



# 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:** June 27, 2016

**ARC REVIEW CODE:** R1606271

**TO:** Mayor Robert Price, City of Locust Grove  
**ATTN TO:** Bert Foster, Community Development Director  
**FROM:** Douglas R. Hooker, Executive Director, ARC  
**RE:** Development of Regional Impact Review

Digital signature  
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:** Locust Grove - Clayco

**Review Type:** DRI

**Submitting Local Government:** City of Locust Grove

**Date Opened:** June 27, 2016

**Deadline for Comments:** July 12, 2016

**Date to Close:** July 18, 2016

**Description:** This DRI is located in the City of Locust Grove on Price Road, north of Bill Gardner Parkway and west of Interstate 75. The proposed project consists of a 1,002,998 sq. ft. high-cube warehouse and distribution facility in one building on 79.4 acres. The planned build-out of this development is 2018. The trigger for this DRI review is a rezoning application filed with the City of Locust Grove.

**PRELIMINARY COMMENTS:** According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located in the Developing Suburbs area of the region. Developing Suburbs are areas of development that occurred roughly from 1995 to today. These areas are projected to remain suburbs through 2040.

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 Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in the Developing Suburbs area.

Additional preliminary comments are included in this report.

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

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
BUTTS COUNTY  
CITY OF JENKINSBURG

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
HENRY COUNTY  
CITY OF McDONOUGH

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
SPALDING COUNTY  
THREE RIVERS REGIONAL COMMISSION

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto: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

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)



## 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: Locust Grove - Clayco *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](mailto:asmith@atlantaregional.com)

Return Date: *July 12, 2016*



**LOCUST GROVE-CLAYCO DRI**  
**City of Locust Grove**  
**Natural Resources Division Review Comments**

**June 22, 2016**

**Water Supply Watershed and Stream Buffer Protection**

The proposed project property is located within the Indian Creek Water Supply Watershed, which is a small (less than 100 square mile) public water supply watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. It is a public water supply source for the Henry County.

Locust Grove has developed its own water supply watershed protection ordinance for watersheds within the Locust Grove city limits, including Indian Creek. All development in the Indian Creek Watershed, including this project, is subject to all applicable requirements of the Locust Grove Water Supply Watershed Regulations, including stream buffers, as specified in the County Code.

The submitted site plan shows streams along the northeast, northwest and southern boundaries of the project property, with 50-foot undisturbed buffers and additional 25-foot impervious surface setbacks (75-foot total) on all of them. No proposed development is shown within the buffers on the project plans. The USGS coverage for the project area also shows the streams as blue-lines and also shows them as tributaries of Indian Creek, which is west of the project property.

The project plans also show stream 100-year floodplain in the northern portion of the property, as well as wetland areas at the northern edge of the property. These areas will be subject to all applicable US Army COE requirements under Section 404 of the Clean Water Act as well as any City floodplain and wetland requirements. The wetland areas as well as all other waters of the state on the property, including the mapped streams, are also subject to the State Erosion and Sedimentation Act requirements, which include buffers.

**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. As with all development, after construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after the construction of the proposed development is 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](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should use the stormwater better site design concepts included in the Manual.



## MEMORANDUM

**TO:** Andrew Smith, Community Development Division

**FROM:** Daniel Studdard, Transportation Access and Mobility Division

**DATE:** June 23<sup>rd</sup>, 2016

**SUBJECT:** **Transportation Division Review of DRI # 2584**  
Project: Locust Grove Clayco  
County: Henry (City of Locust Grove)  
Location: Price Drive, west of I-75 and north of Bill Gardner Parkway  
Analysis: Expedited ☒ X  
Non-Expedited ☐

**cc:** David Haynes  
TAMD

The Transportation Access & Mobility Division has reviewed the traffic study performed by Kimley-Horn and Associates, Inc. on behalf of Clayco Real Estate. 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.

