

DATE: September 16, 2024

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**TO:** CEO Michael L. Thurmond Dekalb County  
**ATTN TO:** Aprell King, Planner, Dekalb County  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission  
**RE:** Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

**Name of Proposal:** Clifton Springs Mixed Use DRI 4109

**Submitting Local Government:** Dekalb County

**Date Opened:** July 31, 2024

**Date Closed:** October 3, 2024

**Description:** A regional DRI review of a project to construct a mixed-use development consisting of approximately 666 multifamily residential units, 101 townhomes, 20,000 SF of medical office space, 12,200 SF of retail space, and 4,000 SF restaurant space.

**Comments:**

**Key Comments:**

*The project is somewhat aligned with Established Suburbs policy recommendations which emphasize the importance of preserving single-family neighborhoods with appropriate infill development.*

*The project's mix of residential, retail, and office uses is supportive of regional placemaking and multi-modal transportation policies.*

*The project proposes to retain approximately 31 acres of the 80 total acres as open/undisturbed space which is supportive of regional environmental policies.*

*The project is expected to generate approximately 4,836 net daily new vehicular trips; a number of roadway improvements to mitigate these trips are proposed.*

*The project's incomplete sidewalk network and placement of key buildings set back from active street frontages and surrounded by surface parking are in opposition to regional multi-modal transportation and neighborhood walkability policies.*

### **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The project's mix of residential, retail, and office is supportive of regional placemaking and multi-modal transportation policies.

Care should be taken in creating the final plan to utilize basic urban design principles that enhance placemaking and support pedestrian activity. The office and restaurant footprints proposed at the driveway D entrance are set back from both the new main entrance street and Flat Shoals Parkway. Both buildings should be placed along with the driveway frontage at a minimum and possibly closer to Flat Shoals Parkway to create an inviting entrance for those arriving by foot or by car which would attract additional customers to the project retail elements. The placement along the street edge of the new central roadway with parking on the sides or the rear will create a sense of place and encourage pedestrian access. The placement of these buildings as shown in the current plan only perpetuates widely acknowledged urban planning failures of the 1970's and 80's. Many jurisdictions are struggling to retrofit solely vehicularly oriented suburban development patterns like this and constructing new ones is inconsistent with multiple regional development policies.

### **Transportation and Mobility Comments**

The project is expected to generate approximately 4,836 net daily new vehicular trips; a number of roadway improvements to mitigate these trips are proposed.

While sidewalks are generally provided in some areas of the project, their placement and width is unclear from the plans. Further, there are some key blocks where no sidewalks are provided which is in direct opposition to the need to provide pedestrian access to destinations both within the project and within a walkable distance. In particular, pedestrian access from various points within the project to the Quick Trip convenience store just a block or two away is limited or even non-existent which is in direct opposition to regional multi-modal transportation and walkable neighborhood policies.

### **ARC Natural Resources Group Comments**

ARC's Natural Resource Group comments are attached.

The South River forms the southern boundary of the project property, as shown on the project site plan. Both the USGS coverage for the project area and the submitted site plan show one blue-line stream crossing the southwestern corner of the property. Neither the 25-foot State Sediment and Erosion buffer nor the County 75-foot stream buffer are shown along the stream or along the South River. While none of the proposed development is shown near either the stream or the South River, the buffers should be shown to indicate their presence for project revisions or future development.

### **Environmental Comments**

The project proposes to retain approximately 31 acres of the approximately 80 total acres as open/undisturbed space which is supportive of regional environmental policies. Additional retention of wooded and stream adjacent areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation. Incorporation of green stormwater and heat island mitigation designs for the extensive surface car parking spaces proposed and use of an ecosystem-based design for the stormwater detention areas would be supportive of regional environmental policies.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

### **Dekalb County Comments**

The Clifton Springs Mixed-Use development aligns with several of DeKalb County's 2050 Unified Plan goals, including encouraging new development, increasing density, offering diverse housing options (including Senior Living), protecting single-family neighborhoods, updating zoning codes for desired intensity and design, and promoting mixed-use spaces that support a multi-modal environment. The project also partially meets the goals of the Suburban Character Area by improving pedestrian and community connectivity and preserving greenspace. It incorporates features typical of a Suburban Character Area, such as detached single-family homes, townhomes, retail, assisted living facilities, parks, and healthcare facilities. There is an opportunity for economic development strategy as well as other policy measures to meet the needs of surrounding residents.

