

DATE: February 26, 2025

TO: Chairwoman Romona Jackson Jones, Douglas County Commission
ATTN TO: Austin Cronan, Zoning Administrator, Douglas County
RE: Development of Regional Impact Review
FROM: Mike Alexander, COO, Atlanta Regional Commission

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

Name of Proposal: Lithia Springs Data Center DRI 4326

Submitting Local Government: Douglas County

Date Opened: February 26, 2025 **Comments Due :** March 13, 2025

Description:

A DRI review of a proposal to construct a data center with a total of 1,302,176 SF of space in 4 buildings along with an electrical substation and supporting facilities on a 81.7-acre site at the intersection of Thornton Road and Factory Shoals Road in Douglas County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is not aligned with Established Suburbs policies which focus on preserving existing single-family development and promoting compatible infill development.

A portion of this project was previously reviewed in 2023 as Lithia Springs Data Center DRI 4087 which proposed to construct two three-story data center buildings with a total square footage of 878,886 SF along with ancillary support elements on a 44-acre currently wooded site. The current proposal expands the site to 82 acres and the total development to 1,302,176 SF of space in 4 buildings along with an electrical substation and supporting elements.

The project is not aligned with regional land use, water resource protection, and environmental policies which encourage the retention of forested greenfield areas and avoidance of water resource impacts. It could be better aligned with these policies by preserving additional wooded area, avoiding stream buffer impacts, and allocating of some of the projected annual \$21.5 million in Douglas County property tax revenue generated to support conservation land acquisition and tree planting elsewhere in the County.

The project proposes multiple intrusions into substantial state and county protected stream buffer areas that will require variances.

The project is expected to generate approximately 1,660 daily new vehicular trips.

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.

A portion of this project was previously reviewed in December 2023 as Lithia Springs Data Center DRI 4087 which proposed to construct two three-story data center buildings with a total square footage of 878,886 SF along with ancillary support elements on a 44-acre currently wooded site. This proposal expands the site to 82 acres and the total development to 1,302,176 SF of space in 4 buildings along with an electrical substation and supporting elements.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report. The project is projected to generate 1660 daily new vehicular trips.

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

ARC Natural Resources Group Comments

ARC Natural Resources Group Comments will be provided in the Final Report.

Environmental Comments

As the limited remaining forested and natural areas of the Atlanta region continue to be developed at a rapid pace while warmer temperatures and more extreme weather events increase in frequency, there is a need to carefully plan for the future to ensure the retention and proper management of an optimal amount of these critical environmental assets. Most of the site's 82 acres, which are heavily wooded and provide extensive stormwater, air quality, and urban cooling benefits, will be cleared for the project which is not supportive of regional land use and environmental policies. The project is located within close proximity to Sweetwater Creek State Park – the most visited state park in the state – to the west and is within the Sweetwater Creek Water Supply Watershed. While much of the wooded natural area to the east of the site has recently been developed for industrial use, development of the remaining wooded area west of the site up to the border of the State park with uses compatible with the area's natural character defined by forests and streams would be supportive of regional environmental and water resource policies.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional environmental 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.

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 proposed project is not aligned with Established Suburbs policies which focus on preserving existing single-family development and promoting compatible infill development. More importantly, the project is not aligned with regional land use and environmental policies which encourage the retention of forested greenfield areas and avoidance of water resource impacts. It could be better aligned with these policies by preserving additional wooded area, avoiding stream buffer impacts, and allocating of some of the projected annual \$21.5 million in Douglas County property tax revenue generated to support conservation land acquisition and tree planting elsewhere in the County.

Douglas County leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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

ATLANTA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF 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

DOUGLAS COUNTY

CITY OF DOUGLASVILLE

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



Developments of Regional Impact

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

DRI #4326

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: Douglas
 Individual completing form: Austin Cronan
 Telephone: 678-838-2060
 E-mail: acronan@douglascountygga.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: Lithia Springs Data Center
 Location (Street Address, Land Lots 0706, 0707, District 18, Section 2, being parcels: 0706-182-0010, 0706-182-0011, 0707-182-0011, 0707-182-0012, or Legal Land Lot Description):
 Brief Description of Project: Expansion of previously reviewed DRI 4087; addition of 1, two-story data center, 98,015 sq. ft./floor (196,030 sq. ft. total), addition of 1, two-story data center, 113,630 sq. ft./floor (227,260 sq. ft. total), addition of a substation and two water storage tank areas

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input 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 checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor Two data center buildings, one 196,030 sq. ft. & one 227,260 sq. ft. for a total of 423,290 area, etc.): sq. ft.,

Developer: SAC III Acquisition Co., LLC

Mailing Address: 1700 Broadway, Suite 1750

Address 2: N/A

City: Denver State: CO Zip: 80290

Telephone: 289-925-6464

Email: gsobti@stackinfra.com

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

If yes, property owner: Various parcels; assemblage into one site

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?