The proposed development is planned for complete build-out by the year 2018. The approximately 79.4-acre site is in Henry County on Price Road, west of I-75 and north of Bill Gardner Parkway.

The proposed development will be an industrial warehouse facility with approximately 1,002,998 SF of warehousing space. The project is a Development of Regional Impact (DRI) and is subject to Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) review due to the project size exceeding 500,000 SF of an industrial development.

### INFRASTRUCTURE Transportation

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

The proposed development will be served by one full-movement driveway along Price Drive, approximately 2,750 feet north of the intersection of Bill Gardner Pkwy at Price Drive. Driveway 1 is proposed as a side-street stop-controlled full-movement driveway.

The proposed site access point provides vehicular access to the entire development. Internal private roadways throughout the site provide access to all buildings and parking facilities. Parking will be provided throughout the development as follows:

- Employee parking provided: 481 spaces
- Trailer parking provided: 415 spaces

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

The *Institute of Transportation Engineers' Trip Generation Handbook*, 9<sup>th</sup> edition, was used to conduct trip generation for this development. The trip generation was based on ITE Land Use 152 – High Cube Warehouse. A total of 1,686 daily trips are projected for the proposed development. The calculated total trip generation for the proposed development is shown in Table 3 in the DRI transportation study.

<b>Table 3 Gross Trip Generation</b>						
<b>Land Use (Intensity)</b>	<b>ITE Code</b>	<b>Daily Traffic</b>	<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
		<b>Total</b>	<b>Enter</b>	<b>Exit</b>	<b>Enter</b>	<b>Exit</b>
High-Cube Warehouse/ Distribution Center (1,002,998 SF)	152	1,686	79	36	39	88

Source: Locust Grove Clayco DRI #2584 Transportation Analysis

### **Summarize the transportation improvements as recommended by the traffic study consultant**

Based on the Projected 2018 No-Build conditions, the traffic analysis recommends the following improvements:

- Bill Gardner Pkwy at Strong Rock Pkwy (Int. #4)
  - Install a traffic signal (if warranted)

Based on the Projected 2018 Build conditions, the following improvements are recommended in addition to the improvements recommended in the Projected 2018 No-Build conditions:

- Price Drive at Proposed Driveway 1 (Int. #5)
  - Construct one (1) northbound left-turn lane along Price Drive
- Bill Gardner Parkway at Price Drive (Int. #3)
  - Construct one (1) westbound right-turn lane along Bill Gardner Parkway

A scenario named Projected 2018 Build Alternative 1 was also analyzed. This alternative:

- Takes into account the realignment of Price Drive to intersect with Strong Rock Parkway
- The realignment of Price Drive with Strong Rock Parkway is expected to be signalized

The proposed intersection under Projected 2018 Build Alternative 1 conditions is projected to operate at acceptable conditions during both the AM and PM peak hours.

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

The traffic consultant reviewed ARC's Transportation Improvement Program, the Regional Transportation Plan, GDOT, and the GA STIP. This review showed the following projects are programmed or planned to be completed by the respective years within the vicinity of the proposed development. The identified projects are listed in the table below.

<b>Table 13 Programmed Improvements</b>			
<b>#</b>	<b>Year</b>	<b>Project ID</b>	<b>Project Description</b>
1	2030	HE-126B	Widening Bill Gardner Parkway of the section from SR 155 to Lester Mill Road from 2 to 4 lanes and the section from Lester Mill Road to I-75 South from 2 to 6 lanes.
2	2040	AR-955	New I-75 interchange intended to relieve freight congestion along the SR 155 and SR 42 industrial/distribution corridors.
3	*	S014499	Widening of NB I-75 Off-Ramp at Bill Gardner Pkwy Exit 212

Source: Locust Grove Clayco DRI #2584 Transportation Analysis

**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?**

There are no direct transit routes located within the vicinity of the project site, and therefore, there were no alternative mode reductions taken.

