

DATE: May 30, 2022

TO: Chairwoman Laura Semanson, Forsyth County
ATTN TO: Leslie Silas, Planning Manager, Forsyth County
RE: Development of Regional Impact (DRI) Review
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's 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: Empire Highway 306 DRI 3594

Submitting Local Government: Forsyth County

Date Opened: May 30, 2022 **Deadline for Comments:** June 15, 2022 **Date to Close:** June 17, 2022

Description: A DRI review of a proposal to construct a mixed-use project with 60 single family lots, 64 townhomes, 303 multi-family apartments, 13,000 SF of office space, 10,000 SF of retail, and 20,000 SF of restaurant space on a 68 acre site in Forsyth County. The site has been partially developed for agricultural use. Baldrige Creek runs through the site.

Key Comments

The project is partially aligned with the applicable Developing Suburbs growth policy recommendations which state: "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional undisturbed areas and through the utilization of the nearly 36 acres of proposed open space/stream buffer areas as managed conservation area.

The project is expected to generate approximately 4,580 daily new car trips; a number of improvements to mitigate project generated vehicular traffic are identified in the TIS.

The project's incorporation of a multi-use trail and mixed-use layout are supportive of relevant regional growth management policies.

Incorporation of green stormwater and heat island mitigation designs for the roughly 1,126 surface car parking spaces proposed would be supportive of regional environmental policies.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the site of this DRI is designated as Developing Suburbs. The Plan's Regional Development Guide (RDG) details general information and policy recommendations for Developing Suburbs which are provided at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate approximately 4,580 daily new car trips; a number of improvements to mitigate project generated vehicular traffic are identified in the TIS.

A total of 1,126 parking spaces are provided which is almost double the required number of 677 spaces; no EV charging stations appear to be proposed. A reduction of total spaces to an amount closer to the minimum required and the provision of EV parking spaces would be supportive of regional transportation policies.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Comments

ARC's Natural Resources Group comments are attached.

The project site is in the Lake Lanier Watershed. The Lake Lanier watershed is upstream of the portion of the Chattahoochee River under the jurisdiction of the Metropolitan River Protection Act. Lake Lanier, as a US Army Corps of Engineers lake, is exempt from the Georgia DNR Part 5 Minimum Planning Criteria for Water Supply Watersheds, and, as the site is more than seven miles upstream of the closest intake on the Chattahoochee, no other Part 5 Water Supply Watershed criteria apply.

Both the USGS coverage for the project area and the submitted site plan show two streams on the project property. Baldrige Creek runs along the northwestern, western and southwestern sides of the property and a tributary to Baldrige runs along the eastern side of the project property, joining Baldrige Creek near the southern end of the property. The site plan shows the 25-foot State Sediment and Erosion Control buffer as well as the Forsyth County's Stream Buffer Ordinance's 50-foot stream buffer and 75-foot impervious setback along both streams. The only proposed intrusions on the site plans are a stream crossing accessing the property from Freedom Parkway, which is exempt from the buffer standards and the possible intrusion

of a proposed 10-foot wide multi-use trail along Driveway 1 a few feet into the 75-foot setback, which may require a variance from the County.

Any unmapped streams on the property may also be subject to the City stream buffer ordinance, and all waters of the state on the property are subject to the State 25-foot Sediment and Erosion Control buffer.

Other Environmental Comments

Much of the existing site is wooded; additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation.

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.

Incorporation of green stormwater and heat island mitigation designs for the roughly 1,126 surface car parking spaces proposed would be supportive of regional environmental policies.

Approximately 36 acres of the site are shown as open space and water quality protection buffer areas. Designation of this area as managed open/conservation space would substantially reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

Unified Growth Policy: Developing Suburbs

Developing Suburbs are areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The intensity and land use of this proposed project is partially aligned with The Atlanta Region's Plan recommendations for Developing Suburbs. The project's mixed-use plan, proposed multi-use trail, and designation of nearly 36 acres or half of the total project site as open space are supportive of Developing Suburbs policies. The project could be made more responsive to these goals and policies by retaining additional wooded area, dedicating undisturbed areas for conservation uses, and employing green infrastructure in the surface parking areas. Forsyth County leadership and staff, along with the applicant

team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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