If yes, provide the following information:

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

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

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

Estimated Project Completion Dates:

Rezoning

Variance

Sewer

Water

Permit

Other

(not selected)

Yes

No

Project Name: Lithia Springs Data Center

Project ID: 4087

33% if by total square footage; 46% if by acreage

This project/phase: Not Disclosed

Overall project: Not Disclosed; Previous Phase May 2026

[Back to Top](#)



Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #4326**

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: Douglas

Individual completing form: Austin Cronan

Telephone: 678-838-2060

Email: acronan@douglascountygga.gov

Project Information

Name of Proposed Project: Lithia Springs Data Center

DRI ID Number: 4326

Developer/Applicant: SAC III Acquisition Co., LLC

Telephone: 289-925-6464

Email(s): gsobti@stackinfra.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: \$2,400,000,000

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

\$21,500,000

Is the regional work force sufficient to fill the demand created by the proposed project?

☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc):
13 single-family homes

Water Supply

Name of water supply provider for this site: Douglasville-Douglas County Water and Sewer Authority (DDCV)

What is the estimated water supply demand to be generated by the project,

0.062 MGD

measured in Millions of Gallons Per Day (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:

DDCWSA is working with several, surrounding developments on a project to provide a new water tank and pump to provide additional pressure within the public system to accommodate this and the surrounding development. Space has been set aside should on-site storage tanks be required.

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?

N/A

Wastewater Disposal

Name of wastewater treatment provider for this site:

Douglasville-Douglas County Water & Sewer Authority (DDCWS)

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

0.034 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:

DDCWSA is working with several, surrounding developments on a project to expand the downstream sewer 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?

N/A

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.)

870 daily trips; 109 AM peak-hour trips; 91 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 study prepared by NV5 Engineers and Consultants, Inc.

Solid Waste Disposal

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

1,608 TPY

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

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

N/A

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

If yes, please explain:

N/A

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

64%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
The site will utilize buffers and green infrastructure, including grass swales, vegetated filter strips, and infiltration measures where feasible to provide runoff reduction and TSS removal. Stormwater ponds will be utilized to provide water quality, channel protection, and detention in accordance with Douglas County and the Georgia Stormwater Management Manual requirements.

