

REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: December 21, 2017

ARC REVIEW CODE: R1712011

TO: Mayor Donnie Henriques, City of Woodstock
ATTN TO: Brantley Day, Director of Community Development
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact (DRI) Review



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Original on file

The Atlanta Regional Commission (ARC) has completed a 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 final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: The Heights at Woodstock (DRI 2741)

Submitting Local Government: City of Woodstock

Review Type: DRI

Date Opened: December 1, 2017

Date Closed: December 21, 2017

Description: This DRI is located on approximately 42 acres in Cherokee County (38 acres) and the City of Woodstock (4 acres), southwest of the interchange of I-575 and Alabama Road (SR 92). The site is located at the western terminus of Long Drive, west of its intersection with Woodstock Square Avenue. The project consists of 417 apartments and 200 townhomes. The local trigger for this DRI review is an application for annexation of part of the site into the City of Woodstock and the rezoning of the entire site. The projected buildout year is 2020.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developed/Established Suburbs Area of the region. ARC's Regional Development Guide or RDG details recommended policies for areas and places on the UGPM. RDG information and recommendations for Developed/Established Suburbs are listed at the bottom of these comments.

This DRI appears to manifest many aspects of regional policy in that it creates an infill, walkable housing development in close proximity to an existing commercial node centered on Alabama Road (SR 92) west of I-575. These characteristics collectively offer the potential for site residents to work and shop nearby, potentially conducting trips via alternative transportation modes.

Along these lines, 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 areas. The development team is also encouraged to ensure that end-of-trip facilities (bicycle racks, etc.) are provided for residents and visitors at key locations throughout the site. Beyond the site boundaries, City staff and leadership are encouraged to explore – in collaboration with the applicant as needed – adding a crosswalk across Long Drive at Woodstock Square Avenue to link the existing sidewalk on the south side of Long Drive with the north side; and adding a sidewalk along Woodstock Square Avenue north of Long Drive to improve pedestrian connectivity to the existing retail facility.

The project could further support The Atlanta Region's Plan if it incorporated other aspects of regional policy detailed at the bottom of this report, including green infrastructure and/or low-impact design (e.g.,

rain gardens, vegetated swales, etc.) in parking areas and site driveways, and as part of any improvements to site frontages.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in the Developed/Established Suburbs Area of the region. In terms of land use, the project is situated between an area of commercial uses to the east and north, and an area of predominately single family detached residential uses to the west and south, which are outside the City in unincorporated Cherokee County. City leadership and staff, along with the applicant team, should therefore collaborate to ensure sensitivity to nearby local governments and land uses to the greatest extent possible.

Additional ARC staff comments, along with external comments received during the review, are included in this report.

Developed/Established Suburbs are areas of development that occurred from roughly 1970 to 1995 and are projected to remain suburbs through 2040. Regional policy recommendations for Developed/Established 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 FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF TRANSPORTATION
COBB COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHEROKEE COUNTY

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or asmith@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Monday, December 4, 2017 11:14 AM
To: Andrew Smith
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette; Kleine, Tracie; karl.vonhagel@cobbcounty.org
Subject: RE: ARC DRI Review Notification: The Heights at Woodstock (DRI 2741)
Attachments: ARC Preliminary Report - The Heights at Woodstock DRI 2741.pdf

Andrew,

The proposed mixed-use consisting of 417 apartments and 200 townhomes on approximately 42 acres in Cherokee County (38 acres) and the City of Woodstock (4 acres), southwest of the interchange of I-575 and Alabama Road (SR 92), is located approximately 5.20 miles north of the Cobb County International Airport - McCollum Field (RYY), and is located outside any of their FAA approach or departure surfaces, and compatible land use areas, and does not appear to impact the airport.

