



# REGIONAL REVIEW FINDING

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

DATE: Sept 7, 2005

ARC REVIEW CODE: R508152

TO: Chairman Karen Handel  
ATTN TO: Morgan Ellington, Planner III  
FROM: Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Submitting Local Government:** Fulton County  
**Name of Proposal:** Concourse III, IV, and VII

**Review Type:** Development of Regional Impact

**Date Opened:** Aug 15, 2005

**Date Closed:** Sept 7, 2005

**FINDING:** After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

**Additional Comments:** The proposed development meets many of ARC's Regional Development Policies. Regional Development Policies one through four seek to provide development strategies to accommodate the forecasted population and employment growth more efficiently, guide an increased share of new development into central business centers, transportation corridors, and activity centers, increase opportunities for mixed use development and redevelopment, and increase transportation choices. This development meets these goals by redeveloping a site located within an activity center to a more compact mixed use development that creates housing and employment options to individuals.

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
FULTON COUNTY SCHOOLS  
CITY OF ALPHARETTA

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
PERIMETER COMMUNITY IMPROVEMENT DISTRICT  
METRO ATLANTA RAPID TRANSIT AUTHORITY  
DEKALB COUNTY

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA CONSERVANCY  
CITY OF ATLANTA  
CITY OF ROSWELL  
SANDY SPRING INTERIM GOVERNMENT COMMITTEE

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

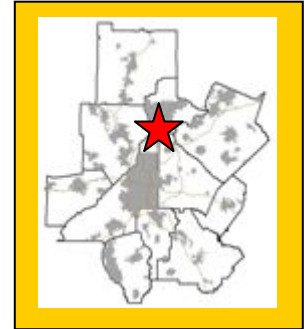
The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

Preliminary Report:	August 15, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Concourse III, IV, and VIII #883
Final Report Due:	September 14, 2005		Comments Due By:	August 29, 2005

## **FINAL REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Concourse mixed use development will consist of 650 residential condominiums and 70,000 square feet of retail. The proposed development is located on an 11.28 acre parcel in Fulton County at the intersection of Peachtree Dunwoody Road and Hammond Drive. The development is part of the larger Concourse office development. Access to the site will be at three existing access points: one along Hammond Drive, and two along Peachtree Dunwoody Road.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2012.

### **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 O-I (office/institutional). The proposed zoning for the site is MIX (mixed use). Information submitted for the review states that the proposed zoning is consistent with Fulton County's Future Land Use Map which designates the area as a living working corridor.

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

No comments concerning inconsistencies with comprehensive plans of potentially affected local governments were received.

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

No comments were received concerning the impacts to the implementation of any local government's short term work program.

**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 three mile radius of the proposed project.

YEAR	NAME
2005	Corporate Campus
2003	Perimeter Center
2003	211 Perimeter Center
2003	Perimeter Ford Redevelopment
2002	Perimeter Town Center
2000	Northpark MUD
1999	Abernathy MUD
1990	5825 Glenridge Drive Mixed Use
1988	Glenlake Office Park
1988	Central Park (revised)
1988	Crestline (revised)
1988	Hammond Venture
1987	Potomac Hills (revised)
1987	Lakeside Commons
1986	Perimeter West
1986	Landmarks Concourse
1986	Aberdeen Forest
1985	Dunwoody Springs Office Center II
1984	Crestline

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

Based on information submitted for the review, an existing parking facility currently exists on the site. There is also four other office buildings and a parking deck on the Concourse site.

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

No.

**Is the proposed development consistent with regional plans and policies?**

Concourse III, IV, and VIII will replace an existing parking facility and add a residential and retail components to an existing office park development. The site is currently characterized by medium to low-rise office buildings and parking facilities. The proposed redevelopment of this site calls for a

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mix of uses that could potentially allow individuals to live and work within close proximity to one another.

The proposed development meets many of ARC's Regional Development Policies. Regional Development Policies one through four seek to provide development strategies to accommodate the forecasted population and employment growth more efficiently, guide an increased share of new development into central business centers, transportation corridors, and activity centers, increase opportunities for mixed use development and redevelopment, and increase transportation choices. This development meets these goals by redeveloping a site located within an activity center to a more compact mixed use development that creates housing and employment options to individuals.

The proposed development is located in the Perimeter Center LCI. The LCI study designates this area in which the proposed development is located as high density mixed use. This designation calls for future development that will improve commuter access to major transportation corridors, specifically I-285 and GA 400, will increase the supply of housing, and will contain some traditional corporate campuses. It is recommended that the developer work with Perimeter Center CID to ensure that the proposed development meets the goals of the LCI and design standards set forth by the CID.

The Perimeter area surrounding the proposed development has an existing job to housing imbalance. Typically, to be balanced an area should have 1.5 jobs per household (JPH). This employment center has one of the severest jobs to housing imbalance in the metro region. This proposed development helps to rectify some of this imbalance by providing opportunities for individuals to live and work in close proximity to one another.

