

Limited Trip Generation Memorandum – REVISED

Rockdale Technology Park 1

DRI #4147

Rockdale County, Georgia

Submission:

March 2024

Revised:

April 5, 2024

Applicant:

SDP Acquisitions, LLC

013805015

Kimley»Horn

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Introduction

The *Rockdale Technology Park 1* development is a proposed Data Center development on an approximately 53-acre site located north of Sigman Road, west of Farmer Road, and south of Lester Road in unincorporated Rockdale County, Georgia. As currently envisioned, the 53-acre *Rockdale Technology Park 1* development will consist of approximately 837,500 square feet of Data Center space in three (3) buildings with two stories each. The site plan for the proposed development is provided. Additionally, **Figure 1** provides a site location map, and **Figure 2** provides aerial imagery of the site.

This memorandum provides the density and trip generation estimates as approved during the Methodology Meeting on March 4, 2024 and GRTA's Letter of Understanding (LOU) dated March 11, 2024.

Note: A traffic study is not required by GRTA or the Atlanta Regional Commission (ARC) to support the DRI process as the proposed development is projected to generate fewer than 1,000 trips per day (per Section 3.1 of the GRTA DRI Review Procedures). However, the purpose of this memorandum is to request GRTA to allow expedited review based on the proposed limited trip generation.

This memo has been revised to correct a typo and resubmitted to GRTA on April 5, 2024.

Trip Generation

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network. Anticipated trip generation for the proposed *Rockdale Technology Park 1* development were calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, 2021.

The density and the project trip generation for the proposed development are summarized in **Table 1**.

Table 1: Gross Trip Generation							
Land Use	ITE Code	Density	Daily Traffic			AM Peak	PM Peak
			Total	Enter	Exit	Total	Total
Data Center	160	837,500 SF	830	415	415	103	86
Total Gross Trips			830	415	415	103	86

Based on the trip generation shown in **Table 1**, the proposed *Rockdale Technology Park 1* development is projected to generate approximately 830 daily trips (415 in, 415 out), 103 AM peak hour trips, and 86 PM peak hour trips. Heavy vehicle traffic is expected to be infrequent after construction is complete.

Site Access and Parking

The *Rockdale Technology Park 1* development is proposing one full-access driveway along Farmer Road aligned with the existing BP driveway, and one full-access driveway along Lester Road approximately 675 feet west of Farmer Road. The development is also proposing an emergency access point at the existing right-in/right-out curb-cut along Sigman Road. The driveway along Farmer Road is intended to be the main driveway, and the security gate is located at this driveway. Roadways internal to the site will provide vehicular access to the entire site.

Sigman Road is a four-lane, divided, principal arterial with two eastbound lanes and two westbound lanes. Farmer Road is a two-lane, undivided, local road with one northbound lane and one southbound lane. Lester Road is a two-lane, undivided, local road with one eastbound lane and one westbound lane.

A surface parking lot is proposed for each building with approximately 276 total parking spaces is proposed for the site. The proposed site plan is attached for reference.

Summary

The *Rockdale Technology Park 1* development is a proposed Data Center development on an approximately 53-acre site located north of Sigman Road, west of Farmer Road, and south of Lester Road in unincorporated Rockdale County, Georgia. As currently envisioned, the development will consist of approximately 837,500 square feet of Data Center space.

Based on the trip generation, the proposed *Rockdale Technology Park 1* development is projected to generate approximately 830 daily trips (415 in, 415 out), 103 AM peak hour trips, and 86 PM peak hour trips. Heavy vehicle traffic is expected to be infrequent after construction is complete.

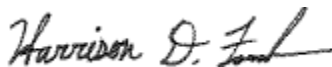
Access to the site will be provided via two proposed driveways. One driveway is proposed to be located along Farmer Road, to align with the BP driveway. A full-movement driveway is also proposed along Lester Road, approximately 675 feet west of Farmer Road. Additionally, an emergency access point is proposed at the existing right-in/right-out curb-cut along Sigman Road.

A traffic study is not required by GRTA or the Atlanta Regional Commission (ARC) to support the DRI process because the proposed development is projected to generate fewer than 1,000 trips per day. However, the purpose of this memorandum is to request GRTA to allow expedited review based on the proposed limited trip generation.

We hope this information is helpful. Please contact me at (770) 619-4280 if you have any questions.

Sincerely,

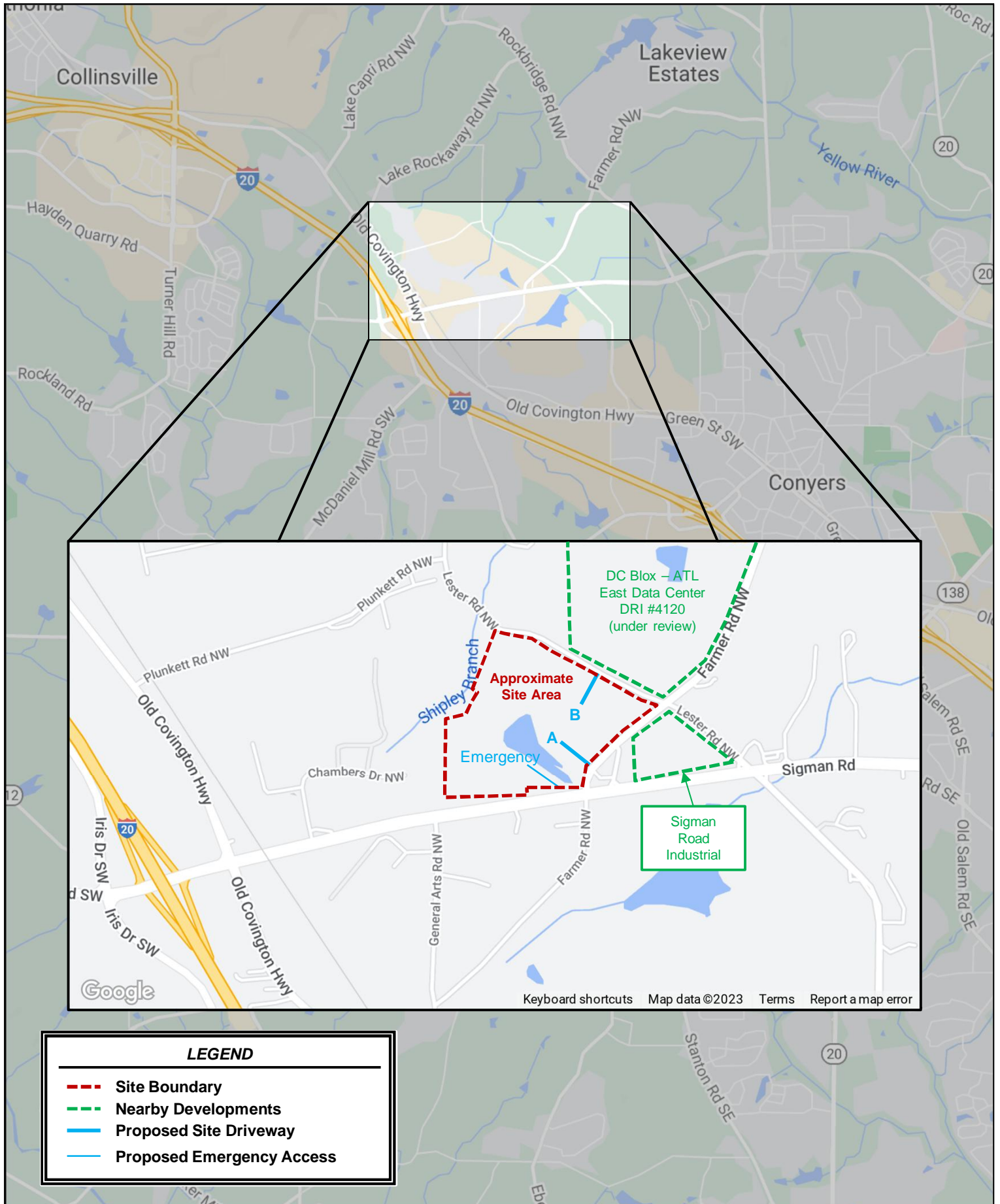
KIMLEY-HORN AND ASSOCIATES, INC.