However, if any construction equipment reaches higher than 200' above ground, 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 120 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 Karl Von Hagel with Cobb County International Airport - McCollum Field (RYY) 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
M: 404-660-3394 | F: 404-631-1935 | E: achood@dot.ga.gov

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

From: Andrew Smith [mailto:ASmith@atlantaregional.org]
Sent: Friday, December 1, 2017 4:49 PM
To: VanDyke, Cindy <cyvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; Lawrence, Roshni R <RoLawrence@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Waldrop, Grant <gWaldrop@dot.ga.gov>; Corson, Dee <dcorson@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; jud.turner@gaepd.org; chuck.mueller@dnr.state.ga.us; Jeff Watkins (jwatkins@cherokeega.com) <jwatkins@cherokeega.com>; Margaret Stallings <mstallings@cherokeega.com>; charden@cherokeega.com; bbuchanan@cherokeega.com; Dana Johnson (dana.johnson@cobbcounty.org) <dana.johnson@cobbcounty.org>; John.Pederson@cobbcounty.org; Gaines, Jason <Jason.Gaines@cobbcounty.org>; Diaz, Amy <Amy.Diaz@cobbcounty.org>; White, Ashley <Ashley.White@cobbcounty.org>; Northrup, Jay <Jay.Northrup@cobbcounty.org>; Brantley Day <bday@woodstockga.gov>; Janis Steinbrenner <jsteinbrenner@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; tcelisleyva@woodstockga.gov; jpalmer@woodstockga.gov; Parks Huff <phuff@slhb-law.com>; charrell@summitcon.net; dwcollier@worthingse.com; Abdul Amer <aamer@areng.com>; Abby Rettig

<arettig@areng.com>

Cc: Community Development <CommunityDevelopment@atlantaregional.org>; Mike Alexander <MAlexander@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Marquitrice Mangham <MMangham@atlantaregional.org>; Patrick Bradshaw <PBradshaw@atlantaregional.org>; Ryan Ellis <REllis@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>
Subject: ARC DRI Review Notification: The Heights at Woodstock (DRI 2741)

Development of Regional Impact (DRI) – Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) has begun a Development of Regional Impact (DRI) review for **The Heights at Woodstock (DRI 2741)**.

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As a representative of a nearby local government or potentially affected party, we request that you or your staff review the attached Preliminary Report and provide any comments to ARC on or before **December 16, 2017**.

You may also view the Preliminary Report and other project information by visiting the [ARC Plan Reviews webpage](#) beginning tomorrow, December 2, and entering “The Heights at Woodstock” in the search field at the bottom of the page.

For more information regarding the DRI process, please visit the [ARC DRI webpage](#).

Regards,

Andrew Smith

Principal Planner, Community Development

Atlanta Regional Commission

P | 470.378.1645

asmith@atlantaregional.org

atlantaregional.org

International Tower

229 Peachtree Street NE | Suite 100

Atlanta, Georgia 30303

Roadway fatalities in Georgia are up 33% in two years. That's an average of four deaths every single day! Many of these deaths are preventable and related to driver behavior: distracted or impaired driving, driving too fast for conditions, and/or failure to wear a seatbelt. Pledge to **DRIVE ALERT ARRIVE ALIVE**. Buckle up – Stay off the phone and mobile devices – Drive alert. Visit www.dot.ga.gov/DAAA. #ArriveAliveGA

Andrew Smith

From: Lawrence, Roshni R <RoLawrence@dot.ga.gov>
Sent: Tuesday, December 5, 2017 9:59 AM
To: Andrew Smith
Cc: Peevy, Phillip M.; Robinson, Charles A.; Weiss, Megan J; DeNard, Paul
Subject: RE: ARC DRI Review Notification: The Heights at Woodstock (DRI 2741)

Good Day Andrew,

The GDOT Office of Planning has reviewed the Heights at Woodstock DRI Preliminary Development report and would like to note the following GDOT project in the vicinity of the DRI:

GDOT Project Identification No. (PI No.) 0008256 - I-75/I-575 Managed Lanes in Cobb & Cherokee - CST Auth Date 2014. The GDOT Project Manager for this project is John D. Hancock, and can be reached at 404-631-1970 or jhancock@dot.ga.gov.

For further information concerning the GDOT Office of Planning's DRI review, please contact Roshni Lawrence at 404-631-1774 or RoLawrence@dot.ga.gov.

