Limited Trip Generation Memorandum

ATL03 Red Oak
DRI #4315

Union City, Georgia

Submission:

November 12, 2024

Applicant:

TA Realty LLC

Kimley»Horn

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Introduction

The *ATL03 Red Oak* development is a proposed Data Center on an approximately 67.8-acre site located along and to the east of Buffington Road, and north of Jonesboro Road (SR 138) in Union City, Georgia. As currently envisioned, the *ATL03 Red Oak* development will consist of approximately 1,000,000 square feet of Data Center. The development is expected to build four buildings of 250,000 square feet each over a six-year period with projected build-out in 2030.

The project qualifies for a DRI review because the density exceeds 500,000 SF in a Developing Suburb area per the Atlanta Regional Commission (ARC) Unified Growth Policy Map. The proposed development site is currently zoned General Commercial (GC) and Planned Unit Development (PUD) with a current rezoning application proposed to change the site to Office/Institutional (O-I). It is notable that Union City is in the process of updating their zoning code to include the Data Center use under the O-I zoning category. Approval for the zoning updates is expected in before the end of the year 2024.

This memorandum provides the density and trip generation estimates as approved during the Methodology Meeting on November 4th, 2024, and as documented in GRTA's Letter of Understanding (LOU) dated November 6th, 2024.

> *Note*: 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.

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.

Trip Generation

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development. Anticipated trip generation for the proposed *ATL03 Red Oak* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition, 2021*.

For the proposed *ATL03 Red Oak* development, ITE Land Use Code (LUC) 160 (Data Center) is the applicable land use included in the ITE manual. Therefore, ITE LUC 160 was used to estimate the expected trips generated from 1,000,000 SF of Data Center. The primary trip generators for a data center are the passenger car trips made by employees working on-site. It is notable that while Data Center land uses are grouped in the Industrial category within the ITE manual, unlike other industrial uses, Data Centers are not a significant generator of heavy vehicle traffic, and the manual does not include heavy vehicle trip generation information for the land use. The ITE Daily, AM and PM rates considered for this trip generation memorandum are included in the **Table 1** below.

Table 1: ITE Trip Generation Rates						
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*	*0.99 * X[1]* *50% In/50% Out*	*0.11 * X* *55% In/45% Out*	*0.09 * X* *30% In/70% Out*

**All rates and equations listed are from the ITE Trip Generation Manual, 11th Edition, 2021*

[1] ITE Manual indicates "Caution – Small Sample Size" for Weekday (Daily).

The density and the project trip generation for the proposed development are summarized in **Table 2**.

Table 2: Gross Trip Generation							
Land Use	**ITE Code**	**Density**	**Daily Traffic**			**AM Peak**	**PM Peak**
			Total	**Enter**	**Exit**	**Total**	**Total**
Data Center	160	1,000,000 SF	990	495	495	110	90
Total Gross Trips			**990**	**495**	**495**	**110**	**90**

Based on the trip generation shown in **Table 1**, the proposed *ATL03 Red Oak* development is projected to generate approximately 990 daily trips (495 in, 495 out), 110 AM peak hour trips, and 90 PM peak hour trips. Additional detailed trip generation information is attached.

Data Center Trip Generation Notes

While Data Center is an available land use within the ITE Trip Generation Manual, it is notable that the manual indicates a small sample size caution (two data points for Daily trip generation; dataset includes two data center sites with building footprints of approximately 175,000 SF). AM and PM peak hour data does not have a small sample size caution noted, though data is limited to six and five total data points, respectively.

It is notable that larger data center sites anecdotally generate fewer trips per 1,000 SF of building than the ITE rates presented. It is likely that the ITE projections presented above are conservatively high/over-project the potential trip generation for this site. However, without published data to support a trip generation alternative, the ITE rates for Data Center uses are considered the standard as discussed in the Methodology Meeting and documented in the LOU.

Site Access and Parking

The proposed *ATL03 Red Oak* development will have one primary full-access driveway and one emergency-only access. The primary driveway will be located along Buffington Road at the location of an existing unused curb cut approximately 1,000 feet north of Jonesboro Road. Buffington road is a two-lane undivided, minor arterial with a right-turn deceleration lane at the site driveway. Sidewalks are present along the site frontage and will remain to serve pedestrian activity along Buffington Road.

A second driveway is needed to meet Life Safety code requirements. A permanent easement with the adjacent property owner has been established to allow the data center development to have emergency access through the adjacent commercially zoned property. The proposed secondary driveway will be specifically designated for emergency access only. This emergency-only access is shown on the site plan along Jonesboro Road/SR 138. The exact location and alignment of the driveway along Jonesboro Road/SR 138 will be determined by the adjacent property owner. Jonesboro Road/SR 138 is a four-lane

principal arterial and state route with a two-way left turn lane. Sidewalks are present along the adjacent property's frontage.

Surface parking will be located adjacent to each building within the development. As currently envisioned, each of the four data center buildings is proposed to include 60 parking spaces for total of 240 parking spaces on the site. Union City is in the process of updating their Office-Institutional code; final parking provided will be based on final density built and will meet City requirements under the new code. The proposed site plan is attached for reference.

Alternative Mode Access

Sidewalks are present on both sides of Buffington Road along the project site frontage and extending southwest to the intersection of Buffington Road at Jonesboro Road/SR 138. Sidewalks continue on both sides of Buffington Road north of the primary site driveway approximately 350 feet and another 200 feet on the east side only. Sidewalk coverage along Jonesboro Road/SR 138 is continuous along the north side for approximately 900 feet east of the intersection with Buffington Road and specifically in front of the adjacent property associated with the permanent access easement for the secondary emergency access point. There are no bicycle facilities in the vicinity of the site.

As shown on the site plan, the development intends to provide sidewalks and pedestrian infrastructure between all buildings and uses and will connect to the continuous sidewalks along Buffington Road at the primary site driveway. While the adopted O-I zoning code as of October 2024 does not have sidewalk requirements, the development will be compliant with any updates to sidewalk and streetscape ordinances included in O-I zoning updates expected in late November or December 2024.

MARTA has two bus routes in the vicinity of the project. MARTA Bus Route 89 services Jonesboro Road and Old National Highway, providing a connection to the College Park rail station. The closest stop to the site is at the corner of Buffington Road and Jonesboro Road, which is roughly a quarter mile from the primary site driveway. MARTA Bus Route 188 services Oakley Industrial Boulevard with the closest stop approximately three quarters of a mile from the site driveway.

During the Methodology Meeting, MARTA shared that a new bus route is proposed along Buffington Road. Details on the proposed stop locations are still pending but may include a stop near the proposed primary site driveway.

Heavy Vehicle Enhanced Focus Area – *Not Applicable*

Per GRTA guidance, Industrial developments typically require an Enhanced Focus Area for Heavy Vehicles due to high volumes of heavy vehicle traffic associated with these uses. Data center developments are not significant generators of heavy vehicle traffic (ITE does not provide heavy vehicle trip generation), and therefore do not require heavy vehicle study. A Heavy Vehicle Enhanced Focus Area analysis is not included in this memorandum, consistent with information documented in the POST Methodology Meeting Packet (MMP) and with discussions held during the Methodology Meeting.

Summary

The *ATL03 Red Oak* development is a proposed Data Center on an approximately 67.8-acre site located along and to the east of Buffington Road, and north of Jonesboro Road/SR 138 in Union City, Georgia. As currently envisioned, the development will consist of 1,000,000 square feet of Data Center.

Based on ITE trip generation rates, the proposed *ATL03 Red Oak* development is projected to generate approximately 990 daily trips, 110 AM peak hour trips, and 90 PM peak hour trips. For the purposes of this trip generation memorandum, no reductions were included for alternative mode trips. However, the development may benefit from sidewalk coverage and existing and future MARTA bus service in the vicinity of the site.

Site access will be provided via a primary full-movement driveway at an existing curb-cut along Buffington Road. Sidewalks along Buffington Road and internal to the site will provide pedestrian access between all buildings and uses and Buffington Road. A permanent easement with the adjacent property owner along Jonesboro Road/SR 138 will allow emergency access only at an existing right-in-right-out curb cut along Jonesboro Road/SR 138. The adjacent property is currently vacant and is commercially zoned.

A traffic impact 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 (404) 201 6155 if you have any questions.