ATLANTA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

CITY OF CUMMING

GEORGIA DEPARTMENT OF NATURAL RESOURCE

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

FORSYTH COUNTY

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



Developments of Regional Impact

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DRI #3594

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:

Individual completing form:

Telephone:

E-mail:

*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:

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

Brief Description of Project:

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.):

Developer:

Mailing Address:

Address 2:

City: State: Zip:

Telephone:

Email:

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

If yes, property owner:

DRI Initial Information Form

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

☐ Connect Sewer

☐ Connect Water

☐ Permit

☐ Other

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

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:

2025

Overall project:

2025

Save Updates to Submitted Form

Save without Submitting

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You are logged in to the DRI Website as **dshockey** . | [Change Password](#) | [Go to Applications Listing](#)

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Developments of Regional Impact

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DRI #3594

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: Forsyth
Individual completing form: Leslie Silas
Telephone: 770-205-4568
Email: ldsilas@forsythco.com

Project Information

Name of Proposed Project: Empire Hwy 306
DRI ID Number: 3594
Developer/Applicant: Empire Communities
Telephone: 770-541-5250
Email(s): knorton@empirecommunities.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: \$129,433,591

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$9,647,071

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

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

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

Water Supply

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

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

0.10 MGD

Is sufficient water supply capacity available to serve the proposed project?

☐ (not selected) ☒ Yes ☐ No

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

Is a water line extension required to serve this project?

☐ (not selected) ☒ Yes ☐ No

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

Wastewater Disposal

Name of wastewater treatment provider for this site:

Forsyth County

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

0.10 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

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

Is a sewer line extension required to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? 0.5 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.)

24 hour 2 way trips: 4,543; AM peak hours: 93 entering and 164 exiting; PM peak hours: 304 entering and 246 exiting

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See detailed traffic study for summary of recommendations.

Solid Waste Disposal

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

2,100 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:

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

Approximately 35%

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:Stormwater management measures include forebays, infiltration trenches or chambers, dry detention basins.

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:

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2022 EMPIRE HIGHWAY 306 DRI
Forsyth County
Natural Resources Group Comments
May 24, 2022

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 County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project site is in the Lake Lanier Watershed. The Lake Lanier watershed is upstream of the portion of the Chattahoochee River under the jurisdiction of the Metropolitan River Protection Act. Lake Lanier, as a US Army Corps of Engineers lake, is exempt from the Georgia DNR Part 5 Minimum Planning Criteria for Water Supply Watersheds, and, as the site is more than seven miles upstream of the closest intake on the Chattahoochee, no other Part 5 Water Supply Watershed criteria apply.

Stream Buffers

Both the USGS coverage for the project area and the submitted site plan show two streams on the project property. Baldridge Creek runs along the northwestern, western and southwestern sides of the property and a tributary to Baldridge runs along the eastern side of the project property, joining Baldridge Creek near the southern end of the property. The site plan shows the 25-foot State Sediment and Erosion Control buffer as well as the Forsyth County's Stream Buffer Ordinance's 50-foot stream buffer and 75-foot impervious setback along both streams. The only proposed intrusions on the site plans are a stream crossing accessing the property from Freedom Parkway, which is exempt from the buffer standards and the possible intrusion of a proposed 10-foot wide multi-use trail along Driveway 1 a few feet into the 75-foot setback, which may require a variance from the County. Any unmapped streams on the property may also be subject to the City stream buffer ordinance, and all waters of the state on the property are subject to the State 25-foot Sediment and Erosion Control buffer.