Thank you,

Roshni Lawrence
Transportation Planning Specialist I
Georgia Department of Transportation
Office of Planning, 5th Floor
600 West Peachtree St NW
Atlanta, GA 30308
404-631-1774

From: Andrew Smith [mailto:ASmith@atlantaregional.org]
Sent: Friday, December 01, 2017 4:49 PM
To: VanDyke, Cindy; Fowler, Matthew; Matthews, Timothy W; Garth Lynch; Wayne Mote (wmote@HNTB.com); Peevy, Phillip M.; Robinson, Charles A.; Weiss, Megan J; Lawrence, Roshni R; Comer, Carol; Hood, Alan C.; Waldrop, Grant; Corson, Dee; Annie Gillespie; Emily Estes; Parker Martin; 'DRI@grta.org'; 'Jon West'; jud.turner@gaepd.org; chuck.mueller@dnr.state.ga.us; Jeff Watkins (jwatkins@cherokeega.com); Margaret Stallings; charden@cherokeega.com; bbuchanan@cherokeega.com; Dana Johnson (dana.johnson@cobbcounty.org); John.Pederson@cobbcounty.org; Gaines, Jason; Diaz, Amy; White, Ashley; Northrup, Jay; Brantley Day; Janis Steinbrenner; Jeff Moon; tcelisleyva@woodstockga.gov; jpalmer@woodstockga.gov; Parks Huff; charrell@summitcon.net; dwcollier@worthingse.com; Abdul Amer; Abby Rettig
Cc: Community Development; Mike Alexander; David Haynes; Marquitrice Mangham; Patrick Bradshaw; Ryan Ellis; Jim Santo; Jim Skinner
Subject: ARC DRI Review Notification: The Heights at Woodstock (DRI 2741)

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Regards,

Andrew Smith

Principal Planner, Community Development

Atlanta Regional Commission

P | 470.378.1645

asmith@atlantaregional.org

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Andrew Smith

From: Waldrop, Grant <gWaldrop@dot.ga.gov>
Sent: Thursday, December 14, 2017 4:54 PM
To: Andrew Smith
Cc: Glasser, Matthew; Corson, Dee; Acree, David
Subject: RE: ARC DRI Review Notification: The Heights at Woodstock (DRI 2741)

Andrew-

After reviewing the Traffic Engineering Study I am concerned about the number of vehicles making a left turn at the SR 92 @ Molly Ln Traffic Signal. The traffic from the new development will put it over a threshold where GDOT would desire dual left turn lanes on SR 92 Westbound.

Thanks,

W. Grant Waldrop, P.E.
District Traffic Engineer
District 6
500 Joe Frank Harris Pkwy
Cartersville, Ga 30120
Office: (678) 721-5286
Cell: (404) 520-8427

From: Andrew Smith [mailto:ASmith@atlantaregional.org]
Sent: Friday, December 1, 2017 4:49 PM
To: VanDyke, Cindy <cyvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; Lawrence, Roshni R <RoLawrence@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Waldrop, Grant <gWaldrop@dot.ga.gov>; Corson, Dee <dcorson@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; jud.turner@gaepd.org; chuck.mueller@dnr.state.ga.us; Jeff Watkins (jwatkins@cherokeega.com) <jwatkins@cherokeega.com>; Margaret Stallings <mstallings@cherokeega.com>; charden@cherokeega.com; bbuchanan@cherokeega.com; Dana Johnson (dana.johnson@cobbcounty.org) <dana.johnson@cobbcounty.org>; John.Pederson@cobbcounty.org; Gaines, Jason <Jason.Gaines@cobbcounty.org>; Diaz, Amy <Amy.Diaz@cobbcounty.org>; White, Ashley <Ashley.White@cobbcounty.org>; Northrup, Jay <Jay.Northrup@cobbcounty.org>; Brantley Day <bday@woodstockga.gov>; Janis Steinbrenner <jsteinbrenner@woodstockga.gov>; Jeff Moon <jmoon@woodstockga.gov>; tcelisleyva@woodstockga.gov; jpalmer@woodstockga.gov; Parks Huff <phuff@slhb-law.com>; charrell@summitcon.net; dwcollier@worthingse.com; Abdul Amer <aamer@areng.com>; Abby Rettig <arettig@areng.com>
Cc: Community Development <CommunityDevelopment@atlantaregional.org>; Mike Alexander <MAlexander@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Marquitrice Mangham <MMangham@atlantaregional.org>; Patrick Bradshaw <PBradshaw@atlantaregional.org>; Ryan Ellis <REllis@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>
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For more information regarding the DRI process, please visit the [ARC DRI webpage](#).