Environmental Quality

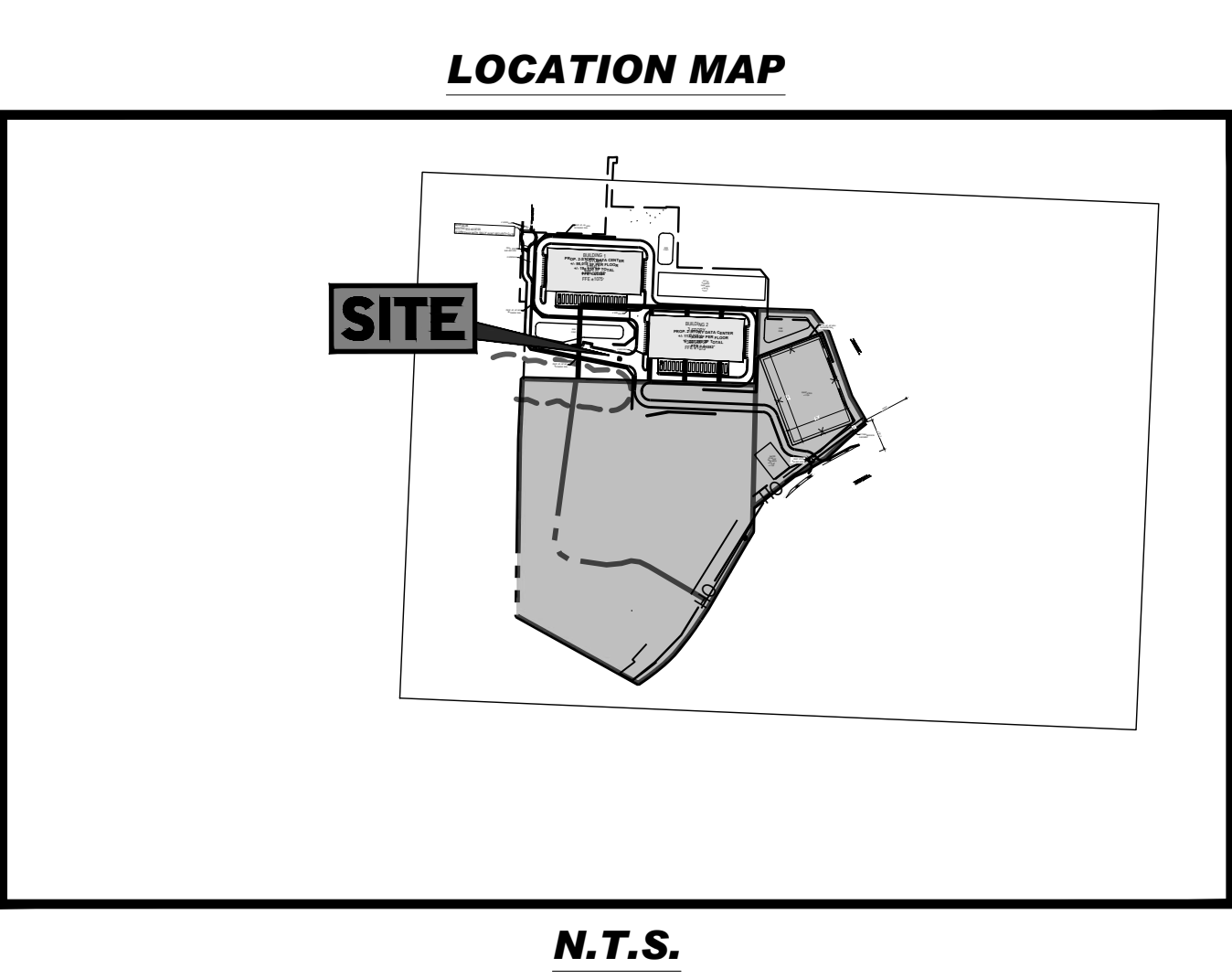
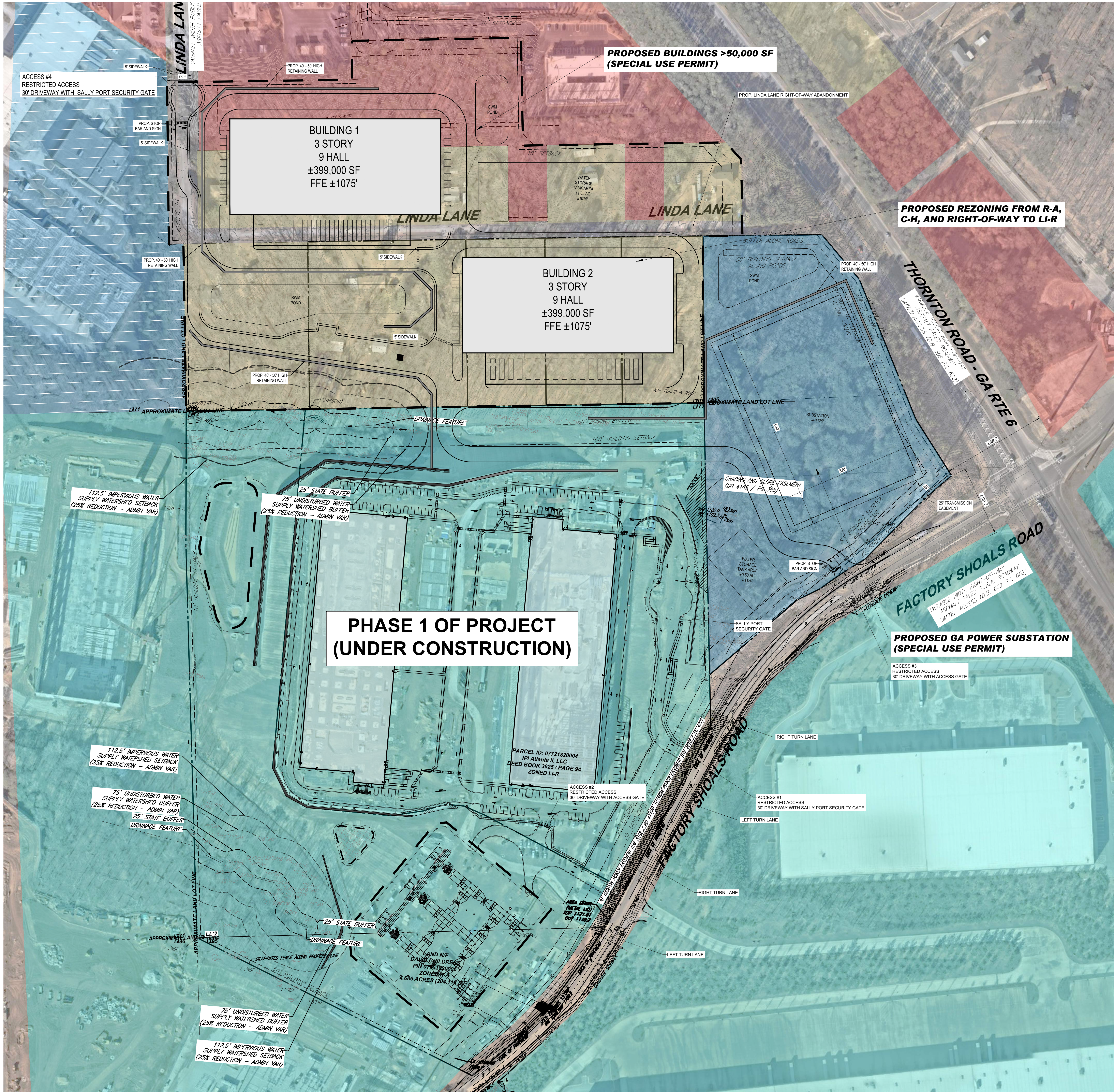
Is the development located within, or likely to affect any of the following:

- 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:
The project is located within a water supply watershed which requires greater-than-typical stream buffers. The project will meet the Douglas County water supply watershed buffer requirements.

Submit Application Save without Submitting Cancel

Back to Top



SITE PLAN NOTES:

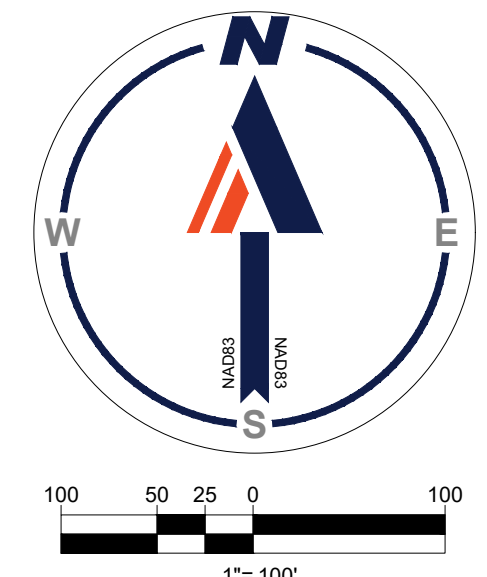
- DEVELOPMENT NAME: LITHIA SPRINGS DATA CENTER
- DRI # 4326
- DEVELOPER: STACK INFRASTRUCTURE, 1700 BROADWAY SUITE 1750, DENVER, CO 80290
- OWNER: SEE PARCELOWNER TABLE BELOW
- PARCEL: SEE PARCELOWNER TABLE BELOW
- ZONED: LI, R-A, C-H
- SITE ENGINEER: BOHLER ENGINEERING, 211 PERIMETER CENTER PKWY NE SUITE 425, ATLANTA, GA 30346
- TRAFFIC CONSULTANT: WVS ENGINEERS AND CONSULTANTS, INC., 10745 WESTSIDE WAY SUITE 300, ALPHARETTA, GA 30009
- SOURCE OF DOMESTIC WATER SUPPLY - PUBLIC WATER MAIN ALONG FACTORY SHOALS ROAD/THORNTON RD
- SOURCE OF SANITARY SEWAGE DISPOSAL - PUBLIC SEWER MAIN ALONG WESTERN PART OF PROPERTY.
- PROPOSED SITE DATA

	NEW PHASE	TOTAL (INCL PREV. DRI)
TOTAL LOT AREA	± 37.4 AC	± 817.7 AC
TOTAL BUILDING SQUARE FOOTAGE	± 798,000 SF	+/- 1,676,886 SF
BUILDING STORIES IN EXCESS OF ONE	TWO (2)	TWO (2)
BUILDING HEIGHT	± 80'	+/- 120'
FLOOR AREA RATIO	0.49	0.47
TOTAL OPEN SPACE AREA	± 7.5 AC (20%)	+/- 29.4 AC (36%)
TOTAL PARKING REQUIRED	MAX 1 SPACE, MIN 0.75 SPACES PER EMPLOYEE FOR LARGEST SHIFT	MAX 1 SPACE, MIN 0.75 SPACES PER EMPLOYEE FOR LARGEST SHIFT
TOTAL PARKING PROVIDED	± 80 SPACES	+/- 230 SPACES
PROPOSED BUILDING USE	DATA CENTER	DATA CENTER

