



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: April 6, 2016

ARC REVIEW CODE: R1604061

TO: Interim CEO Lee May, DeKalb County
ATTN TO: Andrew Baker, Director of Planning and Sustainability
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review

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Original on file

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 its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Decatur Crossing Phase III

Review Type: DRI

Submitting Local Government: DeKalb County

Date Opened: April 6, 2016

Deadline for Comments: April 21, 2016

Close By: April 26, 2016

Description: This DRI is located in DeKalb County, northeast of the six-legged intersection of Scott Blvd., Medlock Rd., and N. Decatur Rd., with frontage and access on Scott Blvd., N. Decatur Rd., and Church St. The project is a mixed-use development on approximately 29 acres, comprised of three separate phases. Phase I consists of multi-family residential space with supporting commercial and amenity space. Phases II and III are mixed-use developments. In total (Phases I, II and III), this DRI consists of approximately 94,293 SF of commercial space, a 123,600-SF self-storage facility, 14,118 SF of office space, 964 apartments, and 102 senior affordable apartments. The sites for Phases I and II have been previously rezoned and cleared, and these phases are under construction at the time of this review. The planned development of Phase III has triggered DRI review for the entire site per Section 110-12-7-.05(1)(a)3 of ARC's DRI Rules. Each phase features different ownership, with one development firm developing each site separately. The projected build-out for this DRI is 2018.

PRELIMINARY COMMENTS:

According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located within the Maturing Neighborhoods area of the region. Maturing Neighborhoods were primarily developed prior to 1970. These areas are typically adjacent to the Region's Core and Regional Employment Corridors, and combined they encompass 49 percent of the region's jobs and 18 percent of its population. The ARC Regional Development Guide (RDG), a related Atlanta Region's Plan component, details recommended policies for areas and places on the UGPM. Recommended policies for Maturing Neighborhoods include:

- Improve safety and quality of transit options by providing alternatives for end-of-trip facilities (such as bicycle racks) and sidewalks and/ or shelters adjacent to bus stops;
- Identify and remedy incidents of "food deserts" within neighborhoods, particularly in traditionally underserved neighborhoods and schools;
- Promote mixed-use where locally appropriate, specifically in areas served by existing or planned transit; and
- Develop policies and establish design standards to ensure new and infill development is compatible with existing neighborhoods.

This DRI appears to manifest many of the above policies for this area of the region. In particular, the mix of uses, along with the site's proximity to bus transit, offers the potential for residents to work and shop on site and for visitors to park once – or arrive by bicycle or transit – and conduct multiple trips on foot. These conditions can reduce or eliminate dependency on cars for internal site circulation and also encourage visitors to arrive via alternative transportation modes.

Therefore, care should be taken to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking lots on the site, as well as all connections from the project to neighboring uses. This is especially important as uses at opposite ends of the site are separated from each other by surface parking lots and main site driveways. The development team is also encouraged to ensure that end-of-trip facilities (bicycle racks, etc.) are provided for transit-riding residents and visitors at key locations throughout the site.

The planned intensity of this DRI generally aligns with the RDG's recommended range of densities and building heights in the Maturing Neighborhoods area. Care should be taken to ensure that the design is compatible, to the greatest extent possible, with the character and context of uses in the surrounding area.

This site is within the Medline Livable Centers Initiative (LCI) area, the study for which was completed in 2014. The plan has yet to be formally adopted by DeKalb County, but discussions with County staff indicate that the County is modifying the LCI plan and targeting adoption of an updated plan later in 2016. As a result, the development team, along with County staff and leadership, should work to ensure that the project is consistent with the recommendations of the LCI plan.

Moving from the site itself to its surroundings, this project is in an area of DeKalb County that is experiencing significant redevelopment and infill. Together with the cumulative impacts of other nearby developments, this DRI has the potential for considerable impacts on the existing road network. The developer and DeKalb County should work together to identify and prioritize enhancements that will mitigate the potential impacts of this project in the context of area-wide growth.

See additional ARC staff preliminary comments included in this report.