The County will continue working closely with the applicant team to further refine the project's vision in line with ARC's Atlanta Region's Plan, the 2050 Unified Plan, and the needs of the surrounding communities.

## **GDOT Aviation Comments**

Comments received from GDOT aviation are attached.

## **Atlanta Region's Plan Growth Policy Considerations: Established Suburbs**

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors. The project is partially aligned with Established Suburbs recommendations in that it provides a substantial amount of new housing that doesn't negatively impact existing single-family neighborhoods. Aspects of the sidewalk network and building placement are not aligned with applicable regional policies but could be if revised to follow standard urban planning policies regarding walkability and placemaking. Dekalb County leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

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

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CITY OF ATLANTA
CITY OF STONECREST	CITY OF DECATUR	CITY OF AVONDALE ESTATES
CITY OF FOREST PARK	ROCKDALE COUNTY	CLAYTON COUNTY
HENRY COUNTY		

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.





## Developments of Regional Impact

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### DRI #4109

#### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: DeKalb  
 Individual completing form: Aprell King  
 Telephone: (470) 898-2251  
 E-mail: [alking@dekalbcountyga.gov](mailto:alking@dekalbcountyga.gov)

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Clifton Springs Mixed-Use  
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Southwest corner of the intersection of Clifton Springs Road at Flat Shoals Road  
 Brief Description of Project: Approximately 79.53-acre mixed-use development consisting of approximately 766 total multifamily residential units (248 workforce, 158 senior, 360 general), 107 townhomes, 20,000 SF of medical office space, 35,400 SF of retail space, and 4,000 SF restaurant space.

#### Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): Approximately 766 total multifamily residential units, 107 townhomes, 20,000 SF of medical office space

Developer: Architectural Standard, LLC

Mailing Address: 1261 Hammond Creek Trail

Address 2:

City:Watkinsville State: GA Zip:30677

Telephone: (770) 317-3000

Email: [maxieprice1@gmail.com](mailto:maxieprice1@gmail.com)

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

If yes, property owner: Otto Tract No. 10, LLC

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

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

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)YesNo

If yes, provide the following information:

Project Name:

Project ID:

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

☒Rezoning

☐Variance

☐Sewer

☐Water

☐Permit

☐Other

Is this project a phase or part of a larger overall project?

(not selected)YesNo

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

Estimated Project Completion Dates:

This project/phase: 2028

Overall project: 2028

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## Developments of Regional Impact

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### DRI #4109

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: DeKalb  
Individual completing form: Aprell King  
Telephone: (470) 898-2251  
Email: [alking@dekalbcountyga.gov](mailto:alking@dekalbcountyga.gov)

#### Project Information

Name of Proposed Project: Clifton Springs Mixed-Use  
DRI ID Number: 4109  
Developer/Applicant: Architectural Standard, LLC  
Telephone: (770) 317-3000  
Email(s): [maxieprice1@gmail.com](mailto:maxieprice1@gmail.com)

#### Additional Information Requested

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

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

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

#### Economic Development

Estimated Value at Build-Out: \$150,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$1,315,588 - \$1,326,500

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

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

If yes, please describe (including number of units, square feet, etc): 115,088 SF of existing office space in three (3) buildings to be demolished.