Sincerely,

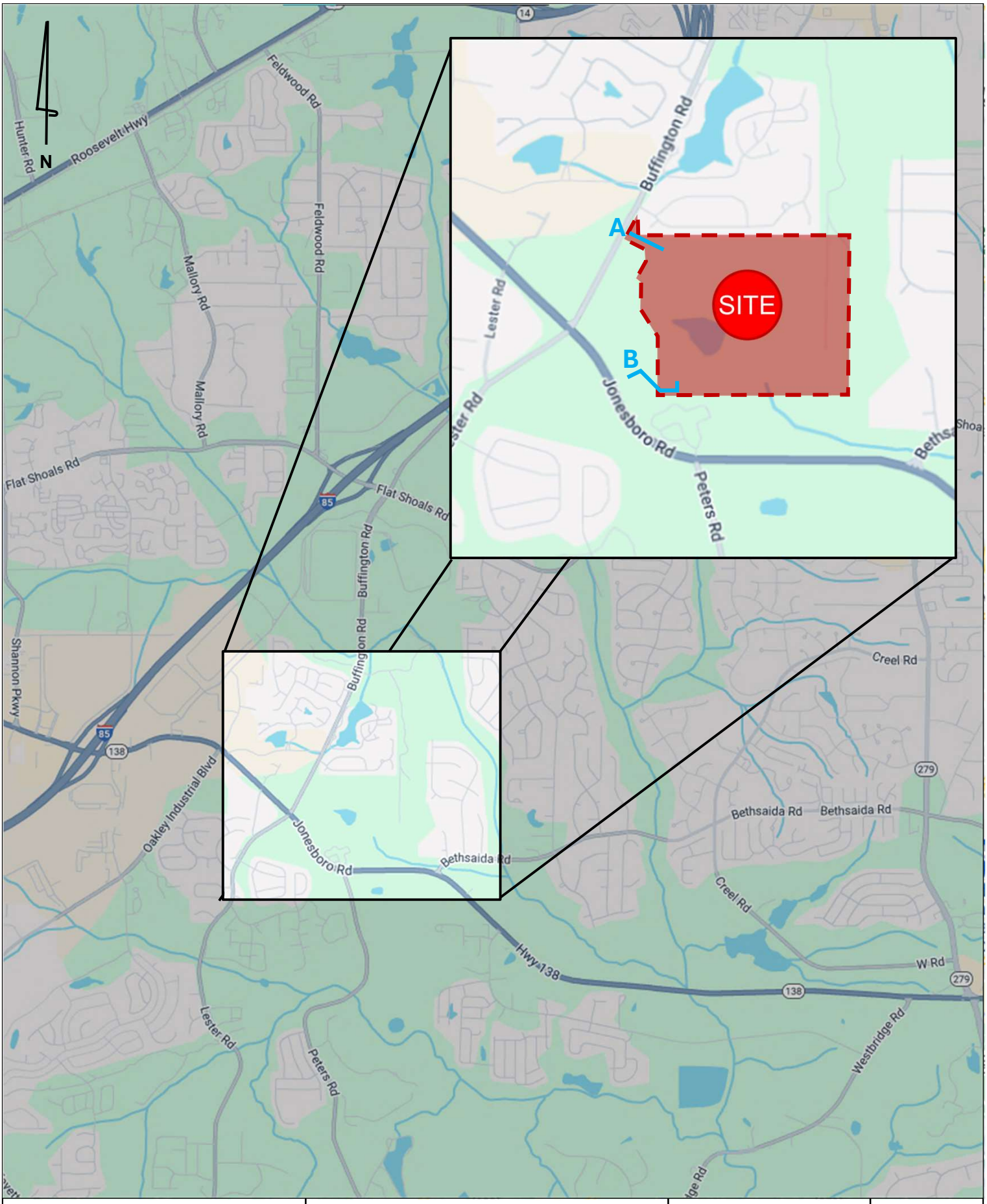
KIMLEY-HORN AND ASSOCIATES, INC.

Ana Eisenman, P.E.
Project Engineer

Makaela Edmonds, E.I.T
Project Analyst

Attachments:

- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Trip Generation Analysis
- *ATL03 Red Oak* Site Plan
- *ATL03 Red Oak* (Post) Methodology Meeting Packet (MMP)



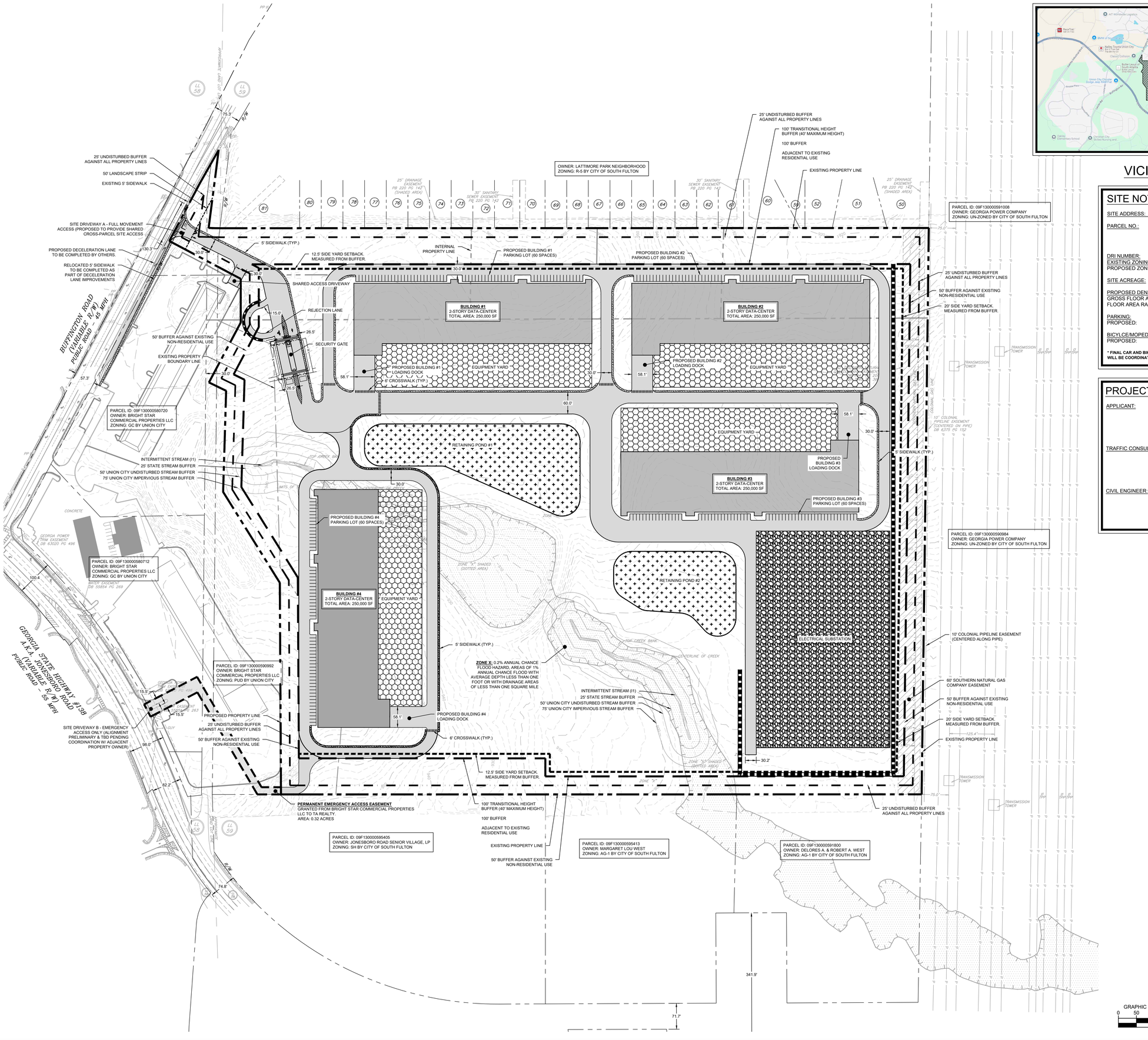
Kimley»Horn	**ATL03 Red Oak** **DRI #4315** ***Trip Generation Memorandum***	**Site Location Map**	**Figure 1**

Kimley»Horn	**ATL03 Red Oak** **DRI #4315** ***Trip Generation Memorandum***	**Site Aerial**	**Figure 2**

Trip Generation Analysis (11th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Red Oak DRI #4315
Union City, Georgia

Land Use	Setting	Density	Daily Trips			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips											
160 Data Center	General Urban/Suburban	1,000,000 Sq. Ft. GFA	990	495	495	110	61	49	90	27	63

