



REGIONAL REVIEW NOTIFICATION

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

DATE: 8/6/2004

ARC REVIEW CODE: R408061

TO: Potentially Affected Local Governments and Other Interested Parties

FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Kelly Plantation

Review Type: Development of Regional Impact

Description: Proposed development is a mixed use master planned project that will include 185 single family homes, 396 townhome/TND homes, 395 multifamily homes and 90,000 square feet of commercial space.

Submitting Local Government: Henry County

Date Opened: 8/6/2004

Deadline for Comments: 8/20/2004

Earliest the Regional Review can be Completed: 9/7/2004

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF LOVEJOY
HENRY COUNTY

ARC TRANSPORTATION PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
CITY OF McDONOUGH
CLAYTON COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF STOCKBRIDGE
HENRY COUNTY SCHOOLS

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 8/20/2004, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction of the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Kelly Plantation** *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:

Mike Alexander, Atlanta Regional Commission
40 Courtland Street NE

Atlanta, GA 30303

Ph. (404) 463-3302 Fax (404) 463-3254

malexander@atlantaregional.com

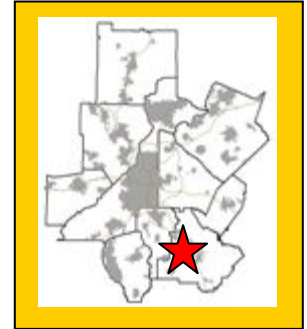
Return Date: 8/20/2004

Preliminary Report:	August 6, 2004	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Kelly Plantation #528
Final Report Due:	September 7, 2004		Comments Due By:	August 20, 2004

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

Kelly Plantation is a proposed mixed use development located in Henry County. The proposed development consists of 185 total single family units, 396 total townhome/TND home units, 394 multi-family units, and 90,000 square feet of commercial space. Site access includes two on Kelly Road, two on Bridges Road, one on the existing Willow Lane and five access points along Willow Road Extension.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2011.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned RA and the Comprehensive Plan call for medium high density residential (2.6-3.9 dwelling units per acre). This DRI review was initiated because the applicant is requesting a rezoning of the site to PUD with estimated dwelling units per acre being approximately 5.7 units per acre. Information submitted for the review indicates the developer is working with Henry County to obtain the necessary amendments to the Comprehensive Plan as part of a current update that is underway.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

This will be determined based on comments received from potentially impacted local governments.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

This will be determined based on comments received from potentially impacted local governments.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Yes, the proposed development would increase the need for services in the area for existing and future residents.

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What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a mile radius of the proposed project.

YEAR NAME

2003 McDonough Village Green
2000 McDonough Town Center
1999 Westridge
1990 Wesley Lakes

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

No, the proposed development will not displace any housing units or community facilities. Based on information submitted for the review, the site is currently not developed.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

This project meets many of the policies and best development practices of the Regional Development Plan (RDP). The project is providing a variety of housing options from single family homes to townhomes and apartments. The project is also offering housing for various age groups and incomes. These help meet the regional goal of providing housing choices for various individuals and families of diverse incomes and age groups. The project is also proposing neighborhood commercial retail that will allow for opportunities for residents to live and shop close to home.

The project does propose an amenity center of 7.05 acres, which will offer an aquatic center. However, the site plan could be revised to better preserve the natural topography of the site and offer more open space.

The Regional Development Policies and Best Practices listed below should be reviewed and applied to a revised site plan where applicable.

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PRELIMINARY REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

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Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

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Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The project is located in Henry County west of the city limits for the City of McDonough. The project is located south of Jonesboro Road and is bounded by Kelly Road on the northeast and Bridges Road to the south and west.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within Henry County's government's boundary; however the City of McDonough's boundary is within a few miles.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

This will be determined based on comments received from potentially impacted local governments.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$63,000,000. Estimated annual local tax revenues were not provided for the review.