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

ARC COMMUNITY DEVELOPMENT DIVISION

ARC RESEARCH & ANALYTICS DIVISION

GEORGIA DEPARTMENT OF NATURAL RESOURCES

METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION

ARC AGING & HEALTH RESOURCES DIVISION

GEORGIA DEPARTMENT OF TRANSPORTATION

CITY OF AVONDALE ESTATES

ARC NATURAL RESOURCES DIVISION

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

CITY OF DECATUR

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



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 Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: Decatur Crossing Phase III *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:

Andrew Smith, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-5581 Fax (404) 463-3254
asmith@atlantaregional.com

Return Date: *April 21, 2016*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 6, 2016

ARC REVIEW CODE: R1604061

TO: ARC Division Managers

FROM: Andrew Smith, Ext. 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Goodwin, Amy

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Ray, Renee

Name of Proposal: Decatur Crossing Phase III

Review Type: Development of Regional Impact

Description: This DRI is located in DeKalb County, northeast of the six-legged intersection of Scott Blvd., Medlock Rd., and N. Decatur Rd., with frontage and access on Scott Blvd., N. Decatur Rd., and Church St. The project is a mixed-use development on approximately 29 acres, comprised of three separate phases. Phase I consists of multi-family residential space with supporting commercial and amenity space. Phases II and III are mixed-use developments. In total (Phases I, II and III), this DRI consists of approximately 94,293 SF of commercial space, a 123,600-SF self-storage facility, 14,118 SF of office space, 964 apartments, and 102 senior affordable apartments. The sites for Phases I and II have been previously rezoned and cleared, and these phases are under construction at the time of this review. The planned development of Phase III has triggered DRI review for the entire site per Section 110-12-7-.05(1)(a)3 of ARC's DRI Rules. Each phase features different ownership, with one development firm developing each site separately. The projected build-out for this DRI is 2018.

Submitting Local Government: DeKalb County

Date Opened: April 6, 2016

Deadline for Comments: April 21, 2016

Close By: April 26, 2016

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:

2558 DECATUR CROSSING DRI
DeKalb County
Natural Resources Division Review Comments
April 5, 2016

Watershed Protection and Stream Buffers

The proposed project is located in the South Fork basin of the Peachtree Creek watershed, which drains into the Chattahoochee River below the water supply intakes in the Atlanta Region. The USGS coverage for the project area shows no blue line streams on or near the project property. Any unmapped streams on the property may be subject to the DeKalb County Stream Buffer Ordinance. Any waters of the state that may be on the property will also be subject to the State 25-foot erosion and sedimentation 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. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

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.

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Use green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Use pervious concrete or other pervious materials in the parking/storage areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff and can help filter pollutants before reaching streams.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.



MEMORANDUM

TO: Andrew Smith, Community Development Division

FROM: Amy Goodwin, Transportation Access and Mobility Division

DATE: April 1, 2016

SUBJECT: **Transportation Division Review of DRI # 2558**

Project: Decatur Crossing, Phase 3

County: DeKalb County

Location: 1665 & 1637 Scott Blvd, 1662, 1656 & 1643 Church Street and 2506 Blackmon Drive. The site is located between Scott Blvd and Church St., immediately northeast of Decatur Crossing Phases 1 & 2.

Analysis:

Expedited

☐

Non-Expedited

☒

The Transportation Access & Mobility Division has reviewed the DRI submittal package for the Decatur Crossing, Phase 3 project. The review includes assessing regional plan consistency, impacts on other transportation projects that are planned or underway, and recommendations to mitigate impacts to the transportation network and improve local and regional plan and policy consistency.

Active TIP Projects potentially affected by the proposed project:

Note: Includes some corrections from the list provided in the traffic study.

ARC ID#	GDOT PI#	CST - FY	Project Name	Status/Notes
N/A	0010050	2011	SR8 @ Blackmon – emergency repair	Completed
DK-424	0012814	2018	Signal upgrades at SR8 @ Medlock/N. Decatur and SR8@DeKalb Ind'l	PE auth in 2014. ROW programmed 2017.
N/A	0009378	Long Range	Sidewalks on SR8 from Westchester to N. Decatur Rd. GDOT Sponsored	Long range, placeholder.
AR-411	N/A	Long Range	Clifton Corridor Light Rail Transit – Phase 1	PE auth in 2012, all other phases LR 2031-2040
DK-406	0012611	2017	Clairemont/Commerce/Church Bike/Pedestrian Facilities (City of Decatur). Reduce lanes from 4 to 3 and add cycle-track on Church from Commerce to Medlock Rd.	All funding authorized, construction expected FY2017.