#### Water Supply

Name of water supply provider for this site: DeKalb County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.17 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

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

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

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

### Wastewater Disposal

Name of wastewater treatment provider for this site: DeKalb County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.17 MGD

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

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

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

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

### 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.) 5,780 net new daily trips, 475 AM peak hour trips, 471 PM peak hour trips

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Please refer to the traffic impact study prepared by Kimley-Horn and Associates

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 3,000 tons

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

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

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

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be 20.80%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Two detention ponds proposed for storm run-off, water quality, & run-off reduction.

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### Environmental Quality

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

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

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

Per the National Wetlands Mapper there are wetlands on site. Per the Survey, floodplain exist on site. Retention pond will be proposed to provide the required run-reduction volume on site which will contribute to the groundwater recharge.

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)

**CLIFTON SPRINGS MIXED USE DRI**  
**DeKalb County**  
**Natural Resources Review Comments**  
**August 13, 2024**

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

**Watershed Protection**

The project property is located in the South River watershed. While the South River is not a water supply watershed for the Atlanta Region or the Metropolitan North Georgia Water Planning District, it is classified as a large water supply watershed (over 100 square miles) downstream of the District and the Region under the Part 5 Criteria of the 1989 Georgia Planning Act. However, for large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest public water supply intake and no water supply watershed criteria apply.

**Stream Buffers**

The South River forms the southern boundary of the project property, as shown on the project site plan. Both the USGS coverage for the project area and the submitted site plan show one blue-line stream crossing the southwestern corner of the property. Neither the 25-foot State Sediment and Erosion buffer nor the County 75-foot stream buffer are shown along the stream or along the South River. While none of the proposed development is shown near either the stream or the South River, the buffers should be shown to indicate their presence for project revisions or future development.

Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

**Water Supply and Wastewater**

Given the large water demands associated with data centers, we recommend working with Rockdale Water Resources to ensure that adequate water supply, wastewater capacity, and infrastructure are available.

**Stormwater/Water Quality**

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

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

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

**From:** [Aprell L. King](#)  
**To:** [Donald Shockey](#)  
**Cc:** [Washington, Larry](#); [Brian Brewer](#); [Tony B. Guilford](#); [Keeter, Patrece](#); [Bragg, Rachel L.](#); [Chappell, Adam W](#)  
**Subject:** FW: 2024 Clifton Springs Mixed Use DRI 4109 - Preliminary Report and Comments Request  
**Date:** Wednesday, August 28, 2024 5:25:25 PM  
**Attachments:** [image001.png](#)  
[2024 Clifton Springs Mixed-Use DRI 4109 - Preliminary Report and Comments Request.pdf](#)

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Hi Donald,

Please see the below comments for Clifton Springs (on behalf of Long-Range Division). If this needed to be sent in any other format, please let us know.

**The Clifton Springs Mixed-Use development aligns with several of DeKalb County's 2050 Unified Plan goals, including encouraging new development, increasing density, offering diverse housing options (including Senior Living), protecting single-family neighborhoods, updating zoning codes for desired intensity and design, and promoting mixed-use spaces that support a multi-modal environment. The project also partially meets the goals of the Suburban Character Area by improving pedestrian and community connectivity and preserving greenspace. It incorporates features typical of a Suburban Character Area, such as detached single-family homes, townhomes, retail, assisted living facilities, parks, and healthcare facilities. There is an opportunity for economic development strategy as well as other policy measures to meet the needs of surrounding residents.**

**The County will continue working closely with the applicant team to further refine the project's vision in line with ARC's Atlanta Region's Plan, the 2050 Unified Plan, and the needs of the surrounding communities.**

Many thanks,

Aprell

**Aprell L. King**

**Planner**

DeKalb County Planning & Sustainability

Long Range Planning Division

178 Sams Street

Decatur, GA 30030

Desk - (404) 371-2841

**From:** [Hood, Alan C.](#)  
**To:** [Donald Shockey](#)  
**Subject:** RE: 2024 Clifton Springs Mixed Use DRI 4109 - Preliminary Report and Comments Request  
**Date:** Tuesday, August 27, 2024 10:44:10 AM  
**Attachments:** [image001.png](#)