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

The applicant should ensure that adequate truck parking is located on-site. Truck parking is needed at for loading/unloading. Additionally, adequate parking is needed for trucks that are waiting to load/unload at the warehouse. A lack of parking for trucks that are waiting to access a warehouse is an issue at some existing developments, and results in trucks parking on the side of nearby roadways to wait. This creates potential congestion and safety issues along these roadways. Providing adequate on-site parking for these trucks will help mitigate this issue.

**ARC's Policy and Investment Networks**

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

- RSTS: Non-Thoroughfares:
  - Bill Gardner Parkway



## Developments of Regional Impact

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

### DRI #2584

#### 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: Locust Grove  
Individual completing form: Bert Foster  
Telephone: 770-692-2322  
E-mail: [bfoster@locustgrove-ga.gov](mailto:bfoster@locustgrove-ga.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: Locust Grove - Clayco  
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Located west of Price Drive; north of the intersection with Bill Gardner Parkway in Land Lots 202 an  
Brief Description of Project: Light Industrial Warehousing -- Construction of (1) 1,002,998 square foot distribution facility.

#### 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"/> Industrial                | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): Building = 1,002,998 SF -- Site = 79.4 acres

Developer: Clayco Realty Group -- Mike Demperio

Mailing Address: 3863 Paces Lookout Drive

Address 2:

City: Atlanta State: GA Zip: 30339

Telephone: 770-330-2280

Email: [demperiom@claycorp.com](mailto:demperiom@claycorp.com)

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: 49th Street Properties, LP

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:  
Project ID:

The initial action being requested of the local government for this project:

☐ Rezoning  
☐ Variance  
☐ Sewer  
☐ Water  
☐ Permit  
☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☒ Yes ☐ No

If yes, what percent of the overall project does this project/phase represent? 27%

Estimated Project Completion Dates: This project/phase: 12/1/2017  
Overall project: 12/1/2020

[Back to Top](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)



## Developments of Regional Impact

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

### DRI #2584

#### 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: Locust Grove  
Individual completing form: Bert Foster  
Telephone: 770-692-2322  
Email: [bfoster@locustgrove-ga.gov](mailto:bfoster@locustgrove-ga.gov)

#### Project Information

Name of Proposed Project: Locust Grove - Clayco  
DRI ID Number: 2584  
Developer/Applicant: Clayco Realty Group -- Mike Demperio  
Telephone: 770-330-2280  
Email(s): [demperiom@claycorp.com](mailto:demperiom@claycorp.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: \$30,090,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$601,800

Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?  
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: City of Locust Grove

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.014 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Wastewater Disposal

Name of wastewater treatment provider for this site: Henry County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.012 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) Approximately 1,686 trips per day; 115 trips AM peak, 127 trips PM peak

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See traffic impact study performed by Kimley-Horn

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 208

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ 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? 54.7%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers and stormwater ponds are proposed.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