Storm Water/Water Quality

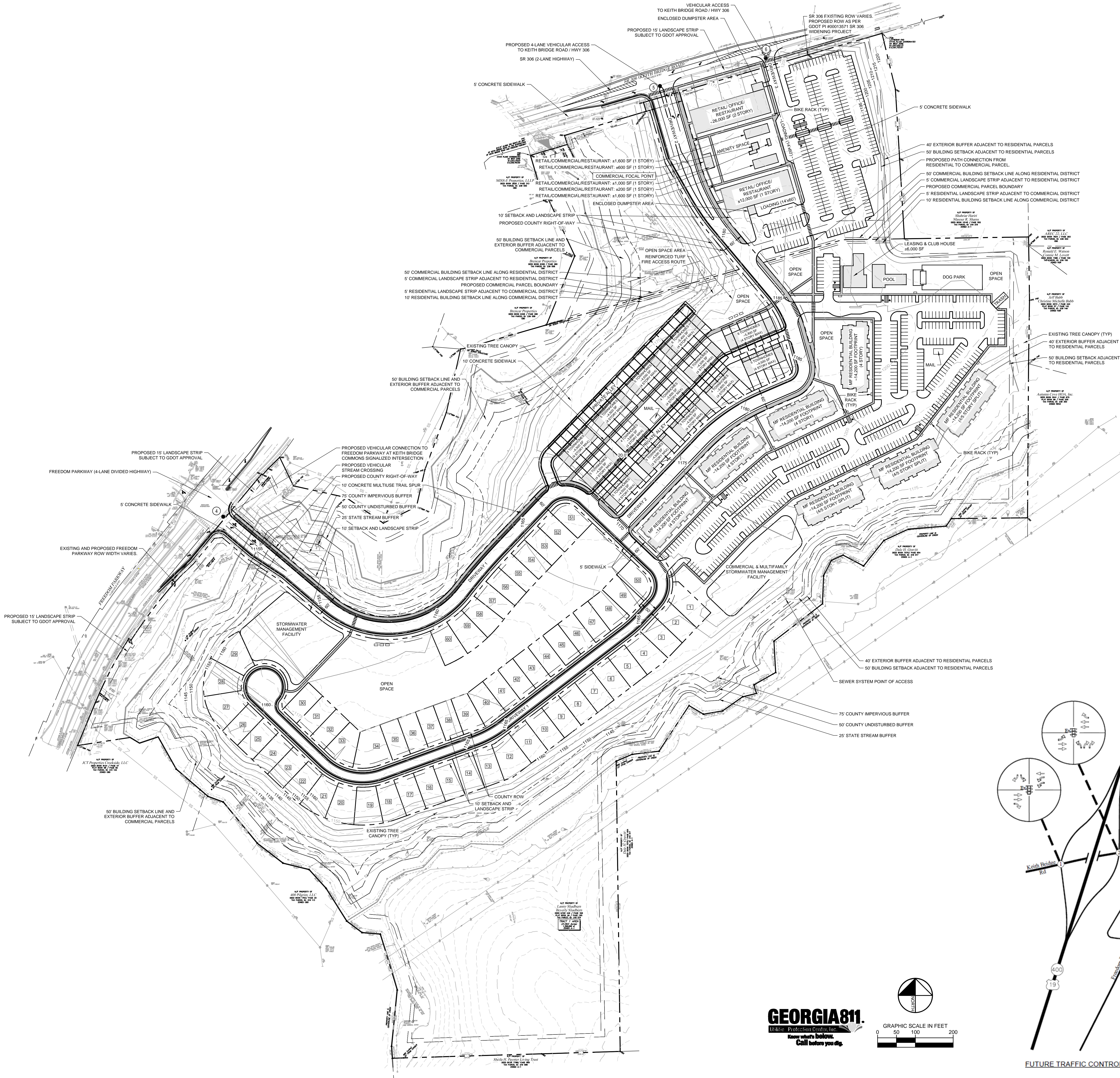
The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

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.

Drawing name: K:\AMT_CIVIL\1818754023_Empire - HWY 308\CAD\Plan\Sheets\C1-96 DRI SITE PLAN.dwg C1-96 DRI SITE PLAN May 09, 2022 4:18pm by: Connor Galloway

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SITE NOTES:

DRI INFORMATION:
DRI NUMBER
TRAFFIC CONSULTANT

3594
A&R ENGINEERING, INC
ABDUL K. AMER
770-690-9255

ZONING SUMMARY:
CURRENT ZONING:
PROPOSED ZONING:

A-1 & CBD
MASTER PLANNED DISTRICT (MPD)

EXISTING PARCELS:
PARCEL ID: 218-014 400 PILGRIM, LLC
PARCEL ID: 218-016 LANNY & BEVERLY SHADBURN
PARCEL ID: 218-018 MACHE SHADBURN BENNETT
PARCEL ID: 218-020 LANNY & BEVERLY SHADBURN
PARCEL ID: 218-024 BOBBY & A. DELOS SHADBURN
PARCEL ID: 218-025 ROBERT SMITH
PARCEL ID: 218-026 MACHE SHADBURN BENNETT
PARCEL ID: 218-028 KASEY TODD SHADBURN
PARCEL ID: 218-029 ROBERT SMITH
PARCEL ID: 218-033 BETTY RUTH SHADBURN