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Donald,

This proposed mixed-use development consisting of approximately 666 multifamily residential units, 101 townhomes, 20,000 SF of medical office space, 12,200 SF of retail space, and 4,000 SF restaurant space is 8 miles from the Hartsfield - Jackson Atlanta International Airport (ATL). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood**

*Airport Safety Data Program Manager*



*Aviation Programs*

600 West Peachtree Street NW

6<sup>th</sup> Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

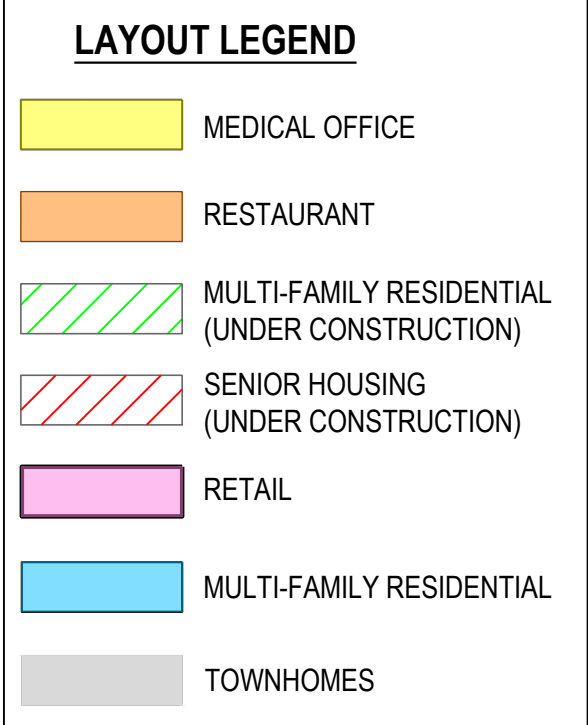
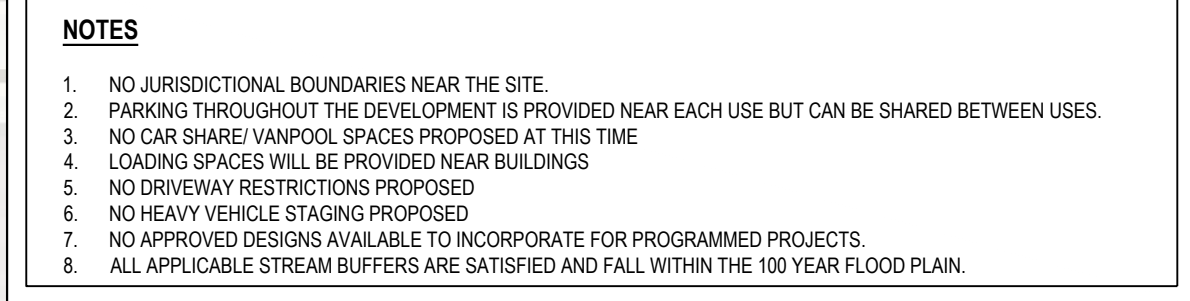
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**From:** Donald Shockey <DShockey@atlantaregional.org>

**Sent:** Monday, August 12, 2024 4:42 PM

**To:** chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West <jon.west@dca.ga.gov>; kmoore@gaconservancy.org; nongame.review@dnr.ga.gov; slucki@gefa.ga.gov; Zane Grennell - Georgia DCA <zane.grennell@dca.ga.gov>; Amy Goodwin <AGoodwin@atlantaregional.org>; Andrew Smith <ASmith@atlantaregional.org>; Ansley Goddard <AGoddard@atlantaregional.org>; Arin Yost <AYost@atlantaregional.org>; Danny Johnson <DJohnson@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Donald Shockey





