Centers Initiative (LCI) plan. This area is approximately 750+/- acres in size and is bounded by Flat Shoals Road to the north, Watson Street to the west, Jonesboro Road to the south, and Oakley Road to the east. Union Station mall was considered the catalytic site for the entire LCI area. The LCI plan for this site envisioned a dynamic mixed used community based heavily upon TOD design principles.

MARTA is in the process of applying for a FTA Ladders of Opportunity Grant. This grant will help to establish and operate a circulator service within the Union City Town Center Study Area. This circulator service is needed to address transportation gaps in the LCI area. Although the Union City Mall redevelopment in its current proposed fashion was not factored into the justification for the grant, MARTA is still supportive of the circulator service.

The proposed development will have MARTA access. The 189 (Old National Hwy/ Union Station) route still serves the out parcels around the Union Station Mall. There are no plans to change the service pattern of this route at this time.

Sincerely,

Gregory T. Floyd, AICP
Senior Land Use Planner
404-848-5508
gffloyd@itsmarta.com

Developments of Regional Impact

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

DRI #2431

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:

Union City

Individual completing form:

Shayla Harris

Telephone:

770-515-7818

E-mail:

sharris@unioncityga.org

*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:

Shannon Mall Redevelopment

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

600 Shannon Mall Union City, GA 30291

Brief Description of Project:

Owner recently purchased the mall and will demo the existing structure for redevelopment. The Owner proposes to develop a large distribution center on the site, as well as office buildings and restaurants.

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

<input type="radio"/> Housing <input type="radio"/> Waste Handling Facilities <input type="radio"/> Any other development types	
<input checked="" type="radio"/> Industrial <input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:	
<hr/> <hr/>	
Project Size (# of units, floor area, etc.):	1,200,000 SF
Developer:	RP Union Station 85, LLC
Mailing Address:	445 Bishop Street
Address 2:	Suite 200
	City:Atlanta State: GA Zip:30318
Telephone:	678-367-4210
Email:	briancardoza@rookerco.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
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 type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" 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: 12/2015 Overall project: 12/2018
<hr/> <hr/>	
Back to Top	

Copyright © 2010 The Georgia Department of Community Affairs. All Rights Reserved.

Developments of Regional Impact

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

DRI #2431

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:	Union City
Individual completing form:	Shayla Harris
Telephone:	770-515-7818
Email:	sharris@unioncityga.org

Project Information

Name of Proposed Project:	Shannon Mall Redevelopment
DRI ID Number:	2431
Developer/Applicant:	RP Union Station 85, LLC
Telephone:	678-367-4210
Email(s):	briancardoza@rookerco.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 type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input 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:	\$63 Million
-------------------------------	--------------

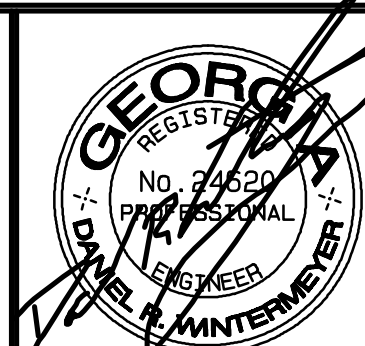
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1.1 Million
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input 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/>	
<hr/>	
Water Supply	
Name of water supply provider for this site:	City of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.025 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:	
<hr/>	
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?	
<hr/>	
<hr/>	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Fulton County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.025 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:	
<hr/>	
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/>	
<hr/>	
Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per	Approximately 5,100 daily trips. 486 in/96 out in AM peak hours;139/ 549 out in PM peak hour.

day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<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:	
<hr/>	
<hr/>	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	1,000 tons annually
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?	70%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The impervious area will be reduced by 20%.	
<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

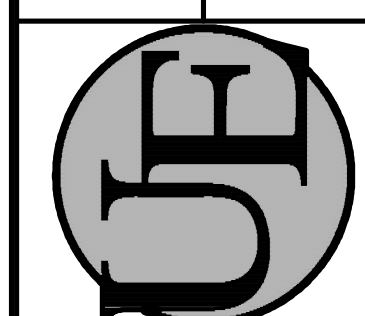
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input 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	

[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#)[Site Map](#) | [Statements](#) | [Contact](#)

Copyright © 2010 The Georgia Department of Community Affairs. All Rights Reserved.



Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 150
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874 / FAX: (404) 873-5877



REVISIONS	
DATE	DESCRIPTION

REVISIONS	
DATE	DESCRIPTION

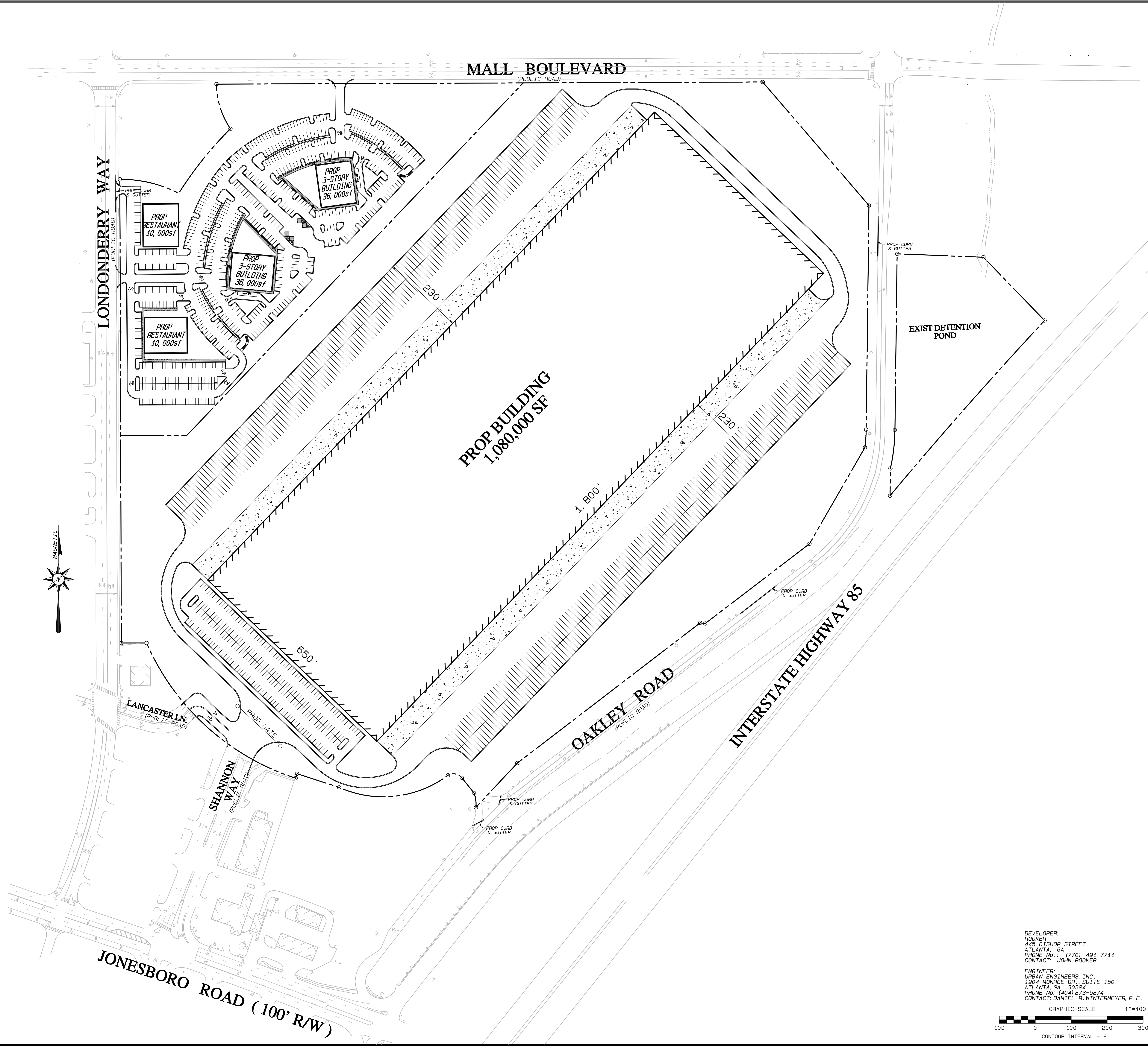
CONCEPT PLAN

1

ROOKER

DESIGN: BUILD & DEVELOP

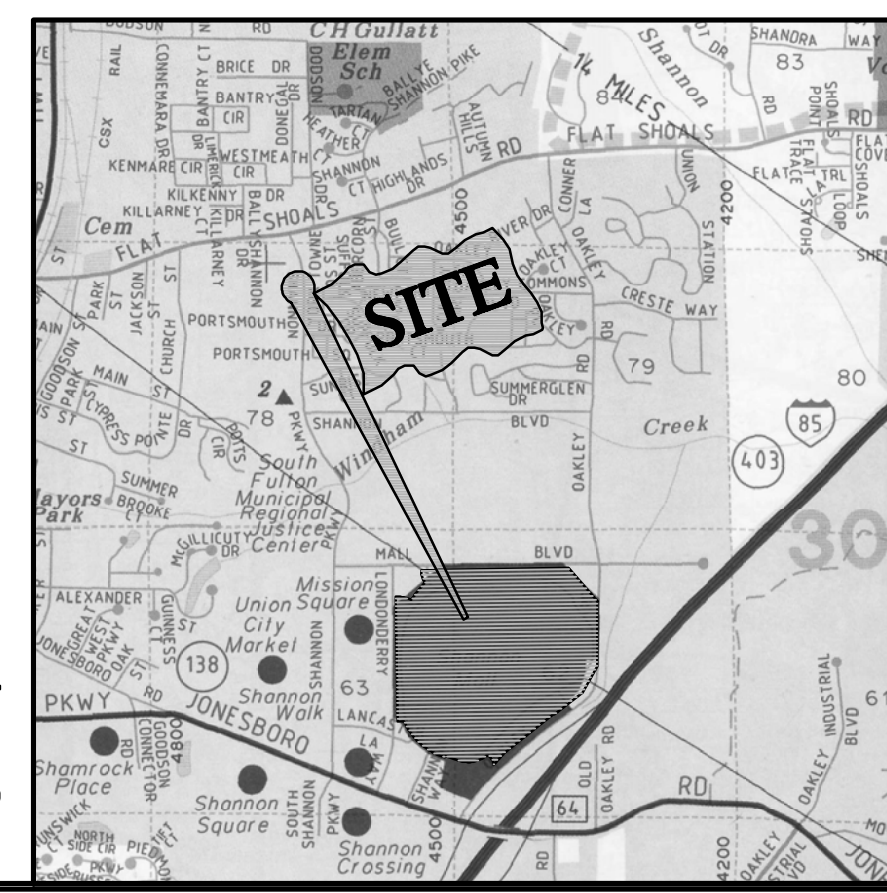
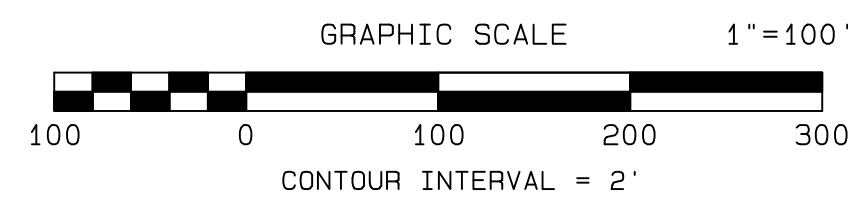
PROJECT NO. 21311-5	LAND LOT (S): 62.63
DISTRICT: 9F	COUNTY: FULTON
SCALE: 1" = 100'	DATE: 03/04/14
DRAWING NO.: C-1	



PROJECT DATA:
1) DPT NUMBER: 2431
2) SITE AREA = 78.461 ACRES
3) DISTURBED AREA = 62.0 ACRES
4) FAR: 0.36
5) PARKING REQUIRED
WAREHOUSE:
TO BE DETERMINED AT 1 SPACE
FOR EACH EMPLOYEE + 1 PER
COMPANY VEHICLE
OFFICE:
72,000 SF @ 1/300 = 240