Regards,

Andrew Smith

Principal Planner, Community Development

Atlanta Regional Commission

P | 470.378.1645

asmith@atlantaregional.org

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Andrew Smith

From: Northrup, Jay <Jay.Northrup@cobbcounty.org>
Sent: Friday, December 15, 2017 4:50 PM
To: Andrew Smith
Cc: Gaines, Jason
Subject: DRI review of The Heights at Woodstock, ARC Review Code R1712011

Good Afternoon Mr. Smith:

I have reviewed the information provided for the DRI review of The Heights at Woodstock, ARC Review Code R1712011, for the Cobb County Community Development Agency. There is no comment from the Community Development Agency prospective at this level of review.

The information available to us for this review is not sufficient to make conclusive determinations. If there are any potential impacts to Cobb County it would appear that they might be due to poor stormwater and flood management . Thus, it would be our hope that there will be a review of the potential impacts of flooding in a 100 year event to determine if it will be contained within the site and / or Cherokee County.

Thank you again for the opportunity to comment.

Jay Northrup,
AICP
Intergovernmental
Coordinator
Cobb
County
Community Development
Agency
Planning
Division
Post Office Box
649
Marietta, Georgia 30061-
0649
T: (770) 528-
2199
F: (770)528-
2161
E:
jay.northrup@cobbcounty.org

THE HEIGHTS AT WOODSTOCK DRI
Cherokee County
Natural Resources Group Comments
November 27, 2017

Watershed Protection and Stream Buffers

The project property is in the Allatoona Lake Water Supply watershed. The Allatoona Lake Water Supply watershed is a large water supply watershed (more than 100 square miles) as defined in the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds). Under the current Criteria, because Allatoona is a Corps of Engineers lake, it is exempt from the Part 5 criteria, so no special Part 5 requirements apply to the project.

The USGS coverage for the project area shows no blue-line streams on the project property, and the site plan does not identify any flowing streams on the property. Any unmapped streams on the property may be subject to Cherokee County's Stream Buffer Ordinance. Any waters of the State on the property will be subject to the requirements of the State 25-foot sediment and erosion buffer. Any proposed intrusions into County stream buffers may require a variance from the County. Any intrusions into the State sediment and erosion buffer will also require variances.

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, as with all development, 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:

- Using 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.
- Using pervious concrete or other pervious materials in parking areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Including rainwater capture in the project design to provide for landscape irrigation during dry periods.

Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

DRI INFORMATION

DRI Number #2741
DRI Title The Heights at Woodstock
County Cherokee County
City (if applicable) Woodstock
Address / Location South of SR 9, West of Molly Lane at the end of Long Drive

Proposed Development Type:

New Residential Development of a 42.58 acre site consisting of 417 apartment units and 200 townhome units.

Review Process ☐ EXPEDITED
☒ NON-EXPEDITED

REVIEW INFORMATION

Prepared by ARC Transportation Access and Mobility Division
Staff Lead Marquitrice Mangham
Copied [Click here to enter text.](#)
Date November 27, 2017

TRAFFIC STUDY

Prepared by A & R Engineering Inc
Date November 21, 2017

REGIONAL TRANSPORTATION PLAN PROJECTS

01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

☒ YES (provide the regional plan referenced and the page number of the traffic study where relevant projects are identified)

The traffic analysis includes an appendix of projects in the network study area and a chart of programmed projects identified in the Atlanta Region's Plan on Page 15 of the traffic analysis.

☐ NO (provide comments below)

REGIONAL NETWORKS

02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☒ NO

☐ YES (identify the roadways and existing/proposed access points)

The development proposes one full access point on Long Drive, a local road.

03. Will the development site be directly served by any roadways identified as Regional Truck Routes?

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☒ NO

☐ YES (*identify the roadways and existing/proposed access points*)

The development proposes one full movement access point on Long Drive, a local road.

04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (*nearest station more than one mile away*)

☐ RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

[Click here to enter name of operator and rail line](#)

Nearest Station

Distance*

☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☒ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

Bicycling Access*

- ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity
- ☒ Low volume and/or low speed streets provide connectivity
- ☐ Route follows high volume and/or high speed streets
- ☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

Transit Connectivity

- ☒ Fixed route transit agency bus service available to rail station
- ☐ Private shuttle or circulator available to rail station
- ☐ No services available to rail station
- ☐ Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

** Following the most direct feasible walking or bicycling route to the nearest point on the development site*

05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.