SITE DATA	
DRI #/4109	
REZONING USE:	MU-4
DRI ACREAGE:	79.53 ACRES
AREA:	53.88 ACRES
DISTURBED AREA:	22.82 ACRES
OPEN/UNDISTURBED AREA	31.06 ACRES
DEKALB COUNTY, GA	
LAND LOT: 090 DISTRICT 15	
PARCEL ID(S): 15 090 01 021	
BUILDING SETBACKS:	
FRONT:	0 FT
SIDE:	0 FT
REAR:	15 FT
TRANSITIONAL BUFFER:	N/A
MAX LOT COVERAGE:	N/A
REQUIRED OPEN SPACE:	10%
DENSITY:	
MAX: 40/ACRES	912 UNITS MAX
RESIDENTIAL DENSITY	9.64 UNITS/ACRE
COMMERCIAL FAR	0.01
IMPERVIOUS AREA:	11.20 ACRES

<b><u>BUILDING DATA</u></b>		
MULTIFAMILY:	260	UNITS
TOWNHOUSES:	101	UNITS
RETAILS:	12,200	SF

PARKING DATA		
REQUIRED PARKING		
RESIDENTIAL: 1.5 /UNIT	542	SPACES
RECREATION: 20/FIELD	20	SPACES
RETAIL: 3/1,000 SF	37	SPACES
TOTAL REQUIRED:	599	SPACES
PARKING PROVIDED		
REGULAR SURFACE:	381	SPACES
TOWNHOUSES PARKING:	404	SPACES
REGULAR ADA:	6	SPACES
VAN ADA:	2	SPACES
TOTAL PROVIDED:	793	SPACES

**UTILITY PROVIDERS**

WATER:	DEKALB COUNTY
SEWER:	DEKALB COUNTY

OWNER/DEVELOPER (PRIMARY PERMITTEE)  
BATTLE LAW, PC  
3562 HABERSHAM AT NORTHLAKE  
BUILDING J, SUITE 100  
TUCKER, GA 30084  
(404) 601-7616  
MLB@BATTLELAWPC.COM

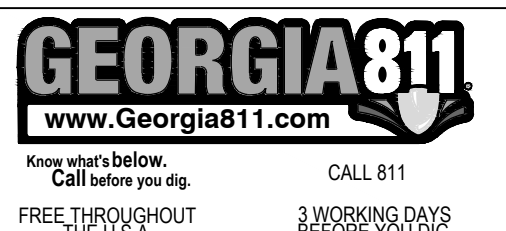
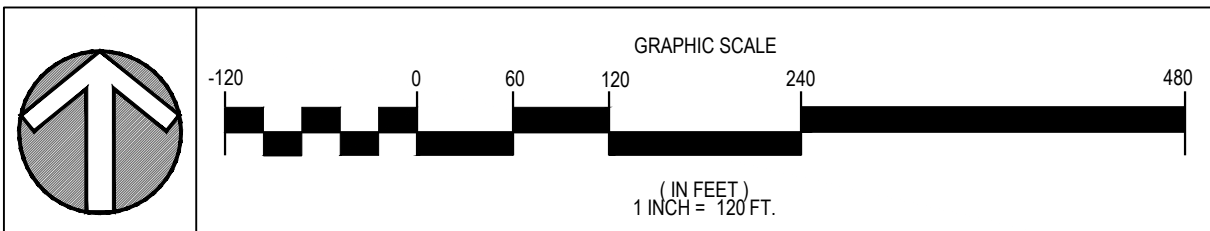
PROJECT ENGINEER  
MIKE WRIGHT  
EBERLY & ASSOCIATES, INC.  
2951 FLOWERS ROAD SOUTH  
SUITE 119  
ATLANTA, GEORGIA 30341  
(770) 452-7849  
MWRIGHT@EBERLY.NET

TRAFFIC ENGINEER  
HARRISON FORDER, P.E.  
KIMLEY-HORN & ASSOCIATES  
11720 AMBER PARK DRIVE  
SUITE 600  
ALPHARETTA, GEORGIA 30009  
(470) 273-3817  
HARRISON.FORDER@KIMLEY-HORN.COM

24 HOUR CONTACT  
MICHELE BATTLE, ESO.  
(404) 601-7616  
MLB@BATTLELAWPC.COM

**NOTES**

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.