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## **FINAL 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 proposed project is located in Fulton County on at the intersection of Peachtree Dunwoody Road and Hammond Drive.

### **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.**

It is entirely within the Fulton County's boundaries; however, it is less than a mile from DeKalb County.

### **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.**

The proposed development is adding residential units and retail services to an area dominated by offices uses.

## **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 \$116,600,000.00 with an expected \$2,914,953.00 in annual local tax revenues.

### **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?**

The proposed development will off an opportunity for residents to live and work within close proximity to one another.

**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.**

**Watershed Protection and Stream Buffers**

The project property is located in the Nancy Creek basin which drains to the Corridor portion of the River. It is not in or near the Chattahoochee River Corridor. The Chamblee 1:24,000 USGS quad sheet, which includes the project area, shows no blue line streams in the project area. Any other streams that may be on the property may still be subject to requirements of the Fulton Stream Buffer Ordinance. The Metropolitan North Georgia Water Planning District has required local governments in the District to adopt stream buffer ordinances at least as effective as the District's model ordinance. Fulton County has adopted a buffer ordinance that covers all streams in North Fulton. The Fulton Ordinance requires a 75-foot buffer along designated streams.

In addition, any state waters that may be on the property are subject to the 25-foot Erosion and Sedimentation Act buffers, which are administered by the Environmental Protection Division of Georgia DNR. Any work within the Erosion and Sedimentation buffers will require a variance.

**Stormwater / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC. These estimates are estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. The impervious area estimate used for office/light industrial, 70 percent, appears to be the closest to the approximate impervious coverage already existing and proposed for this project. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

**Estimated Pounds of Pollutants Per Year**

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Office/Light Industrial	11.28	14.55	193.23	1285.92	7986.24	16.69	2.14
<b>TOTAL</b>	<b>11.28</b>	<b>14.55</b>	<b>193.23</b>	<b>1285.92</b>	<b>7986.24</b>	<b>16.69</b>	<b>2.14</b>

Total % impervious 70%



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In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should 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 many site access points will be associated with the proposed development? What are their locations?**

The proposed development will utilize three existing intersections as access points: The Concourse Parkway East driveway at Hammond Drive, the Concourse Parkway South driveway at Peachtree Dunwoody Road, and the right-in, right-out only North Driveway on Peachtree Dunwoody Road.

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

URS performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

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Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
650 Condominiums	41	176	217	146	90	136	2674
35,000 sq ft Retail Space	23	14	37	46	59	105	1535
35,000 sq ft Restaurant Space	15	13	28	176	86	262	3148
Mixed-Use Reductions	0	0	0	-15	-13	-28	-381
<b>TOTAL NEW TRIPS</b>	<b>79</b>	<b>203</b>	<b>282</b>	<b>353</b>	<b>222</b>	<b>475</b>	<b>6976</b>

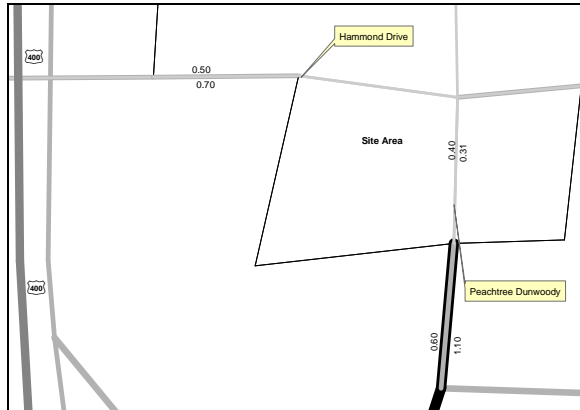
**What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?**

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

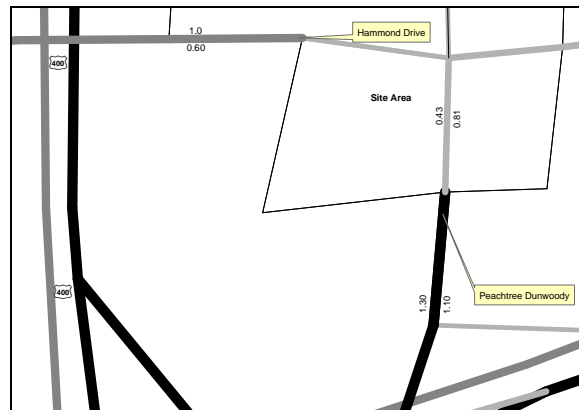
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