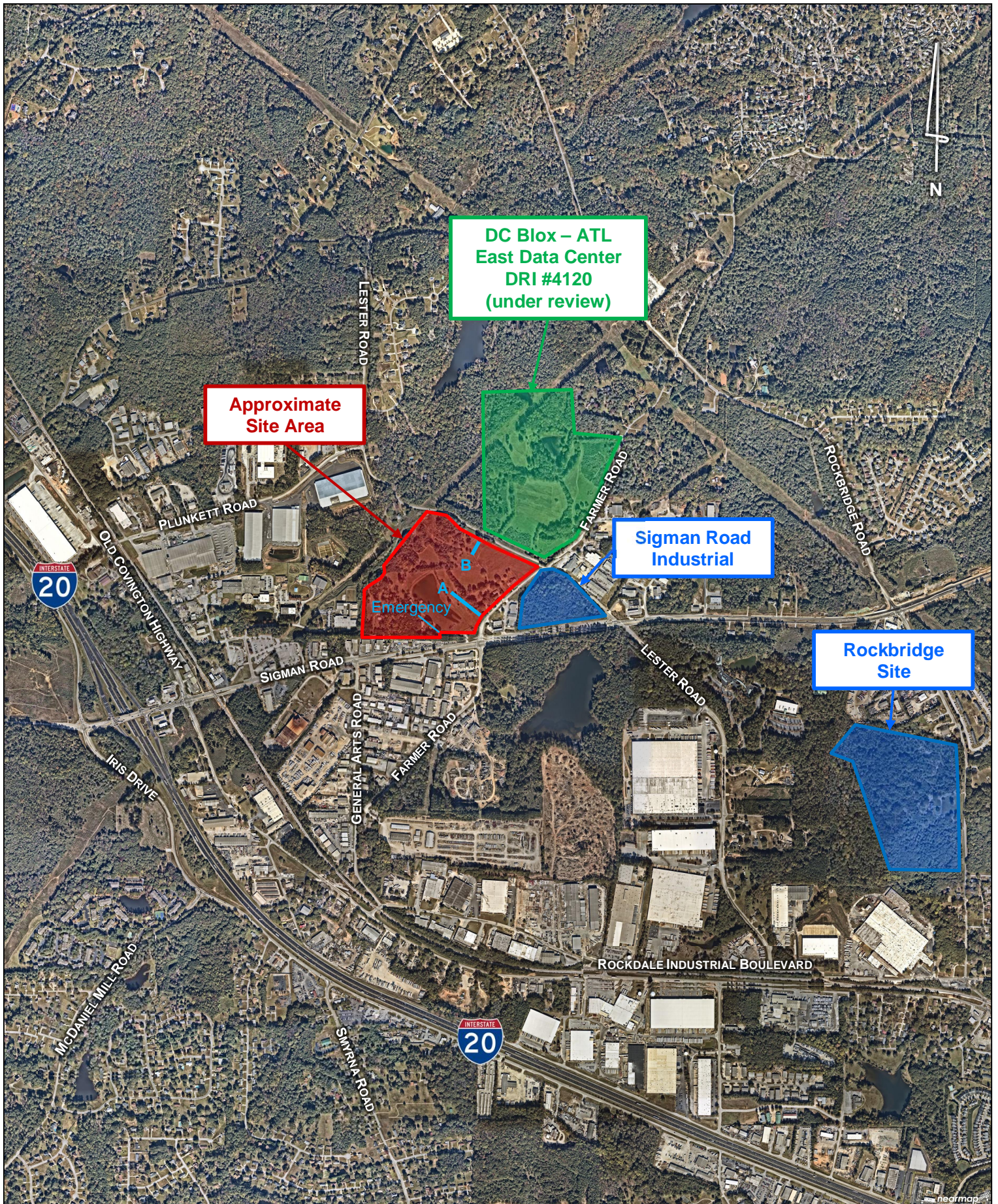


Harrison Forder, P.E.
Project Engineer

Attachments:

- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Trip Generation Analysis
- *Rockdale Technology Park 1 DRI Site Plan (2024)*
- *Rockdale Technology Park 1 Methodology Meeting Packet (MMP)*


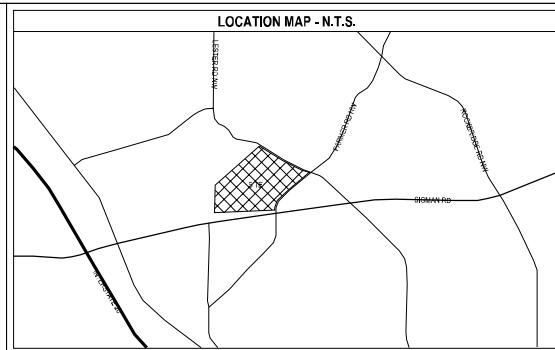
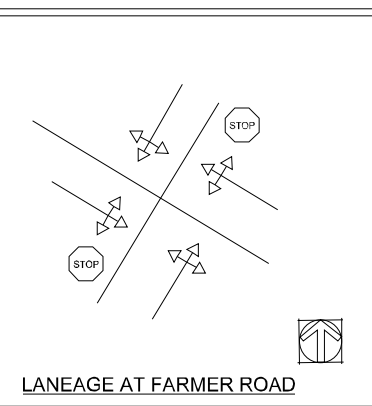




Rockdale Technology Park 1
Rockdale County, GA

k:\alp_tpto\013805015_pippin site data center dri - rockdale county - october 2023\phase 1\analysis\rockdale analysis.xls\trip generation

A diagram illustrating the laneage at Lester Road. It shows a T-junction where a road from the bottom crosses a road from the top. The road from the bottom has a stop sign (octagon with 'STOP') and a yield sign (triangle with a horizontal line). The road from the top has a yield sign (triangle with a horizontal line). The diagram shows the laneage for each direction of travel.



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LAND PLANNING
▼
CIVIL ENGINEERING
▼
LANDSCAPE ARCHITECTURE

ACREAGE:	TOTAL	52.86 AC.
BUILDINGS :		
	BUILDING 1	280,000 S.F.
	48 MW	
	DATA HALLS	164,650 S.F.
	AUTO PARKING	88
	BUILDING 2	280,000 S.F.
	48 MW	
	DATA HALLS	164,650 S.F.
	AUTO PARKING	88
	BUILDING 3	277,500 S.F.
	48 MW	
	DATA HALLS	164,650 S.F.
	AUTO PARKING	100
	BUILDING USE	DATA CENTER
	TOTAL S.F.	837,500 S.F.
	TOTAL PARKING	276
	TOTAL MW	144
YIELD:	FLOOR AREA RATIO	36%
	IMPERVIOUS AREA	25.86 AC. 49%
	OPEN SPACE	27.00 AC. 51%
	DENSITY	21,310 S.F./AC.
LOCATION:	STREET	LESTER RD & FARMER RD
	JURISDICTION	ROCKDALE COUNTY, GA
NOTES:		
	NO SHARED PARKING PROPOSED.	
	NO CARPOOL/VANPOOL SPACES PROPOSED.	
	NO TRANSIT SERVICE AT SITE.	
	NO PROGRAMMED PROJECTS ADJACENT TO SITE	
	ROCKDALE COUNTY DOES NOT HAVE A MINIMUM PARKING COUNTY STANDARDS FOR DATA CENTER USE.	

**SREP ROCKDALE
TECHNOLOGY PARK**

LAND LOTS 235 & 246
16TH DISTRICT
ROCKDALE COUNTY, GEORGIA

[illegible]

<h1 style="text-align: center;">DRI PLAN</h1>	SCALE	1" = 100'
	DATE	08 / 02
	DRAWN BY	1" PRODUCA 1,7, INTEL
	PROJECT ENGINEER	WIRED P.E.
	QA/QC REVIEWER	B. BRUMFIELD P.E.

EBERLY PROJECT NUMBER:

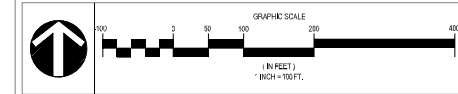
23-198

SHEET NUMBER:

DRI

NOT ISSUED FOR
CONSTRUCTION

CA PROJECTS\2023\23-196 SREP Rockville Tech Park\5.0 Drawing\23-196 DR1.dwg March 13, 2024



[illegible]

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

ACREAGE:	TOTAL	52.86 AC
BUILDINGS :		
	BUILDING 1	280,000 S.F.
	48 MW	
	DATA HALLS	164,650 S.F.
	AUTO PARKING	88
	BUILDING 2	280,000 S.F.
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	DATA HALLS	164,650 S.F.
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	BUILDING 3	277,500 S.F.
	48 MW	
	DATA HALLS	164,650 S.F.
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	BUILDING USE	DATA CENTER
	TOTAL S.F.	837,500 S.F.
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LOCATION:	STREET	LESTER RD & FARMER RD
	JURISDICTION	ROCKDALE COUNTY, GA

NOTES:

- NO SHARED PARKING PROPOSED.
- NO CARPOOL/VANPOOL SPACES PROPOSED.
- NO TRANSIT SERVICE AT SITE.
- NO PROGRAMMED PROJECTS ADJACENT TO SITE.
- ROCKDALE COUNTY DOES NOT HAVE A MINIMUM PARKING COUNTY STANDARDS FOR DATA CENTER USE.

[illegible]

DRI PLAN

SCALE	1" = 10'
DATE	12/12/22
DRAWN BY:	L. THODOUCA T. PATEL
PROJECT ENGINEER:	W. REED, P.E.
QA/QC REVIEWER:	S. BRUMFIELD, P.E.