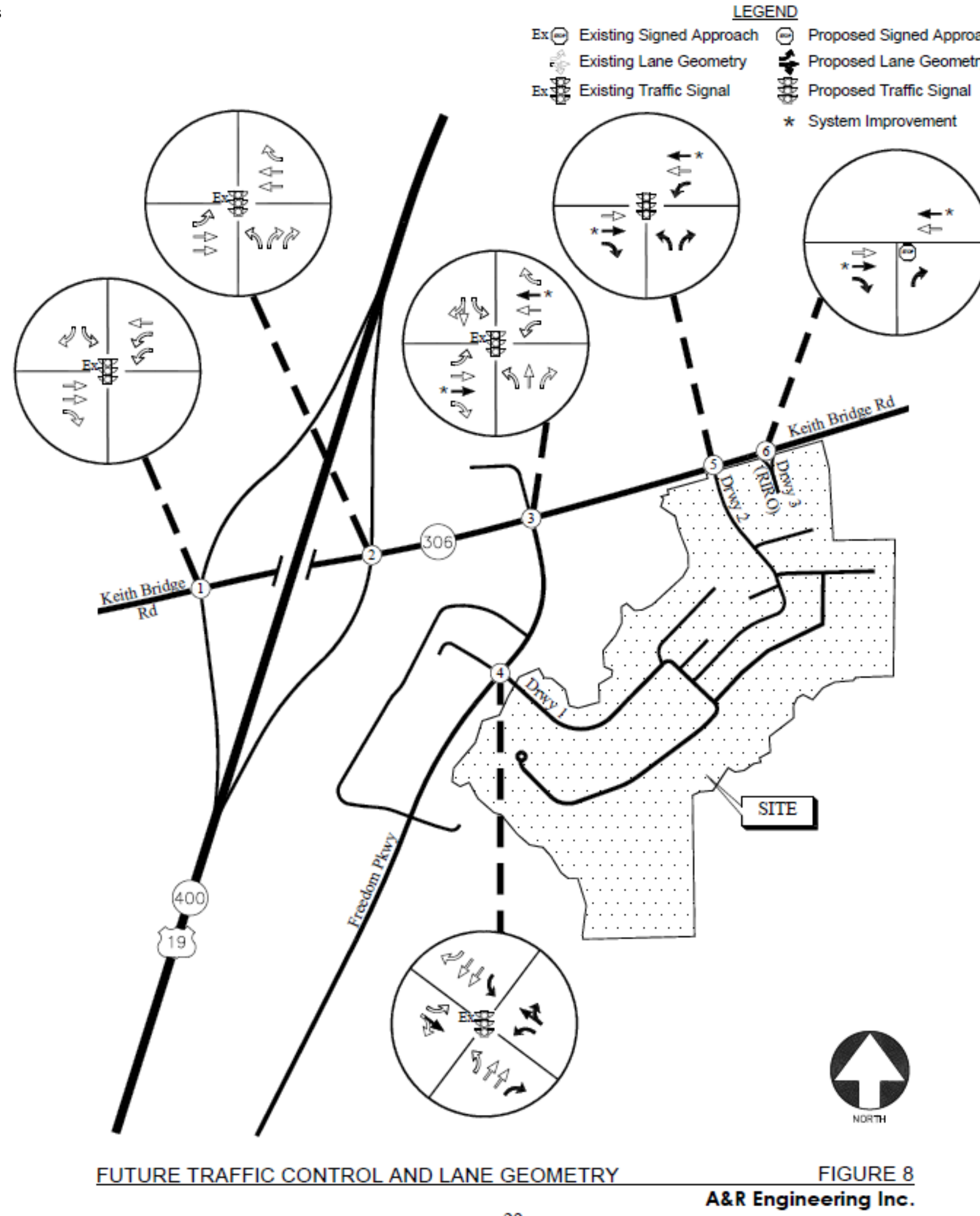
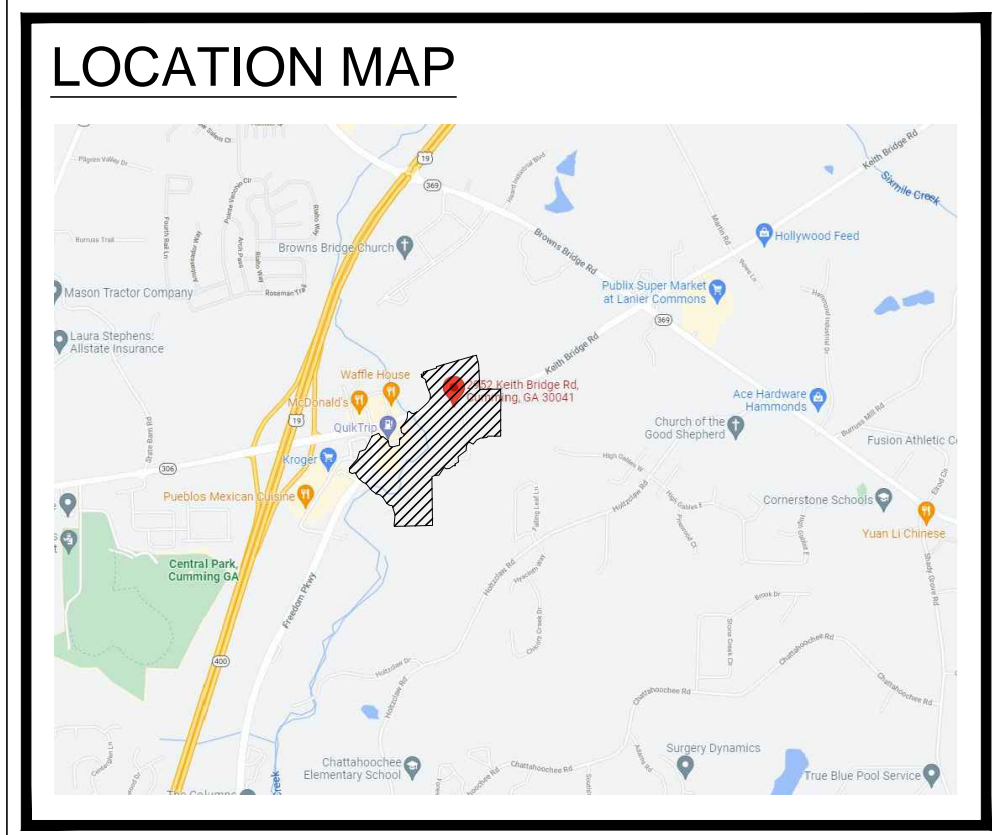
PROJECT AREA & DENSITY SUMMARY:
TOTAL SITE AREA:
OPEN SPACE*:
RESIDENTIAL SPACE:
COMMERCIAL AREA:
COMMERCIAL FLOOR AREA
FLOOR AREA RATIO:
PROPOSED RESIDENTIAL DENSITY:
MULTIFAMILY RESIDENTIAL
TOWNHOME
SINGLE FAMILY
RESIDENTIAL LOT SUMMARY
SINGLE FAMILY LOT SIZE
TOWNHOME LOT SIZE