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

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In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

To be determined during the review.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Water Supply Watersheds

A portion of the project property drains into Birch Creek, which is a tributary to Walnut Creek and is within in the Walnut Creek Water Supply Watershed, which is a small (less than 100 square mile) water supply watershed serving the City of McDonough. The property is within seven miles of the McDonough water supply intake. The portion of the site currently draining toward the southeast and toward Kelly Road is outside the Walnut Creek basin. All development on the water supply watershed portion of the property must conform to the requirements of the Henry County Water Supply Watershed ordinance, as approved by DCA and EPD including buffers, water quality controls and impervious surface limits. According to the McDonough 1:24,000 USGS quad sheet, a blue-line tributary to Birch Creek starts on the property in the vicinity of Pod SF6 and Pod P1. No stream, nor any buffers, is shown on the plans for the project. The State's Part 5 Minimum Environmental Planning criteria for small water supply watersheds require a 100-foot vegetative buffer and 150-foot impervious surface setback on all perennial streams within seven miles upstream of an intake, even if an approved local ordinance exists.

If a local water supply protection ordinance has not been approved, then the property will need to meet all the State's Part 5 Minimum Environmental Planning criteria for small water supply watersheds, which include a 25 percent limit on impervious surfaces in the watershed. The State 25-foot erosion and sedimentation buffer is required on all waters of the State on the property, and any work in those buffers must conform to the state E & S requirements and must be approved by the appropriate agency.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development, using impervious areas for each use based on estimated averages for land uses in the Atlanta Region. Since no estimates exist for single-family housing with lots smaller than 0.25-acres, most of the residential areas of the proposal have been classified as townhouse/apartment. The aquatic center was classified as office/light industrial. Actual loadings will vary with the actual land use and the actual amount of impervious coverage. The following table summarizes the results of the analysis:

Pollutant loads (lb./yr.)

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Land Use	Land Area (acres)	TP	TN	BOD	TSS	Zinc	Lead
Commercial	19.70	33.69	342.78	2127.60	19365.10	24.23	4.33
Med-Dens SF (0.25-0.5ac)	27.09	36.57	160.10	1164.87	21699.09	9.21	2.17
Office/Light Industrial	7.05	9.09	120.77	803.70	4991.40	10.43	1.34
Roads	7.52	13.54	137.69	857.28	7775.68	9.70	1.73
Townhouse/Apartment	168.36	176.78	1803.14	11280.12	101857.80	127.95	23.57
TOTAL	229.72	269.67	2564.48	16233.57	155689.07	181.53	33.14

Total Estimated Impervious: 51% in this analysis

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.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

Georgia Regional Transportation Authority Review Findings

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

To be determined during the review.

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What are the existing traffic patterns and volumes on the local, county, state, and interstate roads that serve the site?

To be determined during the review.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of these improvements (long or short range or other)?

To be determined during the review.

Impacts of Kelly Plantation: What are the recommended transportation improvements based on the traffic study done by the applicant?

To be determined during the review.

Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?

To be determined during the review.

Is the site served by transit? If so, describe type and level of service.

To be determined during the review.

Are there plans to provide or expand transit service in the vicinity of the proposed project?

To be determined during the review.

What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?

To be determined during the review.

What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?

To be determined during the review.

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Total		

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What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

To be determined during the review.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at .46 MGD.

Which facility will treat wastewater from the project?

Bear Creek will provide wastewater treatment for the proposed development.

What is the current permitted capacity and average annual flow to this facility?

The capacity of Bear Creek is listed below:

PERMITTED CAPACITY MMF, MGD ₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
.25	.25	0.026	.5	-0.25	Planned expansion to 3.0mgd by 2004.	

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

*₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at .58 MGD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

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INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 3.150 tons of solid waste per year and the waste will be disposed of in Henry County.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

The proposed project is approximately one mile from the Wesley Lakes Elementary School and Oakland Elementary School. Eagle's Landing High School is approximately three miles from the site and Henry County Middle School is two miles from the site. Henry County Fire/Rescue Headquarters is two miles from the site. Several other schools and community facilities are located in the City of McDonough, just east of the proposed development.

AGING



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Does the development address population needs by age?

To be determined during the review.

What is the age demographic in the immediate area of the development?