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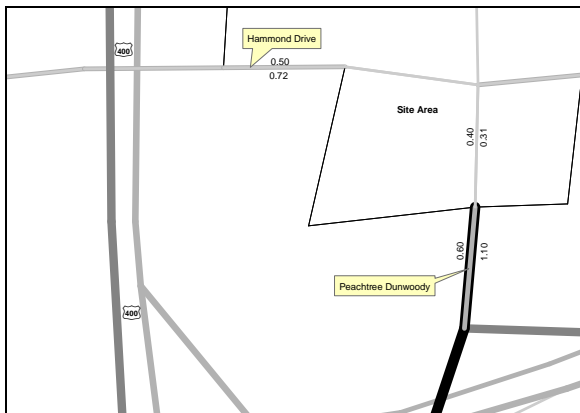
## V/C Ratios



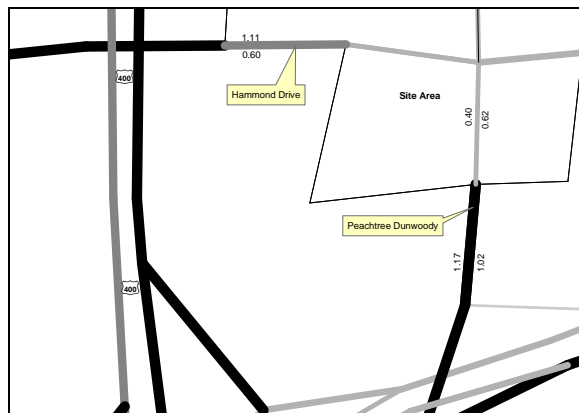
**2005 AM Peak**



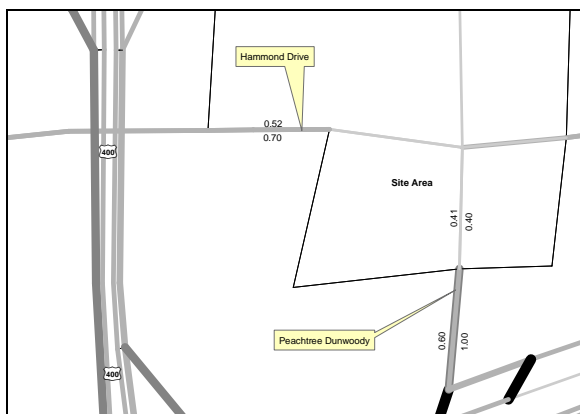
**2005 PM Peak**



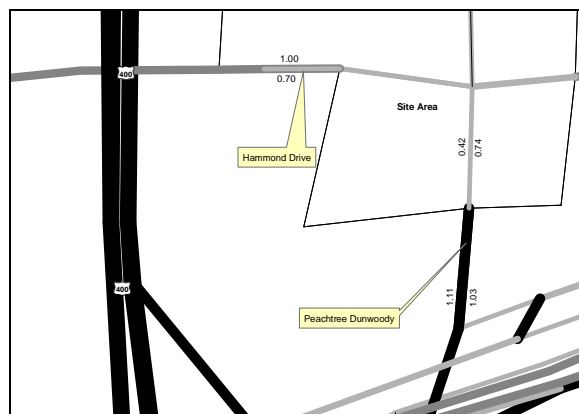
**2010 AM Peak**



**2010 PM Peak**



**2030 AM Peak**



**2030 PM Peak**

Legend						
AM/PM Peak V/C Ratio	LOS A: 0 - 0.3	LOS B: 0.31 - 0.5	LOS C: 0.51 - 0.75	LOS D: 0.76 - 0.90	LOS E: 0.91 - 1.00	LOS F: 1.01+

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2005-2010 TIP, adopted in December 2004. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

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

**2005-2010 TIP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FN-AR-BP083	HAMMOND DRIVE	Pedestrian Facility	2008
FN-200	PERIMETER CENTER AREA (FULTON COUNTY) FIBER OPTIC INTERCONNECTION ALONG SEVERAL CORRIDORS	Roadway Operations	2008
AR-440A, B	SR 400 RAMP METERS / HIGHWAY ADVISORY RADIO	Roadway Operations	2007
FN-103A, B	GLENRIDGE DRIVE	Roadway Operations	2007
DK-215A, B	PERIMETER CENTER PARKWAY EXTENSION OVER I-285 [SPLIT FUNDED - SEE ALSO DK-215B]	Roadway Capacity	2007

**2030 RTP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-900A, B,C,D,E	I-285 NORTH BUS RAPID TRANSIT (BRT)	Transit Facility	2011
FN-227	HAMMOND DRIVE ATMS	Roadway Operations	2025
AR-H-400A, B	SR 400 HOV LANES	HOV Lanes	2015
AR-H-300A, B	I-285 NORTH HOV LANES	HOV Lanes	2015
FN-AR-100A	SR 400	Roadway Capacity	2012

*\*The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004. USDOT approved in December 2004.*

**Summarize the transportation improvements as recommended by consultant in the traffic study for Cosmopolitan North Mixed-Use.**

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made a recommendation for improvements to be carried out in order to upgrade the existing level of service.