  
**EBERLY & ASSOCIATES**

TEL.770.452.7849 FAX770.452.0086  
2951 FLOWERS ROAD SOUTH, STE  
119 ATLANTA, GEORGIA 30341  
[WWW.EBERLY.NET](http://WWW.EBERLY.NET)

▼  
LAND PLANNING

▼  
CIVIL ENGINEERING

▼  
LANDSCAPE ARCHITECTURE

CLIFTON SPRINGS  
MIXED USED DEVELOPMENT  
DRI #4109  
LAND LOT 090  
15TH DISTRICT  
DEKALB COUNTY, GEORGIA  
4015 E. AT SHOA L S PARKWAY

[illegible]

# DRI SITE PLAN

SCALE	1" = 120'
DATE:	09/18/2023
DRAWN BY:	CHUNG Q. LE
PROJECT ENGINEER:	CHUNG Q. LE
QA/QC REVIEWER:	MIKE WRIGHT

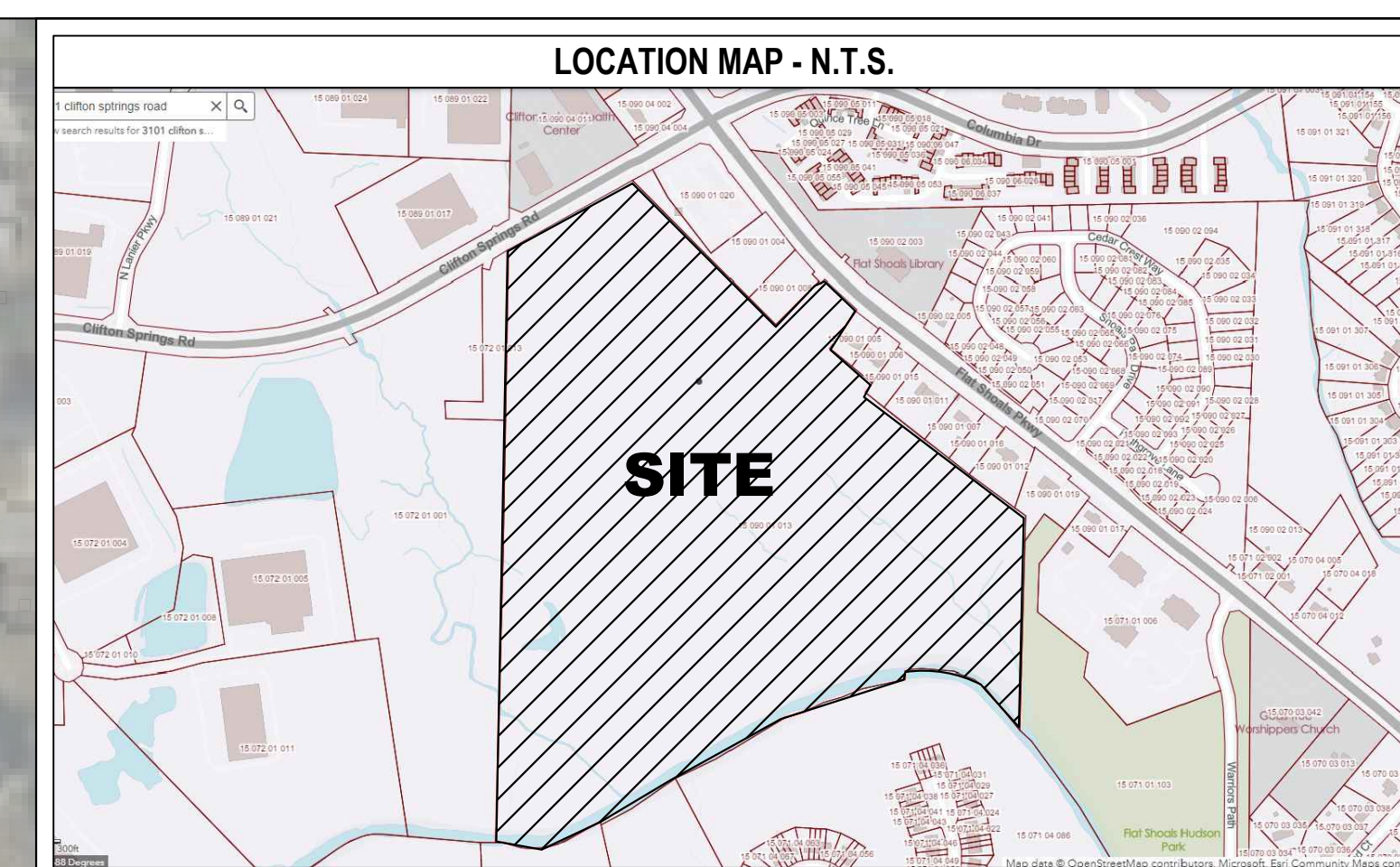
23-094

SHEET NUMBER

**DRI**

NOT ISSUED FOR  
CONSTRUCTION












<b>Land Use</b>	<b>Total Density (79.53 acres)</b>	<b>Density included on the 53.88 acre Rezoning Request</b>
Townhomes	101 units	101 units
Multifamily Housing	666 units	260 units
Medical Office Space	20,000 SF	-
Retail	12,200 SF	12,200 SF
Restaurant	4,000 SF	-

Note: 248 units of workforce housing and 158 units of senior housing (406 total) are currently under construction and are included in the total multifamily unit count. The medical office and restaurant space are included in outparcels which are not part of the change in conditions request.