EBERLY PROJECT NUMBER:

23-198

SHEET NUMBER:

DRI

NOT ISSUED FOR
CONSTRUCTION

OWNER/DEVELOPER
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LANEAGE AT FARMER ROAD

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*Methodology Meeting Packet (MMP) – **POST***

Rockdale Technology Park 1

DRI #4147

Rockdale County, Georgia

Methodology Meeting:

March 4, 2024 @ 10:00 AM

Applicant:

SDP Acquisitions, LLC

013805015

Kimley»Horn

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DRI Name & Number

Rockdale Technology Park 1

DRI #4147

Methodology Meeting Date

March 4, 2024 @ 10:00 AM

Project Rendering



Project Orientation

Permitting Local Government	Rockdale County
Additional Local Government(s) with development approval authority	N/A
DRI Trigger	Rezoning
DRI Trigger Application/Permit #	Application to be filed for January cut-off date
Qualifying DRI Threshold Exceeded	500,000 SF for Industrial
Existing Zoning	Single-Family Residential District (R-1)
Proposed Zoning	Office Institutional (O-I)

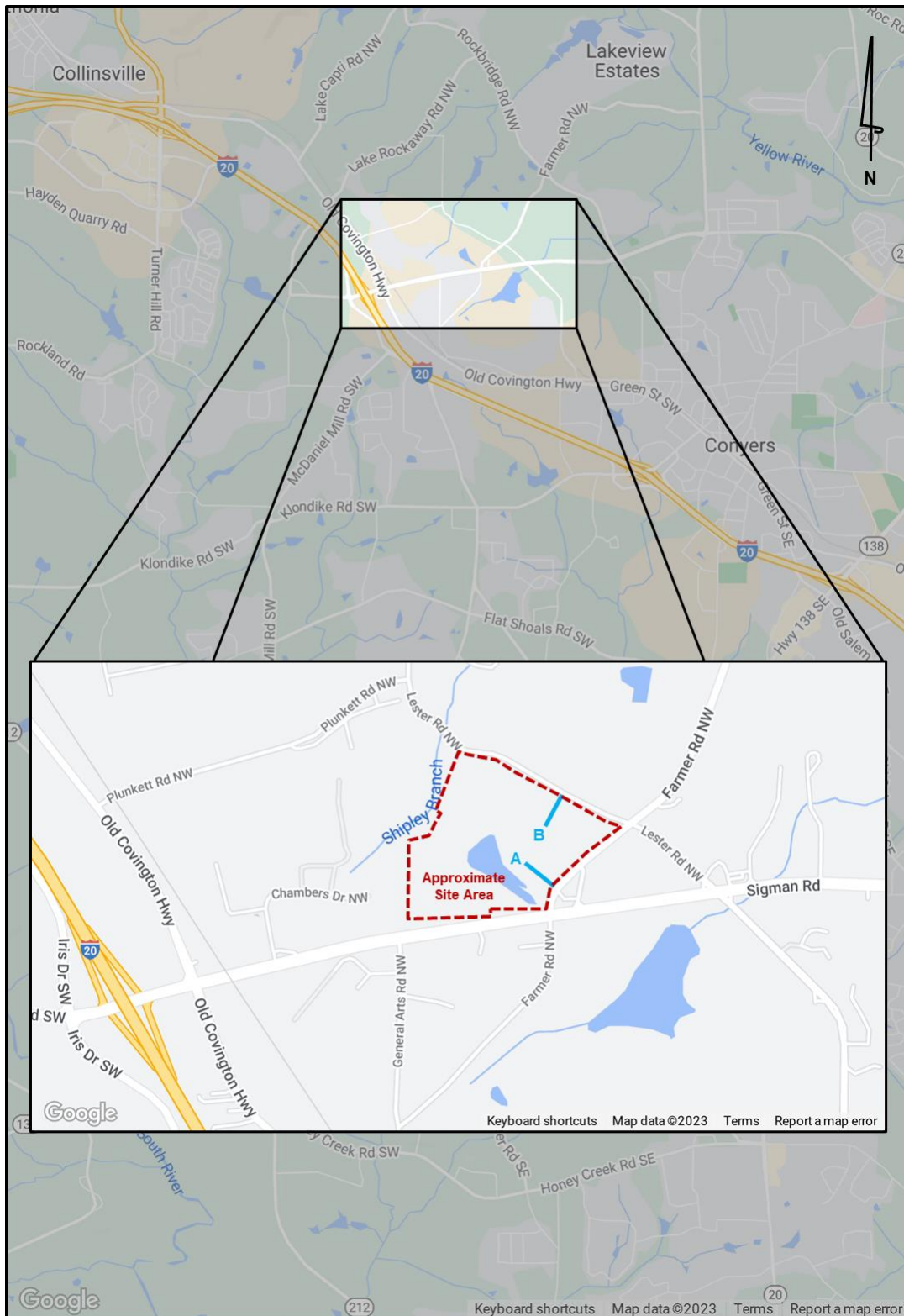
Project Information

Land Use	Density
Data Center	837,500 SF (total in 3 buildings with two stories each)

Project Location

GPS Coordinates	33°41'12.8"N 84°03'00.7"W
Location Description	North of Sigman Road, west of Farmer Road, south of Lester Road
Site Acreage	Approximately 53 acres
Unified Growth Policy Map Land Use Area Designation	Established Suburbs
Neighboring Jurisdictions	City of Conyers (1.0 mile E), DeKalb County (1.5 miles NW)

Project Orientation Map



Project Driveways & Access Points

Driveway Name	EX/PR	Along	Movements	Location
Driveway A	Proposed	Farmer Road	Full	Approx. 200' n/o Sigman Road - aligns with existing BP driveway
Driveway B	Proposed	Lester Road	Full	Approx. 675' w/o Farmer Road

Note: Emergency access proposed to existing RIRO curb-cut on Sigman Road

Project Build Out Year & Phase(s)

Build Out Year	2028
Phases	One phase

Net Average Daily Trips (ADT) & Requested Review Schedule

Net Average Daily Trips (ADT)	832 (416 entering, 416 exiting)
Requested Review Schedule	GRTA – Expedited (15 business days) – Less than 1,000 trips per day (see page 12) ARC – Non-Expedited Review (25 calendar days)
Requested Transportation Study Type	Limited Trip Generation Memo

Government Stakeholders

GRTA	ARC
GDOT	Rockdale County
City of Conyers	

Applicant Stakeholders (Section 1.2.2)

Applicant	John Young Jr.	SDP Acquisitions, LLC
Civil Engineer	Wesley Reed	Eberly & Associates, Inc.
Civil Engineer	Tejash Patel	Eberly & Associates, Inc.
Attorney	Michèle L. Battle, Esq.	Battle Law, P.C.
Traffic Engineer	Harrison Forder	Kimley-Horn
Traffic Engineer	John Walker	Kimley-Horn
Traffic Engineer	Alden Gordon	Kimley-Horn

Applicant Email & Mailing Address

John Young Jr.
johnyoung@strategicpartners.com
3715 Northside Parkway, Building 400, Suite 425
Atlanta, GA 30327

Planning Context

Programmed Projects

Project Name	From / To Points:	Sponsor	GDOT PI #	ARC ID # (TIP)	Design FY	ROW / UTL FY	CST FY
Sigman Road Widening	East of Lester Road to Irwin Bridge Road	Rockdale County	0013163	RO-235C	2015	2017	2019
SR 20 and Sigman Road Widening	Irwin Bridge Road to Walnut Grove Road (SR 138)	GDOT	0013594	RO-235D	2022	2025/2028	2028

Programmed Project Attached Design Documents

- The ARC Fact Sheet for the programmed project is shown in **Appendix D**.

Transportation Project Interaction with DRI

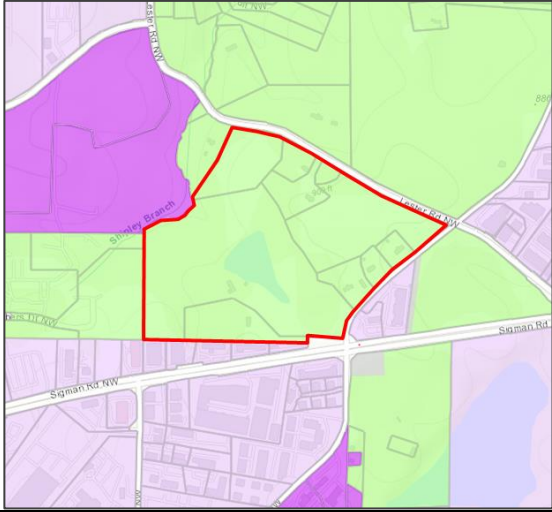
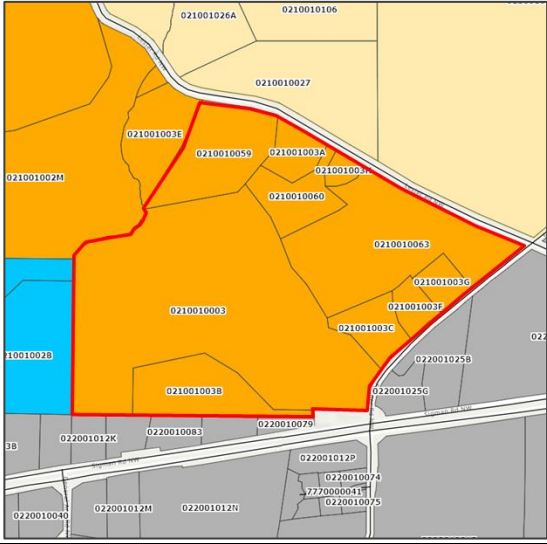
- The construction for the Sigman Road Widening project is currently under construction and is nearing completion.