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

To be determined during the review.

Will the proposed project provide housing opportunities close to existing employment centers?

Yes, once developed, this project will provide housing opportunities for existing employment centers as well as providing opportunities for individuals to live and work within the proposed development.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 703.03. This tract had a 32.1 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 74 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of housing options around the development area.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Likely, assuming the development is approved with multiple price ranges of housing.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

Your DRI ID NUMBER for this submission is: **528**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 12/29/2003 1:01:57 PM

DEVELOPMENT OF REGIONAL IMPACT

Henry County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	Henry County
*Individual completing form and Mailing Address:	Cheri Hobson-Matthews, Planner II 140 Henry Parkway McDonough, GA 30253
Telephone:	770-954-2457
Fax:	770-954-2958
E-mail (only one):	cmatthews@co.henry.ga.us

*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:		Kelly Plantation
Development Type	Description of Project	Thresholds
Mixed Use	(1) Single-Family residential development consisting of 377 lots totaling 93.01 acres (2) Multi-Family Development consisting 538 lots totaling 64.58 acres (3) Gated Cluster Homes consisting 92 lots totaling 17.17 acres (4) Traditional Neighborhood Development consisting of 108 lots totaling 20.69 acres (5) Commercial/Multi-Family consisting of 144 units totaling 11.94 acres (6) Commercial Development totaling 7.76 acres (7) Aquatic Center totaling 7.05 acres	View Thresholds
Developer / Applicant and Mailing Address:		Triad Investments 3108 Jodeco Road Jonesboro, GA 20326
Telephone:		404-597-9133
Fax:		770-897-8053
Email:		frapotts@bellsouth.net ; sfincher@fhlaw.org ; smoore@mbatl.com
Name of property owner(s) if different from developer/applicant:		Anna Lynn Kelly and Philip F. Kelly
Provide Land-Lot-District Number:		Land Lot 144 of the 6th District; Land Lots 127, 129 and 130 of the 7th District
What are the principal streets or roads providing vehicular access to the site?		Kelly Road
Provide name of nearest street(s) or intersection:		Kelly Road South of Jonesboro Road
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):		/

If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):	HTTP://www.mapquest.com
Is the proposed project entirely located within your local government's jurisdiction?	Y
If yes, how close is the boundary of the nearest other local government?	approximately 12 to 15 miles
If no, provide the following information:	
In what additional jurisdictions is the project located?	N/A
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name: N/A
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning
What is the name of the water supplier for this site?	Henry County Water and Sewerage Authority
What is the name of the wastewater treatment supplier for this site?	Henry County Water and Sewerage Authority
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	N/A
Estimated Completion Dates:	This project/phase: N/A Overall project: N/A

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	Y
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	N
Included in an official Transportation Improvement Plan (TIP)?	N

Developer/Applicant has identified needed improvements?	Y
Other (Please Describe):	

Submitted on: 6/10/2004 5:07:02 PM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Henry County
Individual completing form:	Cheri Hobson-Matthews, Chief Planner
Telephone:	770-954-2459
Fax:	770-954-2985
Email (only one):	cmatthews@co.henry.ga.us

Proposed Project Information

Name of Proposed Project:	Kelly Plantation
DRI ID Number:	528
Developer/Applicant:	Triad Investments, LLC
Telephone:	404-597-9133
Fax:	770-897-8053
Email(s):	

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	N
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	63 Million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	Not provided
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc):	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Henry County Water and Sewer Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.58 MGD
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	2 miles

Wastewater Disposal

Name of wastewater treatment provider for this site:	Henry County Water and Sewer Authority
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What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.46 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below: Sewer main extension required to service development.	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	2 miles

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.)	See Traffic Study
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, please describe below: See Traffic Study	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	3.150 tons per year
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	
	N

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	55%
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below:	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers, Detention ponds compliance with Blue Book requirements for filtration.	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y

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

1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:

LAND USE TABLE						
POD	AREA	WIDTH	USE	DESCRIPTION	UNITS	SF OF EACH UNIT RES SF
SF1	65.92 acres	30' wide	single-family	55 & older	284 lots	1,400 sf
SF2	37.63 acres	35' wide	single-family	townhomes	243 lots	1,400 sf
SF3	7.38 acres	40' wide	single-family	townhomes	43 lots	1,400 sf
SF4	17.17 acres	40' wide	single-family	gated cluster homes	92 lots	1,300 sf
SF5	27.09 acres	60' wide	single-family	single-family	93 lots	1,700 sf
SF6	20.69 acres	40' wide	single-family	single-family	108 lots	1,500 sf
				TND	total af units	1,315,700 sf
C1	11.94 acres		commercial	retail/condominiums	144 units	115,200 af
MF1	19.27 acres		multi-family	apartments	230 units	200,000 af
C2	7.76 acres		commercial			
				total inf units	394 units	315,200 af
				grand total	1,630,900 af	172,300 af
P1	7.05 acres		s aquatic center			
	7.32 acres		road right-of-way	Willow Lane Extension		

POD SF 1
Single-Family Residential
55% Older Community

50' x 110'
244 Total Lots
6.92 acres

BUILDING	# HOUSES	TOTAL	1ST FLOOR	2ND FLOOR	ROD. AREAS	TOTAL PROVIDED
BLDG 1	12,000 SF	2,145,000 SF	24,000 SF	RETAIL	400 SF	24,000 SF
BLDG 2	14,000 SF	2,145,000 SF	28,000 SF	RESIDENTIAL - 15 UNITS	30 SF	28,000 SF
BLDG 3	16,000 SF	2,145,000 SF	32,000 SF	RESIDENTIAL - 21 UNITS	40 SF	32,000 SF
BLDG 4	18,000 SF	2,145,000 SF	36,000 SF	RESIDENTIAL - 21 UNITS	40 SF	36,000 SF
BLDG 5	20,000 SF	2,145,000 SF	40,000 SF	RESIDENTIAL - 21 UNITS	40 SF	40,000 SF
BLDG 6	22,000 SF	2,145,000 SF	44,000 SF	RESIDENTIAL - 21 UNITS	40 SF	44,000 SF
BLDG 7	24,000 SF	2,145,000 SF	48,000 SF	RESIDENTIAL - 21 UNITS	40 SF	48,000 SF
BLDG 8	26,000 SF	2,145,000 SF	52,000 SF	RESIDENTIAL - 21 UNITS	40 SF	52,000 SF
BLDG 9	28,000 SF	2,145,000 SF	56,000 SF	RESIDENTIAL - 21 UNITS	40 SF	56,000 SF
BLDG 10	30,000 SF	2,145,000 SF	60,000 SF	RESIDENTIAL - 21 UNITS	40 SF	60,000 SF
BLDG 11	32,000 SF	2,145,000 SF	64,000 SF	RESIDENTIAL - 21 UNITS	40 SF	64,000 SF
BLDG 12	34,000 SF	2,145,000 SF	68,000 SF	RESIDENTIAL - 21 UNITS	40 SF	68,000 SF
BLDG 13	36,000 SF	2,145,000 SF	72,000 SF	RESIDENTIAL - 21 UNITS	40 SF	72,000 SF
BLDG 14	38,000 SF	2,145,000 SF	76,000 SF	RESIDENTIAL - 21 UNITS	40 SF	76,000 SF
BLDG 15	40,000 SF	2,145,000 SF	80,000 SF	RESIDENTIAL - 21 UNITS	40 SF	80,000 SF
BLDG 16	42,000 SF	2,145,000 SF	84,000 SF	RESIDENTIAL - 21 UNITS	40 SF	84,000 SF