Regional Plan Consistency:

The Atlanta Region's Plan was adopted in 2016. The Plan's goals and objectives fall under the 3 tenets of the Plan's Vision: Competitive Economy, World-Class Infrastructure and Healthy, Livable Communities (<http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/policy-framework.pdf>). The plan also includes a transportation element known as the Regional Transportation Plan or RTP. The proposed DRI affects the following regional plan goals, objectives and policies:

- Goal: Developing additional walkable, vibrant centers that support people of all ages and abilities

- Objective: Invest in equitable and improved access to a variety of safe, quality housing, including options for aging in place.
- Policies:
 - Promote transit and active transportation modes to improve access
 - Promote bicycle transportation by developing safe and connected route options and facilities
 - Promote pedestrian-friendly policies and design
 - Enhance and expand Transportation Demand Management (TDM) programs
 - Prioritize solutions that improve multi-modal connectivity
 - Implement a complete streets approach on roadway projects that is sensitive to the existing community
 - Improve connectivity around transit stations and bus stops for all users
 - Encourage development, redevelopment and transportation improvements that consider impacts on neighborhoods and communities
 - Foster inclusive communities integrating residents of all ages, cultures and incomes
 - Promote and support urban design standards that enhance elements of accessibility and livability
 - Encourage appropriate redevelopment of the built environment in the region's developed areas

The Atlanta Region's Plan Unified Growth Policy Map (UGPM): The project is located in the "maturing neighborhoods" area of the UGPM. Strategies identified in the Plan for these areas include: (1) improving safety and quality of transit options by providing bike racks, sidewalks and bus shelters, (2) remedying food deserts, (2) promoting a mix of land uses when appropriate, and (4) developing design standards to ensure new and infill development is compatible with existing neighborhoods.

Medline LCI Study: A Livable Centers Initiative study was developed in 2014 covering this area, however the plan has yet to be adopted by the County.

2014 DeKalb Comprehensive Transportation Plan:

(<http://www.dekalbtransportationplan2014.com/documents/DeKalb%202014%20Transp%20Recommendations.pdf>) : The DeKalb CTP establishes a bicycle level of service B for the Scott Blvd and Church Street corridors, and identifies them as Tier 2 Priority Bicycle Network. The CTP also recommends improving transportation connectivity, mode choice and access as a general principle (page 131). The Plan prioritizes recommended projects into "tiers". Tier 1 includes a "road diet" on Church Street, converting a through-lane into a center turn lane and adding bicycle facilities (Project # 0264), and Tier 2 includes pedestrian facilities on Scott Boulevard in the project location (Project # 0276).

TAMD Recommendations:

To better reflect the goals, objectives and policies of the Atlanta Region's Plan, the RTP, and the CTP, and to mitigate any potential conflicts with existing TIP projects, the following changes to the project are recommended for consideration:

1. Increase sidewalk widths internal to the development from 6' to 8'
2. Provide covered bicycle parking in convenient locations
3. The new development is likely to make left turns out of Tuxworth Circle more difficult and possibly dangerous. Consider realigning the entrance to the development with Tuxworth Circle driveway to control all turning movements, or investigate other solutions to allow for safe left turns for residents of the Tuxworth Springs complex.
4. Redesign/re-orient the free-standing restaurant and retail buildings along the Scott Blvd frontage and locate parking in the rear, or share with other uses, to provide a more pedestrian-friendly design, consistency with Phase 1 development, consistency with Lifelong Communities principles and goals of

the County's Commercial Redevelopment Area character area which includes creating a "sense of place", transportation alternatives, regional identity (<http://planningdekalb.net/wp-content/uploads/2013/11/Comp-Plan-Amendments-2013.pdf>).

5. The multi-use path facility planned for Church St. should be the same typical section as the programmed Church Street bicycle and pedestrian project (DK-406) in Decatur for continuity purposes.
6. Provide a 10' multi-use path on the service alley along the northern boundary of the development, connecting Scott Blvd and Church St.
7. To mitigate the induced traffic from this development, and the lack of transit (only one existing bus route), provide reserved spaces for zip car and drop-off lanes/spaces for Uber/Lyft/Taxis and for Cliff Shuttle.
8. Align the internal (unnamed) southwest-northeast street from Phase 2 with internal (unnamed) street on Phase 3, thus removing the "dogleg" at the Phase 3 entrance and reducing traffic back up.

Developments of Regional Impact

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

DRI #2558

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:

DeKalb

Individual completing form:

Melora Furman

Telephone:

(404) 371-4404

E-mail:

mlfurman@dekalbcountyga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Decatur Crossing Phase III

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

1665 & 1637 Scott Blvd., 1662, 1656, & 1643 Church St., and 2506 Blackmon Dr.

Brief Description of Project:

Mixed commercial and residential development, consisting of multifamily residential, senior housing, a self-storage facility, a retail store, and a drive-through restaurant.