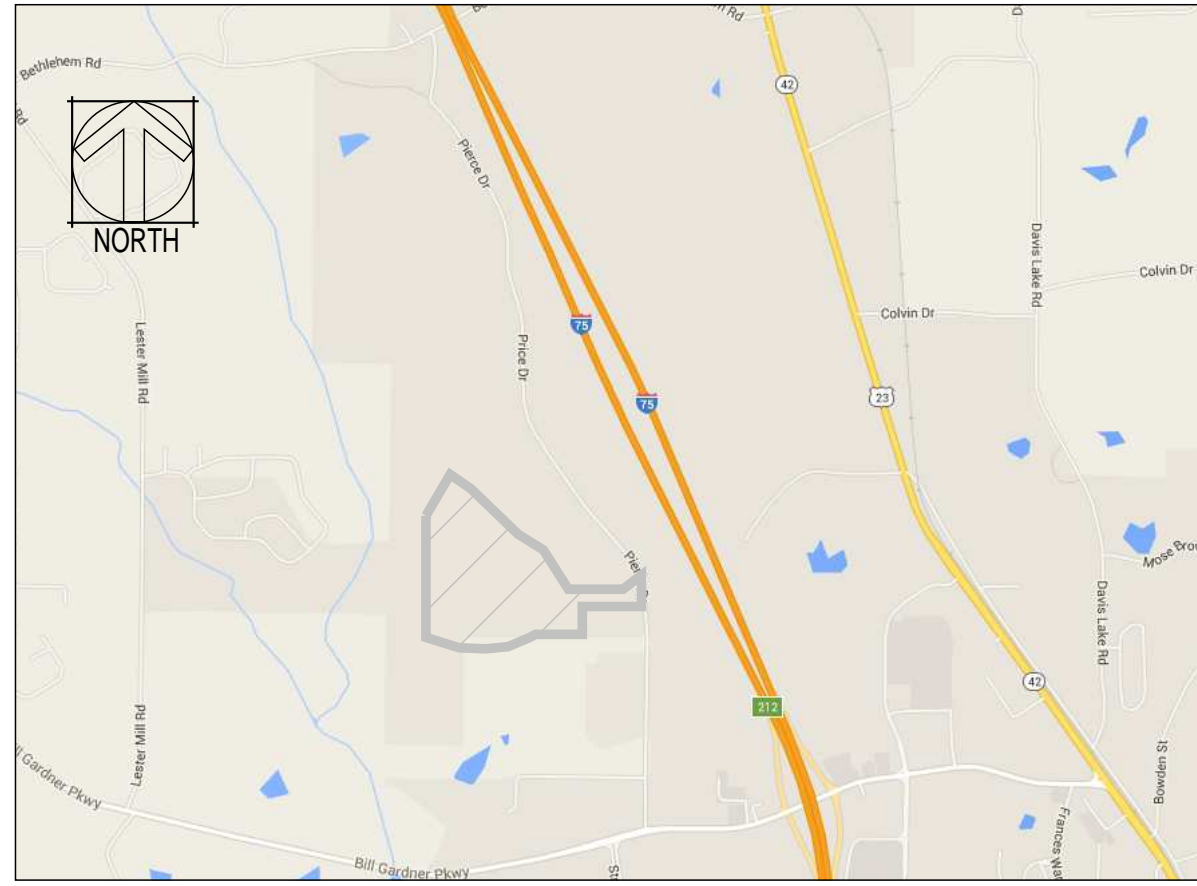
1. Water supply watersheds? ☐ (not selected) ☒ Yes ☐ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

1. Subject properties are located within a protected watershed district.

[Back to Top](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)