## NOTES

1. NO JURISDICTIONAL BOUNDARIES NEAR THE SITE.
2. PARKING THROUGHOUT THE DEVELOPMENT IS PROVIDED NEAR EACH USE BUT CAN BE SHARED BETWEEN USES.
3. NO CAR SHARE/ VANPOOL SPACES PROPOSED AT THIS TIME
4. LOADING SPACES WILL BE PROVIDED NEAR BUILDINGS
5. NO DRIVEWAY RESTRICTIONS PROPOSED
6. NO HEAVY VEHICLE STAGING PROPOSED
7. NO APPROVED DESIGNS AVAILABLE TO INCORPORATE FOR PROGRAMMED PROJECTS.
8. ALL APPLICABLE STREAM BUFFERS ARE SATISFIED AND FALL WITHIN THE 100 YEAR FLOOD PLAIN.

## LAYOUT LEGEND

 MEDICAL OFFICE  
 RESTAURANT  
 MULTI-FAMILY RESIDENTIAL (UNDER CONSTRUCTION)  
 SENIOR HOUSING (UNDER CONSTRUCTION)  
 RETAIL  
 MULTI-FAMILY RESIDENTIAL  
 TOWNHOMES

## SITE DATA

DRI #4109	
REZONING USE:	MU-4
DRI ACREAGE:	79.53 ACRES
AREA:	53.88 ACRES
DISTURBED AREA:	22.82 ACRES
OPEN/UNDISTURBED AREA	31.06 ACRES
DEKALB COUNTY, GA	
LAND LOT: 090 DISTRICT 15	
PARCEL ID(S): 15 090 01 021	
BUILDING SETBACKS:	
FRONT:	0 FT
SIDE:	0 FT
REAR:	15 FT
TRANSITIONAL BUFFER:	N/A
MAX LOT COVERAGE:	N/A
REQUIRED OPEN SPACE:	10%
DENSITY:	
MAX: 40/ACRES	912 UNITS MAX
RESIDENTIAL DENSITY	9.64 UNITS/ACR
COMMERCIAL FAR	0.01
IMPERVIOUS AREA:	11.20 ACRES