Hammond Drive at Peachtree Dunwoody Road

- Add northbound and westbound right turn lanes

According to the findings, there will be no capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made a recommendation for improvements to be carried out in order to upgrade the existing level of service. The recommendation stated in the no-build condition is also applicable to the build condition.

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

MARTA bus routes 5 and 87 provide service from the site to the Dunwoody and North Springs MARTA rail stations.

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- MARTA bus route 5 provides service from 5:00 am till 11:50 pm, Monday through Friday with headways every 15 minutes. Service is provided on Saturdays from 5:06 am till 11:39 pm with headways every 20 minutes. Service is provided on Sundays from 5:16 am till 11:16 pm with headways every 40 minutes.
- MARTA bus route 87 provides service from 5:20 am till 11:05 pm, Monday through Friday with headways every 40 minutes. Service is provided on Saturdays from 6:11 am till 11:31 pm with headways every 40 minutes and on Sunday from 6:11 am till 10:51 pm with headways every 40 minutes.

GRTA Xpress Route 400 provides service from Cumming to the North Springs and Dunwoody MARTA rail stations Monday through Friday from 5:30 am till 7:30 am in the morning and offers the reverse route in the evening from 3:50 pm till 6:15 pm. Headways are every 45 minutes.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**

None proposed.

The development **DOES NOT PASS** the ARC's Air Quality Benchmark test.

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
Where Residential is dominant, >15 units/ac	6%	6%
Where Residential is dominant, 10% Retail or 10% Office	4%	4%
w/in 1/2 mile of MARTA Rail Station	5%	5%
TMA or Parking Management Program	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
<b>Total</b>		<b>23%</b>

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

Traffic impacts by this development are minimal. However, the area surrounding this project suffers from high peak hour congestion. The developer is proposing to provide an on-site sidewalk system to provide pedestrian access to all buildings within the site. It is suggested that further emphasis be placed on pedestrian connectivity between the site of this development and adjacent parcels. A retail shopping center including a Publix grocery store sits directly across Hammond Drive from the proposed residential project. Increased focus on pedestrian connectivity to this and other nearby retail centers will reduce the need for vehicle trips.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**



Preliminary Report:	August 15, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Concourse III, IV, and VIII #883
Final Report Due:	September 14, 2005		Comments Due By:	August 29, 2005

Based on regional averages, wastewater is estimated at 0.20 MGD.

**Which facility will treat wastewater from the project?**

R.M. Clayton will provide wastewater treatment for the proposed development.

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

The capacity of R.M. Clayton is listed below:

PERMITTED CAPACITY MMF, MGD <sup>1</sup>	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
No flow limit	122	99	120	2	None. Plan before EPD to permit plant at design capacity consistent with draft Chattahoochee River Model.	Existing Consent Decree with the U.S.EPA and Georgia EPD require CSO and SSO improvements throughout City of Atlanta wastewater system by 2007 and 2014, respectively.

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

<sup>1</sup> 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 0.20 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.

**INFRASTRUCTURE**

**Solid Waste**

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

Preliminary Report:	August 15, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Concourse III, IV, and VIII #883
Final Report Due:	September 14, 2005		Comments Due By:	August 29, 2005

Information submitted with the review 2,520 tons of solid waste per year and the waste will be disposed of in Fulton 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.)?**

None were determined during the review.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No, the project will provide an additional 650 housing units.

**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.

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



Preliminary Report:	August 15, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Concourse III, IV, and VIII #883
Final Report Due:	September 14, 2005		Comments Due By:	August 29, 2005

The site proposed for the development is located in Census Tract 101.10. This tract had a 0.7 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 41 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a variety 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.

August 29, 2005

Mr. Mike Alexander  
Review Coordinator  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, Georgia 30303

Dear Mr. Alexander,

We at the Fulton County School System appreciate the opportunity to review and provide comment regarding the proposed Concourse III, IV, VIII development. We believe that intergovernmental cooperation is a fundamental component of successful regional planning. We utilize the information you provide us to forecast student enrollment and plan for their instructional needs.

The attached table details our estimates regarding the numbers of students the proposed development may generate as well as the state capacity and projected enrollment of schools that currently serve the area.

Please feel free to call me at my office (404) 763-5525 if you have any questions regarding this or any other matter.