Planned Projects

Project Name	From / To Points:	Potential Sponsor	GDOT PI #	ARC ID # (TIP)	Project Timeline	Planning Document
Old Covington Highway Widening	SR 124/Turner Hill Road at Lake Capri Road	GDOT	0013566	DK-030	2031-2035	ARC Fact Sheet
Old Covington Highway Widening	Lake Capri Road to Sigman Road	Rockdale County	-	RO-214	2034-2040	ARC Fact Sheet

The ARC Fact Sheet for the planned projects are shown in **Appendix D**.

Land Use and Zoning

<p><u>Existing Zoning</u></p>	<p>Single-Family Residential District (R-1)</p> 
<p><u>Future Land Use Map Zoning:</u></p>	<p>High Density Residential</p> 
<p>Land Use Vision & Goals:</p>	<p>The Rockdale County 2023 Comprehensive Plan identifies the site as a “Commercial Growth Corridor” which is to consist of “a mix of land uses that include commercial, office, warehousing, and light-industrial land uses”. The goal for the future land use is to have convenient commercial locations to serve local residents.</p>
<p>Relation to Existing Land Use Plans:</p>	<p>The site is currently zoned for single-family residential. The rezoning will have the site zoned O-I and a data center will comply with the O-I. Adjacent parcels to the south and east have a zoning of Limited Industrial District (M1), and Future Land-Use of Light Industrial, which is compatible for data center uses.</p>
<p>Chattahoochee River/ Metropolitan River Protection Act</p>	<p>N/A</p>

Alternative Mode Access

Existing Alternative Transportation Map



Bicycle and Pedestrian Context

Description of Existing Infrastructure

Bicycle	No bicycle facilities provided along site frontage.
Pedestrian	Sidewalks are provided intermittently along Sigman Road, Farmer Road, and Old Covington Highway. No sidewalk connection currently exists between the development and Old Covington Highway.

Sidewalk & Streetscape Ordinance Standards

Rockdale County Code of Ordinances – Section [332-9](#). (Sidewalks and bikeway requirements)

- Sidewalks shall be located:
 - Along the street frontage of all commercially zoned property
 - Along the existing street frontage of any new development
 - Within a ½-mile radius of any public school
 - On one side of all streets in any residential subdivision except in the A-R and W-P zoning districts
- Sidewalks in subdivisions shall be continued to the nearest arterial street.
- Sidewalks shall be located as shown on the Rockdale County Standard Design and Construction Details. All new sidewalks shall match and provide a smooth transition to any existing sidewalk.
- Sidewalks shall be installed on an individual lot basis at the time of building construction. The county shall inspect the location and construction of the sidewalk and shall not issue a certificate of occupancy until the required sidewalk is properly installed.
- A strip of grass or other approved landscape material at least four feet in width shall separate all sidewalks from adjacent curbs on public streets. See Rockdale County Standard Design and Construction Details.
- Sidewalks shall be concrete and a minimum of five feet wide and four inches thick. Concrete shall be class "A," as defined by the GDOT, and have a strength of 3,000 PSI at 28 days. Disturbed areas along sidewalks shall be backfilled, compacted, stabilized and grassed. The county inspector may require and the developer shall provide core samples to verify core thickness.
- Additional sidewalks and/or pedestrian easements may be required in subdivisions or developments where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

Potential Pedestrian & Bicycle Destinations

- N/A

Transit Accommodations

Existing Transit Routes

Route Name/Number	Service Locations
GRTA Xpress 423	Service to East Conyers Park and Ride, West Conyers Park and Ride, Panola Road Park and Ride, Civic Center MARTA Station, North Avenue MARTA Station, and Arts Center MARTA Station.
GRTA Xpress 426	Service to East Conyers Park and Ride, West Conyers Park and Ride, Panola Road Park and Ride, and Civic Center MARTA Station.
GRTA Xpress 428	Service to West Conyers Park and Ride, Panola Road Park and Ride, Dunwoody MARTA Station, and Medical Center MARTA Station.

Existing High Capacity Transit Stations

Station	Access via
West Conyers Park and Ride	GRTA Xpress routes 423, 426, and 428
Civic Center MARTA Station	GRTA Xpress Routes 423 and 426 and MARTA Gold and Red lines
North Avenue MARTA Station	GRTA Xpress Routes 423, MARTA Gold and Red lines, and MARTA Bus Routes 2, 50, 51, 102, and 899
Arts Center MARTA Station	GRTA Xpress Routes 423, MARTA Gold and Red lines, and MARTA Bus Routes 27, 37, 40, 94, and 110
Dunwoody MARTA Station	GRTA Xpress Routes 428, MARTA Red line, and MARTA Bus Routes 5, 87, and 150
Medical Center MARTA Station	GRTA Xpress Routes 428 and MARTA Red line, and MARTA Bus Route 825

Existing Transit Service Details

Route	Operating Days	Span	Peak Headway
423	MON-FRI	5:10 AM – 8:53 AM 3:30 PM – 6:56 PM	15 min
	SAT-SUN	No Service	No Service
426	MON-FRI	4:55 AM – 8:52 AM 3:15 PM – 7:00 PM	20 min
	SAT-SUN	No Service	No Service
428	MON-FRI	5:05 AM – 8:00 AM 3:35 PM – 7:03 PM	96 min
	SAT-SUN	No Service	No Service

Proposed Pedestrian Route to Access Transit

- The West Conyers Park and Ride is 0.5 miles west of the site and can be accessed via car. Currently there are no sidewalks along Sigman Road to connect the development to the West Conyers Park and Ride.

Transit Stop Ridership

- N/A

Transit Stop Amenity Standards

- N/A

Trip Generation & Adjustments

Trip Generation Inputs

- ITE Trip Generation Manual Used
- ITE Land Use Code(s)
- ITE Independent Variable Inputs for each Land Use Code
- Day & Time of Day of ITE Surveys
- ITE Trip Generation Formula Used

LUC	Land Use	Ind. Variable	Type	DAILY	AM	PM
				Weekday	Weekday, Peak of Adj. Street Traffic	
					7AM-9AM	4PM-6PM
160	Data Center	Per 1,000 SF	Total	0.99x 50% In/50% Out	0.13x-5.63 55% In/45% Out	0.11x-5.65 30% In/70% Out

**All rates and equations listed are from the ITE Trip Generation Manual, 11th Edition.*

Trip Generation Calculation Alternative Approaches

Gross Trip Generation Summary Table:	Daily	AM Peak	PM Peak
Gross Trips	830	103	86
<i>Alt. Mode</i>	-0	-0	-0
<i>Mixed Use</i>	-0	-0	-0
<i>Pass-by</i>	-0	-0	-0
Net Trips	830 (415 in; 415 out)	103 (57 in; 46 out)	86 (26 in; 60 out)

- See **Attachment A** for a full trip generation table shown by land use and peak.

Trip Generation Reductions

Existing Square Footage to be demolished/redeveloped

- N/A

Alternative Mode Reduction

Contributing Factors

Summary of Existing and Proposed Bicycle / Pedestrian / Transit

- Pedestrian facilities will be provided internal to the development.

Parking Requirements

Land Use	Min	Max
Industrial	420 1 per 2,000 SF	525 125% of Min Parking

Rockdale County may grant an administrative variance to reduce minimum parking requirements by 20%. The exact number of parking spaces proposed is to be determined.