Gross Project Trips	**990**	**495**	**495**	**110**	**61**	**49**	**90**	**27**	**63**
Data Center Trips	990	495	495	110	61	49	90	27	63
Car Trips (100% of Data Center Trips)	990	495	495	110	61	49	90	27	63
Alternative Mode Reductions	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Car Trips	*990*	495	495	110	61	49	90	27	63
Mixed-Use Reductions - TOTAL	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions - TOTAL	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
New Trips	**990**	**495**	**495**	**110**	**61**	**49**	**90**	**27**	**63**
Driveway Volumes									



SITE NOTES:

SITE ADDRESS:	7170 RED OAK RD, UNION CITY, GEORGIA 30291
PARCEL NO.:	09F130000580720; 09F130000591305; 09F130000591388; 09F130000591370; 09F130000591396; 09F130000591404; 09F130000590992
DRI NUMBER:	4315
EXISTING ZONING:	GC, PUD
PROPOSED ZONING:	O-I
SITE ACREAGE:	67.79 ACRES
PROPOSED DENSITY RATIOS	
GROSS FLOOR AREA:	1,000,000 SF
FLOOR AREA RATIO (FAR):	0.34
PARKING:	
PROPOSED:	240 SPACES*
BICYCLE/MOPED PARKING:	
PROPOSED:	12 SPACES*

*** FINAL CAR AND BIKE PARKING PROVIDED TO BE BASED OFF FINAL DENSITY BUILT AND WILL BE COORDINATED WITH UNION CITY TO MEET REQUIREMENTS.**

PROJECT CONTACTS:

APPLICANT:	TA REALTY ONE FEDERAL STREET, 17TH FLOOR BOSTON, MA 02110 CONTACT: DAVID BUXBAUM, CHRIS TROTMAN PHONE: 617.476.2700
TRAFFIC CONSULTANT:	KIMLEY-HORN & ASSOCIATES, INC. 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT: ANA EISENMAN, P.E. PHONE: 404.201.6155
CIVIL ENGINEER:	KIMLEY-HORN & ASSOCIATES, INC. 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT: ZAC RANDOLPH, P.E. PHONE: 404.419.8700

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ATLANTA, GEORGIA 30309

TA REALTY LLC
ONE FEDERAL ST 17TH FLOOR
BOSTON MA 02110
PHONE 757.620.2279

No.	REVISION DESCRIPTIONS	BY	DATE
	DRI SITE PLAN FINAL	SFD	11/08/2024
	DRI SITE PLAN REVISIONS	KAR	10/29/2024
	DRI SITE PLAN	SFD	10/25/2024
	REZONING SITE PLAN	ZLR	09/24/2024

PROJECT
ATL03/RED OAK
PIN 09F130000580720, 09F130000591388, 09F130000591370, 09F130000591396, 09F130000591404, & 09F130000590992
7170 RED OAK RD.
ATLANTA, GEORGIA 30291

GEORGIA REGISTERED No. PE043951 PROFESSIONAL ENGINEER
11/08/2024

GSWCC CERT. (LEVEL II)	0000076496
DRAWN BY	SFD
DESIGNED BY	SFD
REVIEWED BY	ZLR
DATE	11/08/2024
PROJECT NO.	017676001

TITLE
DRI SITE PLAN

SHEET NUMBER
C0.20

PRELIMINARY: NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

Drawing name: K:\AMT_CIVIL\017676001_Red Oak Data Center\CAD\Plansheets\C0.30 - DRI SITE PLAN.dwg C0.20 REZONING SITE PLAN Nov 08, 2024 12:20pm by: sean.davis

Methodology Meeting Packet (MMP) – POST

ATL03 Red Oak
DRI #4315

City of Union City, Georgia

Methodology Meeting:

November 4th, 2024 @ 10:00 AM

Applicant:

TA Realty LLC

Kimley»Horn

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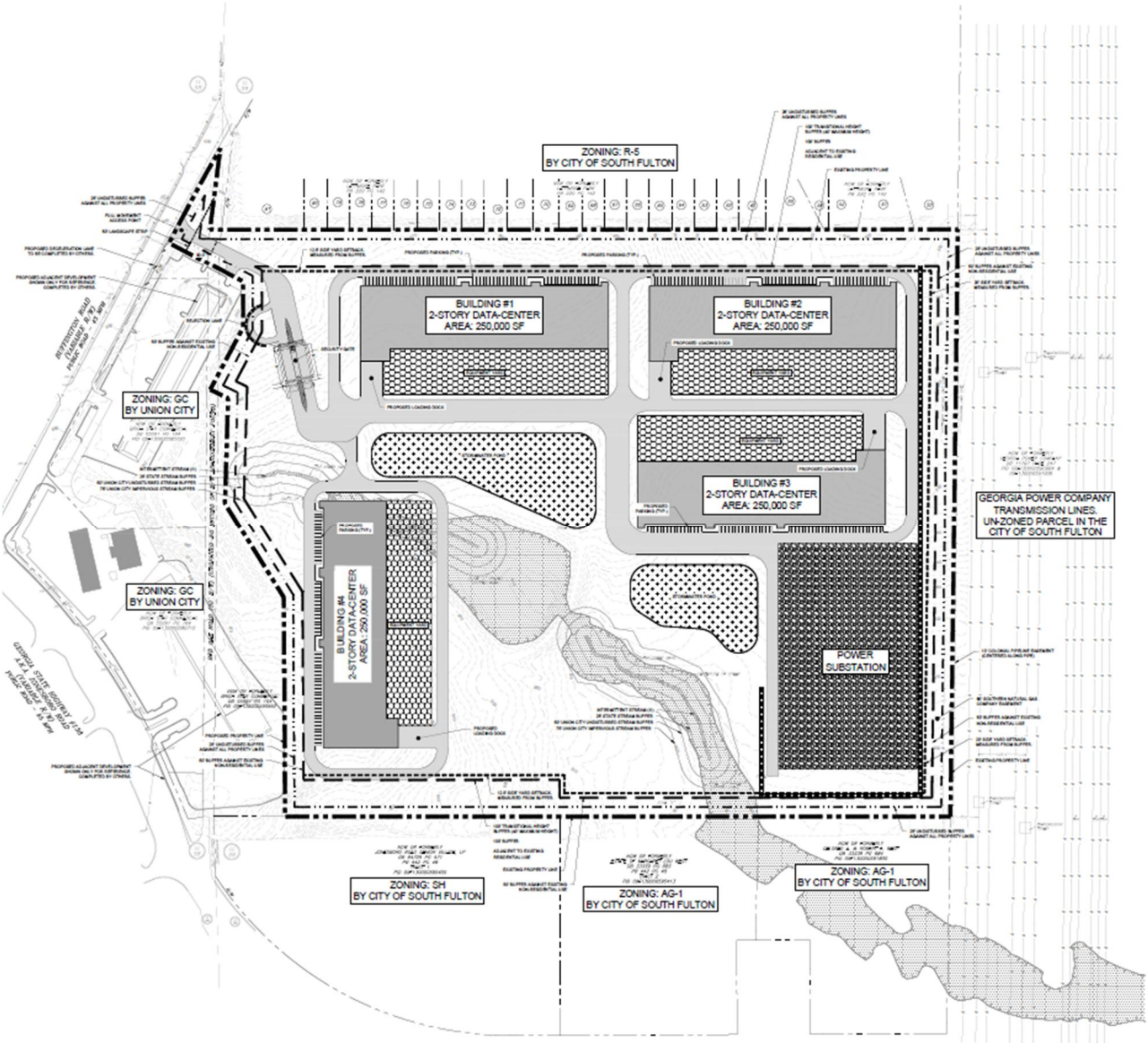
DRI Name & Number ATL03/Red Oak DRI #4315

Methodology Meeting Date November 4th, 2024 at 10:00 AM

Project Rendering



Project Orientation

Permitting Local Government	City of Union City
Additional Local Government(s) with development approval authority	N/A
DRI Trigger	Rezoning
DRI Trigger Application/Permit #	#24000272
Qualifying DRI Threshold Exceeded	Greater than 500,000 SF for industrial in the developing suburb area.
Existing Zoning	General Commercial (GC), Planned Unit Development (PUD)
Proposed Zoning	Office/Institutional (O-I)