## BUILDING DATA

MULTIFAMILY:	260	UNITS
TOWNHOUSES:	101	UNITS
RETAILS:	12,200	SF

## PARKING DATA

REQUIRED PARKING

RESIDENTIAL: 1.5 /UNIT	542	SPACES
RECREATION: 20/FIELD	20	SPACES
RETAIL: 3/1,000 SF	37	SPACES
<b>TOTAL REQUIRED:</b>	<b>599</b>	<b>SPACES</b>

PARKING PROVIDED

REGULAR SURFACE:	381	SPACES
TOWNHOUSES PARKING:	404	SPACES
REGULAR ADA:	6	SPACES
VAN ADA:	2	SPACES
<u>TOTAL PROVIDED:</u>	<u>793</u>	<u>SPACES</u>

## UTILITY PROVIDERS

WATER:	DEKALB COUNTY
SEWER:	DEKALB COUNTY

**OWNER/DEVELOPER (PRIMARY PERMITTEE)**  
BATTLE LAW, PC  
3562 HABERSHAM AT NORTHLAKE  
BUILDING J, SUITE 100  
TUCKER, GA 30084  
(404) 601-7616  
MLB@BATTLELAWPC.COM

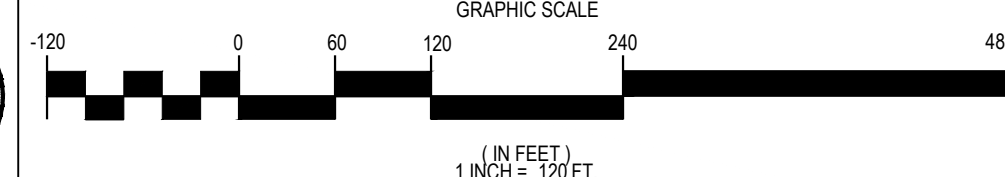
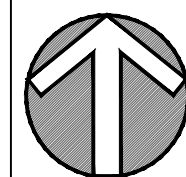
**PROJECT ENGINEER**  
MIKE WRIGHT  
EBERLY & ASSOCIATES, INC.  
2951 FLOWERS ROAD SOUTH  
SUITE 119  
ATLANTA, GEORGIA 30341  
(770) 452-7849  
MWRIGHT@EBERLY.NET

**TRAFFIC ENGINEER**  
HARRISON FORDER, P.E.  
KIMLEY-HORN & ASSOCIATES  
11720 AMBER PARK DRIVE  
SUITE 600  
ALPHARETTA, GEORGIA 30009  
(470) 273-3817  
HARRISON.FORDER@KIMLEY-HORN.COM

**24 HOUR CONTACT**  
MICHELE BATTLE, ESQ.  
(404) 601-7616  
MLB@BATTLELAWPC.COM

## NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING CURB, OR WALL UNLESS OTHERWISE NOTED.



Know what's below.  
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FREE THROUGHOUT  
THE U.S.A.

3 WORKING DAYS  
BEFORE YOU DIG.

**CLIFTON SPRINGS  
MIXED USED DEVELOPMENT  
DRI #4109**

PROJECT NAME:

LAND LOT 090  
15TH DISTRICT  
DEKALB COUNTY, GEORGIA  
4015 FLAT SHOALS PARKWAY

## REVISION

[illegible]

## DRI SITE PLAN

DRI SITE PLAN	
SCALE	1" = 120'
DATE:	09/10/2023
DRAWN BY:	CHENG Q. LE
PROJECT ENGINEER:	CHENG Q. LE
QA/QC REVIEWER:	MARC WRIGHT

EBERLY PROJECT NUMBER

23-094

SHEET NUMBER

# DRI

NOT ISSUED FOR  
CONSTRUCTION