Alternative Parking Provided (e.g., car share, vanpool, etc. If applicable)

- N/A

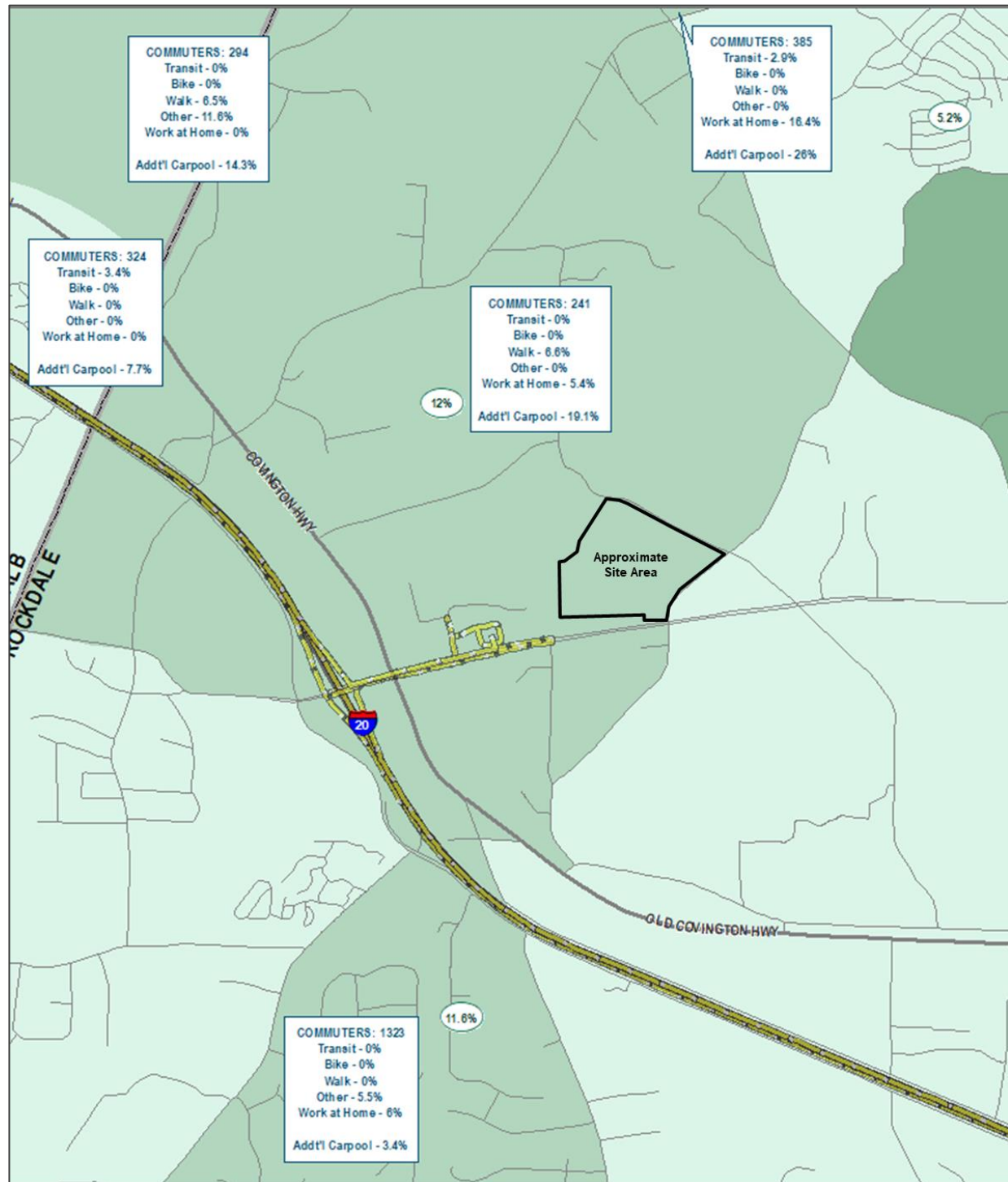
Affordable Housing

- N/A

Transportation Demand Management

- N/A

Supplemental Commuter Data



Proposed Reduction Percentage

- 0% (no reduction is proposed).

Proposed Reduction Justification Explanation

- There are currently no consistent sidewalks for pedestrians to travel and the West Conyers Park and Ride is not anticipated to affect the proposed development traffic.

Internal Capture / Mixed Use Reduction

- Only one land-use on site, no mixed-use reduction is proposed.

Pass-by Trips Reduction**Proposed Pass-by Trips Table:**

- N/A

Enhanced Focus Area for Heavy Vehicles – N/A – limited heavy vehicles anticipated.

Proposed Truck Routing:

- N/A

Heavy Vehicle Modeling Percentage:

- N/A

ITE Trip Generation Formula Used

- N/A

Site Access Analysis for Pavement Condition, Roadway Width, and Corner Radii:

- N/A

Proposed Pedestrian Infrastructure:

- N/A

Draft Schedule – Tentative Dates

DRI Phase I – Methodology	
Rezoning Application filed	February 1, 2024
DRI Form 1 submitted by Rockdale County	February 15, 2024
Rockdale County Requests the DRI Pre-Review/Methodology Meeting	February 15, 2024
Pre-Review Meeting Packet circulated to Rockdale County (1 week prior to meeting)	February 26, 2024
Pre-Review/Methodology Meeting at ARC's office (TEAMS Call) with GRTA, ARC, GDOT, and Rockdale County	March 4, 2024*
GRTA issues the "Letter of Understanding" (LOU) that outlines the full scope of the Transportation Analysis.	March 11, 2024
DRI Phase II – Limited Trip Generation Memo	
Rockdale County submits DRI "Form 2"	March 11, 2024
Full DRI Package (Limited Trip Generation Memo and Site Plan) is submitted to GRTA and ARC for review.	March 13, 2024*
ARC opens their review (Preliminary Report)	March 19, 2024
GRTA issues the "Report and Staff Recommendations"	March 25, 2024
Meeting at GRTA's office to discuss the GRTA proposed conditions.	Week of March 25
GRTA issues the "Notice of Decision" (NOD). **	April 3, 2024
ARC issues their "Final Findings". **	April 8, 2024
DRI Complete - Local jurisdictional action can occur	April 8, 2024

*A delay with this date will result in a delay in all subsequent dates that follow.

**Assumes a 25-calendar day ARC review, and an approximate 15-business day GRTA review (excluding state holidays)

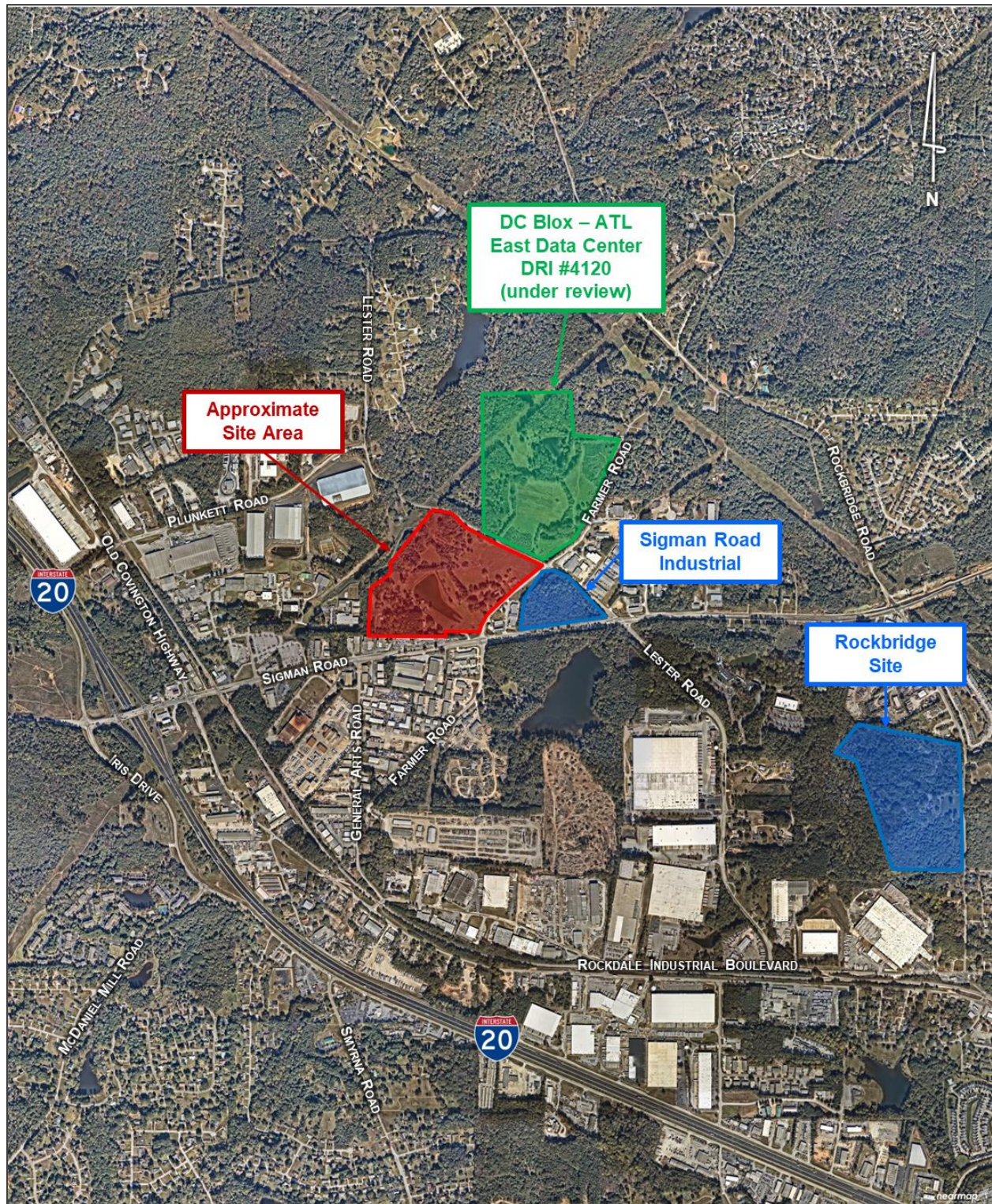
Rockdale County Board of Commissioners – TBD

