

REGIONAL REVIEW NOTIFICATION

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

DATE: Sept. 2, 2020

ARC REVIEW CODE: R2009021

TO: Mayor John Ernst
ATTN TO: Aronda Smith, Senior Planner
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Lake Hearn (DRI #3133)

Review Type: DRI

Submitting Local Government: City of Brookhaven

Date Opened: Sept. 2, 2020

Deadline for Comments: Sept. 17, 2020

Date to Close: Sept. 22, 2020

Description: A Development of Regional Impact (DRI) review of a proposed mixed-use project at 1396 and 1400 Lake Hearn Drive in the City of Brookhaven. The proposal would redevelop the 21-acre office site with 19,000 square feet of commercial space, 615 multifamily apartment units, and 5 acres of greenspace. The local trigger action is a rezoning from O-I (Office-Industrial) to MPD (Master Planned Development). Expected buildout is 2024.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), a component of The Atlanta Region's Plan, this DRI is located in a Region Employment Corridor area (running the length of the top end of the Perimeter) and in the Perimeter Regional Center. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. Those policy recommendations are listed at the bottom of this report.

The project supports the City's stated housing goals in its 2019 comprehensive plan update, which notes that "Having an appropriate mix of rental and multi-family units can help ensure diversity in the community and help attract young professionals and new-comers to the area while also helping attract and support a greater diversity of businesses and commercial developments, including live/work/play activity centers." (p. 30). It also notes "Multi-family housing can continue to play an important role in creating lively, activity nodes like Town Brookhaven, development along Dresden Drive, and Perimeter Summit at I-285 and Ashford Dunwoody Road." (p. 31). The development further proposes setting aside 10% of the multifamily

units (62) for workforce housing, defined by the City as housing that is affordable to residents earning less than 80% of the area median income for the Atlanta metropolitan statistical area.

The proposed rezoning for the DRI would change the site from O-I (Office-Industrial) to MPD (Master Planned Development). The DRI is located in the "Perimeter Center" area of the City's Future Land Use Map (p. 50) and in a "Regional Center" as defined in DeKalb County's comprehensive plan. The DRI appears to be largely compatible with the recommendations for this location. The proposed density of the DRI is 29 units per acre, which is well within recommended densities for a Regional Center.

The location of this DRI is nearly equidistant between two MARTA heavy rail stations: Medical Center to the southeast and Perimeter to the north. While the site is walkable to each station in a basic linear sense, the actual conditions of the user experience vary. A potential improvement discussed during the Pre-Review meeting was creating a pedestrian access point at the southwestern corner of the site, near the intersection of Perimeter Center Parkway and Lake Hearn Drive. This will reduce the walking distance for residents, employees, and other visitors to the site to both MARTA stations, by not forcing them to first walk down Lake Hearn Drive. This will have the added benefit of making the proposed public greenspace at the southern end of the site more accessible to pedestrians coming from other locations. This was discussed at the Pre-Review meeting, but it is not indicated on the site plan submitted for review.

A challenge for pedestrians and cyclists heading north on Perimeter Center Parkway will be the proposed express lane off-ramp for I-285. This introduces a potentially unsafe pedestrian/motorist conflict even with a signalized crosswalk. The existing bike lane on Perimeter Center Parkway is minimal and appears to be in poor condition, next to multiple high-speed travel lanes. The existing pedestrian and bike routes to Medical Center station are currently inadequate and uncomfortable for most users, but ongoing redevelopment of the Peachtree Dunwoody Pavilion site (DRI #2590 in 2016) should shorten and improve this route as long as full public access is protected.

Despite the advantage of nearby MARTA rail stations, the site is not directly served by other transit options, such as MARTA bus routes. There are private employee shuttles serving some of the employers in Perimeter Center, and it's worth considering partnerships to allow residents, employees, and visitors of the DRI to use them. Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths, entrances, and parking areas. The site plan as presented offers an internal street network that resembles a traditional urban grid around the commercial locations, which is commendable. Additional comments from the ARC's Transportation Access & Mobility Group will be included with the final report.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages. The DRI devotes a significant portion of the overall site to open spaces and park area, as well as stormwater management and stream buffer at the far southwest corner of the site. Please see the attached comments from ARC's Natural Resources Group, which note that the site is located in the Nancy

Creek basin of the Peachtree Creek watershed. It notes that variances may be required under the City's stream buffer ordinance and the State Erosion and Sedimentation Act.