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 type="radio"/> Industrial <input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:	
Project Size (# of units, floor area, etc.):	Residential -- maximum of 370 d.u.s; non-residential - 22,386 square feet
Developer:	Fuqua Acquisitions, II, LLC
Mailing Address:	c/o Dennis J. Webb, Jr., Esq., Smith, Gambrell & R
Address 2:	1230 Peachtree Street, N.E., Ste. 3100
	City:Atlanta State: GA Zip:30309
Telephone:	(404) 815-3620
Email:	djwebb@sgrlaw.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:	DD Scott Blvd. JV, 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 type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Land Use Map Amendment
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?	Approximately 33.7%
Estimated Project Completion Dates:	This project/phase: 2019 Overall project: 2019
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Developments of Regional Impact

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DRI #2558

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:	DeKalb
Individual completing form:	Sylvia Smith
Telephone:	(404) 371-2299
Email:	sasmith@dekalbcountyga.gov

Project Information

Name of Proposed Project:	Decatur Crossing Phase III
DRI ID Number:	2558
Developer/Applicant:	Fuqua Acquisitions, II, LLC
Telephone:	(404) 815-3620
Email(s):	djwebb@sgrlaw.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
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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
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If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	250,000,000.00
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	3,500,000.00
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):	
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Water Supply	
Name of water supply provider for this site:	DeKalb County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.23
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?	
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Wastewater Disposal	
Name of wastewater treatment provider for this site:	DeKalb County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.23
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?	
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Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per	1,086 PM Peak

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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: The following improvements are recommended in the Project's Traffic Study: Close Barton Way intersection at N Decatur Rd to only serve apartment residents, new RIRO driveway at N Decatur Rd to the west of the existing Barton Way, Realignment of the southern portion of Blackmon Dr to match Walmart Driveway to the south at N Decatur Rd and northern section of Blackmon Dr at Scott Blvd, traffic signal at Blackmon Dr and Scott Blvd and at Blackmon Dr at N Decatur Rd, right and left turn lanes added to the signalized intersection of Blackmon Dr at Scott Blvd, right and left turn lanes added to the signalized intersection of Blackmon Dr at N Decatur Rd, converting the portion of Blackmon Dr to the north of Scott Blvd to a right-out only access, signal timing improvements.	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	210
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	80.6%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The project will have aftermarket water quality devices and underground detention ponds.	
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/>	
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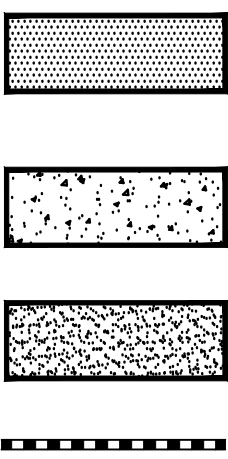
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PROPOSED BUILDING INFORMATION

BUILDING USAGE:
A 5 STORY, TYPE III MULTI-FAMILY RESIDENTIAL APARTMENT
BUILDING w/ AMENITIES AND A 5.5 LEVEL, 384 SPACE PRECAST
CONCRETE PARKING DECK. THE SOUTHEAST CORNER WILL
HAVE A SMALL PORTION OF THE BUILDING FOR RETAIL USE.
BUILDING DATA:
TOTAL BUILDING AREA -307,577 SF
TOTAL UNITS RESIDENTIAL -250 UNITS
LEASING/AMENITIES -15,500 SF
RETAIL - 2,000 SF
BUILDING HEIGHT - 5 STORIES

PAVEMENT LEGEND:



ASPHALT PAVEMENT

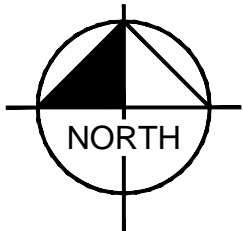
HEAVY DUTY CONCRETE
PAVEMENT

CONCRETE PAVEMENT

SITE RETAINING WALL

GENERAL SITE NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- TOPOGRAPHIC SURVEY BY GEOSURVEY, LTD., APRIL 18, 2014. BENCHMARK IS NOTED ON SURVEY.
- FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13089C0066J, MAY 16, 2013.
- ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- SURFACE COURSE IN NEW PAVEMENT AREAS SHALL NOT BE INSTALLED UNTIL FINAL PHASE OF CONSTRUCTION.
- STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD STANDARDS
- BOTTOM OF WALL ELEVATIONS SHOWN TO FINISHED GRADE. RETAINING WALL TO EXTEND BELOW THE FOOTING DEPTH. VENDOR OF MODULAR WALLS TO SPECIFY DEPTH BELOW THE FINISH GRADE.
- NOTE: ALL RETAINING WALLS REQUIRE SEPARATE PERMIT. VENDOR SHALL PROVIDE ALL DESIGN MATERIALS/SPECIFICATIONS FOR MODULAR DESIGN STRUCTURAL ENGINEER SHALL PROVIDE DESIGN FOR REINFORCED CONCRETE WALLS.