Attachment A: Trip Generation

Trip Generation Analysis (11th Ed. with <i>2nd Edition Handbook Daily IC & 3rd Edition AM/PMIC</i>) Rockdale Technology Park 1 Rockdale County, GA								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
160 Data Center	837,500 gross s.f.	830	103	57	46	86	26	60
Gross Trips		830	103	57	46	86	26	60
Other Non-Residential Trips		830	103	57	46	86	26	60
Mixed-Use Reductions		0	0	0	0	0	0	0
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Other Non-Residential Trips		830	103	57	46	86	26	60
Mixed-Use Reductions - TOTAL		0	0	0	0	0	0	0
Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
Pass-By Reductions - TOTAL		0	0	0	0	0	0	0
New Trips		830	103	57	46	86	26	60
Driveway Volumes		830	103	57	46	86	26	60

k:\alp_rpt\0B805015_pippin site data center\dri-rockdale county-october2023\phase 1analysis\rockdale analysis.xls trip generation

Attachment B: Aerial Imagery



Attachment C: Programmed Roadway Projects

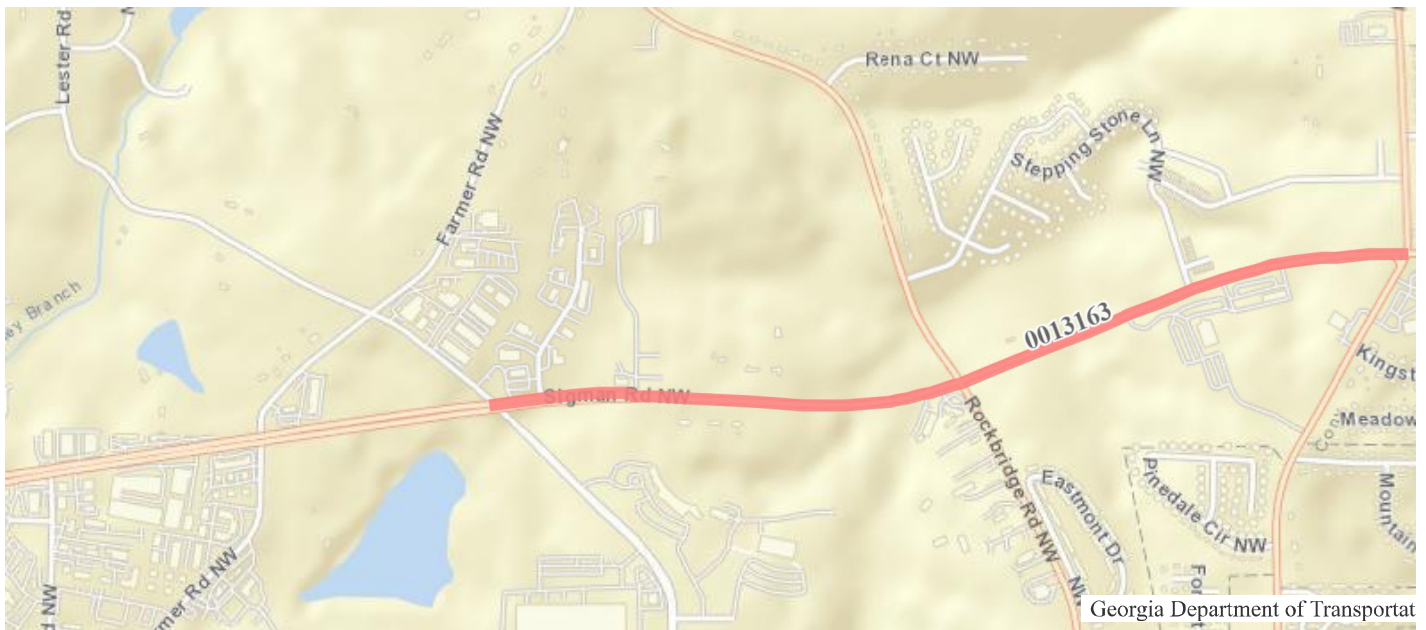
SIGMAN RD FM E OF CR 79/LESTER RD TO CS 442/IRWIN BRIDGE RD

Project ID:	0013163	Notice to Proceed Date:	1/4/2021
Project Manager:	Gretel Sims	Construction Percent Complete:	73.41%
Office:	Program Delivery	Current Completion Date:	1/4/2023
County:	Rockdale	Work Completion Date:	
Congressional District:	004	Construction Contract Amount:	
State Senate District.:	043	Construction Contractor:	ROCKDALE COUNTY
State House District:	093	Preconstruction Status Report	
Project Type:	Reconstruction/Rehabilitation	Construction Status Report	
Project Status:	Under Construction		
Right of Way Authorization:		Contact Us	

Project Description:

This project, located in central Rockdale County and partially within the City of Conyers, would widen and improve approximately 6.5 miles of Sigman Rd. from just east of Lester Rd. to Irwin Bridge Rd. The project is proposed to be constructed under three project numbers. Sigman Rd. would be widened from two-lanes to four 12'-lanes separated by a 20' raised median. The shoulders would be upgraded to urban-type with curb and gutter. The left shoulder would be widened to 21' with a 10' multi-use path and the right shoulder would be widened to 16' with a standard 5' sidewalk.

Activity	Program Year	Cost Estimate	Date of Last Estimate
PE (Preliminary Engineering)	2015	\$47,660.30	
ROW (Right of Way)	2017	\$1,850,000.00	3/8/2017
CST (Construction)	2019	\$13,677,866.54	5/25/2017



Project Documents
Approved Concept Reports
0012886_0013163_L&D_MAY2017.pdf
0012886_0013163_L&D_AD_MAY2017.pdf
Project Outreach Archive
0013163 Handout package.pdf
Sigman Rd Location Map.pdf
0013163 Display.pdf



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 One Georgia Center
 600 West Peachtree NW
 Atlanta, GA 30308
 (404) 631-1990 Main Office

Contact Us

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— — — —

Short Title

SIGMAN ROAD WIDENING - PHASE 2 FROM EAST OF
LESTER ROAD TO IRWIN BRIDGE ROAD

GDOT Project No.

0013163

Federal ID No.

STP-9335(1)

Status

Completed

Service Type

Roadway / General Purpose Capacity

Sponsor

Rockdale County

Jurisdiction

Rockdale County

Analysis Level

In the Region's Air Quality Conformity Analysis

Existing Thru Lane

2

LCI

☐

Planned Thru Lane

4

Flex

☐

Network Year

2030

Corridor Length

1.3 miles



Detailed Description and Justification

The proposed project will improve the existing section of Sigman Road due to its current inability to carry the existing and proposed traffic volumes. The project includes improvements to the signalized intersections of both Rockbridge Road and Irwin Bridge Road.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Local Jurisdiction/Municipality Funds	AUTH	1996	\$0,000	\$0,000	\$0,000	\$0,000	\$0,000
PE	National Highway Performance Program (NHPP)	AUTH	2015	\$100,000	\$80,000	\$20,000	\$0,000	\$0,000
ROW	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	AUTH	2017	\$1,850,000	\$1,480,000	\$0,000	\$0,000	\$370,000
CST	National Highway Performance Program (NHPP)	AUTH	2019	\$13,677,866	\$10,942,293	\$2,735,573	\$0,000	\$0,000
				\$15,627,866	\$12,502,293	\$2,755,573	\$0,000	\$370,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases



For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.