BLDG 17	44,000 SF	2,145,000 SF	88,000 SF	RESIDENTIAL - 21 UNITS	40 SF	88,000 SF
BLDG 18	46,000 SF	2,145,000 SF	92,000 SF	RESIDENTIAL - 21 UNITS	40 SF	92,000 SF
BLDG 19	48,000 SF	2,145,000 SF	96,000 SF	RESIDENTIAL - 21 UNITS	40 SF	96,000 SF
BLDG 20	50,000 SF	2,145,000 SF	100,000 SF	RESIDENTIAL - 21 UNITS	40 SF	100,000 SF
BLDG 21	52,000 SF	2,145,000 SF	104,000 SF	RESIDENTIAL - 21 UNITS	40 SF	104,000 SF
BLDG 22	54,000 SF	2,145,000 SF	108,000 SF	RESIDENTIAL - 21 UNITS	40 SF	108,000 SF
BLDG 23	56,000 SF	2,145,000 SF	112,000 SF	RESIDENTIAL - 21 UNITS	40 SF	112,000 SF
BLDG 24	58,000 SF	2,145,000 SF	116,000 SF	RESIDENTIAL - 21 UNITS	40 SF	116,000 SF
BLDG 25	60,000 SF	2,145,000 SF	120,000 SF	RESIDENTIAL - 21 UNITS	40 SF	120,000 SF
BLDG 26	62,000 SF	2,145,000 SF	124,000 SF	RESIDENTIAL - 21 UNITS	40 SF	124,000 SF
BLDG 27	64,000 SF	2,145,000 SF	128,000 SF	RESIDENTIAL - 21 UNITS	40 SF	128,000 SF
BLDG 28	66,000 SF	2,145,000 SF	132,000 SF	RESIDENTIAL - 21 UNITS	40 SF	132,000 SF
BLDG 29	68,000 SF	2,145,000 SF	136,000 SF	RESIDENTIAL - 21 UNITS	40 SF	136,000 SF
BLDG 30	70,000 SF	2,145,000 SF	140,000 SF	RESIDENTIAL - 21 UNITS	40 SF	140,000 SF
BLDG 31	72,000 SF	2,145,000 SF	144,000 SF	RESIDENTIAL - 21 UNITS	40 SF	144,000 SF
BLDG 32	74,000 SF	2,145,000 SF	148,000 SF	RESIDENTIAL - 21 UNITS	40 SF	148,000 SF
BLDG 33	76,000 SF	2,145,000 SF	152,000 SF	RESIDENTIAL - 21 UNITS	40 SF	152,000 SF
BLDG 34	78,000 SF	2,145,000 SF	156,000 SF	RESIDENTIAL - 21 UNITS	40 SF	156,000 SF
BLDG 35	80,000 SF	2,145,000 SF	160,000 SF	RESIDENTIAL - 21 UNITS	40 SF	160,000 SF
BLDG 36	82,000 SF	2,145,000 SF	164,000 SF	RESIDENTIAL - 21 UNITS	40 SF	164,000 SF
BLDG 37	84,000 SF	2,145,000 SF	168,000 SF	RESIDENTIAL - 21 UNITS	40 SF	168,000 SF
BLDG 38	86,000 SF	2,145,000 SF	172,000 SF	RESIDENTIAL - 21 UNITS	40 SF	172,000 SF
BLDG 39	88,000 SF	2,145,000 SF	176,000 SF	RESIDENTIAL - 21 UNITS	40 SF	176,000 SF
BLDG 40	90,000 SF	2,145,000 SF	180,000 SF	RESIDENTIAL - 21 UNITS	40 SF	180,000 SF
BLDG 41	92,000 SF	2,145,000 SF	184,000 SF	RESIDENTIAL - 21 UNITS	40 SF	184,000 SF
BLDG 42	94,000 SF	2,145,000 SF	188,000 SF	RESIDENTIAL - 21 UNITS	40 SF	188,000 SF
BLDG 43	96,000 SF	2,145,000 SF	192,000 SF	RESIDENTIAL - 21 UNITS	40 SF	192,000 SF
BLDG 44	98,000 SF	2,145,000 SF	196,000 SF	RESIDENTIAL - 21 UNITS	40 SF	196,000 SF