RESTAURANT:
20,000 SF @ 1/75 = 266
PROPOSED:
WAREHOUSE:
REGULAR: 250
HC: 7
TOTAL: 257
MIXED USE:
REGULAR: 602
HC: 13
TOTAL: 615
5) ROADWAY INFO:
SHANNON WAY
4 THROUGH-LANES
LONDONBERRY WAY
4 THROUGH-LANES
MALL BOULEVARD
4 THROUGH LANES
1 CENTER LEFT TURN LANE
6) NO DEDICATED OPEN SPACE IS PROPOSED
7) NO WATERS OF THE STATE
EXISTING ON THE SITE
8) NO WETLANDS EXIST ON SITE

DEVELOPER:
ROOKER
445 BISHOP STREET
ATLANTA, GA
PHONE NO.: (770) 491-7711
CONTACT: JOHN ROOKER

ENGINEER:
URBAN ENGINEERS, INC.
1904 MONROE DR., SUITE 150
ATLANTA, GA, 30324
PHONE NO: (404) 873-5874
CONTACT: DANIEL R. WINTERMEYER, P.E.



ROUTED ON TYPED: 03/08/14 03:08:07 4/7/2014
C:\PROJECTS\21311-5\21311-5.dwg
PLOTTER FILE: "Rooker.dwg" 21311-5