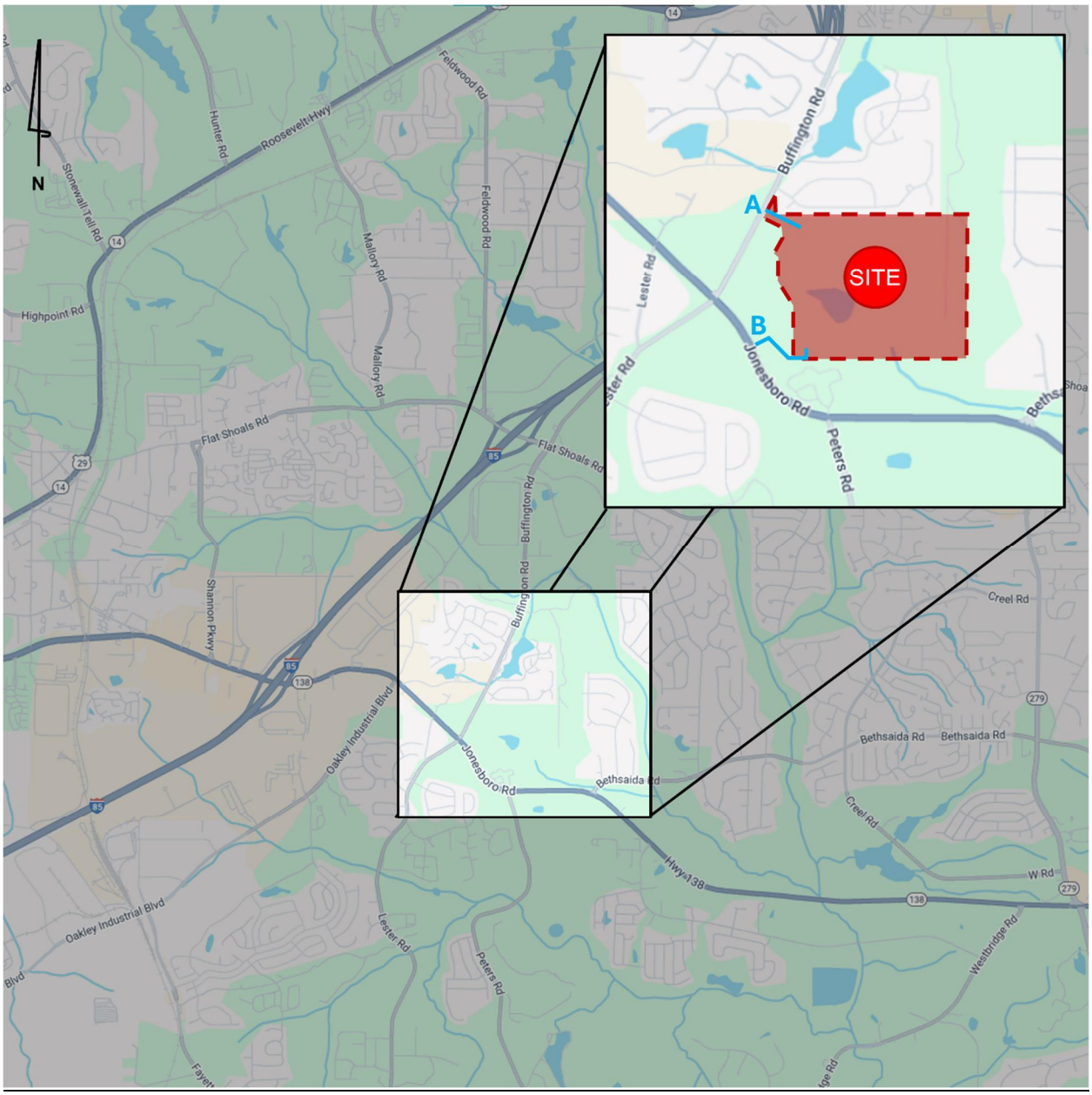
Project Information

Land Use	Density
Data Center	1,000,000 SF (four buildings)

Project Location

GPS Coordinates	33.56326627956113, -84.51283991391668
Location Description	Located along and to the east of Buffington Road, and north of Jonesboro Road in Union City, Georgia
Site Acreage	Approximately 67.8 acres
Unified Growth Policy Map land use area designation	Developing Suburbs
Neighboring Jurisdictions	City of South Fulton

Project Orientation Map



Project Driveways & Access Points

Driveway Name	EX/PR	Along	Movements	Location
Driveway A	Proposed	Buffington Road	Full	Primary site access with main security gate; access will be shared up to the security gate.
Driveway B	Proposed	Jonesboro Road	Full/ Emergency Access Only	Permanent easement from adjacent property owner for emergency access.

Project Build Out Year & Phase(s)

Build Out Year	2030
Phases	One Phase

Net Average Daily Trips (ADT) & Requested Review Schedule

Net Average Daily Trips (ADT)	990 (495 entering, 495 exiting)
Requested Review Schedule	Limited Trip Generation Memorandum (Fewer than 1,000 daily trips), **Expedited Review**
Requested Transportation Study Type	Limited Trip Generation Memorandum

Government Stakeholders

GRTA	MARTA
ARC	Fulton County
GDOT	City of Union City

Applicant Stakeholders (Section 1.2.2)

Applicant	Chris Trotman	TA Realty LLC
Applicant	David Buxbaum	TA Realty LLC
Attorney	Woody Galloway	The Galloway Law Group, LLC
Attorney	Jordan Edwards	The Galloway Law Group, LLC
Civil Engineer	Zachary Randolph	Kimley-Horn
Civil Engineer	Sean Davis	Kimley-Horn
Traffic Engineer	Ana Eisenman	Kimley-Horn
Traffic Engineer	Makaela Edmonds	Kimley-Horn

Applicant Email & Mailing Address

David Buxbaum; Chris Trotman
TA Realty LLC
buxbaum@tarealty.com; trotman@tarealty.com
One Federal Street, 17th Floor
Boston, MA 02110

Planning Context

Programmed Projects

Project Name	From / To Points:	Sponsor	GDOT PI #	ARC ID # (TIP)	Design FY	ROW / UTL FY	CST FY
I-85 @ SR 138 & SR 138 FM Goodson Conn to Buffington Road- DDI	SR 138 from Goodson Connector to Buffington Road	GDOT	0007842	FS-AR-183	2019	2028	2028
CR 614/Oakley Road @ Broadanax Creek Bridge Replacement	Oakley Road from Taloga Lane to Blue Jay Way	GDOT	0015642	N/A	2019	2021	2023 (construction ongoing)
Upgrading/Installing Guard Rails along I-75/I-85	Interchange with 285 to south of Jonesboro Road	GDOT	0019029	N/A	2023	2024	2024
SR-138 @ CR 581/Bethsaida Road Multi-Lane Hybrid Roundabout	Jonesboro Road and Bethsaida Road	GDOT	0019841	N/A	2023	2026	2026
I75/I-85 Bridge Rehabilitation	I-75/I-85 at Flat Shoals Road	GDOT	M006313	N/A	N/A	N/A	2023 (construction ongoing)
Bethsaida Road Bridge Upgrade	At Morning Creek	GDOT	0016605	FS-348	2021	2026	2026

Project information was obtained from GeoPI (GDOT) and the Atlanta Region's Plan (ARC)

Programmed Project Attached Design Documents

- See Attachment B for project factsheets.

Transportation Project Interaction with DRI

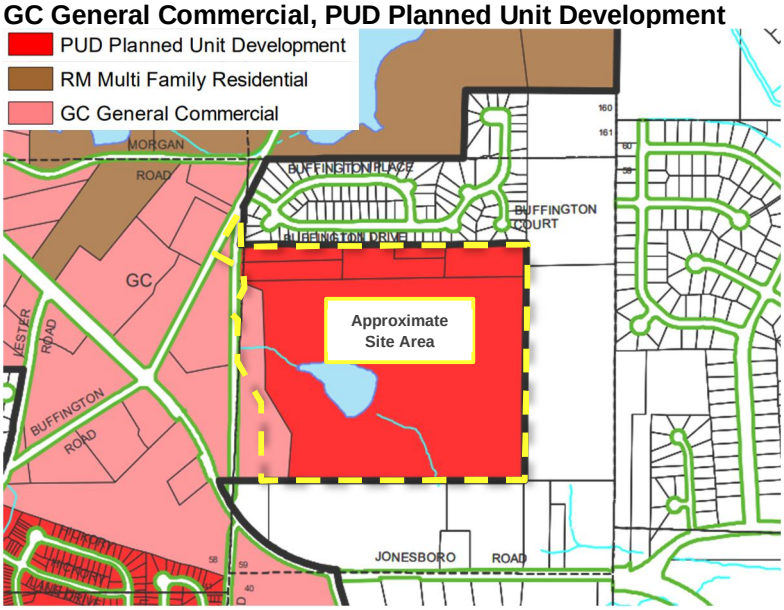
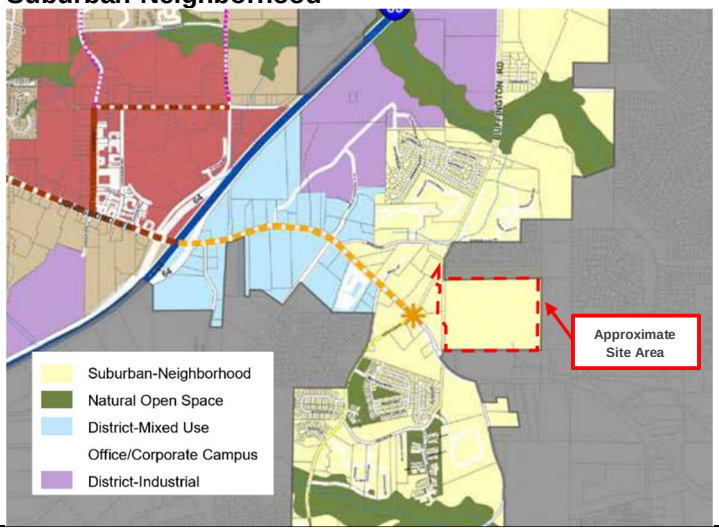
The Limited Trip Generation Memo will not require a traffic study. However, the following projects will benefit traffic conditions in the vicinity of the projects:

- I-85 @ SR 138 & SR 138 FM Goodson Conn to Buffington Road- DDI (GDOT PI #0007842)
- SR-138 @ CR 581/Bethsaida Road Multi-Lane Hybrid Roundabout (GDOT PI # 0019841)

Planned Projects

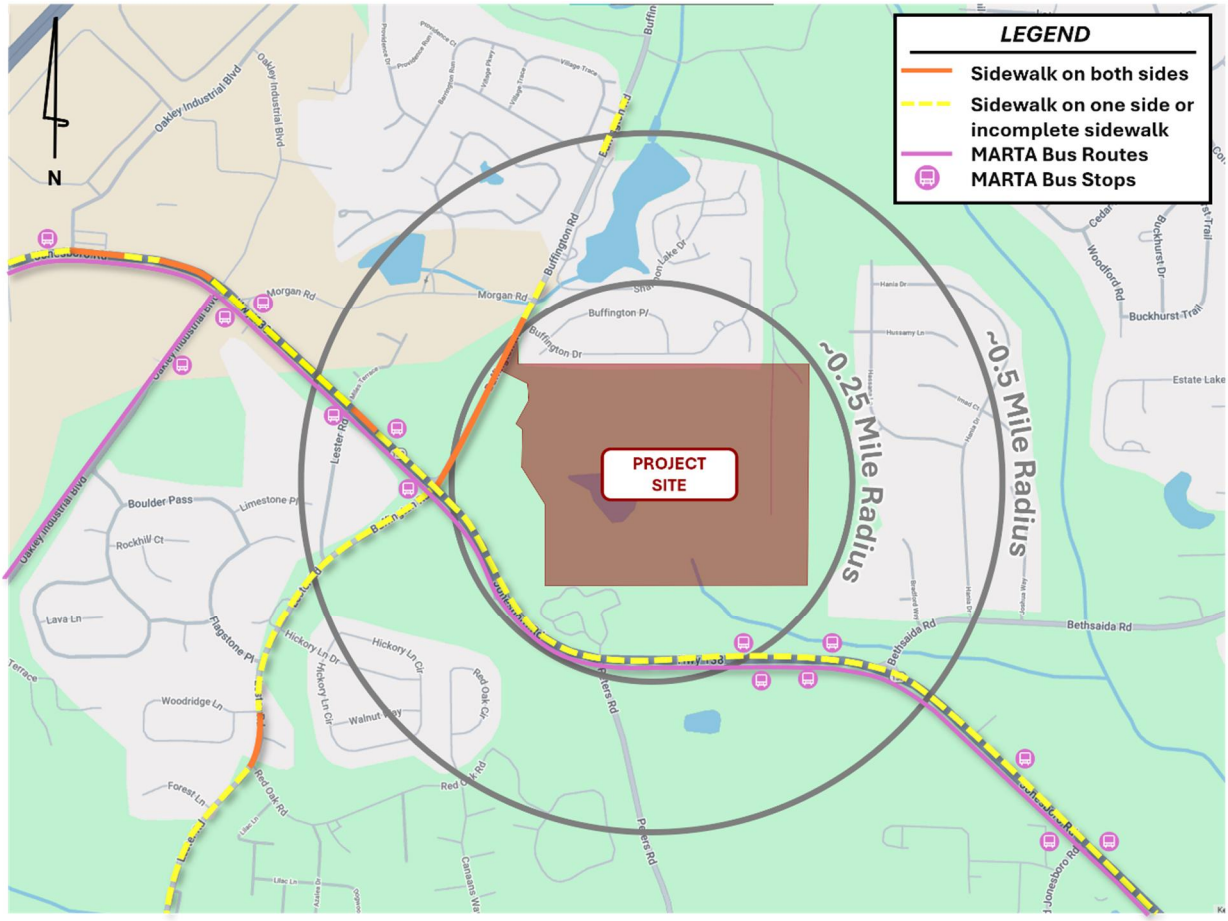
Projects in the vicinity included funded components as noted in the programmed table above.

Land Use and Zoning

Existing Zoning:	**GC General Commercial, PUD Planned Unit Development** 
Future Land Use Map:	**Suburban-Neighborhood** 
Land Use Vision & Goals:	The ATL03/Red Oak development is located within an area designated as an Suburban-Neighborhood near District Industrial, District Mixed-use Office/Corporate Campus and Natural Open Space in the future land use map.
Relation to Existing Land Use Plans:	With the rezoning to O-I, the ATL03/Red Oak development will extend the District-Mixed Use, Office/Corporate Campus corridor along Hwy 138/Jonesboro Road in alignment with current land use patterns in the vicinity.
Chattahoochee River/ Metropolitan River Protection Act:	N/A

Alternative Mode Access

Existing Alternative Transportation Map



Bicycle and Pedestrian Context

Description of Existing Infrastructure

Bicycle	No bicycle facilities exist along site frontage.
Pedestrian	Curb sidewalks on both sides of the road are provided outside of the project site on Buffington Road. Discontinuous sidewalks are present at the intersection of Jonesboro and Buffington Road.

Sidewalk & Streetscape Ordinance Standards

Office-Institutional Zoning – City of Union City Code Sec. 6-9

Union City is in the process of updating their code, which currently does not have sidewalk requirements for the O-I zoning category. The site intends to procide sidewalks and pedestrian infrastructure as noted on the site plan and will be compliant with updates expected in November or December 2024. ~~Sidewalks and streetscapes will be designed in accordance with Union City standards and will be coordinated with the City during the permitting process.~~

Potential Pedestrian & Bicycle Destinations

Recreation	N/A
Institutional	N/A
Commercial/Retail	N/A
Entertainment	N/A

Transit Accommodations

Existing Transit Routes

Route #	Service Locations
89	Route on Jonesboro Road continues onto Old National Highway and connects to College Park rail station. Closest stop at the corner of Buffington Road and Jonesboro Road is about a quarter mile from site driveway.
188	Route along Oakley Industrial Boulevard. Closest stop is approximately three quarters of a mile away.

Existing High-Capacity Transit Stations

Station	Access via
College Park MARTA Station	MARTA Route 89, approximately 10 miles MARTA Roue 188, approximately 10 miles

Existing Transit Service Details

Route	Operating Days	Span	Peak Headway
89	MON-FRI SAT SUN	4:12 AM – 1:28 AM 5:03 AM – 1:12 AM 5:03 AM – 1:12 AM	15 min 20 min 20 min
188	MON-FRI SAT SUN	5:30 AM – 7:05 PM 6:15 AM – 7:05 PM 6:15 AM – 7:05 PM	45 min 45 min 45 min

Proposed Pedestrian Route to Access Transit

- Pedestrian infrastructure connecting Red Oak – Union City to transit does currently exist and no additional infrastructure is needed.

Transit Stop Ridership

Stop No.	Stop Name	Type	Route	On 2022	Off 2022	Total 2022
211055	Jonesboro Rd @ Buffington Rd	Shelter	89 WB	29	7	36
211122	Jonesboro Rd @ Miles Ter	Sign	89 EB	9	32	41

Transit Stop Amenity Standards

- MARTA Bus Stop Sign – all bus stops are marked with a sign, contact for customer service and bus schedule information (MARTA Service Standards FY 2020, p. 30).
- Bench and Shelter Installation – riders can provide input for the placement of shelters, which must consider the following factors for urban, suburban, and rural areas: ridership, span of service, trip frequency, proximity to other shelters, Title VI compliance, local land use. Additionally, installation shall be considered based on the following constraints: site must accommodate a concrete pad and set back 10 feet from roadway, be ADA compliant and wheelchair accessible, not be next to a guardrail, barrier, or fire hydrant, not block vehicular traffic, and comply with all other local jurisdictional requirements including ordinances and design guidelines. Additionally, MARTA (MARTA Service Standards FY 2020, p. 30).
    - Note: FY 2019 noted specific ridership requirements of at least 15 boardings per day for a bench, and at least 25 boardings per day for a shelter.