- ☒ NOT APPLICABLE (rail service already exists)
- ☐ NOT APPLICABLE (accessing the site by transit is not consistent with the type of development proposed)
- ☐ NO (no plans exist to provide rail service in the general vicinity)
- ☐ YES (provide additional information on the timeframe of the expansion project below)
 - ☐ CST planned within TIP period
 - ☐ CST planned within first portion of long range period
 - ☐ CST planned near end of plan horizon

[Click here to provide comments.](#)

06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.

☐ NOT APPLICABLE (nearest bus, shuttle or circulator stop more than one mile away)

☒ SERVICE WITHIN ONE MILE (provide additional information below)

Operator(s) GRTA Express

Bus Route(s) 483 and 490

Distance* ☐ Within or adjacent to the development site (0.10 mile or less)

☒ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access* ☒ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

Bicycling Access* ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☐ Low volume and/or low speed streets provide sufficient connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

No bicycle facilities currently exist in close proximity to the site

* Following the most direct feasible walking or bicycling route to the nearest point on the development site

07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.

☐ NO

☒ YES

08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.

Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (nearest path or trail more than one mile away)

☐ YES (provide additional information below)

Name of facility

[Click here to provide name of facility.](#)

Distance

☐ Within or adjacent to development site (0.10 mile or less)

☐ 0.15 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☐ Sidewalks and crosswalks provide connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

Bicycling Access*

☐ Dedicated lanes or cycle tracks provide connectivity

☐ Low volume and/or low speed streets provide connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?

The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☐ YES (*connections to adjacent parcels are planned as part of the development*)
- ☐ YES (*stub outs will make future connections possible when adjacent parcels redevelop*)
- ☐ NO (*the site plan precludes future connections with adjacent parcels when they redevelop*)
- ☒ OTHER (*Please explain*)

The proposed development is accessed from Long Drive, a local Road and site circulation via internal driveways. Existing single family residential uses are adjacent to the site on the western and southern boundaries making vehicular connectivity impractical. Commercial uses abut the northern property boundary line. No vehicular connection is proposed to adjacent commercial uses.

10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.

- ☒ YES (sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network)
- ☐ PARTIAL (some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct)
- ☐ NO (walking and bicycling facilities within the site are limited or nonexistent)
- ☐ NOT APPLICABLE (the nature of the development does not lend itself to internal walking and bicycling trips)
- ☐ OTHER (Please explain)

Pedestrian facilities are provided throughout the site allowing for safe accessibility.

11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?

The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☐ YES (connections to adjacent parcels are planned as part of the development)
- ☐ YES (stub outs will make future connections possible when adjacent parcels redevelop)
- ☐ NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- ☒ NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- ☐ NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- ☐ NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

The development proposes a landscape buffer between neighboring uses and does not provide pedestrian facility connections to adjacent commercial uses, however, there are no proposed restrictions to pedestrians accessing adjacent parcels.

- 12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.

- ☐ YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- ☐ PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- ☐ NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- ☒ NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

[Click here to provide comments.](#)

RECOMMENDATIONS

- 13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?**

- ☐ UNKNOWN (additional study is necessary)
- ☒ YES (based on information made available through the review process; does not represent a thorough engineering / financial analysis)
- ☐ NO (see comments below)

[Click here to enter text.](#)

- 14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?**

- ☒ NO (based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)
- ☐ YES (see comments below)

[Click here to enter text.](#)

15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

Pedestrian facilities such as designated walking paths or sidewalks should be considered to provide pedestrian access to neighboring commercial uses.



Developments of Regional Impact

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DRI #2741

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: City of Woodstock

Individual completing form: Brantley Day

Telephone: 770-592-6000 ext. 16

E-mail: bday@woodstockga.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: The Heights at Woodstock

Location (Street Address, GPS
Coordinates, or Legal Land Lot
Description): LL 1231 and 1232, 15th District

Brief Description of Project: Residential project including multi-family rental housing and for sale townhome housing.