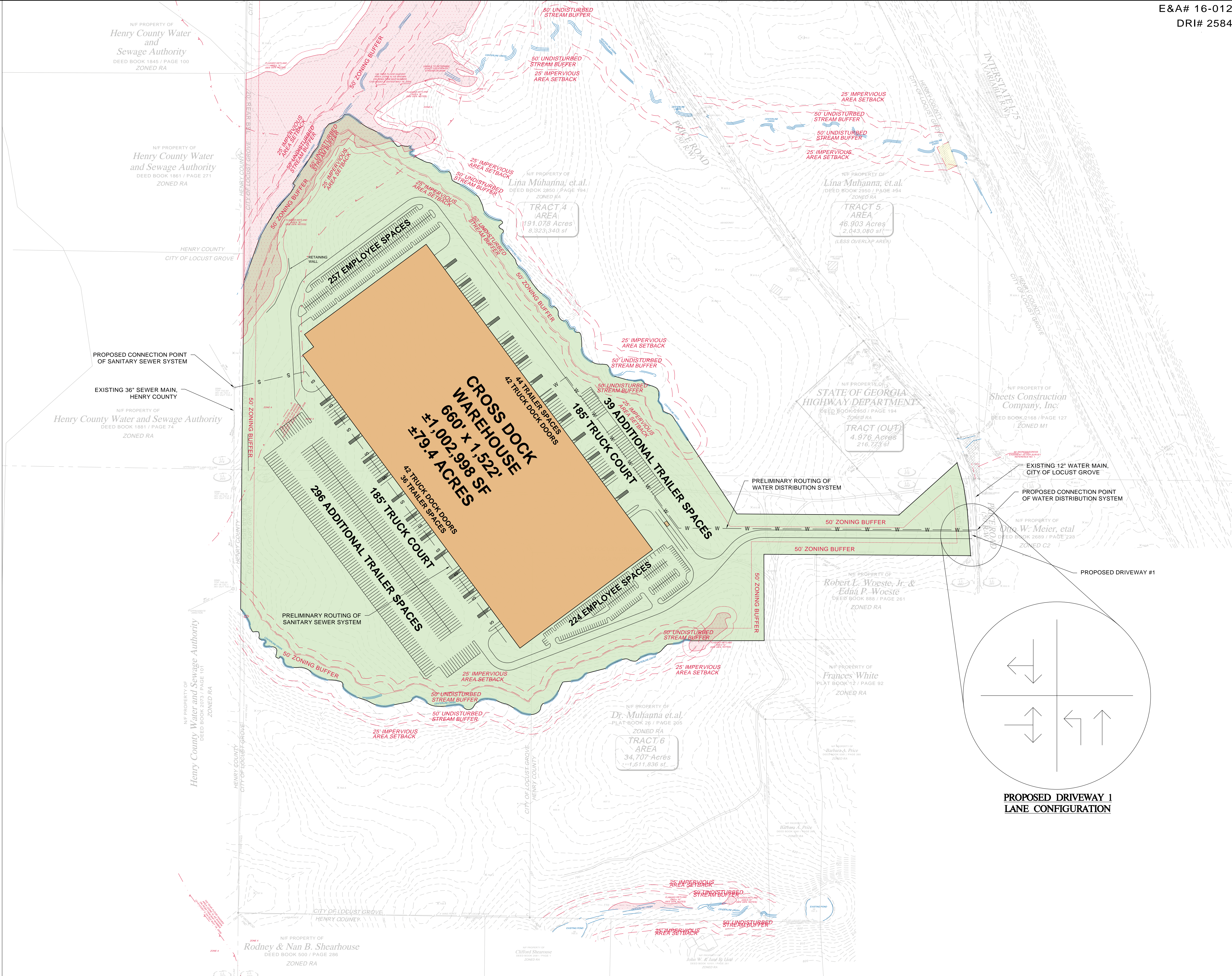
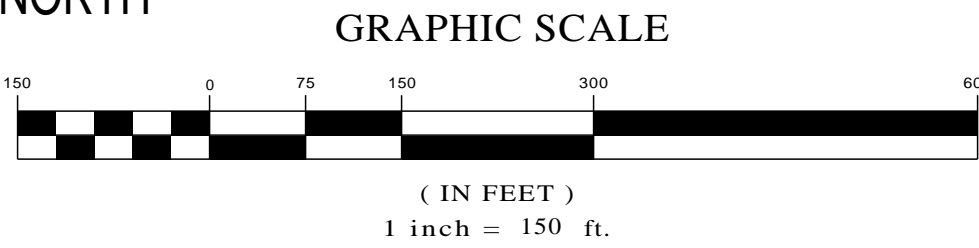
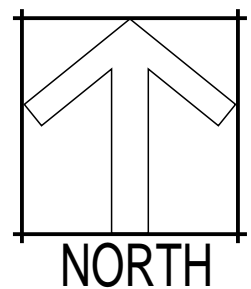
VICINITY MAP  
NOT TO SCALE