Future Transit

Per discussions during the Methodology Meeting, MARTA has a proposed new bus route along Buffington Road. Stop locations have yet to be determined but may include a location in the vicinity of the proposed site driveway.

As discussed in the Meeting, sidewalks that already exist along Buffington Road and a marked crosswalk across the site driveway will be better delineated and shown on the final DRI Site Plan.

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*	*0.99 * X[1]* *50% In/50% Out*	*0.11 * X* *55% In/45% Out*	*0.09 * X* *30% In/70% Out*

**All rates and equations listed are from the ITE Trip Generation Manual, 11th Edition, 2021*

[1] ITE Manual indicates "Caution – Small Sample Size" for Weekday (Daily).

Note on Data Center Trip Generation

While ITE LUC 160 (Data Center) is an available use within the ITE Trip Generation Manual, it has limited data with a small sample size caution (two data points for daily trip generation for two buildings identified at approximately 175,000 SF). AM and PM peak hour data is similarly limited to six and five total data points, respectively within a similar building size range.

Due to the small sample size available for IT LUC 160 (Data Center) and the magnitude of this development being far outside the studied ITE LUC 160 site data available, and our understanding of larger data center developments, it is likely that the ITE rates presented above are conservatively high/over-project the potential trip generation for this site. However, per guidance on previous Data Center DRIs in this jurisdiction through the ARC/GRTA DRI program, we are using the ITE methodology.

Trip Generation Reductions

Existing Square Footage to be demolished/redeveloped

- N/A

Alternative Mode Reduction

- N/A

Contributing Factors

Summary of Existing and Proposed Bicycle / Pedestrian / Transit

Sidewalk is existing and will remain along frontage of Buffington Road at the site driveway.

Parking Requirements & Proposed Amount

Land Use	Min	Max	Proposed
O-I (Office/ Institutional)	1 Space per 600 SF of Office SF within Data Center (240 spaces)	1 Space per 200 SF of Office SF within Data Center (720 spaces)	240 spaces*

**Final parking provided will be based on final density built. Parking will meet City requirements.*

Union City is in the process of updating their O-I code. The site will be compliant with updates expected in November or December 2024.

Bicycle/moped parking will be provided to meet Union City code.

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

- Bicycle, car/vanpool, and EV parking will be provided to meet or exceed Union City code requirements

Affordable Housing

- N/A

Transportation Demand Management

- N/A

Supplemental Commuter Data

- N/A

Proposed Reduction Percentage:

- N/A

Proposed Reduction Justification Explanation

- N/A

Internal Capture / Mixed Use Reduction

- N/A

Pass-by Trips Reduction

Proposed Pass-by Trips Table:

- N/A

Trip Generation Summary Table

Gross Daily Trips	**990**
Alt. Mode	*-0*
Mixed Use	*-0*
Pass-by	*-0*
Net Daily Trips	**990**

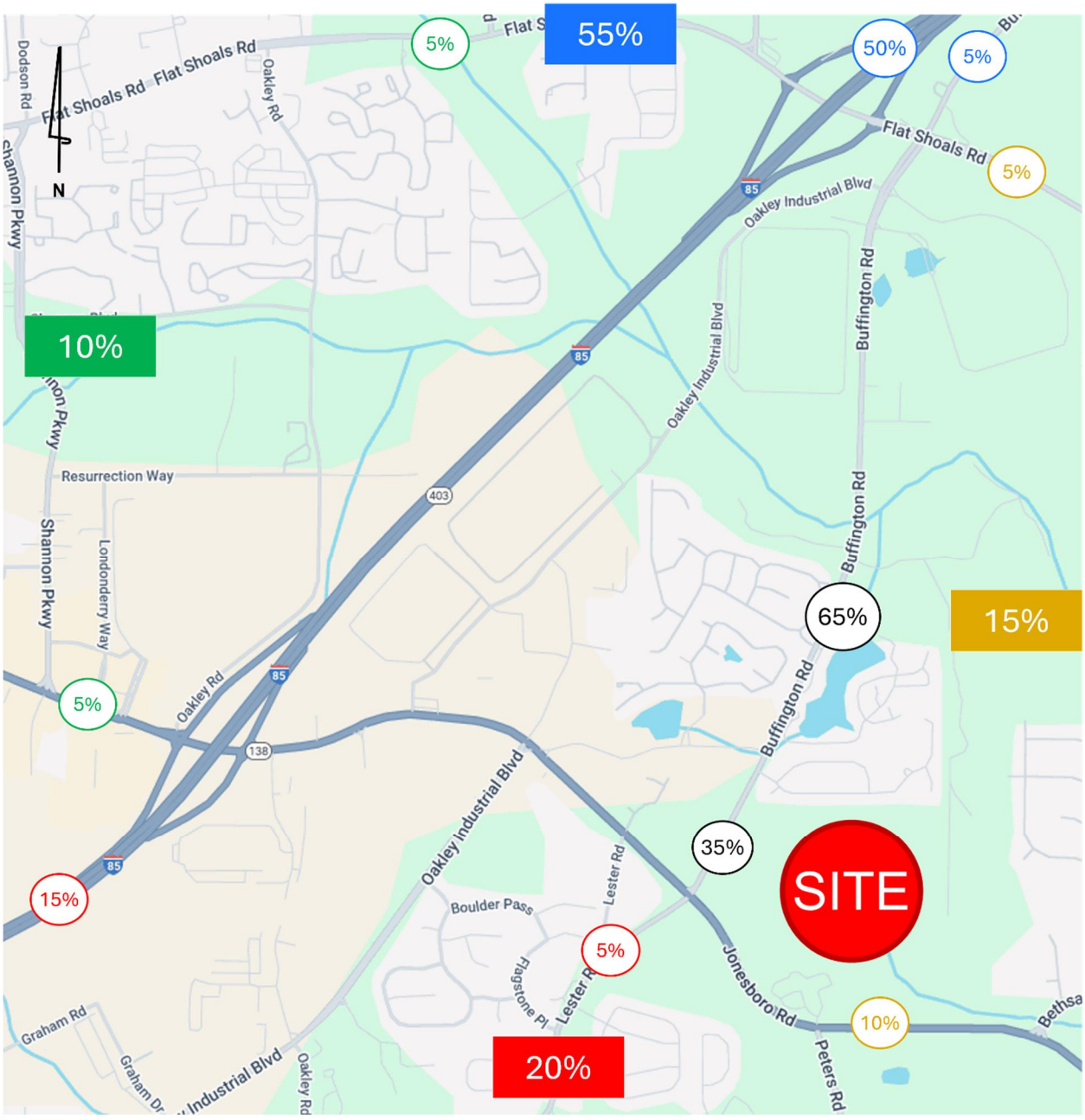
- See **Attachment A** for a full trip generation table shown by land use and peak.

Trip Assignment & Study Network – N/A

Description of Trip Assignment Methodology

Trip Assignment Map

Limited Trip Generation Memo does not require trip assignment but has been provided for informational purposes.



Draft Study Network

Study Network 7% Table

NOTE: Provided for reference only. Not required for Limited Trip Generation Methodology.

Roadway	From	To	Lanes	Class	Service Vol	Adj. Vol	%
Jonesboro Road (SR 138)	I-85 SB Ramps	I-85 NB Ramps	4	Principal Arterial	35,500	35,000	0.4%
Jonesboro Road (SR 138)	I-85 NB Ramps	Buffington Road	4	Principal Arterial	32,500	32,500	0.6%
Jonesboro Road (SR 138)	Buffington Road	GA-279	4	Principal Arterial	35,000	35,000	0.3%
Buffington Road	Royal S Parkway	Flat Shoals Road	2	Minor Arterial	14,600	15,330	0.3%
Buffington Road	Flat Shoals Road	Site Driveway	2	Minor Arterial	14,600	15,330	4.2%
Buffington Road	Site Driveway	Jonesboro Road	2	Minor Arterial	14,600	14,600	2.4%
Buffington Road	Jonesboro Road	Lester Road	2	Minor Arterial	14,600	15,330	0.3%
Flat Shoals Road	I-85 SB Ramps	I-85 NB Ramps	4	Minor Arterial	31,700	31,700	0.9%
Flat Shoals Road	I-85 NB Ramps	Buffington Road	4	Minor Arterial	31,700	31,700	1.7%
Flat Shoals Road	Buffington Road	GA-279	4	Minor Arterial	31,700	31,700	0.2%

Study Network Map – N/A

N/A for Limited Trip Generation Memo methodology. Additionally, no links are identified with 7% rule.