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 checked="" 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.): 617 Total Dwellings-417 Apartments, 200 Townhomes

Developer: Worthing Southeast Builders & Woodstock 38, LLC

Mailing Address: 6250 Shiloh Road

Address 2: Ste 100

City: Alpharetta State: GA Zip: 30005

Telephone: 770-667-0094

Email: charrell@summitcon.net

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

If yes, property owner: Larry T. Long, Anne S. Long

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? Project will be annexed. Cherokee County is adjacent.

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

If yes, provide the following information: Project Name: n/a
Project ID:

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

- ☒ Rezoning
- ☒ Variance
- ☐ Sewer
- ☐ Water
- ☐ Permit
- ☒ Other Annexation

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?

Estimated Project Completion Dates: This project/phase: June 2019
Overall project: June 2019

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DRI #2741

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: City of Woodstock
Individual completing form: Brantley Day
Telephone: 770-592-6000 x1600
Email: bday@woodstockga.gov

Project Information

Name of Proposed Project: The Heights at Woodstock
DRI ID Number: 2741
Developer/Applicant: Worthing Southeast Builders & Woodstock 38, LLC
Telephone: 770-667-0094
Email(s): charrell@summitcon.net

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: \$100,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$272,320 (City - property tax)
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): N/A

Water Supply

Name of water supply provider for this site: City of Woodstock

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

54,750

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:
N/A

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?
N/A

Wastewater Disposal

Name of wastewater treatment provider for this site:

City of Woodstock

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

43,800

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: N/A

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? N/A

Land Transportation

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

AM Peak: 231 / PM Peak: 283

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: Dedication of Long Drive to the City of Woodstock. Please refer to Traffic Impact study for recommended improvements.

Solid Waste Disposal

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

5,900 tons

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

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

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain: N/A

Stormwater Management

What percentage of the site is projected to be

+/- 50%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Natural undisturbed buffers, impervious setbacks, water quality treatment, storm water detention, stream restoration.