PROJECT INFORMATION

ACREAGE:	TOTAL	±79.4 AC
	FLOOD PLAIN (A)	±7.58 AC
LOCATION:	STREET	PRICE ROAD
	JURISDICTION	LOCUST GROVE
	DISTRICT	2
	LAND LOT	202, 215
YIELD:	BUILDING COVER	29.0%
	IMPERVIOUS COVER	54.7%
	DENSITY:	12,633 SF/ACRE
BUILDINGS :	BUILDING A	1,002,998 S.F.
	TOTAL	1,002,998 S.F.
PAVEMENT:	PARKING SPACES	±481
	REQUIRED	±304
	TRAILER STORAGE (DEDICATED)	±415
	REQUIRED	±102
	TRUCK DOCKS	±84
SERVICES:	SEWER DEMAND	12,025 GPD
	WATER DEMAND	14,050 GPD

ADDITIONAL SITE DATA

- PRESENT ZONING CLASSIFICATION = RESIDENTIAL AGRICULTURAL (RA)
- REQUESTED ZONING CLASSIFICATION = LIGHT MANUFACTURING (M-1)
- ZONING YARD SETBACKS: FRONT = 70'; REAR = 20'; SIDE = NONE, BUT 30' IF A CORNER LOT
- SUBJECT PROPERTIES ARE LOCATED WITHIN A PROTECTED WATERSHED DISTRICT
- PROPOSED MINIMUM LOT SIZE = 1 ACRE
- ESTIMATED IMPERVIOUS SURFACE AREA = 1,891,176 S.F. = 43.42 AC
- 50' UNDISTURBED STREAM BUFFER AND 25' ADDITIONAL IMPERVIOUS SETBACK SHOWN FOR ALL STATE WATERS LOCATED ON THE SUBJECT PROPERTY
- SUBJECT PROPERTY IS NOT LOCATED WITHIN THE WATER QUALITY CRITICAL AREA