Proposed Study Network Additions or Deletions – N/A

Level of Service Standard(s)

LOS D

Adjustments for Unified Growth Policy Map or ½ mi. of High Capacity Transit Station

- N/A

Scenario Modeling – N/A

Background Growth – N/A

Proposed Background Growth Rate – N/A

- N/A. For information purposes, 1% per year

Historic Traffic Count Growth Data

- See **Attachment B**.

Nearby Developments or DRIs Underway

- There are no nearby developments or DRIs Underway

Multiple Growth Rate Accommodations

- N/A

Programmed Transportation Project Modeling

The Limited Trip Generation Memo will not require a traffic study. However, the following projects will benefit traffic conditions in the vicinity of the project:

- I-85 @ SR 138 & SR 138 FM Goodson Conn to Buffington Road- DDI (GDOT PI #0007842)
- SR-138 @ CR 581/Bethsaida Road Multi-Lane Hybrid Roundabout (GDOT PI # 0019841)

Pedestrian Crosswalk Adjustment Factor

- N/A

Vehicle Delay Factor for Transit Vehicles and/or Other Curbside Usage

- N/A

Enhanced Focus Area for Dense Urban Environments – N/A

Proposed Curbside Management Approach

- N/A

Proposed Modeling Adjustments

- N/A

Enhanced Focus Area for Heavy Vehicles – N/A

- **NOTE**: proposed Data Center use does not generate significant heavy vehicles and therefore does not require Heavy Vehicle Focus Area.

Proposed Truck Routing

- N/A

Heavy Vehicle Modeling Percentage

- N/A

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

- N/A

Proposed Pedestrian Infrastructure

- N/A

Draft Schedule

Proposed Traffic Count Approach

Proposed Collection Date(s) – N/A

Local School Schedule(s)

- Fulton County School System
    - Veterans Day: November 11, 2024
        - State holiday; Fulton County Schools are in session
    - Thanksgiving Break: November 25, 2024 – 29, 2024
    - Winter Break: December 23, 2024 – January 3, 2025

Existing Counts – N/A

Draft Schedule

DRI Process - Overall Schedule	
DRI Phase I - Pre-Review/Methodology	
Union City request the DRI Pre-Review/Methodology Meeting	October 21
Methodology Meeting Packet (MMP) and DRI Site Plan pre-meeting submittal	**October 28**
Methodology Meeting with GRTA, ARC, GDOT and Union City	**November 4**
GRTA issues the "Letter of Understanding" that outlines the full scope of the Transportation Analysis.	November 12
DRI Phase II – Limited Trip Generation	
Proceed with Phase II per GRTA LOU	November 13
Union City submits DRI 'Form 2'	November 5
Applicant to file the Rezoning application with Union City	Before November 12
Full DRI Package (Transportation Analysis and Site Plan) is submitted to GRTA and ARC for review.	**November 12**
ARC opens their review (Preliminary Report)	November 18
GRTA issues the "Revised Letter of Understanding and Staff Recommendations"	November 22
Optional virtual meeting to discuss the GRTA proposed conditions.	Week of November 28 or Week of December 2
GRTA issues the "Notice of Decision"	December 6
ARC issues their "Final Findings"	December 16
DRI Complete - Local jurisdictional action can occur	**December 17**

*Assumes an approximate ~~25~~ 30-calendar day ARC review and an approximate 15-business day ***Expedited*** GRTA review from the submission of the packet.

**Assumes DRI Phase II is a Limited Trip Generation Memorandum instead of a full transportation study.

Key Permitting Local Government Review Board Date(s)

- TBD

Attachment A: Trip Generation

Trip Generation Analysis (11th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Red Oak DRI #4315
Union City, Georgia

Land Use	Setting	Density	Daily Trips			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips											
160 Data Center	General Urban/Suburban	1,000,000 Sq. Ft. GFA	990	495	495	110	61	49	90	27	63

Gross Project Trips	**990**	**495**	**495**	**110**	**61**	**49**	**90**	**27**	**63**
Data Center Trips	990	495	495	110	61	49	90	27	63
Car Trips (100% of Data Center Trips)	990	495	495	110	61	49	90	27	63
Alternative Mode Reductions	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Car Trips	*990*	495	495	110	61	49	90	27	63
Mixed-Use Reductions - TOTAL	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions - TOTAL	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
New Trips	**990**	**495**	**495**	**110**	**61**	**49**	**90**	**27**	**63**
Driveway Volumes									

Attachment B: Growth Calculations

Growth Rate Considerations

Recommended Growth Rate	1.0%

Population Data

Fulton County (ARC) Population Annual Growth Projection (2021-2050)	1.09%
Fulton County (Census) Population Annual Growth (2010-2019)	1.65%
Union City (Census) Population Annual Growth (2010-2020)	3.27%

Nearby Developments

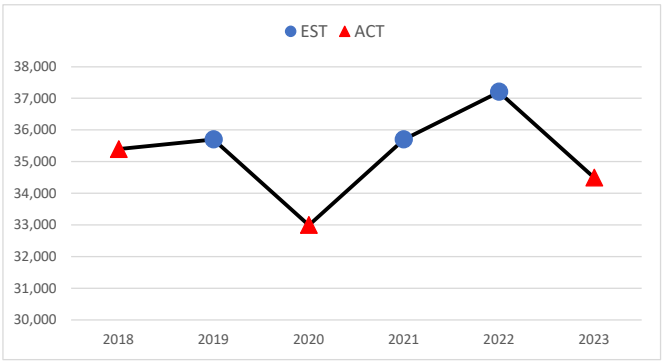
No nearby developments with known growth rates were identified.

Historical ADT Count Data

Source:	GDOT
Location:	Jonesboro Road
	w/o Buffington Road
Route #:	13800
Route Type:	Principal Arterial
Station:	121-0326

Count Type	Count Year	Volume	Growth Rate
ACT	2018	35,400	
EST	2019	35,700	0.85%
ACT	2020	33,000	-7.56%
EST	2021	35,700	8.18%
EST	2022	37,200	4.20%
ACT	2023	34,500	-7.26%

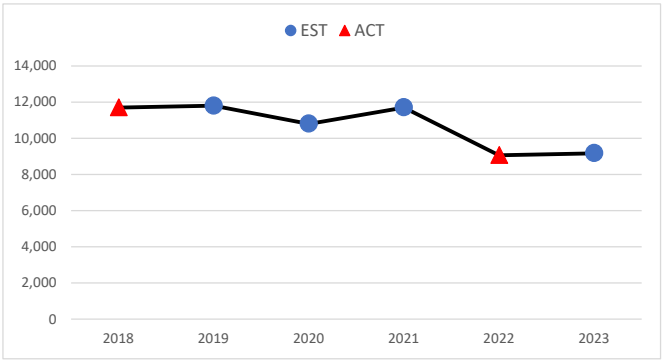
5 Year Growth Rate	**-0.51%**
Avg. 1 Year Growth Rate	**-0.32%**
Most Recent Actual Count Growth Rate	**1.49%**



Source:	GDOT
Location:	Buffington Road
	n/o Jonesboro Road
Route #:	510021
Route Type:	Minor Arterial
Station:	121-0741

Count Type	Count Year	Volume	Growth Rate
ACT	2018	11,700	
EST	2019	11,800	0.85%
EST	2020	10,800	-8.47%
EST	2021	11,700	8.33%
ACT	2022	9,070	-22.48%
EST	2023	9,170	1.10%

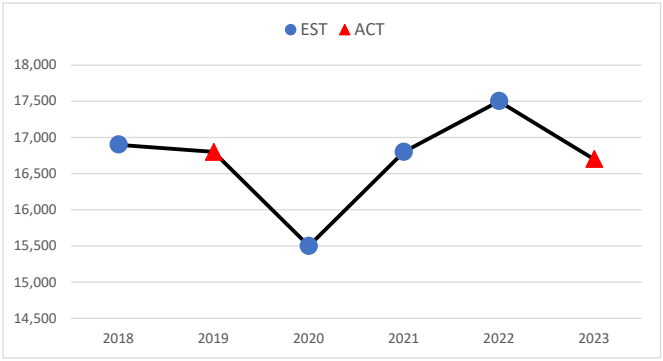
5 Year Growth Rate	**-4.76%**
Avg. 1 Year Growth Rate	**-4.13%**
Most Recent Actual Count Growth Rate	**-6.17%**