GRAPHIC SCALE IN FEET
0 25 50 100

SITE SUMMARY

SITE AREA	
PROJECT SITE AREA:	6.22 ACRES (270,343 SF)
IMPERVIOUS AREA:	3.11 ACRES (135,471 SF) -50.00%
PERVIOUS AREA:	3.11 ACRES (135,471 SF) -50.00%
ZONING CLASSIFICATION	
JURISDICTION:	DEKALB COUNTY
ZONING:	R-75 (RESIDENTIAL DISTRICT)
ADJACENT ZONING (EAST):	R-75 (RESIDENTIAL DISTRICT)
BUILDING SUMMARY	
BUILDING HEIGHT:	5 STORIES
BUILDING AREA:	307,577 SF
RESIDENTIAL:	290,077 SF
RETAIL:	2,000 SF
AMENITY:	15,500 SF
BUILDING COVERAGE:	23%
PARKING SUMMARY	
PARKING REQ.:	385 SPACES
MULTIFAMILY (1.5/UNIT):	375 SPACES (250 UNITS)
RETAIL (5/1000 SF):	10 SPACES (2,000 SF)
PARKING PROV.:	384 SPACES
STANDARD PARKING:	375 SPACES
HANDICAP PARKING:	9 SPACES (INCLUDING 2 VAN-ACCESSIBLE)
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	24'

Kimley»Horn

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10 ROSWELL STREET, SUITE 210, ALPHARETTA, GA 30009
PHONE: 770-619-4280 FAX: 770-619-4270
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL



KHA PROJECT
019418004

DATE
12/12/14

SCALE
AS SHOWN

DESIGNED BY
SDT

DRAWN BY
SDT

CHECKED BY
BRM

OVERALL SITE PLAN

SCOTT BLVD. MULTI-FAMILY
DEVELOPMENT
PREPARED FOR
NORTHWOOD RAVIN

GEORGIA

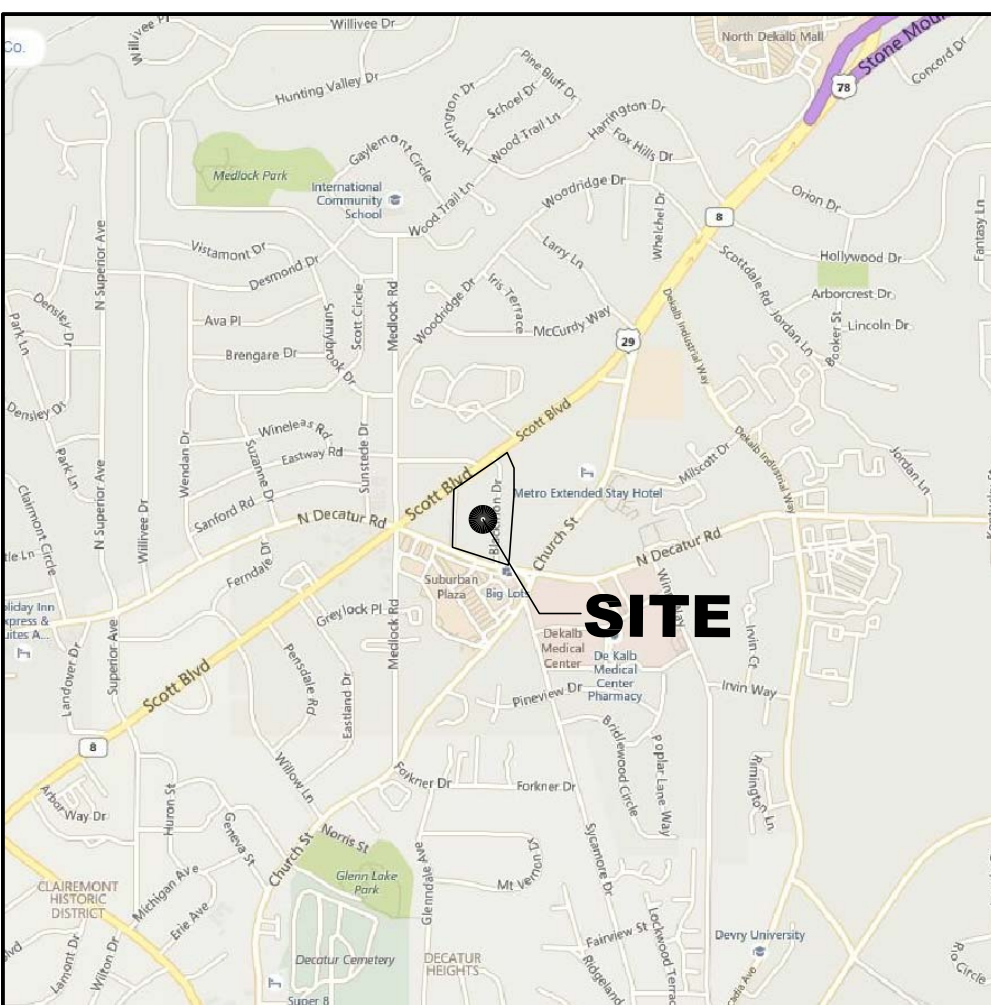
DEKALB COUNTY

SHEET NUMBER
C2-00



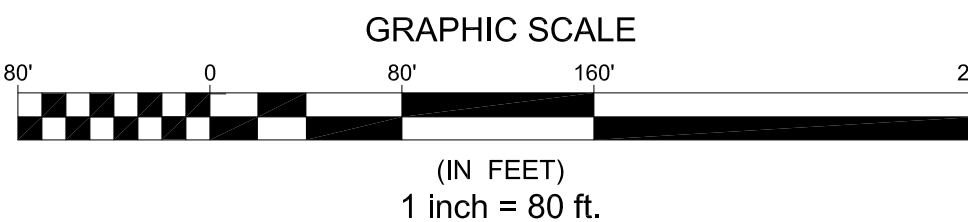
CAUTION—NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. A. LA. 72 REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

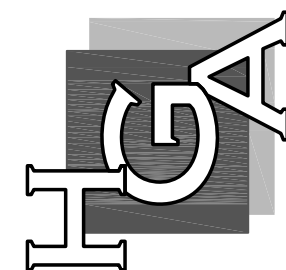


VICINITY MAP

SITE PLAN

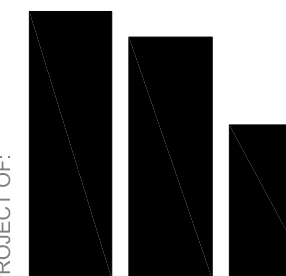


HAINES GIPSON & ASSOCIATES
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CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7750