Further to the above, general policy recommendations for Regional Employment Corridors and Regional Centers are offered below. The Region's Core and Regional Employment Corridors contain 26% of the 10-county region's jobs and 8% of region's population today on approximately 2.25% of the land area.

Recommendations include:

- Continue to invest in the LCI program to assist local governments in center planning and infrastructure.
- Prioritize preservation of existing transit, increase frequency and availability of transit options.
- Encourage compact infill development, redevelopment and adaptive reuse.
- Create a range of housing options to accommodate all sectors of the workforce.
- Encourage active ground floor, pedestrian scale design, and pedestrian amenities in new development and the redevelopment of existing sites.

Regional Centers have 10,000 jobs or more in approximately four square miles. People travel from around the region to these centers for employment, shopping, and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit.

Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs. Some Regional Centers may have high concentrations of logistics or industrial uses. The retention of these uses is a key regional strategy. While some housing and other uses can be added, special attention should be given to reducing the impacts these will have on the existing logistics/industrial uses. Strategies include:

- Prioritize preservation, expansion, and access to existing and planned transit systems and improve the quality and aesthetics of existing facilities
- Incorporate appropriate end-of-trip facilities, such as bicycle racks, showers/locker rooms, etc, within new and existing development
- Enhance mobility and accessibility for all by creating Complete Streets that accommodate all modes of transportation
- Encourage active ground floor, pedestrian scale design, and pedestrian amenities in new development and redevelopment of existing sites
- Work toward improving the jobs-housing imbalance in Regional Centers and promote housing options to accommodate multiple household sizes and price points in close proximity to jobs
- Use alternative designs and materials to minimize impervious surfaces to the greatest possible extent

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
MARTA
FULTON COUNTY
PERIMETER CIDS

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
DEKALB COUNTY
CITY OF SANDY SPRINGS

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GRTA/SRTA
CITY OF DUNWOODY
CITY OF ATLANTA

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or ggiuffrida@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

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

Preliminary Findings of the RDC: **Lake Hearn (DRI #3133)** *See the Preliminary Report.*

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

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Comments must be emailed to:

Greg Giuffrida
Atlanta Regional Commission
ggiuffrida@atlantaregional.org
Ph. (470) 378-1531

Return Date: Sept. 17, 2020

DATE: Sept. 2, 2020

TO: ARC Group Managers

Reviewing staff by Jurisdiction:

Community Development: Giuffrida, Greg

Transportation Access and Mobility: Mangham, Marquitrice

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Perumbeti, Katie

Name of Proposal: Lake Hearn (DRI #3133)

Review Type: Development of Regional Impact

Description: A Development of Regional Impact (DRI) review of a proposed mixed-use project at 1396 and 1400 Lake Hearn Drive in the City of Brookhaven. The proposal would redevelop the 21-acre office site with 19,000 square feet of commercial space, 615 multifamily apartment units, and 5 acres of greenspace. The local trigger action is a rezoning from O-I (Office-Industrial) to MPD (Master Planned Development). Expected buildout is 2024.

Submitting Local Government: City of Brookhaven

Date Opened: Sept. 2, 2020

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]



Developments of Regional Impact

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

DRI #3133

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 Brookhaven

Individual completing form: Aronda Smith, Senior Planner

Telephone: 404-637-0500

E-mail: planning@brookhavenga.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: Lake Hearn

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1396 and 1400 Lake Hearn Drive Brookhaven, GA 30319

Brief Description of Project: Rezoning of subject property to include the redevelopment of former Cox Building to include a mixture of uses comprised of approximately 25,000 square feet of commercial space and 615 multi-unit residences and 5 acres of green space.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): Overall 21.14 acres to include 25,000 sf commercial; 615 residences; 5 acres of green space