PARCEL ID	OWNER
07061820010	THORNTON ROAD INDUSTRIAL PROPERTIES, LLC
07071820001	CANTRELL, WESLEY, ETAL
07071820002	DUNN PAULETTE WILLIS, ESTATE, ET
07071820003	ADAMS, ANITA CHASTAIN
07071820004	CANTRELL, WESLEY
07071820005	ANDERSON, RONALD L.
07071820006	CANTRELL, WESLEY & BETTY
07061820011	CANTRELL, WESLEY & BETTY
07071820016	CANTRELL, WESLEY & BETTY
07071820022	TGC LITHIA, LLC
07071820015	ECHOLS, E R & JEFFREY SAMUEL
07071820018	TGC LITHIA 3, LLC
07071820017	CANTRELL, CONNIE & MCLEAN, ANGELA E.
07071820014	STRICKLAND, MARGARET D.
07071820013	CANTRELL, WESLEY
07071820012	CANTRELL, WESLEY & BETTY
07071820011	JENKINS, RICK
07071820010	LARA, ESPERANZA D. LOPEZ
07071820009	CANTRELL, WESLEY & BETTY
07071820008	CANTRELL, WESLEY & BETTY

ZONING LEGEND:

RESIDENTIAL-AGRICULTURAL (R-A)	
LIGHT INDUSTRIAL (LI)	
RESTRICTED LIGHT INDUSTRIAL (LI-R)	
LIGHT INDUSTRIAL - CONDITIONAL (LI-C)	
HIGHWAY COMMERCIAL (C-H)	



BOHLER ENGINEERING

NOTES

CONFIDENTIAL

PROJECT ADDRESS

720 FACTORY SHOALS RD,
DOUGLAS COUNTY, GA

PROJECT DELIVERY PACKAGE

SITE PLAN 2

SEAL/SIGNATURE

THE LICENSED PROFESSIONAL SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO THE MATERIAL AND ITEMS SHOWN ON THIS SHEET. ALL DRAWINGS, INSTRUMENTS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL, AND THIS PROFESSIONAL EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH PLAN, DRAWINGS OR DOCUMENTS NOT EXHIBITING THIS SEAL.

ISSUE DATE: 08/26/2024 PROJECT NO: GA230018.02

DESIGNED: BOHLER ENGINEER: BRETT BUCKLAND

MARK DATE DESCRIPTION

ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS PROHIBITED. DELETE THIS DOCUMENT IF YOU HAVE RECEIVED IT IN ERROR.

CIVIL ENGINEER
BOHLER ENGINEERING
BRETT BUCKLAND, P.E.
678-695-6800
211 PERIMETER CENTER
PKWY NE, SUITE 425
ATLANTA, GA 30346

PROJECT: LITHIA SPRINGS DATA CENTER

TITLE:

DRAWING:

E1 SCALE: AS NOTED AGILE No: REV: A



INSET A



INSET A



SITE PLAN NOTES:

- DEVELOPMENT NAME: LITHIA SPRINGS DATA CENTER
- DRI # 4326
- DEVELOPER:
STACK INFRASTRUCTURE
1700 BROADWAY SUITE 1750,
DENVER, CO 80290
- OWNER:
SEE PARCELOWNER TABLE BELOW
- PARCEL:
SEE PARCELOWNER TABLE BELOW
- ZONED: LI, R.A, C-H
- SITE ENGINEER:
BOHLER ENGINEERING
211 PERIMETER CENTER PKWY NE SUITE 425,
ATLANTA, GA 30346
BRETT BUCKLAND
678-695-6800
BBUCKLAND@BOHLERENG.COM
- TRAFFIC CONSULTANT:
NVS ENGINEERS AND CONSULTANTS, INC.
10765 WESTSIDE WAY SUITE 300
ALPHARETTA, GA 30009
JOHN KARNOWSKI, P.E., PTOE, AICP
678-373-4827
JOHN.KARNOWSKI@NVS.COM
- SOURCE OF DOMESTIC WATER SUPPLY - PUBLIC WATER MAIN ALONG FACTORY SHOALS ROAD/THORNTON RD
- SOURCE OF SANITARY SEWAGE DISPOSAL - PUBLIC SEWER MAIN ALONG WESTERN PART OF PROPERTY.
- PROPOSED SITE DATA