Sincerely,

Sara Wade  
Planning Specialist

FULTON COUNTY REZONING  
FULTON COUNTY SCHOOL SYSTEM  
AUGUST 2005

<u>PETITION</u>	<u>USE</u>	<u># UNITS</u>
<b>Concourse III, IV, VIII</b>	SF	0
	TR	650 CONDOS
	MF	0

2005-06 HOME SCHOOL	ESTIMATE # STUDENTS GENERATED			CAPACITY <sup>A</sup>	ENROLLMENT <sup>B</sup>	UNDER/OVER STATE CAPACITY <sup>C</sup>	# PORTABLE CLASSROOMS	CURRENT FACILITY MEET DEMAND?
HIGH POINT ES	44	TO	84	625	754	129	11	NO
RIDGEVIEW MS	30	TO	49	825	593	-232	0	YES
RIVERWOOD HS	26	TO	51	1,375	1,235	-140	0	YES
TOTAL	100	TO	184					

		Average	Avg. + 1 Std. Dev.		
RIVERWOOD HS REGION					
One single family unit generates:		0.0496	to	0.1114	elementary school students per unit.
One single family unit generates:		0.0303	to	0.0707	middle school students per unit.
One single family unit generates:		0.0932	to	0.1611	high school students per unit.
One multifamily or apartment unit generates:		0.0995	to	0.2018	elementary school students per unit.
One multifamily or apartment unit generates:		0.0350	to	0.0717	middle school students per unit.
One multifamily or apartment unit generates:		0.0336	to	0.0570	high school students per unit.
One townhome unit generates:		0.0682	to	0.1289	elementary school students per unit.
One townhome unit generates:		0.0455	to	0.0760	middle school students per unit.
One townhome unit generates:		0.0398	to	0.0783	high school students per unit.
AVERAGE CONSTRUCTION COST PER STUDENT		TOTAL REVENUES		LOCAL AND OTHER REVENUE SOURCES	
\$10,395		\$8,497		\$5,793	
				STATE REVENUES	
				\$2,705	

<sup>A</sup> Updated Georgia Department of Education state capacity.

<sup>B</sup> Enrollment based upon the official 10 day count of the 2005-06 school year

<sup>C</sup> Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity

Your DRI ID NUMBER for this submission is: **883**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 7/27/2005 3:45:14 PM

## DEVELOPMENT OF REGIONAL IMPACT

### Fulton 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:	Fulton County
*Individual completing form and Mailing Address:	Morgan Ellington Fulton County, 141 Pryor Street, Suite 2085, Atlanta, GA 30303
Telephone:	404-730-8049
Fax:	404-730-7818
E-mail ( <b>only one</b> ):	<a href="mailto:Morgan.Ellington@co.fulton.ga.us">Morgan.Ellington@co.fulton.ga.us</a>

\*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:	Concourse III, Concourse IV, and Concourse VIII	
Development Type	Description of Project	Thresholds
Mixed Use	181913 sf office (existing) 70000 sf retail 650 condo units	<a href="#">View Thresholds</a>
Developer / Applicant and Mailing Address:	Cousins Properties, Inc. 250 Windy Ridge Parkway, Suite 1600 Atlanta, GA 30039 (Jessica Hill is atty for developer, 404-572-6966)	
Telephone:	770-303-2818	
Fax:	770-857-2368	
Email:	<a href="mailto:johngoff@cousinsproperties.com">johngoff@cousinsproperties.com</a>	
Name of property owner(s) if different from developer/applicant:	Teachers Insurance & Annuity Assoc. of America	
Provide Land-Lot-District Number:	LL 17, District 17	
What are the principal streets or roads providing vehicular access to the site?	Peachtree Dunwoody Road and Hammond drive	
Provide name of nearest street(s) or intersection:	Peachtree Dunwoody Road and Hammond drive	
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). ( <a href="http://www.mapquest.com">http://www.mapquest.com</a> or <a href="http://www.mapblast.com">http://www.mapblast.com</a> are helpful sites to use.):		

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?	1,000 feet
If no, provide the following information:	
In what additional jurisdictions is the project located?	
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:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning, Variance, Other Use Permit to Exceed the District Height
What is the name of the water supplier for this site?	Fulton County
What is the name of the wastewater treatment supplier for this site?	Fulton County
Is this project a phase or part of a larger overall project?	Y
If yes, what percent of the overall project does this project/phase represent?	17.6 percent
Estimated Completion Dates:	This project/phase: Spring 2012 Overall project: Spring 2012

### 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?	
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	
Included in an official Transportation Improvement Plan (TIP)?	
Developer/Applicant has identified needed improvements?	

Other (Please Describe):

An updated traffic study is being prepared in conjunction with this DRI to identify such information.

Submitted on: 8/11/2005 11:14:19 AM

## DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

### Local Government Information

Submitting Local Government:	Fulton County
Individual completing form:	Morgan Ellington, Fulton County, 141 Pryor Street, Suite 2085, Atlanta, GA 30303
Telephone:	404-730-8049
Fax:	404-730-7818
Email ( <b>only one</b> ):	<a href="mailto:morgan.ellington@co.fulton.ga.us">morgan.ellington@co.fulton.ga.us</a>

### Proposed Project Information

Name of Proposed Project:	Concourse III, Concourse IV and Concourse VIII
DRI ID Number:	883
Developer/Applicant:	Cousins Properties, Inc.
Telephone:	770-303-2818
Fax:	770-857-2368
Email(s):	johngoff@cousinsproperties.com, jhill@pogolaw.com

### 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:	\$116,600,000.00
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$2,914,953.00
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): The development will displace an existing parking deck providing 818 spaces and servicing the existing office building on the subject property. The proposal will replace the displaced parking spaces in the new development.	