BLDG 45	100,000 SF	2,145,000 SF	200,000 SF	RESIDENTIAL - 21 UNITS	40 SF	200,000 SF
BLDG 46	102,000 SF	2,145,000 SF	204,000 SF	RESIDENTIAL - 21 UNITS	40 SF	204,000 SF
BLDG 47	104,000 SF	2,145,000 SF	208,000 SF	RESIDENTIAL - 21 UNITS	40 SF	208,000 SF
BLDG 48	106,000 SF	2,145,000 SF	212,000 SF	RESIDENTIAL - 21 UNITS	40 SF	212,000 SF
BLDG 49	108,000 SF	2,145,000 SF	216,000 SF	RESIDENTIAL - 21 UNITS	40 SF	216,000 SF
BLDG 50	110,000 SF	2,145,000 SF	220,000 SF	RESIDENTIAL - 21 UNITS	40 SF	220,000 SF
BLDG 51	112,000 SF	2,145,000 SF	224,000 SF	RESIDENTIAL - 21 UNITS	40 SF	224,000 SF
BLDG 52	114,000 SF	2,145,000 SF	228,000 SF	RESIDENTIAL - 21 UNITS	40 SF	228,000 SF
BLDG 53	116,000 SF	2,145,000 SF	232,000 SF	RESIDENTIAL - 21 UNITS	40 SF	232,000 SF
BLDG 54	118,000 SF	2,145,000 SF	236,000 SF	RESIDENTIAL - 21 UNITS	40 SF	236,000 SF
BLDG 55	120,000 SF	2,145,000 SF	240,000 SF	RESIDENTIAL - 21 UNITS	40 SF	240,000 SF
BLDG 56	122,000 SF	2,145,000 SF	244,000 SF	RESIDENTIAL - 21 UNITS	40 SF	244,000 SF
BLDG 57	124,000 SF	2,145,000 SF	248,000 SF	RESIDENTIAL - 21 UNITS	40 SF	248,000 SF
BLDG 58	126,000 SF	2,145,000 SF	252,000 SF	RESIDENTIAL - 21 UNITS	40 SF	252,000 SF
BLDG 59	128,000 SF	2,145,000 SF	256,000 SF	RESIDENTIAL - 21 UNITS	40 SF	256,000 SF
BLDG 60	130,000 SF	2,145,000 SF	260,000 SF	RESIDENTIAL - 21 UNITS	40 SF	260,000 SF
BLDG 61	132,000 SF	2,145,000 SF	264,000 SF	RESIDENTIAL - 21 UNITS	40 SF	264,000 SF
BLDG 62	134,000 SF	2,145,000 SF	268,000 SF	RESIDENTIAL - 21 UNITS	40 SF	268,000 SF
BLDG 63	136,000 SF	2,145,000 SF	272,000 SF	RESIDENTIAL - 21 UNITS	40 SF	272,000 SF
BLDG 64	138,000 SF	2,145,000 SF	276,000 SF	RESIDENTIAL - 21 UNITS	40 SF	276,000 SF
BLDG 65	140,000 SF	2,145,000 SF	280,000 SF	RESIDENTIAL - 21 UNITS	40 SF	280,000 SF
BLDG 66	142,000 SF	2,145,000 SF	284,000 SF	RESIDENTIAL - 21 UNITS	40 SF	284,000 SF
BLDG 67	144,000 SF	2,145,000 SF	288,000 SF	RESIDENTIAL - 21 UNITS	40 SF	288,000 SF
BLDG 68	146,000 SF	2,145,000 SF	292,000 SF	RESIDENTIAL - 21 UNITS	40 SF	292,000 SF
BLDG 69	148,000 SF	2,145,000 SF	296,000 SF	RESIDENTIAL - 21 UNITS	40 SF	296,000 SF
BLDG 70	150,000 SF	2,145,000 SF	300,000 SF	RESIDENTIAL - 21 UNITS	40 SF	300,000 SF
BLDG 71	152,000 SF	2,145,000 SF	304,000 SF	RESIDENTIAL - 21 UNITS	40 SF	304,000 SF