SEA

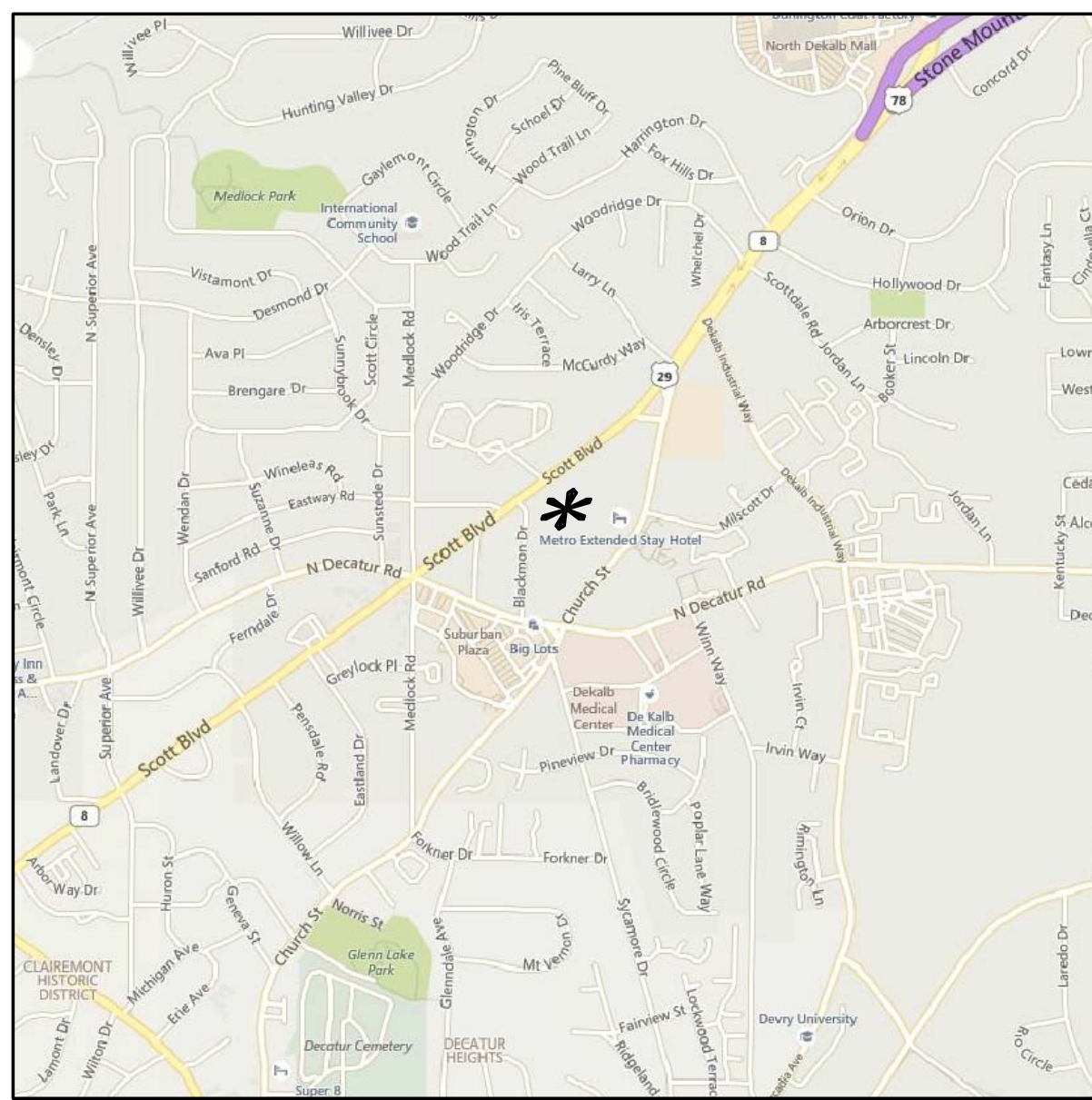
FUGUAOEVELOPMENT



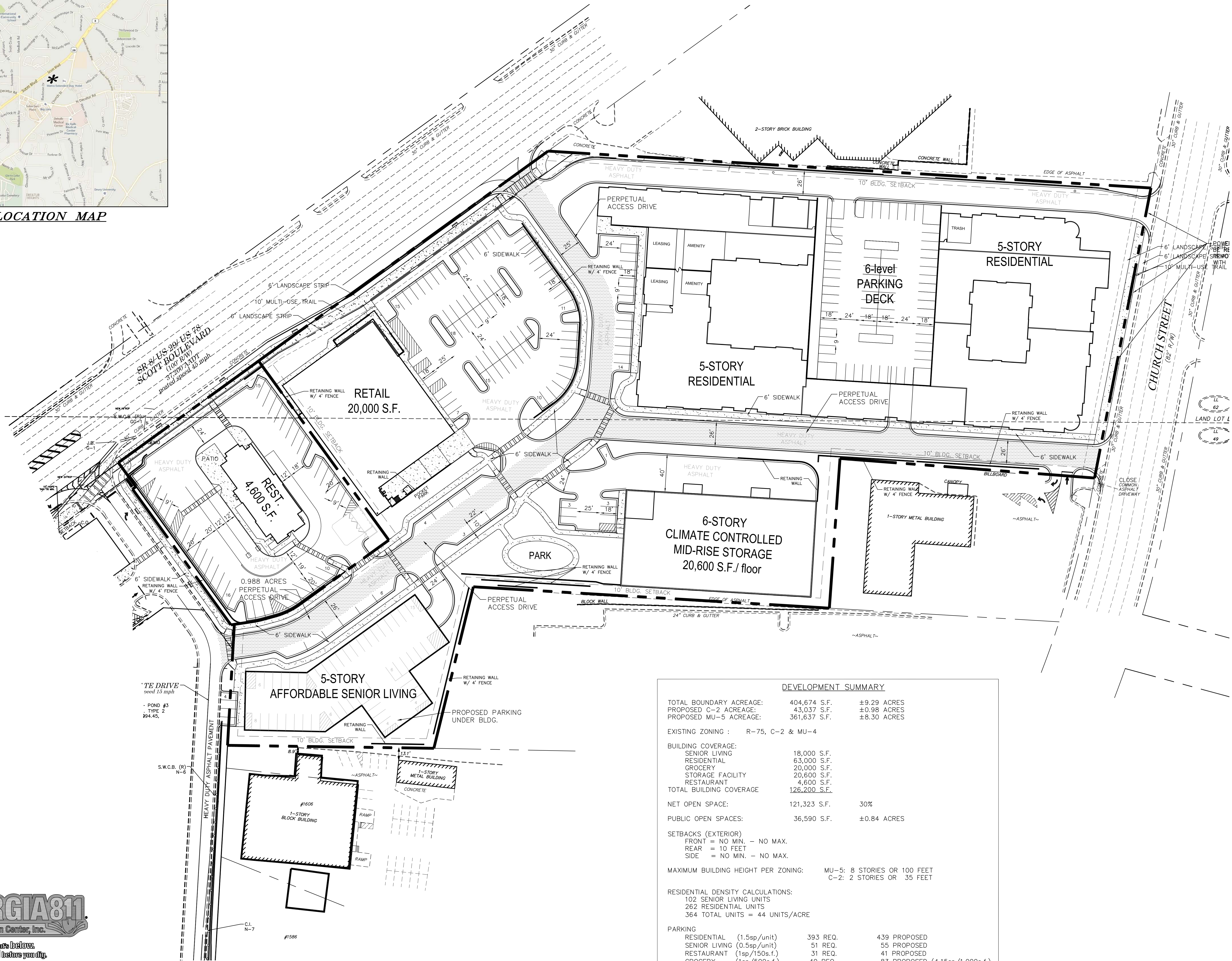
DECATUR MARKETPLACE

DEKALB COUNTY, GEORGIA
SCOTT BLVD & NORTH DECATUR ROAD
VY 40 DISTRICT 18

[illegible]

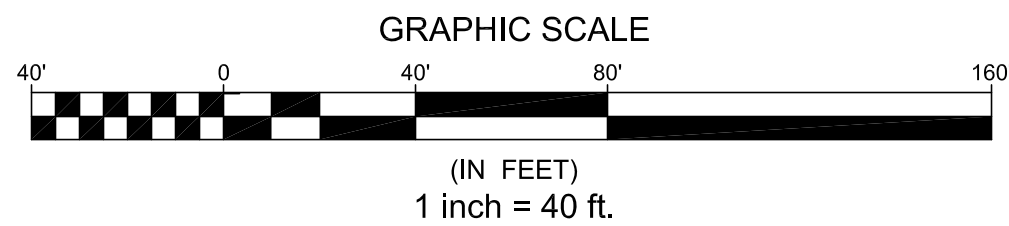


LOCATION MAP



DEVELOPMENT SUMMARY			
TOTAL BOUNDARY ACREAGE:	404,674 S.F.	±9.29 ACRES	
PROPOSED C-2 ACREAGE:	43,037 S.F.	±0.98 ACRES	
PROPOSED MU-5 ACREAGE:	361,637 S.F.	±8.30 ACRES	
EXISTING ZONING :	R-75, C-2 & MU-4		
BUILDING COVERAGE:			
SENIOR LIVING	18,000 S.F.		
RESIDENTIAL	63,000 S.F.		
GROCERY	20,000 S.F.		
STORAGE FACILITY	20,600 S.F.		
RESTAURANT	4,600 S.F.		
TOTAL BUILDING COVERAGE	126,200 S.F.		
NET OPEN SPACE:	121,323 S.F.	30%	
PUBLIC OPEN SPACES:	36,590 S.F.	±0.84 ACRES	
SETBACKS (EXTERIOR)			
FRONT	= NO MIN. - NO MAX.		
REAR	= 10 FEET		
SIDE	= NO MIN. - NO MAX.		
MAXIMUM BUILDING HEIGHT PER ZONING:	MU-5: 8 STORIES OR 100 FEET C-2: 2 STORIES OR 35 FEET		
RESIDENTIAL DENSITY CALCULATIONS:			
102 SENIOR LIVING UNITS			
262 RESIDENTIAL UNITS			
364 TOTAL UNITS = 44 UNITS/ACRE			