Developer: AMLI Residential

Mailing Address: 260 Peachtree Road NW

Address 2: Suite 1700

City: Atlanta State: GA Zip: 30303

Telephone: 770-291-3300

Email: lakehearn@amli.com

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

If yes, property owner: TGPL Lake Hearn Owner, LLC

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

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

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

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

☒ Rezoning
☐ Variance
The initial action being
requested of the local
government for this project: ☐ Sewer
☐ Water
☐ Permit
☐ Other

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

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

Estimated Project Completion Dates: This project/phase: 3rd Quarter 2024
Overall project: 3rd Quarter 2024

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Developments of Regional Impact

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DRI #3133

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 Brookhaven
Individual completing form: Aronda Smith, Senior Planner
Telephone: 404-637-0500
Email: planning@brookhavenga.gov

Project Information

Name of Proposed Project: Lake Hearn
DRI ID Number: 3133
Developer/Applicant: AMLI Residential
Telephone: 770-291-3300
Email(s): lakehearn@amli.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☐ (not selected) ☒ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$260,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2,500,000

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

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

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

Water Supply

Name of water supply provider for this site: DeKalb County Watershed Management

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.1 MGD (average)

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?
No Public Extension; Private, on-site main required

Wastewater Disposal

Name of wastewater treatment provider for this site: DeKalb County Watershed Management

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.1 (MGD) AVG, 2.5 MGD (Peak)

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: Pending County Certification

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? Not an extension, but a re-route

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 - 323; PM Peak Hour - 339

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:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1,475

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

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

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? +/- 55%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The applicant is proposing an integrated stormwater management plan that include several detention ponds to improve existing water quality conditions. USACE approved a nationwide permit #39 for 280 LF of stream impacts. An application has been submitted to the Georgia EPD to encroach into the associated stream buffers with minimal impacts

Environmental Quality

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

1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
Streams, as authorized by the US Army Corps Engineers; Wetlands on site but no proposed impacts. Floodplain on-site.
Any proposed fill will be compensated on-site for no rise in floodplain elevation.

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LAKE HEARN DRI
City of Brookhaven
Natural Resources Group Review Comments

September 1, 2020

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection and Stream Buffers

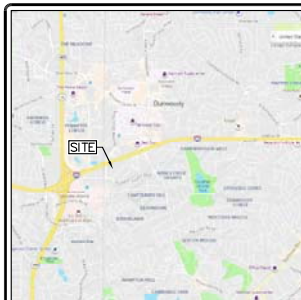
The proposed project is located in the Nancy Creek basin of the Peachtree Creek watershed, which in turn drains into the Chattahoochee River below the water supply intakes in the Atlanta Region. The USGS coverage for the project area shows one blue line stream running to the west of the property. The submitted site plan shows that stream as well as an unmapped tributary running along the southern portion of the property. The site plan shows the City of Brookhaven's 50-foot undisturbed stream buffer and additional 25-foot impervious setback as well as the State 25-foot erosion and sedimentation buffer along both streams. The site plan shows development within the buffers along the unmapped stream, which may require variances under the City stream buffer ordinance and the State Erosion and Sedimentation Act. Any other unmapped streams on the property may also be subject to the City's Stream Buffer Ordinance. Any waters of the state that may be on the property will also be subject to the State 25-foot erosion and sedimentation buffer requirements.

Stormwater/Water Quality

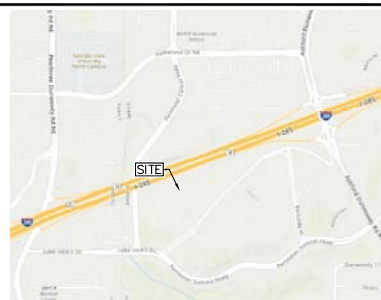
The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.



LOCATION MAP



LOCAL ROAD MAP

DBI SITE INFORMATION	
SITE ACREAGE (ac.)	21.14
PROPOSED ZONING	MPO
DEVELOPMENT TYPE	MIXED USE
Front Setback to Lake Hearn Drive	10 ft.