Welcome to The GDOT

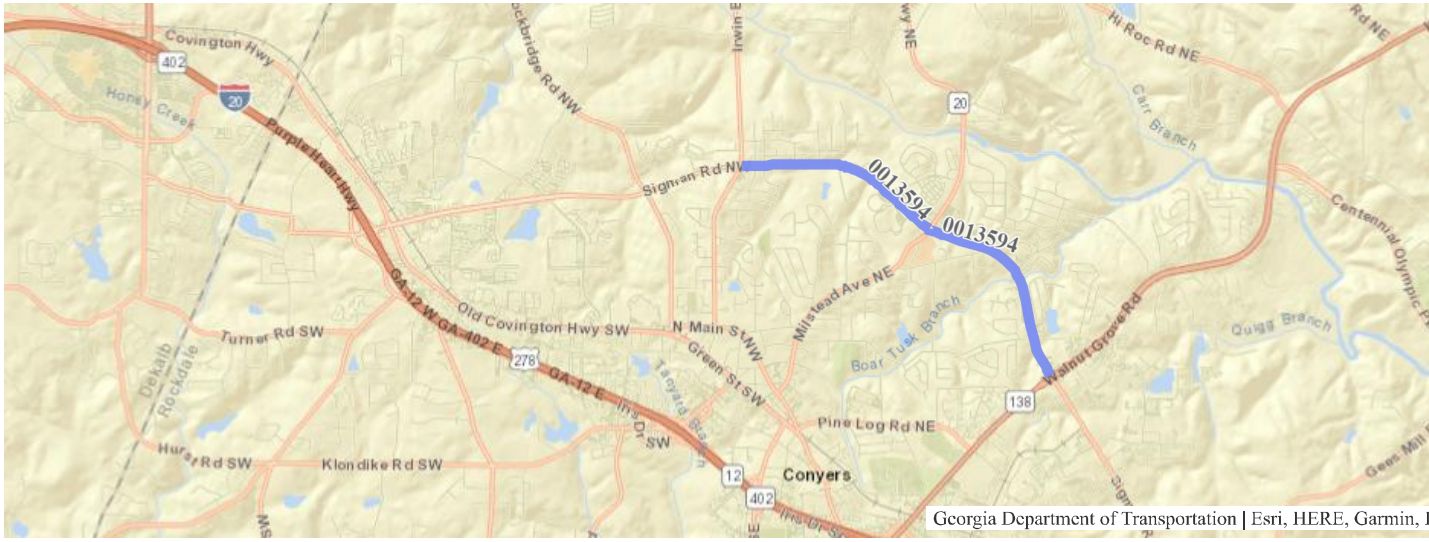
SR 20 & SIGMAN ROAD FROM CS 442/IRWIN BRIDGE ROAD TO SR 138

Project ID:	0013594	Notice to Proceed Date:
Project Manager:	Eka Okonmkpaeto	Construction Percent Complete: %
Office:	Program Delivery	Current Completion Date:
County:	Rockdale	Work Completion Date:
Congressional District:	004	Construction Contract Amount:
State Senate District.:	043	Construction Contractor:
State House District:	093	Preconstruction Status Report
Project Type:	Reconstruction/Rehabilitation	Construction Status Report
Project Status:	Construction Work Program	
Right of Way Authorization:		Contact Us

Project Description:

This project proposes to widen Sigman Road from Irwin Bridge Road to SR 138 (Walnut Grove Road) [Only portion from Loganville Highway to SR 138 is on the Arterial Perimeter]

Activity	Program Year	Cost Estimate	Date of Last Estimate
PE (Preliminary Engineering)	2020	\$1,450,000.00	
PE (Preliminary Engineering)	2022	\$0.00	
ROW (Right of Way)	2025	\$12,477,000.00	1/13/2022
UTL (Utilities)	2028	\$5,498,870.40	4/29/2021
CST (Construction)	2028	\$25,709,410.95	10/29/2021



Project Documents
There are no items to show in this view.



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Short Title

SIGMAN ROAD WIDENING - PHASE 3 FROM IRWIN BRIDGE ROAD TO SR 138 (WALNUT GROVE ROAD)
[ONLY PORTION FROM LOGANVILLE HIGHWAY TO SR 138 IS ON THE ARTERIAL PERIMETER]

GDOT Project No.

0013594

Federal ID No.

STP-9335(2)

Status

Programmed

Service Type

Roadway / General Purpose Capacity

Sponsor

Rockdale County

Jurisdiction

Rockdale County

Analysis Level

In the Region's Air Quality Conformity Analysis

Existing Thru Lane

2

LCI

☐

Planned Thru Lane

4

Flex

☐

Network Year

2030

Corridor Length

2.9 miles

Detailed Description and Justification

This project is the next phase of the improvement of Sigman Road that will follow RO-235C. It will continue the widening of Sigman Road and will provide capacity improvements for Sigman Road to provide service to Rockdale General Hospital and the Georgia International Horse Park.



Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	AUTH	2020	\$1,450,000	\$1,160,000	\$0,000	\$0,000	\$290,000
ROW	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)		2025	\$4,900,000	\$3,920,000	\$0,000	\$0,000	\$980,000
ALL	General Federal Aid 2029-2050		LR 2029-2030	\$22,627,998	\$17,318,398	\$5,309,600	\$0,000	\$0,000
				\$28,977,998	\$22,398,398	\$5,309,600	\$0,000	\$1,270,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

[Blog](#)[News](#)[Contact Us](#)

OLD COVINGTON HWY FROM SR 124 TO CR 67/LAKE CAPRI ROAD

Project ID: 0013566

Notice to Proceed Date:

Project Manager: Albert V. Shelby III

Construction Percent Complete: %

Office: Program Delivery

Current Completion Date:

County: DeKalb, Rockdale

Work Completion Date:

Congressional District: 004

Construction Contract Amount:

State Senate District.: 043

Construction Contractor:

State House District: 093

[Preconstruction Status Report](#)

Project Type: Reconstruction/Rehabilitation

[Construction Status Report](#)

Project Status: Long Range Program

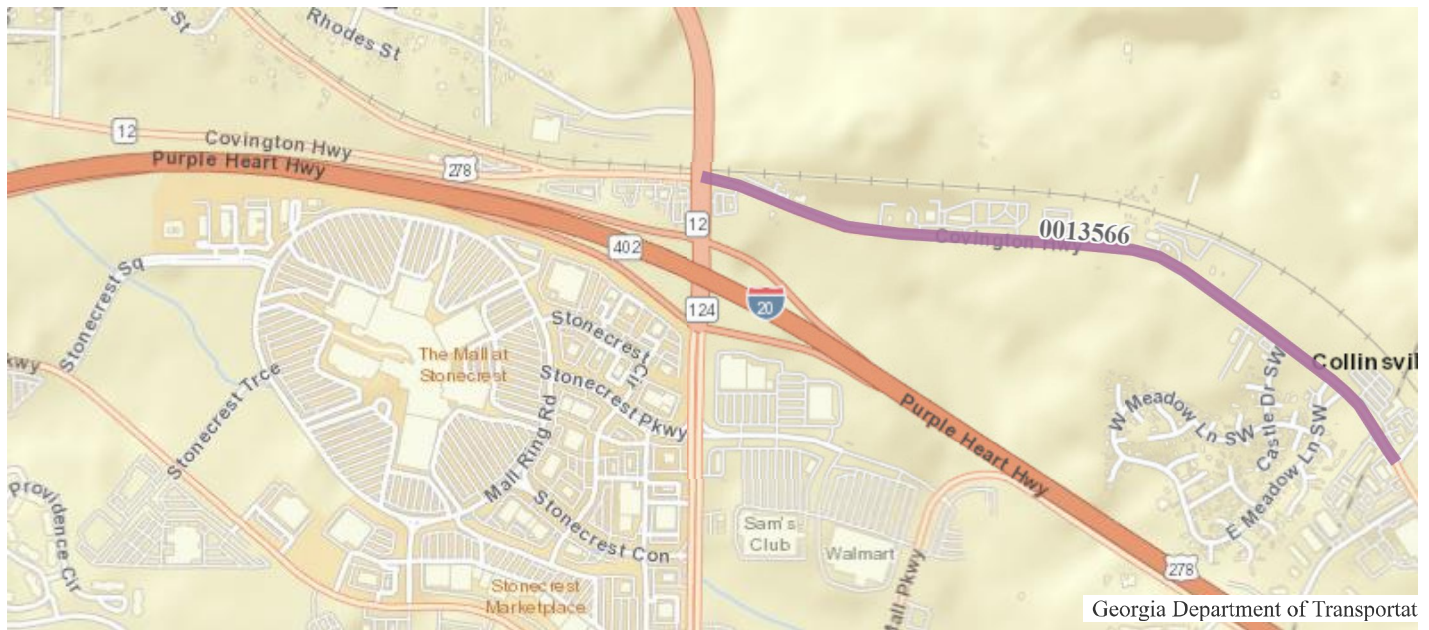
Right of Way

[Contact Us](#)

Authorization:

Project Description:

Activity	Program Year	Cost Estimate	Date of Last Estimate
PE (Preliminary Engineering)	2031	\$1,500,000.00	
ROW (Right of Way)	2033	\$3,000,000.00	
CST (Construction)	2035	\$3,477,000.00	



Georgia Department of Transportat

Project Documents

There are no items to show in this view.



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Short Title

OLD COVINGTON HIGHWAY WIDENING FROM SR 124 (TURNER HILL ROAD) TO LAKE CAPRI ROAD

GDOT Project No.

0013566

Federal ID No.