BLDG 72	154,000 SF	2,145,000 SF	308,000 SF	RESIDENTIAL - 21 UNITS	40 SF	308,000 SF
BLDG 73	156,000 SF	2,145,000 SF	312,000 SF	RESIDENTIAL - 21 UNITS	40 SF	312,000 SF
BLDG 74	158,000 SF	2,145,000 SF	316,000 SF	RESIDENTIAL - 21 UNITS	40 SF	316,000 SF
BLDG 75	160,000 SF	2,145,000 SF	320,000 SF	RESIDENTIAL - 21 UNITS	40 SF	320,000 SF
BLDG 76	162,000 SF	2,145,000 SF	324,000 SF	RESIDENTIAL - 21 UNITS	40 SF	324,000 SF
BLDG 77	164,000 SF	2,145,000 SF	328,000 SF	RESIDENTIAL - 21 UNITS	40 SF	328,000 SF
BLDG 78	166,000 SF	2,145,000 SF	332,000 SF	RESIDENTIAL - 21 UNITS	40 SF	332,000 SF
BLDG 79	168,000 SF	2,145,000 SF	336,000 SF	RESIDENTIAL - 21 UNITS	40 SF	336,000 SF
BLDG 80	170,000 SF	2,145,000 SF	340,000 SF	RESIDENTIAL - 21 UNITS	40 SF	340,000 SF
BLDG 81	172,000 SF	2,145,000 SF	344,000 SF	RESIDENTIAL - 21 UNITS	40 SF	344,000 SF
BLDG 82	174,000 SF	2,145,000 SF	348,000 SF	RESIDENTIAL - 21 UNITS	40 SF	348,000 SF
BLDG 83	176,000 SF	2,145,000 SF	352,000 SF	RESIDENTIAL - 21 UNITS	40 SF	352,000 SF
BLDG 84	178,000 SF	2,145,000 SF	356,000 SF	RESIDENTIAL - 21 UNITS	40 SF	356,000 SF
BLDG 85	180,000 SF	2,145,000 SF	360,000 SF	RESIDENTIAL - 21 UNITS	40 SF	360,000 SF
BLDG 86	182,000 SF	2,145,000 SF	364,000 SF	RESIDENTIAL - 21 UNITS	40 SF	364,000 SF
BLDG 87	184,000 SF	2,145,000 SF	368,000 SF	RESIDENTIAL - 21 UNITS	40 SF	368,000 SF
BLDG 88	186,000 SF	2,145,000 SF	372,000 SF	RESIDENTIAL - 21 UNITS	40 SF	372,000 SF
BLDG 89	188,000 SF	2,145,000 SF	376,000 SF	RESIDENTIAL - 21 UNITS	40 SF	376,000 SF
BLDG 90	190,000 SF	2,145,000 SF	380,000 SF	RESIDENTIAL - 21 UNITS	40 SF	380,000 SF
BLDG 91	192,000 SF	2,145,000 SF	384,000 SF	RESIDENTIAL - 21 UNITS	40 SF	384,000 SF
BLDG 92	194,000 SF	2,145,000 SF	388,000 SF	RESIDENTIAL - 21 UNITS	40 SF	388,000 SF
BLDG 93	196,000 SF	2,145,000 SF	392,000 SF	RESIDENTIAL - 21 UNITS	40 SF	392,000 SF
BLDG 94	198,000 SF	2,145,000 SF	396,000 SF	RESIDENTIAL - 21 UNITS	40 SF	396,000 SF
BLDG 95	200,000 SF	2,145,000 SF	400,000 SF	RESIDENTIAL - 21 UNITS	40 SF	400,000 SF
BLDG 96	202,000 SF	2,145,000 SF	404,000 SF	RESIDENTIAL - 21 UNITS	40 SF	404,000 SF
BLDG 97	204,000 SF	2,145,000 SF	408,000 SF	RESIDENTIAL - 21 UNITS	40 SF	408,000 SF
BLDG 98	206,000 SF	2,145,000 SF	412,000 SF	RESIDENTIAL - 21 UNITS	40 SF	412,000 SF
BLDG 99	208,000 SF	2,145,000 SF	416,000 SF	RESIDENTIAL - 21 UNITS	40 SF	416,000 SF