BUILDINGS	HEIGHT (STORIES)	FOOTPRINT S.F.	GROSS S.F.
Building "1"	5+Basement	35,100	185,371
Building "2"	5+Basement	34,500	184,140
Building "3"	5+Basement	22,650	123,967
Building "4"	4+Basement	30,700	142,515
Building "5"	5+Basement	17,260	91,073
Building "C1"	1 Story (Double Height)	5,406	5,406
Building "C2"	1 Story (Double Height)	2,619	2,619
Building "C3"	1 Story (Double Height)	11,078	11,078
Total Square Footage		296,189	
Total Non-Residential Residential Units		19,303	
Residential Density		615	
Floor Area Ratio (F.A.R.)		29.09	
Workforce Housing (10%) Units		62	

PARKING PROVIDED	LEVELS	FOOTPRINT S.F.	SPACES PROVIDED
Parking Deck "1"	6 Levels	21,900	790
Parking Deck "2"	4 Levels	42,800	240
Surface Parking	n/a	n/a	140
Total Spaces Provided			1,179

PARKING REQUIRED	RATIO	SQ. FT or # OF UNITS	SPACES REQUIRED
Restaurant	8.0 per 1,000 s.f.	19,100	154
Retail	2.5 per 1,000 s.f.	6,500	16
1-BR Unit	1 per unit	385	385
2-BR Unit	1.5 per unit	181	272
3-BR Unit	2.0 per unit	30	60
Total Spaces Required			878

BICYCLES SPACES REQUIRED	SHORT TERM	LONG TERM	SHORT TERM REQUIRED*	LONG TERM REQUIRED
Restaurant	0.5 per 1,000 s.f.	0.05 per 1,000 s.f.	10	1
Retail	0.5 per 1,000 s.f.	0.1 per 1,000 s.f.	3	1
1-BR Unit	0.1 per unit	0.2 per unit	39	77
2-BR Unit	0.1 per unit	0.2 per unit	3	6
Total Spaces Required			65	85
* Short term max. is 30, use 30 for residential use				

OPEN SPACE / PARK AREAS	SQ. FOOTAGE (S.F.)	ACREAGE (ac.)
Open Space #1 (PARK)	80,000	1.84
Open Space #2 (PARK)	60,000	1.38
Open Space #3 (PARK)	35,000	0.80
Open Space #4 (Amenity)	1,200	0.03
Open Space #5 (Amenity)	1,800	0.04
Total Open Space	178,000	4.09
Total Open Space (%)		19.3%



How do I locate, call or locate myself?
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (GAS, WATER, SEWER, ETC.) SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY PROVIDER. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