N/A

Status

Long Range

Service Type

Roadway / General Purpose Capacity

Sponsor

GDOT

Jurisdiction

DeKalb County

Analysis Level

In the Region's Air Quality Conformity Analysis

Existing Thru Lane

2

LCI

Planned Thru Lane

4

Flex

Network Year

2040

Corridor Length

1.1

miles

Detailed Description and Justification

This project is proposed to improve Old Covington Highway from Evans Mill Road to Sigman Road. Possible improvements may include widening the roadway to 2 lanes in each direction and improving intersections at Evans Mill Road, SR 124 (Turner Hill Road), Sigman Road and the Railroad that runs parallel to the road.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Transportation Funding Act (HB 170)		LR 2031-2033	\$1,500,000	\$0,000	\$1,500,000	\$0,000	\$0,000
ROW	General Federal Aid 2029-2050		LR 2031-2033	\$3,000,000	\$2,400,000	\$600,000	\$0,000	\$0,000
CST	General Federal Aid 2029-2050		LR 2034-2040	\$3,477,000	\$2,781,600	\$695,400	\$0,000	\$0,000
				\$7,977,000	\$5,181,600	\$2,795,400	\$0,000	\$0,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

?

For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

ARC

Report Generated: 9/26/2023

Short Title

OLD COVINGTON HIGHWAY WIDENING FROM LAKE CAPRI ROAD TO SIGMAN ROAD

GDOT Project No.

N/A

Federal ID No.

N/A

Status

Long Range

Service Type

Roadway / General Purpose Capacity

Sponsor

Rockdale County

Jurisdiction

Rockdale County

Analysis Level

In the Region's Air Quality Conformity Analysis



Existing Thru Lane

2

LCI

Planned Thru Lane

4

Flex

Network Year

2040

Corridor Length

1.1

 miles

Detailed Description and Justification

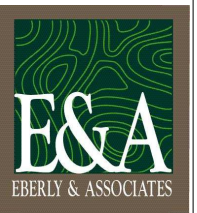
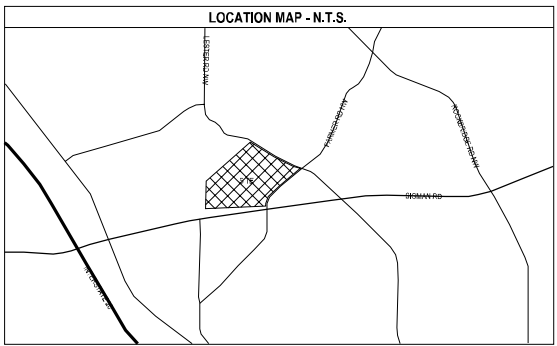
This project involves adding one general purpose lane in each direction along Old Covington Highway between Lake Capri Road and Sigman Road.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
ALL	Local Jurisdiction/Municipality Funds		LR 2034-2040	\$9,000,000	\$0,000	\$0,000	\$0,000	\$9,000,000
				\$9,000,000	\$0,000	\$0,000	\$0,000	\$9,000,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

Attachment D: Full-Size Site Plan

The diagram shows a T-junction where a road from the left meets a road from the bottom. The road from the left has a stop sign (octagon with 'STOP') and a yield sign (triangle with a horizontal bar). The road from the bottom has a stop sign (octagon with 'STOP') and a yield sign (triangle with a horizontal bar). The road from the left has a stop sign (octagon with 'STOP') and a yield sign (triangle with a horizontal bar). The road from the bottom has a stop sign (octagon with 'STOP') and a yield sign (triangle with a horizontal bar).



TEL 770.452.7849 FAX 770.452.0086
2951 FLOWERS RD S, SUITE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING
▼
CIVIL ENGINEERING
▼
SCAPE ARCHITECTURE

ACREAGE:	TOTAL	52.86 AC
BUILDINGS :		
	BUILDING 1	280,000 S.F.
	48 MW	
	DATA HALLS	164,650 S.F.
	AUTO PARKING	88
	BUILDING 2	280,000 S.F.
	48 MW	
	DATA HALLS	164,650 S.F.
	AUTO PARKING	88
	BUILDING 3	277,500 S.F.
	48 MW	
	DATA HALLS	164,650 S.F.
	AUTO PARKING	100
	BUILDING USE	DATA CENTER
	TOTAL S.F.	837,500 S.F.
	TOTAL PARKING	276
	TOTAL MW	144
YIELD:	FLOOR AREA RATIO	36%
	IMPERVIOUS AREA	25.86 AC. 49%
	OPEN SPACE	27.00 AC. 51%
	DENSITY	21,310 S.F./AC.

LOCATION:	STREET	LESTER RD & FARMER RD
	JURISDICTION	ROCKDALE COUNTY, GA

NOTES:

NO SHARED PARKING PROPOSED.
NO CARPOOL/VANPOOL SPACES PROPOSED.
NO TRANSIT SERVICE AT SITE.
NO PROGRAMMED PROJECTS ADJACENT TO SITE.
ROCKDALE COUNTY DOES NOT HAVE A MINIMUM PARKING COUNTY STANDARDS FOR DATA CENTER USE.

[illegible]

OWNER/DEVELOPER
SDP ACQUISITIONS, LLC.
JOHN YOUNG
3715 NORTHSIDE PARKWAY
BUILDING 400, SUITE 425
ATLANTA, GA 30327
(404) 836-4846
JYOUNG@STRATEGICREPARTNERS.COM

SITE PLANNER
EBERLY & ASSOCIATES, INC.
WESLEY REED, P.E.
2951 FLOWERS ROAD SOUTH
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(770) 452-7849
WREED@EBERLY.NET

TRAFFIC CONSULTANT
KIMLEY-HORN AND ASSOCIATES
HARRISON FORDER, P.E.
11720 AMBER PARK DRIVE
SUITE 600
ALPHARETTA, GA 30005
(770) 617-4280

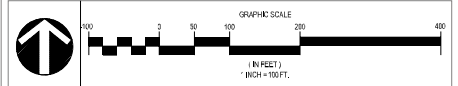
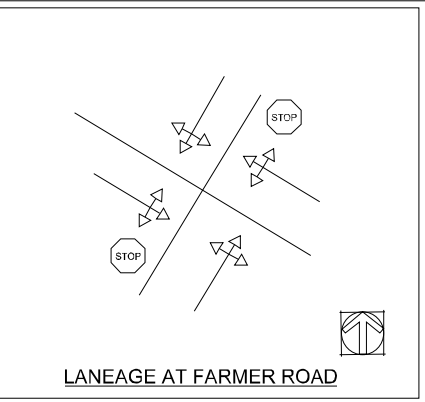
DRI PLAN

SCALE	1" = 10'
DATE	12/1/22
DRAWN BY:	I. THROCKA T. PATEL
PROJECT ENGINEER:	W. REED, P.E.
QA/QC REVIEWER:	B. BRUMFIELD, P.E.

23-198


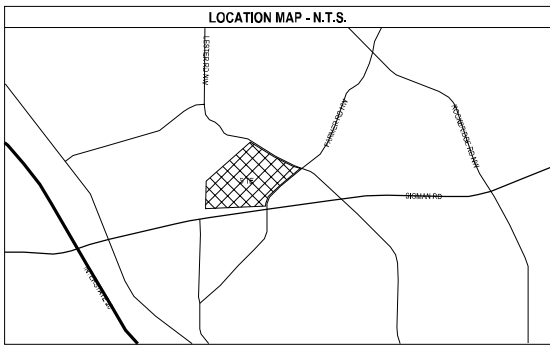
DRI

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CONSTRUCTION



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The diagram shows a T-intersection where a road from the bottom crosses a road from the top. A stop sign is located on the bottom road. A sign with the text "LANEAGE AT FARMER ROAD" is positioned on the bottom road. Arrows indicate traffic flow: two arrows pointing down on the bottom road, and two arrows pointing up on the top road. A small square icon with a stylized 'T' and a vertical line is located in the bottom right corner.



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▼
LAND PLANNING
▼
CIVIL ENGINEERING
▼
LANDSCAPE ARCHITECTURE

ACREAGE:	TOTAL	52.86 AC
BUILDINGS :		
	BUILDING 1	280,000 S.F.
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	BUILDING 2	280,000 S.F.
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	TOTAL MW	144
YIELD:	FLOOR AREA RATIO	36%
	IMPERVIOUS AREA	25.86 AC. 49%
	OPEN SPACE	27.00 AC. 51%
	DENSITY	21,310 S.F./AC.

LOCATION:	STREET	LESTER RD & FARMER RD
	JURISDICTION	ROCKDALE COUNTY, GA

NOTES:

NO SHARED PARKING PROPOSED.

NO CARPOOL/VANPOOL SPACES PROPOSED.

NO TRANSIT SERVICE AT SITE.

NO PROGRAMMED PROJECTS ADJACENT TO SITE.

ROCKDALE COUNTY DOES NOT HAVE A MINIMUM PARKING COUNTY STANDARDS FOR DATA CENTER USE.

[illegible]

<h1 style="margin: 0;">DRI PLAN</h1>		1" = 10'
SCALE	DATE	09/02
DRAWN BY:		L.HADJICHAIT PATEL
PROJECT ENGINEER:		WADED P.E.
QA/QC REVIEWER:		S. BRAMBLE P.E.

EBERLY PROJECT NUMBER:

23-198

SHEET NUMBER:

DRI
NOT ISSUED FOR
CONSTRUCTION

OWNER/DEVELOPER
SDP ACQUISITIONS, LLC.
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