Environmental Quality

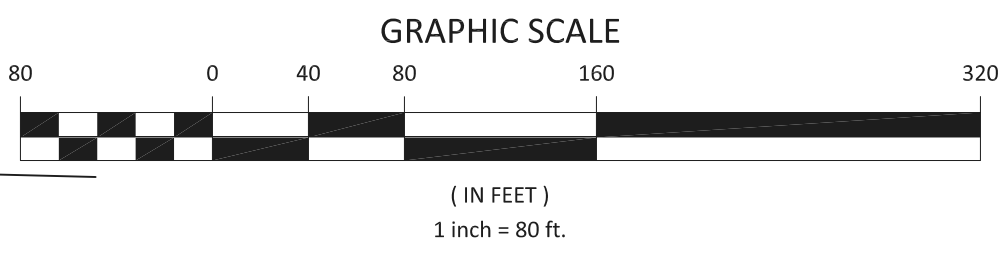
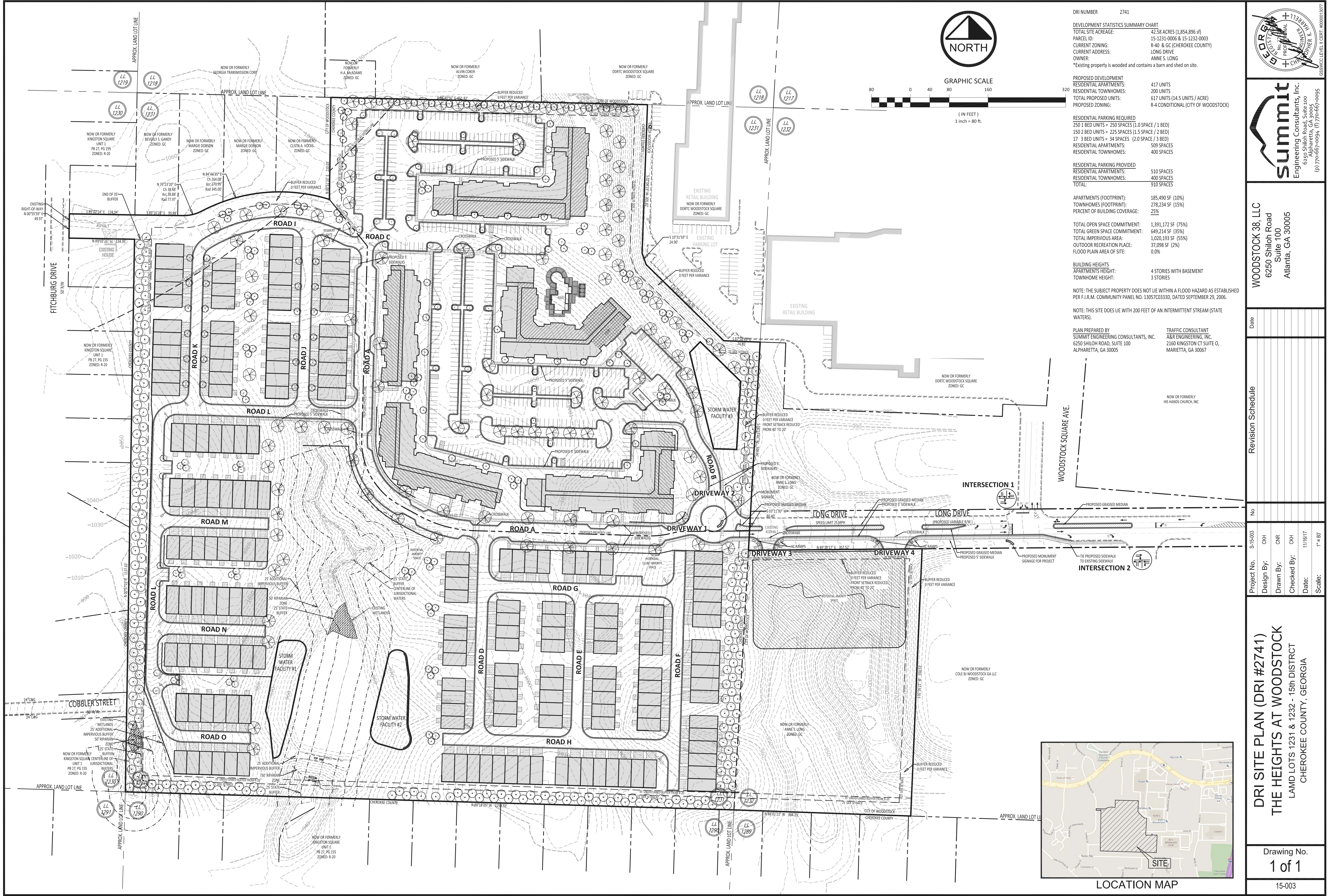
Is the development located within, or likely to affect any of the following:

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

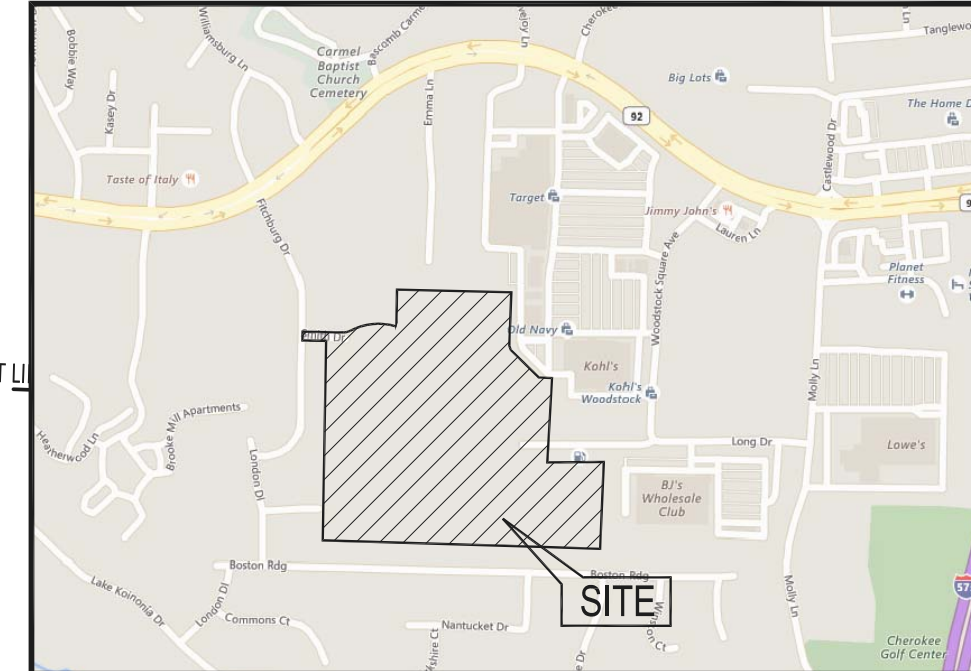
If you answered yes to any question above, describe how the identified resource(s) may be affected:
A roadway crossing of a jurisdictional water is proposed.