72.899 AC
35.820 AC (49.14% OF TOTAL SITE)
22.500 AC (30.86% OF TOTAL SITE)
14.579 AC (20.00% OF TOTAL SITE)
43000 SF
0.01
5.82 UNITS/AC (424 UNITS)
295 UNITS
69 UNITS
60 UNITS
50'x100' (0.11 AC) MINIMUM
22'x68' (0.03 AC) MINIMUM

PROPOSED PARKING SUMMARY
USE
MULTIFAMILY RESIDENTIAL
TOWNHOME
SINGLE-FAMILY
COMMERCIAL PARKING
TOTAL
REQUIRED
370
87
76
144
677
PROVIDED
472
138
240
276
1,126
ADA
10
-
-
6
16
VAN
2
-
-
2
4

PARKING DIMENSIONS:
9X18 (HEAD-END)

PUBLIC STREET DIMENSIONS:
COMMERCIAL (FCDOE STD #121) 30' WIDE (BOC TO BOC)
RESIDENTIAL (FCDOE STD #120) 24' WIDE (BOC TO BOC)
PRIVATE STREET DIMENSIONS
TOWNHOME ALLEY* 24' WIDE (FOC TO FOC)
COMMERCIAL AISLE* 24' WIDE MIN. (FOC TO FOC)
* PRIVATE DRIVES AND OPEN SPACE TO BE MAINTAINED BY PRIVATE COMMUNITY ASSOCIATION (UDC 20B-1.4 (B)(4)(c))



GEORGIA811.
Public Protection Center, Inc.
Know what's below.
Call before you dig.