PROPOSED DRIVEWAY 1  
LANE CONFIGURATION



DEVELOPER

CLAYCO  
3863 PACES OUTLOOK DRIVE,  
ATLANTA, GEORGIA 30339

CONTACT: MIKE DEMPERIO  
(770) 330-2280

TRAFFIC ENGINEER

KIMLEY-HORN  
2 SUN COURT, SUITE 450  
PEACHTREE CORNERS, GA 30092

CONTACT: JOHN WALKER, P.E.  
(404) 201-6157

DRI PLAN  
LOCUST GROVE - CLAYCO  
HENRY COUNTY, GA  
APRIL 8, 2016

REVISIONS	
6/20/16	FULL DRI PLAN

CIVIL ENGINEER

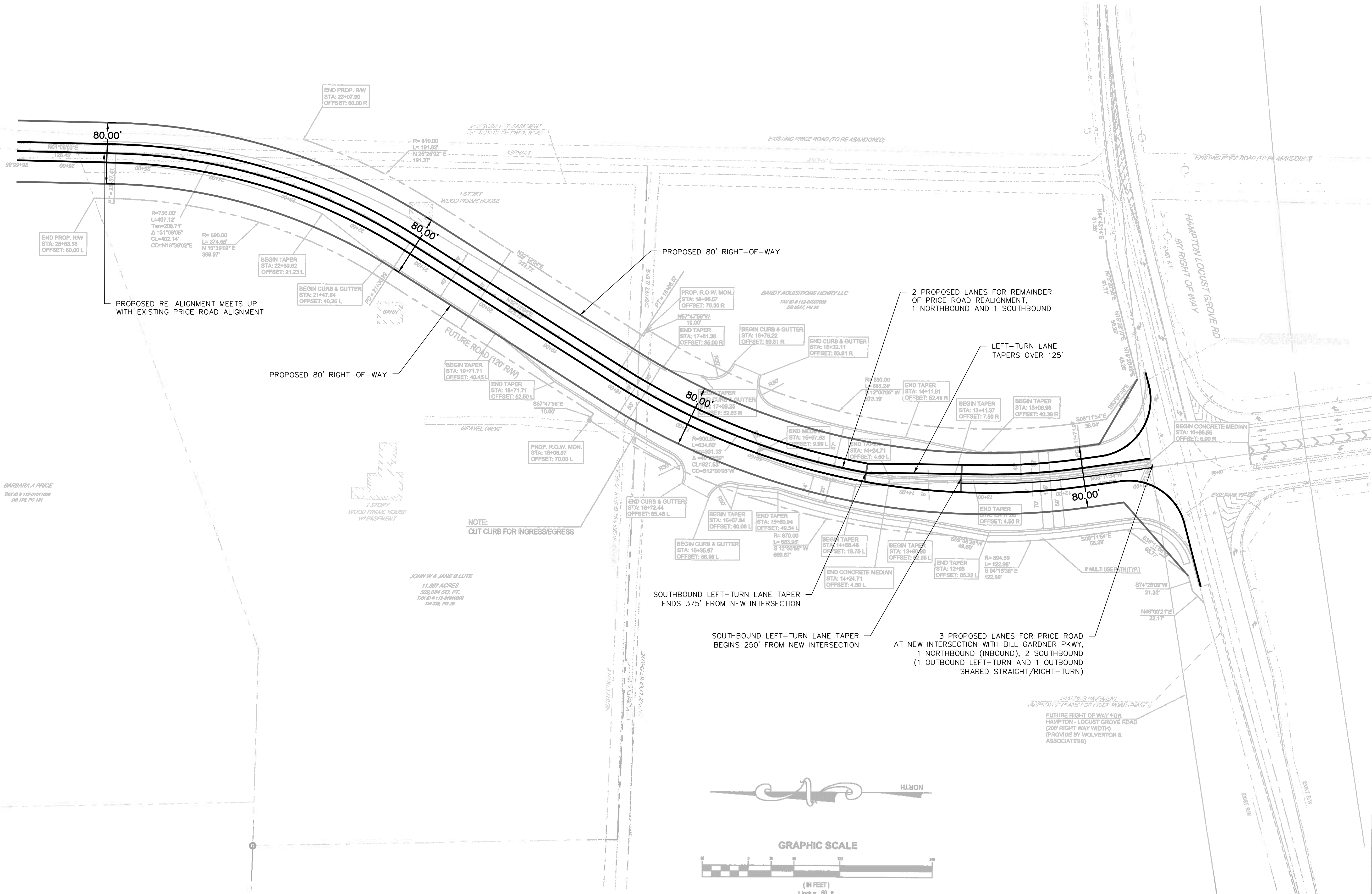
EBERLY & ASSOCIATES, INC.  
1852 CENTURY PLACE, SUITE 202  
ATLANTA, GEORGIA 30345

CONTACT: BRIAN BRUMFIELD, P.E.  
(770) 452-7849

TEL770.452.7849 FAX770.452.0086  
1852 CENTURY PLACE, SUITE 202  
ATLANTA, GEORGIA 30345  
WWW.EBERLY.NET  
LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE



NOTE:  
PROPOSED ROAD DESIGN TO BE 45 MPH. SITE DISTANCE OF  
HAMPTON - LOCUST GROVE ROAD IS DESIGNED FOR 45 MPH.  
H.C.D.O.T. TO GET SPEED REDUCTION FROM 55 MPH TO 45 MPH ON  
HAMPTON - LOCUST GROVE ROAD.



CONSTRUCTION PLAN  
FOR  
PRICE ROAD REALIGNMENT &  
EXTENSION (PHASE 2)  
LOCATED IN:  
HENRY COUNTY, GEORGIA  
LAND LOTS 183, 184, 201, 202 DISTRICT 2

REVISIONS

NO.	DESCRIPTION
1.	
2.	
3.	
4.	

CALL BEFORE YOU DIG!  
UTILITIES PROTECTION CENTER, INC.  
1100 N. 10TH STREET, SUITE 300  
ATLANTA, GEORGIA 30309  
(770) 525-3000



DATE: 9-13-07  
SCALE: 1" = 60'  
FILE NUMBER: STRONGROCK  
DRAWN BY: BBOAN



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE  
ORIGINAL SIGNATURE OF THE REGISTERED  
ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

3.0