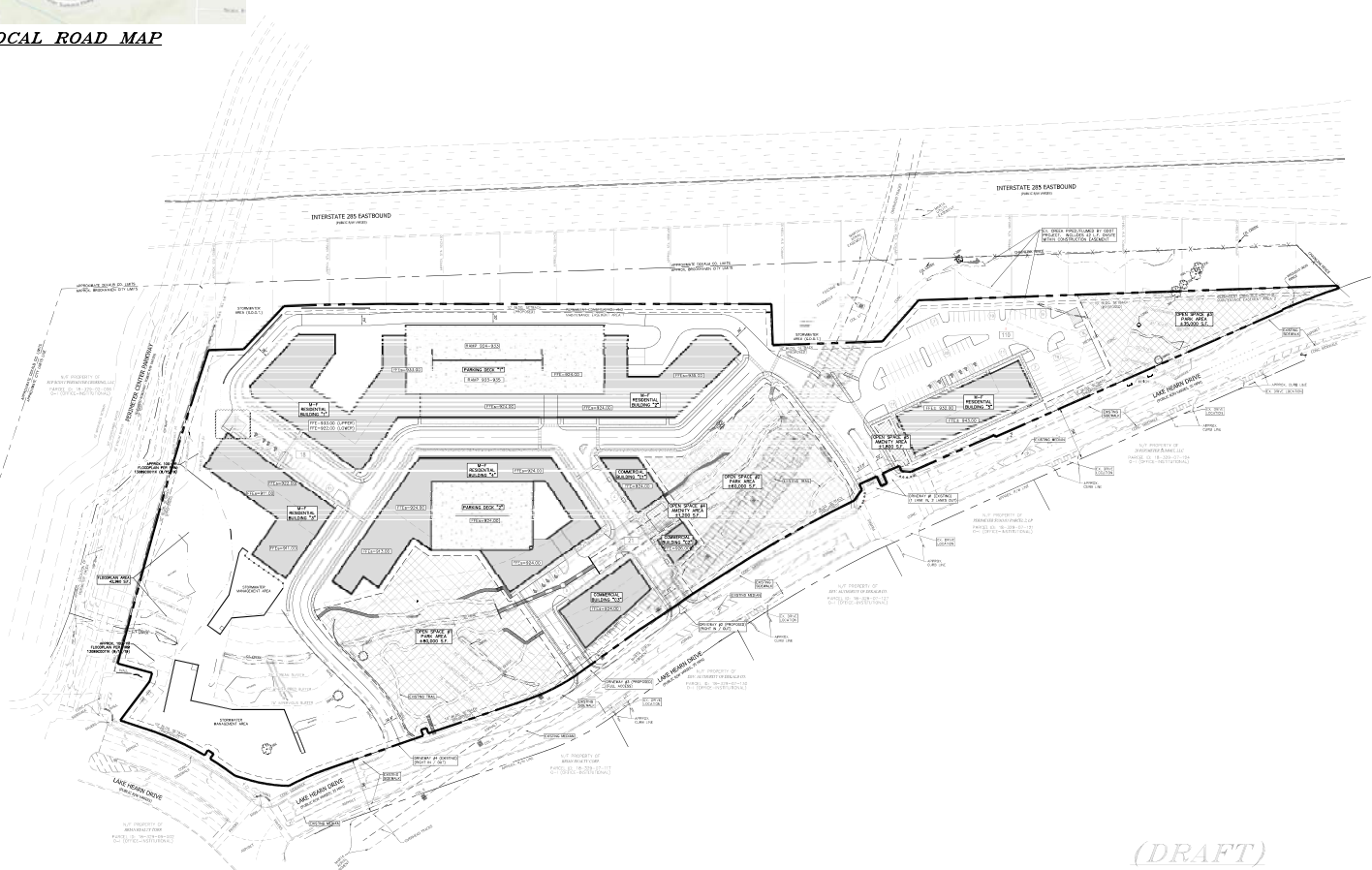
THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY PROVIDER. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEVELOPER AGREES TO SET ASIDE 10% OF THE MULTI-FAMILY RESIDENTIAL UNITS AS WORKFORCE HOUSING (62 UNITS).

DEVELOPER INTENDS TO COMPLY WITH SECTION 27-497(c)(2) TO SET ASIDE AT LEAST 15% OF THE DEVELOPMENT AS PUBLICLY ACCESSIBLE OPEN SPACE THAT COMPLIES WITH OPEN SPACE REGULATIONS OF 27-482.

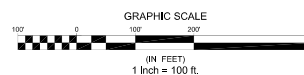
STORMWATER MANAGEMENT SHALL ACCOUNT FOR ALL NEW AND EXISTING IMPERVIOUS SURFACE AREA LOCATED ON THE SUBJECT PROPERTY.

- OWNER/DEVELOPER — AMLI RESIDENTIAL
240 PEACHTREE ST., NW, SUITE 1700
ATLANTA, GEORGIA, 30383
CONTACT: ANNIE HIRST, (770) 281-3357
- CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
SCOTT SAMUEL, P.E. (770) 491-7550
- TRAFFIC ENGINEER — A&R ENGINEERING, INC.
2160 KINGSTON COURT, SUITE 0
MARIETTA, GEORGIA, 30067
ABDUL AMER, P.E. (770) 696-9255



(DRAFT)

OVERALL DRI SITE PLAN



PLANS FOR D.R.I. REVIEW ONLY. NOT RELEASED FOR CONSTRUCTION.

HAINES GIPSON & ASSOCIATES
CIVIL ENGINEERS & ARCHITECTS

AMLI

RESIDENTIAL

1400 LAKE HEARN

RE-DEVELOPMENT

1400 LAKE HEARN PARKWAY
CITY OF MARIETTA, GEORGIA

NO.	DATE	DESCRIPTION

DRAWN BY SSE	CHECKED BY NCL	DATE 08/21/2020
SHEET TITLE OVERALL DRI SITE PLAN		
SHEET NUMBER C-1		

Figure 6 – Site Plan