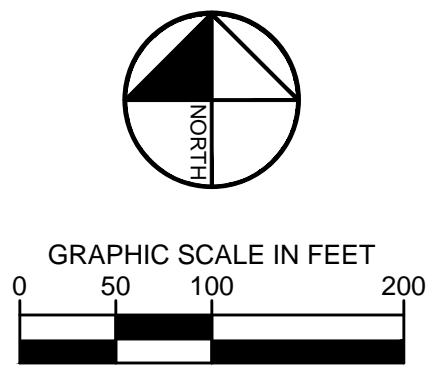


FIGURE 8
A&R Engineering Inc.

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
877 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30338
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE, BUILDING D, SUITE 350
ATLANTA, GA 30328
PHONE: 770-341-6810

CLIENT

BY

DATE

REVISION DESCRIPTIONS

PROJECT

ELYSION
2852 KEITH BRIDGE ROAD, CUMMING, GA 30041

GSWCC CERT. (LEVEL II)

DRAWN BY

DESIGNED BY

REVIEWED BY

DATE

PROJECT NO.

TITLE

SHEET NUMBER

0000078213

ECF

CRG

BWS

01/18/2022

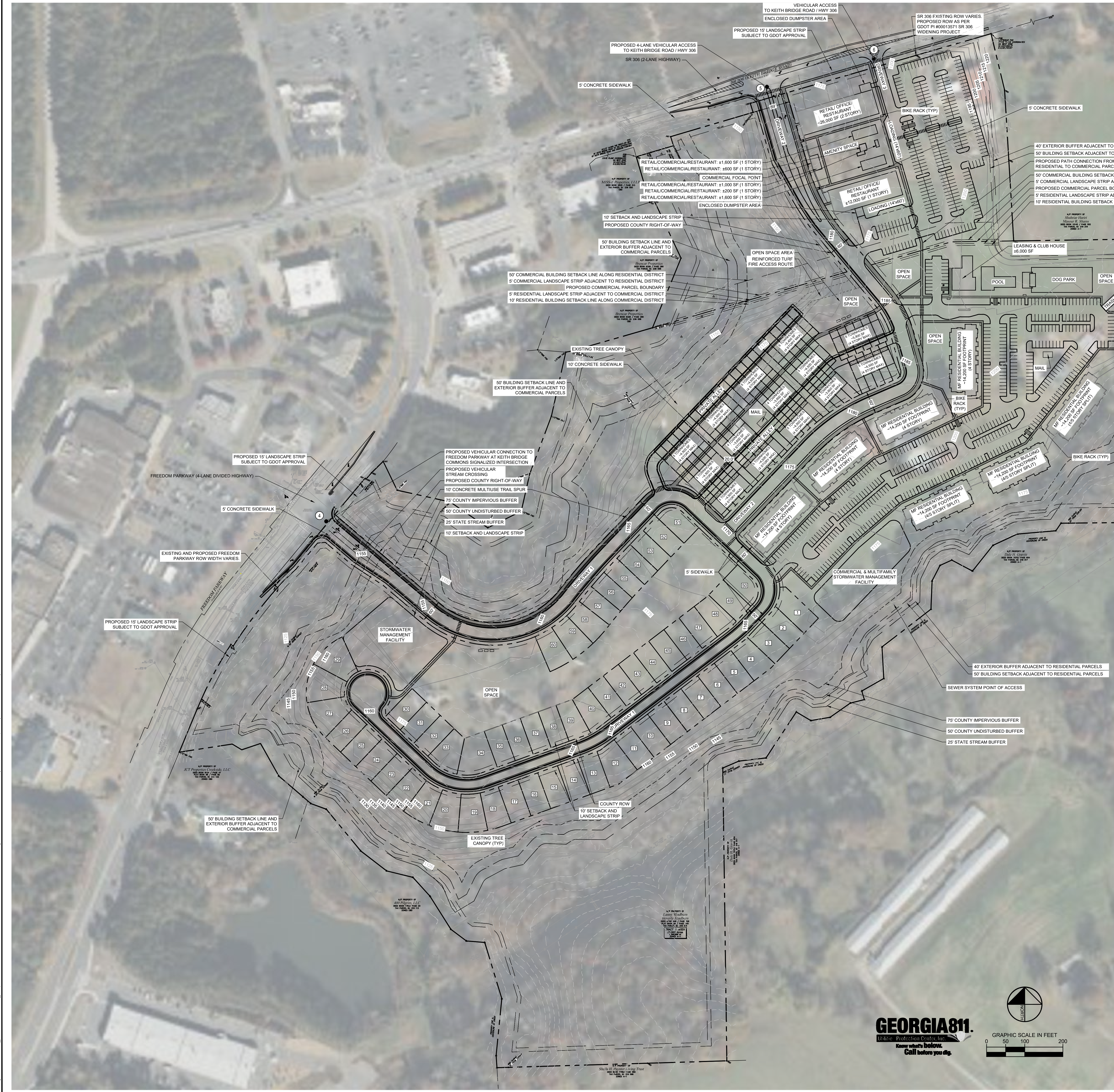
018754023

DRI SITE PLAN

C1-95

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY: NOT FOR CONSTRUCTION



SITE NOTES:

DRI INFORMATION:
DRI NUMBER
TRAFFIC CONSULTANT

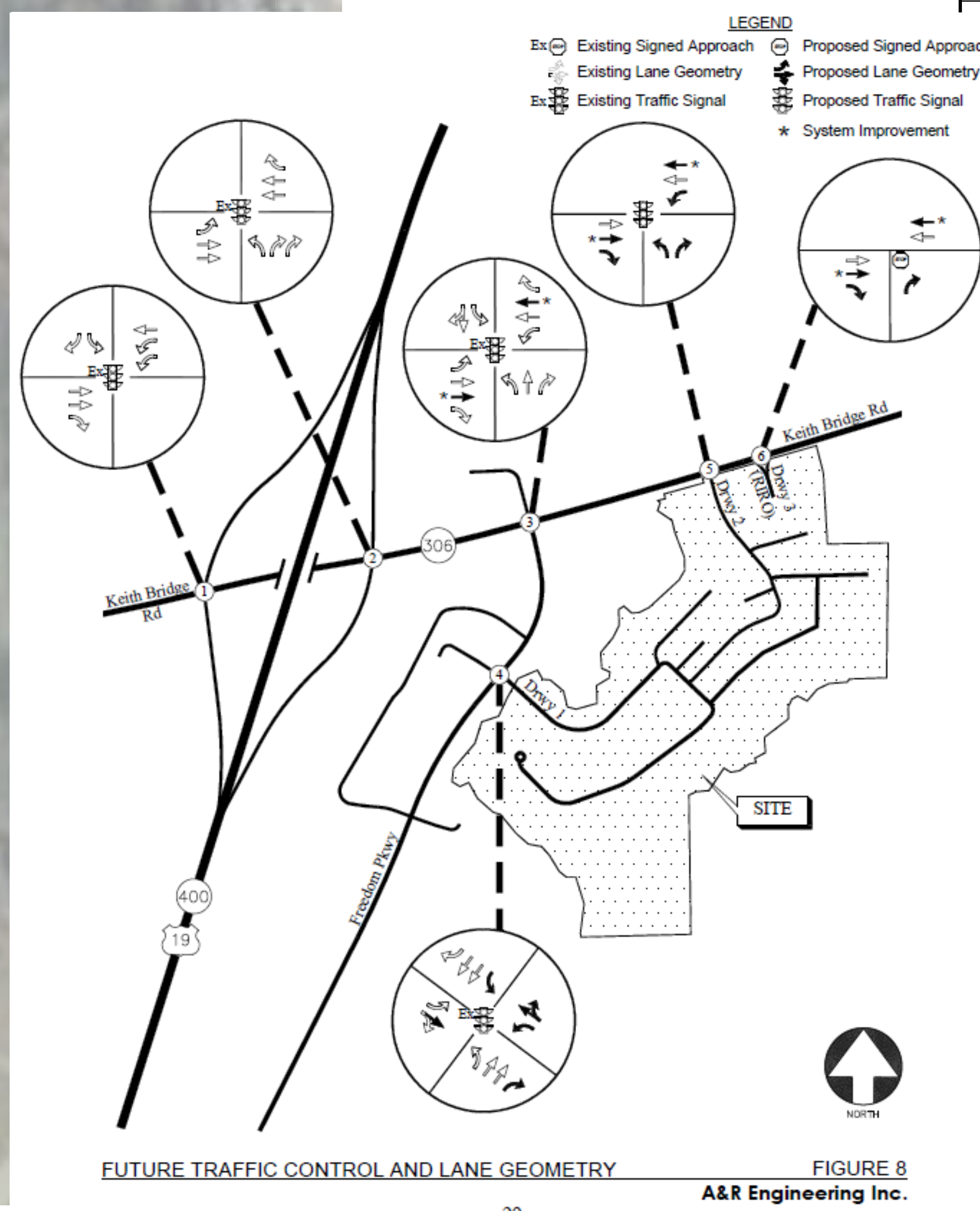
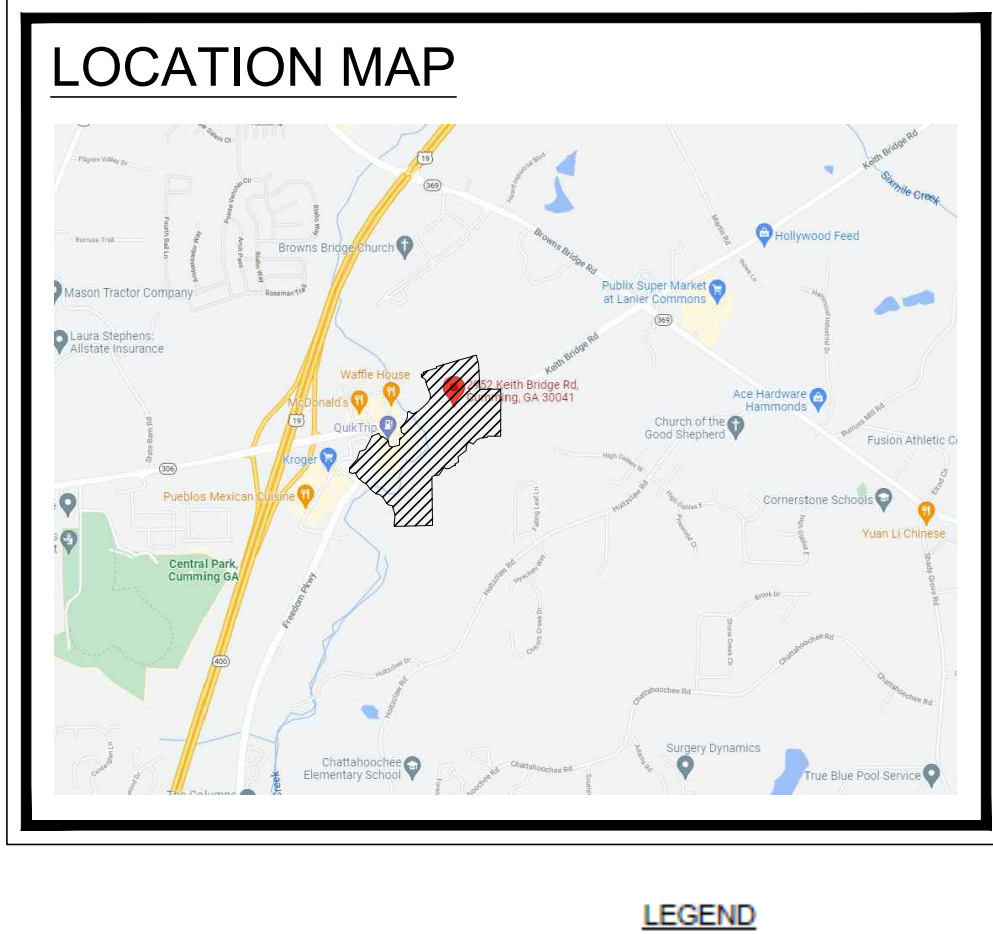
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SINGLE FAMILY
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PHONE: 770-341-6810

CLIENT

BY

DATE

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ELYSION
2852 KEITH BRIDGE ROAD, CUMMING, GA 30041

PRELIMINARY
NOT FOR CONSTRUCTION

VC CERT: 0000078213
EL (I):
AW BY: ECF
GNED BY: CRG
EWED BY: BWS
ECT NO.: 01/18/2022
ECT NO.: 018754023

DRI SITE PLAN
ET NUMBER
C1-95