	NEW PHASE	TOTAL (INCL PREV. DRI)
TOTAL LOT AREA	± 37.4 AC	± 81.7 AC
TOTAL BUILDING SQUARE FOOTAGE	± 788,000 SF	+/- 1,676,886 SF
BUILDING STORIES IN EXCESS OF ONE	TWO (2)	TWO (2)
BUILDING HEIGHT	± 80'	+/- 120'
FLOOR AREA RATIO	0.49	0.47
TOTAL OPEN SPACE AREA	± 7.5 AC (20%)	+/- 29.4 AC (36%)
TOTAL PARKING REQUIRED	MAX 1 SPACE, MIN 0.75 SPACES PER EMPLOYEE FOR LARGEST SHIFT	MAX 1 SPACE, MIN 0.75 SPACES PER EMPLOYEE FOR LARGEST SHIFT
TOTAL PARKING PROVIDED	± 80 SPACES	+/- 230 SPACES
PROPOSED BUILDING USE	DATA CENTER	DATA CENTER

PARCEL ID	OWNER
07061820010	THORNTON ROAD INDUSTRIAL PROPERTIES, LLC
07071820001	CANTRELL, WESLEY, ETAL
07071820002	DUNN PAULETTE WILLIS, ESTATE, ET
07071820003	ADAMS, ANITA CHASTAIN
07071820004	CANTRELL, WESLEY
07071820005	ANDERSON, RONALD L.
07071820006	CANTRELL, WESLEY & BETTY
07061820011	CANTRELL, WESLEY & BETTY
07071820016	CANTRELL, WESLEY & BETTY
07071820022	TGC LITHIA, LLC
07071820015	ECHOLS, E R & JEFFREY SAMUEL
07071820018	TGC LITHIA 3, LLC
07071820017	CANTRELL, CONNIE & MCLEAN, ANGELA E.
07071820014	STRICKLAND, MARGARET D.
07071820013	CANTRELL, WESLEY
07071820012	CANTRELL, WESLEY & BETTY
07071820011	JENKINS, RICK
07071820010	LARA, ESPERANZA D. LOPEZ
07071820009	CANTRELL, WESLEY & BETTY
07071820008	CANTRELL, WESLEY & BETTY



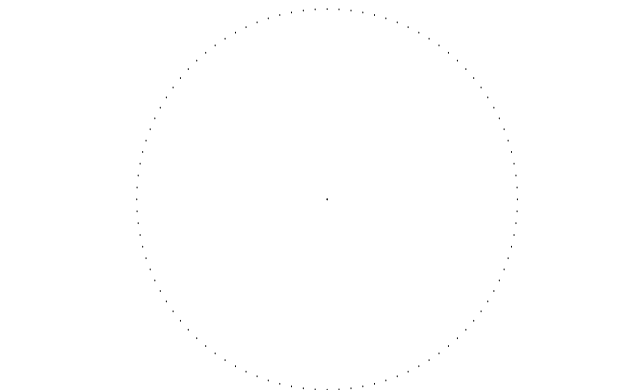
NOTES

CONFIDENTIAL

PROJECT ADDRESS
720 FACTORY SHOALS RD,
DOUGLAS COUNTY, GA

PROJECT DELIVERY PACKAGE
SUP/REZONING SITE PLAN

SEAL/SIGNATURE



THE LICENSED PROFESSIONAL SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO THE MATERIAL AND ITEMS SHOWN ON THIS SHEET. ALL DRAWINGS, INSTRUMENTS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL, AND THIS PROFESSIONAL EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH PLAN, DRAWINGS OR DOCUMENTS NOT EXHIBITING THIS SEAL.

ISSUE DATE: 08/26/2024 PROJECT NO: GA23001802
DESIGNED: BOHLER ENGINEER: BRETT BUCKLAND
MARK DATE DESCRIPTION

ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS PROHIBITED. DELETE THIS DOCUMENT IF YOU HAVE RECEIVED IT IN ERROR.

CIVIL ENGINEER
BOHLER ENGINEERING
BRETT BUCKLAND, P.E.
678-695-6800
211 PERIMETER CENTER
PKWY NE, SUITE 425
ATLANTA, GA 30346

PROJECT:
LITHIA SPRINGS DATA CENTER

TITLE:

DRAWING:

E1 SCALE: AS NOTED AGILE No: REV: A