PARKING			
RESIDENTIAL (1.5sp/unit)	393 REQ.	439 PROPOSED	
SENIOR LIVING (0.5sp/unit)	51 REQ.	55 PROPOSED	
RESTAURANT (1sp/150s.f.)	31 REQ.	41 PROPOSED	
GROCERY (1sp/500s.f.)	40 REQ.	83 PROPOSED (4.15sp/1,000s.f.)	
STORAGE (1sp/8,000s.f.)	16 REQ.	15 PROPOSED	
TOTAL LENGTH OF STREETS (PRIVATE):	1,950 L.F.		
PROPOSED SIDEWALKS ALONG PRIVATE STREET (6' IN WIDTH)			

CONCEPTUAL
SITE PLAN



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THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS' RECORDS. THE UTILITY OWNERS' RECORDS ARE NOT GUARANTEED TO BE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING UTILITIES HAVING OR BELOW GROUND & TO VERIFY UTILITY DEPTHS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

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FAX: (770) 491-7750



SEAL

M.J. LANT
DEVELOPMENTS, INC.

A PROJECT OF:

NORTH DECATUR ROAD
SHOPPING CENTER
PHASE III
DEKALB COUNTY, GEORGIA

DESCRIPTION

DATE

BY

NO.

DRAWN BY

CHECKED BY

DATE

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-70b

HGA JOB No. 2012-168