BLDG 100	210,000 SF	2,145,000 SF	420,000 SF	RESIDENTIAL - 21 UNITS	40 SF	420,000 SF
BLDG 101	212,000 SF	2,145,000 SF	424,000 SF	RESIDENTIAL - 21 UNITS	40 SF	424,000 SF
BLDG 102	214,000 SF	2,145,000 SF	428,000 SF	RESIDENTIAL - 21 UNITS	40 SF	428,000 SF
BLDG 103	216,000 SF	2,145,000 SF	432,000 SF	RESIDENTIAL - 21 UNITS	40 SF	432,000 SF
BLDG 104	218,000 SF	2,145,000 SF	436,000 SF	RESIDENTIAL - 21 UNITS	40 SF	436,000 SF
BLDG 105	220,000 SF	2,145,000 SF	440,000 SF	RESIDENTIAL - 21 UNITS	40 SF	440,000 SF
BLDG 106	222,000 SF	2,145,000 SF	444,000 SF	RESIDENTIAL - 21 UNITS	40 SF	444,000 SF
BLDG 107	224,000 SF	2,145,000 SF	448,000 SF	RESIDENTIAL - 21 UNITS	40 SF	448,000 SF
BLDG 108	226,000 SF	2,145,000 SF	452,000 SF	RESIDENTIAL - 21 UNITS	40 SF	452,000 SF
BLDG 109	228,000 SF	2,145,000 SF	456,000 SF	RESIDENTIAL - 21 UNITS	40 SF	456,000 SF
BLDG 110	230,000 SF	2,145,000 SF	460,000 SF	RESIDENTIAL - 21 UNITS	40 SF	460,000 SF
BLDG 111	232,000 SF	2,145,000 SF	464,000 SF	RESIDENTIAL - 21 UNITS	40 SF	464,000 SF
BLDG 112	234,000 SF	2,145,000 SF	468,000 SF	RESIDENTIAL - 21 UNITS	40 SF	468,000 SF
BLDG 113	236,000 SF	2,145,000 SF	472,000 SF	RESIDENTIAL - 21 UNITS	40 SF	472,000 SF
BLDG 114	238,000 SF	2,145,000 SF	476,000 SF	RESIDENTIAL - 21 UNITS	40 SF	476,000 SF
BLDG 115	240,000 SF	2,145,000 SF	480,000 SF	RESIDENTIAL - 21 UNITS	40 SF	480,000 SF
BLDG 116	242,000 SF	2,145,000 SF	484,000 SF	RESIDENTIAL - 21 UNITS	40 SF	484,000 SF
BLDG 117	244,000 SF	2,145,000 SF	488,000 SF	RESIDENTIAL - 21 UNITS	40 SF	488,000 SF
BLDG 118	246,000 SF	2,145,000 SF	492,000 SF	RESIDENTIAL - 21 UNITS	40 SF	492,000 SF
BLDG 119	248,000 SF	2,145,000 SF	496,000 SF	RESIDENTIAL - 21 UNITS	40 SF	496,000 SF
BLDG 120	250,000 SF	2,145,000 SF	500,000 SF	RESIDENTIAL - 21 UNITS	40 SF	500,000 SF
BLDG 121	252,000 SF	2,145,000 SF	504,000 SF	RESIDENTIAL - 21 UNITS	40 SF	504,000 SF
BLDG 122	254,000 SF	2,145,000 SF	508,000 SF	RESIDENTIAL - 21 UNITS	40 SF	508,000 SF
BLDG 123	256,000 SF	2,145,000 SF	512,000 SF	RESIDENTIAL - 21 UNITS	40 SF	512,000 SF
BLDG 124	258,000 SF	2,145,000 SF	516,000 SF	RESIDENTIAL - 21 UNITS	40 SF	516,000 SF
BLDG 125	260,000 SF	2,145,000 SF	520,000 SF	RESIDENTIAL - 21 UNITS	40 SF	520,000 SF
BLDG 126	262,000 SF	2,145,000 SF	524,000 SF	RESIDENTIAL - 21 UNITS	40 SF	524,000 SF
BL						