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DRI NUMBER 2741	
DEVELOPMENT STATISTICS SUMMARY CHART	
TOTAL SITE AREA:	42.58 ACRES (1,854,896 sq ft)
PARCEL ID:	15-1231-0006 & 15-1232-0003
CURRENT ZONING:	R-40 & GC (CHEROKEE COUNTY)
CURRENT ADDRESS:	LONG DRIVE
OWNER:	ANNE S. LONG
*Existing property is wooded and contains a barn and shed on site.	
PROPOSED DEVELOPMENT	
RESIDENTIAL APARTMENTS:	417 UNITS
RESIDENTIAL TOWNHOMES:	200 UNITS
TOTAL PROPOSED UNITS:	617 UNITS (34.5 UNITS / ACRE)
PROPOSED ZONING:	R-4 CONDITIONAL (CITY OF WOODSTOCK)
RESIDENTIAL PARKING REQUIRED	
250 1 BED UNITS = 250 SPACES (1.0 SPACE / 1 BED)	
150 2 BED UNITS = 225 SPACES (1.5 SPACE / 2 BED)	
17 3 BED UNITS = 34 SPACES (2.0 SPACE / 3 BED)	
RESIDENTIAL APARTMENTS:	509 SPACES
RESIDENTIAL TOWNHOMES:	400 SPACES
RESIDENTIAL PARKING PROVIDED	
RESIDENTIAL APARTMENTS:	510 SPACES
RESIDENTIAL TOWNHOMES:	400 SPACES
TOTAL:	910 SPACES
APARTMENTS (FOOTPRINT):	
TOWNHOMES (FOOTPRINT):	185,490 SF (10%)
PERCENT OF BUILDING COVERAGE:	278,234 SF (15%)
	25%
TOTAL OPEN SPACE COMMITMENT:	
TOTAL GREEN SPACE COMMITMENT:	1,391,172 SF (75%)
TOTAL IMPERVIOUS AREA:	649,214 SF (35%)
OUTDOOR RECREATION PLACE:	1,020,193 SF (55%)
FLOOD PLAIN AREA OF SITE:	37,098 SF (2%)
	0.0%
BUILDING HEIGHTS	
APARTMENTS HEIGHT:	4 STORIES WITH BASEMENT
TOWNHOME HEIGHT:	3 STORIES
NOTE: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AS ESTABLISHED PER F.I.R.M. COMMUNITY PANEL NO. 13057C0330, DATED SEPTEMBER 29, 2006.	
NOTE: THIS SITE DOES LIE WITH 200 FEET OF AN INTERMITTENT STREAM (STATE WATERS).	
PLAN PREPARED BY	
SUMMIT ENGINEERING CONSULTANTS, INC.	TRAFFIC CONSULTANT
6250 SHILOH ROAD, SUITE 100	A&R ENGINEERING, INC.
ALPHARETTA, GA 30005	2160 KINGSTON CT SUITE 0,
	MARIETTA, GA 30067



Summit Engineering Consultants, Inc.
6250 Shiloh Road, Suite 100
Alpharetta, GA 30005
(p) 770-667-0094, (f) 770-667-0095

WOODSTOCK 38, LLC
6250 Shiloh Road
Suite 100
Atlanta, GA 30005

Date	
Revision Schedule	
No	
Project No.	S-15-003
Design By:	CKH
Drawn By:	CKH
Checked By:	CKH
Date:	11/16/17
Scale:	1" = 80'

DRI SITE PLAN (DRI #2741)
THE HEIGHTS AT WOODSTOCK
LAND LOTS 1231 & 1232 - 15th DISTRICT
CHEROKEE COUNTY, GEORGIA

Drawing No.
1 of 1
15-003