### Community Facilities Impacts

#### Water Supply

Name of water supply provider for this site:	Fulton County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.20 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?	

## Wastewater Disposal

Name of wastewater treatment provider for this site:	Fulton County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.20 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:	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	

## Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	603 trips
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: North bound and west bound right turn lanes are needed at the intersection of Hammond Drive and Peachtree Dunwoody Road. See the submitted traffic study for further information on required improvements.	

## Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	2,520 tons
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?	79%
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:	

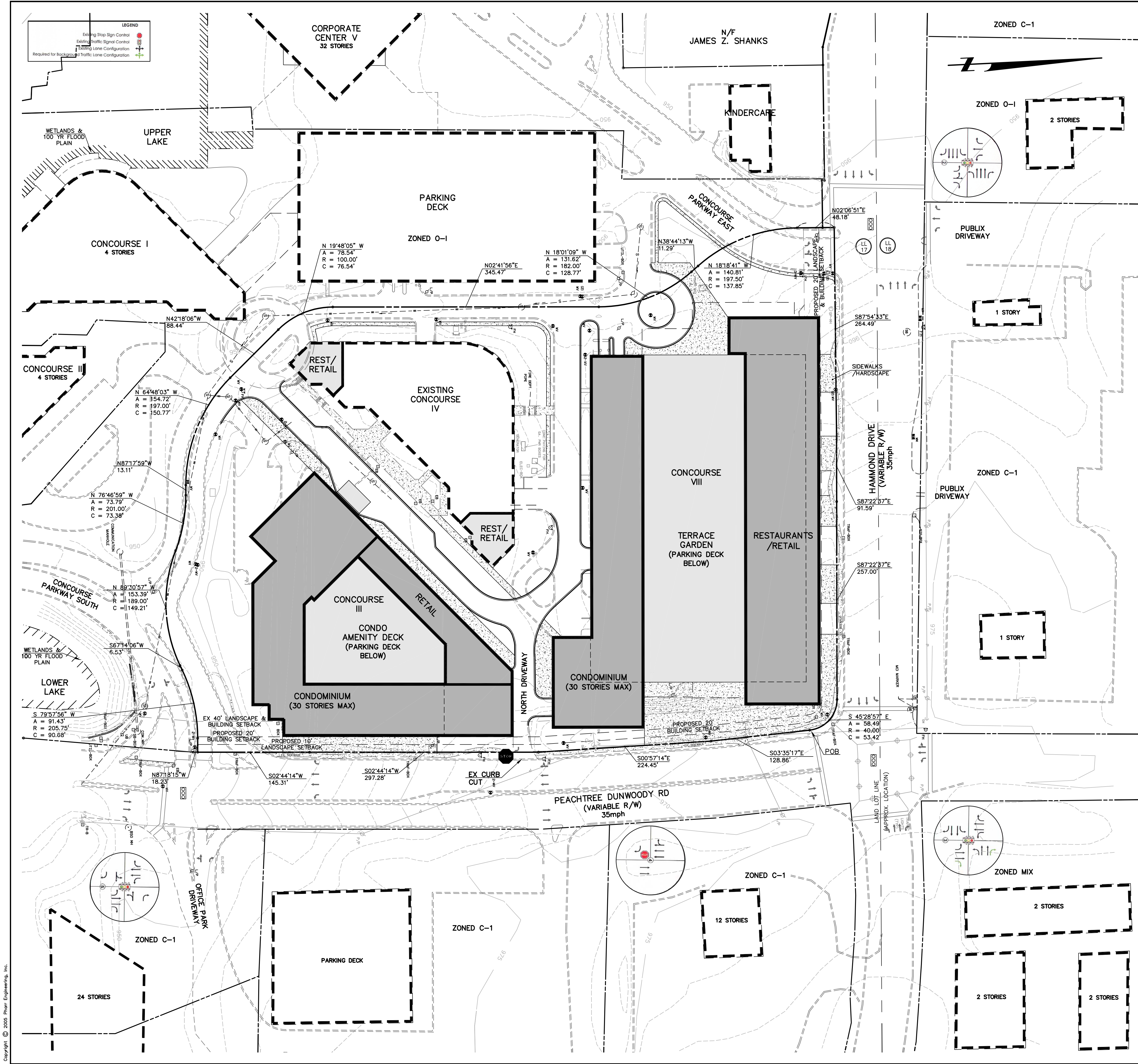
## Environmental Quality

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:



PROGRAM DESCRIPTION				
Building	Use	Height (in stories)	Square Footage or Units (gsf)	Parking Spaces Required **
Concourse IV (existing) ***	Mixed Use - Office	Four (w/partial basement)	181,913 gsf	546 spaces*
	Restaurant/Retail		7,000 gsf	70 spaces
Concourse III	Mixed Use - Condominium	30 stories (max)	300 units	450 spaces
	Retail	one story	35,000 gsf	175 spaces
Concourse VIII	Mixed Use - Condominium	30 stories (max)	350 units	525 spaces
	Restaurant/Retail	one story	28,000 gsf	280 spaces
			Office: 181,913 gsf	1,801 spaces (based on shared parking)
			Retail: 70,000 gsf	1,815 spaces
			Condominium: 650 units	

\* at 3 spaces per 1,000 sf  
\*\* Required parking before calculation of shared parking  
\*\*\* 7,000 gsf retail space to be constructed within existing 181,913 gsf office space

SHARED PARKING CALCULATIONS				
	Weekday		Weekend	
	6am to 5 pm	5 pm to 1 am	6am to 5 pm	5 pm to 1 am
Office	546 (100%)	55 (10%)	55 (10%)	28 (5%)
Retail	105 (60%)	158 (90%)	175 (100%)	9 (5%)
Restaurant	175 (50%)	350 (100%)	350 (100%)	35 (10%)
Subtotal	826 *	563	580	72
Residential	975			
Total	1,801			

\* Largest Subtotal is the code requirement

- GENERAL NOTES:**
- EXISTING INFORMATION IS FROM "TOPOGRAPHIC SURVEY OF PROPERTY LOCATED IN LAND LOT 17 ~ 17TH DISTRICT, FULTON COUNTY, GEORGIA" BY WATTS & BROWNING ENGINEERS, INC., DATED NOVEMBER 20, 1995 AND LAST REVISED JANUARY 23, 1997 AS WELL AS FULTON COUNTY GIS DEPARTMENT AND CONSTRUCTION DRAWINGS FROM CONCOURSE DEVELOPMENT BY PHARR ENGINEERING (MULTIPLE DATES).
  - TOTAL CONCOURSE DEVELOPMENT IS 64.14 ACRES. AREA TO BE REZONED IS 11.28 ACRES.
  - PROPERTY IS CURRENTLY ZONED O-I (CASE NO 1994Z-0129) AND IS LOCATED COMPLETELY IN FULTON COUNTY.
  - STORMWATER MANAGEMENT FACILITIES FOR THE PROPOSED DEVELOPMENT IS PROVIDED FOR IN THE EXISTING STORMWATER MANAGEMENT FACILITIES PREVIOUSLY PERMITTED AND CONSTRUCTED FOR THE OVERALL CONCOURSE DEVELOPMENT.
  - WATER AND SANITARY SERVICE PROVIDED BY EXISTING INFRASTRUCTURE WITHIN CONCOURSE DEVELOPMENT AND ADJACENT PUBLIC ROADS.
  - 100 YEAR FLOOD PLAIN AND WETLANDS SHOWN ON COUNTY GIS, FEMA PANEL, & NATIONAL WETLANDS INVENTORY MAPS ARE THOSE PRIOR TO THE CONSTRUCTION OF CONCOURSE DEVELOPMENT. CURRENTLY, NO 100 YEAR FLOOD PLAIN OR WETLANDS ARE LOCATED ON THE SITE.
  - ALL DRIVES AND CURB CUTS SHOWN ARE EXISTING AND PREVIOUSLY PERMITTED AND CONSTRUCTED.
  - OWNER: TIAA-CREF \* 8500 ANDREW CARNEGIE BOULEVARD \* CHARLOTTE, NORTH CAROLINA 28262.
  - DEVELOPER: COUSINS PROPERTIES, INC. \* 2500 WINDY RIDGE PARKWAY \* SUITE 1600 \* ATLANTA, GEORGIA 30339.
  - CIVIL ENGINEER: PHARR ENGINEERING, INC. \* 1770 CENTURY CIRCLE, N.E. \* SUITE 22 \* ATLANTA, GEORGIA 30345
  - TRAFFIC STUDIES: STREETSMARTS \* 3090 PREMIERE PARKWAY \* SUITE 200 \* DULUTH, GEORGIA 30097
  - RESIDENTIAL DENSITY = 57.6 UNITS/ACRE. F.A.R. = 22,332.7 SF/ACRE.
  - EXISTING/PROPOSED OPEN SPACE = ±4.75 ACRES. OPEN SPACE CONSISTS OF ALL LANDSCAPE/LANDSCAPE AREAS, LAWNS, AND ROOFTOP TERRACES.



**LEGAL DESCRIPTION:**

DESCRIPTION of a 11.28 acre parcel of land located in the County of Fulton, State of Georgia in accordance with a plan entitled "Topographic Survey of Property Located in Land Lot 17 ~ 17th District" by Watts & Browning, dated November 20, 1005 and last revised January 23, 1997.

Said 11.28 acre parcel being more fully described as follows:

BEGINNING AT A POINT, said point being located at the iron pin located at the southwest corner of the right-of-way of Peachtree Dunwoody Road and Hammond Drive; Thence S 03°35'17" E for a distance of 128.86 feet to a point; Thence S 00°57'14" E for a distance of 224.45 feet to a point; Thence S 02°44'14" W for a distance of 297.28 feet to a point; Thence S 02°44'14" W for a distance of 145.31 feet to a point; Thence N 87°18'15" W for a distance of 18.23 feet to a point; Thence, along a non-tangent curve to the left having a radius of 205.75 feet, a central angle of 25°27'44", a tangent length of 46.48 feet, the long chord of which bears S 79°57'56" W for a distance of 90.68 feet with a radial line in of S 02°41'48" W and a radial line out of N 22°45'56" W for an arc length of 91.43 feet to a point; Thence S 87°14'06" W for a distance of 6.53 feet to a point; Thence, along a tangent curve to the right with a radius of 189.00 feet, a tangent length of 81.20 feet, a central angle of 46°28'55", the radius of which bears N 22°45'55" W, the chord of which bears N 89°30'57" W for a distance of 149.21 feet; Thence along the arc of said curve for a distance of 153.38 feet to a point; Thence, along a non-tangent curve to the left having a radius of 201.00 feet, a central angle of 21°02'07", a tangent length of 37.32 feet, the long chord of which bears N 76°46'59" W for a distance of 73.38 feet with a radial line in of S 23°44'04" W and a radial line out of N 02°41'58" E for an arc length of 73.79 feet to a point; Thence N 87°17'59" W for a distance of 13.11 feet to a point; Thence, along a tangent curve to the right with a radius of 197.00 feet, a tangent length of 81.60 feet, a central angle of 44°59'52", the radius of which bears N 02°42'01" E, the chord of which bears N 64°46'03" W for a distance of 150.77 feet; Thence along the arc of said curve for a distance of 154.72 feet to a point; Thence N 42°18'08" W for a distance of 88.44 feet to a point; Thence, along a non-tangent curve to the right having a radius of 100.00 feet, a central angle of 45°00'07", a tangent length of 44.42 feet, the long chord of which bears N 19°48'05" W for a distance of 76.54 feet with a radial line in of N 47°41'51" E and a radial line out of N 87°18'01" W for an arc length of 78.54 feet to a point; Thence N 02°41'56" E for a distance of 345.47 feet to a point; Thence, along a tangent curve to the left with a radius of 182.00 feet, a tangent length of 68.84 feet, a central angle of 41°28'07", the radius of which bears N 87°18'05" W, the chord of which bears N 18°01'09" W for a distance of 128.77 feet; Thence along the arc of said curve for a distance of 140.81 feet to a point; Thence N 02°06'51" E for a distance of 48.18 feet to a point; Thence S 87°54'33" E for a distance of 264.49 feet to a point; Thence S 87°22'37" E for a distance of 81.59 feet to a point; Thence S 87°22'37" E for a distance of 257.00 feet to a point; Thence, along a non-tangent curve to the right having a radius of 40.00 feet, a central angle of 83°47'14", a tangent length of 35.85 feet, the long chord of which bears S 45°28'57" E for a distance of 53.42 feet with a radial line in of S 02°37'26" W and a radial line out of N 86°24'40" E for an arc length of 58.49 feet to a point; the POINT OF BEGINNING.

CONTAINING: 491,410 square feet or 11.28 acres of land, more or less.  
Perimeter: 2,823.02 feet

Subject to the variable Right-of-Way of Peachtree Dunwoody Road and Hammond Drive and all covenants and agreements of record.



SEAL

Pharr Engineering, Inc.

CIVIL ENGINEERS

1770 CENTURY CIRCLE, N.E., SUITE 22  
ATLANTA, GEORGIA 30345-3086  
TEL 404-325-3441 / 404-325-0318 FAX

CONCOURSE MASTER PLAN

LAND LOT 17 ~ 17TH DISTRICT  
FULTON COUNTY, GEORGIA

THOMPSON, VENTULETTI, STAINBACK & ASSOCS.

2700 PROMENADE TWO  
1230 PEACHTREE STREET  
ATLANTA, GA 30309

REVISIONS :

NO. & DATE	DESCRIPTION
No. 1 8/05/05	GENERAL REVISIONS
No. 2 8/09/05	GENERAL REVISIONS

DRAWING TITLE :

SITE PLAN

DATE : 7/26/05

PROJECT : 051183

DRAWING NO. :

Z-1

SEQ. OF

SCALE : 1" = 60'