Source:	GDOT
Location:	Flat Shoals Road
	e/o Buffington Road
Route #:	139100
Route Type:	Minor Arterial
Station:	121-0750

Count Type	Count Year	Volume	Growth Rate
EST	2018	16,900	
ACT	2019	16,800	-0.59%
EST	2020	15,500	-7.74%
EST	2021	16,800	8.39%
EST	2022	17,500	4.17%
ACT	2023	16,700	-4.57%

5 Year Growth Rate	**-0.24%**
Avg. 1 Year Growth Rate	**-0.07%**
Most Recent Actual Count Growth Rate	**-0.15%**



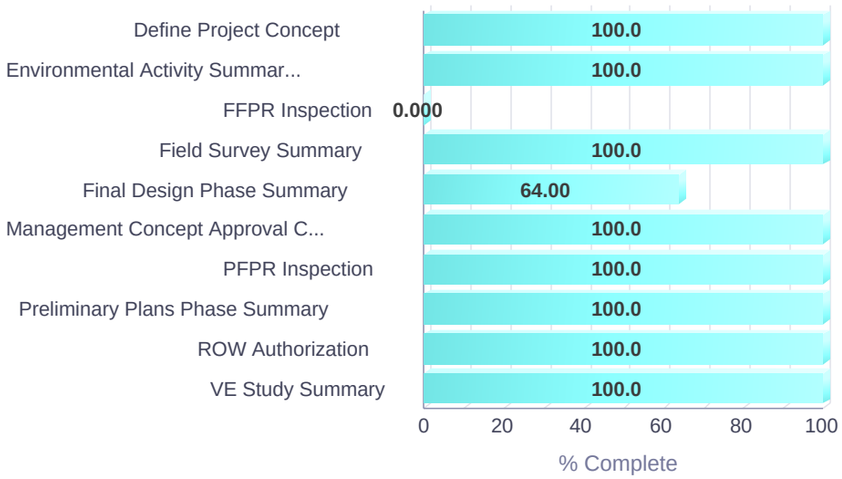
Attachment C: Programmed Project Factsheets

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0007842	Fulton	**I-85 @ SR 138 & SR 138 FM GOODSON CONN TO BUFFINGTON RD-DDI**
Mgmt Let Date:	2025-09-19	The proposed project is approximately 1.79 miles along SR 138 Jonesboro Road from Goodson Connector to Buffington Road. The project includes the modification of the SR 138 and I-85 interchange to a diverging diamond interchange. The northbound entrance ramp to I-85 and the southbound exit ramp to Jonesboro Rd/ SR 138 will be lengthen to improve capacity and merging operations. Jonesboro Rd/ SR 138 will add a shared through and right turn lanes from Goodson Connector to Lestor Road, providing 3 lanes in each direction. The project will also interconnect and upgrade the signals along SR 138 from Goodson Connector on the west to Buffington Road to the east of the interchange. Landscaping and pedestrian lighting will be improved along Jonesboro Rd/SR 138. The entire project is located in Fulton County and within the city limits of Union City.

PROJ NO:	CSNHS-0007-00(842)	**SPONSOR:**	GDOT
MPO TIP#:	FS-AR-183	**PROJ MGR:**	Clark, Jonathan Andrew
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	1.90	**CONG DIST:**	013
TYPE WORK:	Interchange	**HOUSE DIST:**	064, 065
LET RESPONSIBILITY:	Prepare Plans for Shelf	**SENATE DIST:**	035
BIKE PROVISIONS INCLUDED?	Y		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Engineering	2014	$3,154,628.82	Q05	AUTHORIZED
Engineering	2021	$1,000,000.00	40304	AUTHORIZED
Construction	2028	$63,814,339.29	Y001	PRECST
Right of Way	2021	$14,240,000.00	Z001	AUTHORIZED
Engineering	2019	$1,793,549.84	Z001	AUTHORIZED
Utility	2028	$2,447,227.57	Y001	PRECST



Activity	Actual Start Date	Actual Finish Date
Define Project Concept	2014-11-04	2015-04-30
Management Concept Approval Complete	2017-06-16	2017-06-16
ROW Authorization	2021-06-09	2021-06-09
Preliminary Plans Phase Summary	2017-04-25	2021-05-21
FFPR Inspection		
Final Design Phase Summary	2021-09-29	
PFPR Inspection	2021-04-15	2021-04-15
Field Survey Summary	2015-04-03	2021-01-21
VE Study Summary	2018-09-04	2019-04-15
Environmental Activity Summary (11412 through 18100)	2014-11-26	2021-05-20

Right of Way Acquisition Information:

Preliminary Parcel Count: 82 **Total Parcel Count:** 82 **Acquired by :** DOT

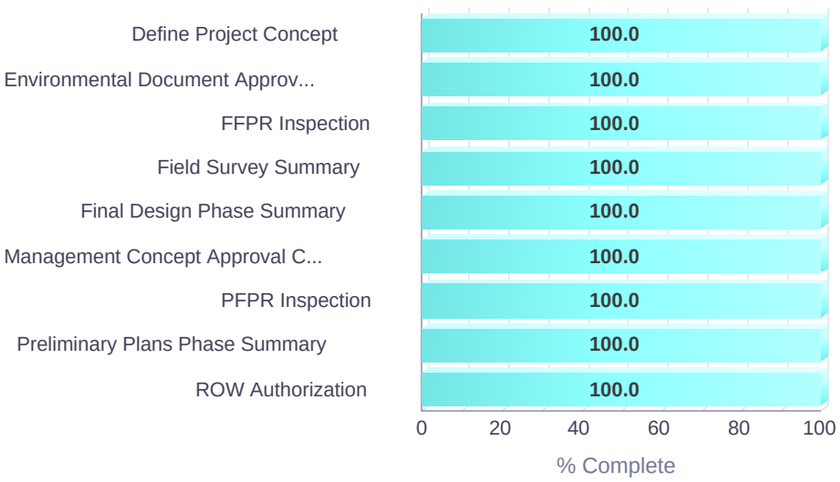
PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0015642	Fulton	**CR 614/OAKLEY ROAD @ BROADANAX CREEK 2 MI SE OF UNION CITY**
Mgmt Let Date:	2022-12-16	This project will replace the existing 30-foot-long bridge built in 1961 over Broadanax Creek. The proposed 72-foot-long bridge will consist of one 12-foot lane in each direction with 2-foot gutters, and 6.5-foot sidewalks. The roadway approaches will consist of one 12-foot lane in each direction and a 10-foot urban border area with curb and gutter and 5-foot sidewalks. The proposed project length is 1050 feet (0.20 miles). The project is located approximately 2 miles southeast of Union City and begins approximately 585 feet south of the existing bridge and ends approximately 434 feet north of the existing bridge. Traffic will be maintained on an off-site detour utilizing Fayetteville Road and Oakley Industrial Boulevard.

PROJ NO:
MPO TIP#: FS-290
MPO: Atlanta TMA
PROJ LENGTH (MI): 0.20
TYPE WORK: Bridges
LET RESPONSIBILITY: GDOT Let
BIKE PROVISIONS INCLUDED? N

SPONSOR: GDOT
PROJ MGR: Mann, Scott
DOT DIST: 7
CONG DIST: 013
HOUSE DIST: 068
SENATE DIST: 035

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Right of Way	2021	$50,000.00	LOC	AUTHORIZED
Right of Way	2021	$220,000.00	Z240	AUTHORIZED
Construction	2023	$1,992,985.75	Y123	AUTHORIZED
Engineering	2019	$1,030,000.00	Z233	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
PFPR Inspection	2021-05-26	2021-05-26
FFPR Inspection	2022-01-27	2022-01-31
Preliminary Plans Phase Summary	2020-01-09	2021-05-28
Environmental Document Approval Summary (11412 through 18100)	2019-05-22	2021-05-14
Final Design Phase Summary	2021-05-06	2022-02-09
Field Survey Summary	2020-05-18	2021-03-03
ROW Authorization	2021-06-24	2021-06-24
Define Project Concept	2020-04-01	2020-10-01
Management Concept Approval Complete	2021-01-29	2021-01-29

Right of Way Acquisition Information:
Preliminary Parcel Count: 6 **Total Parcel Count:** 5 **Acquired by :** DOT

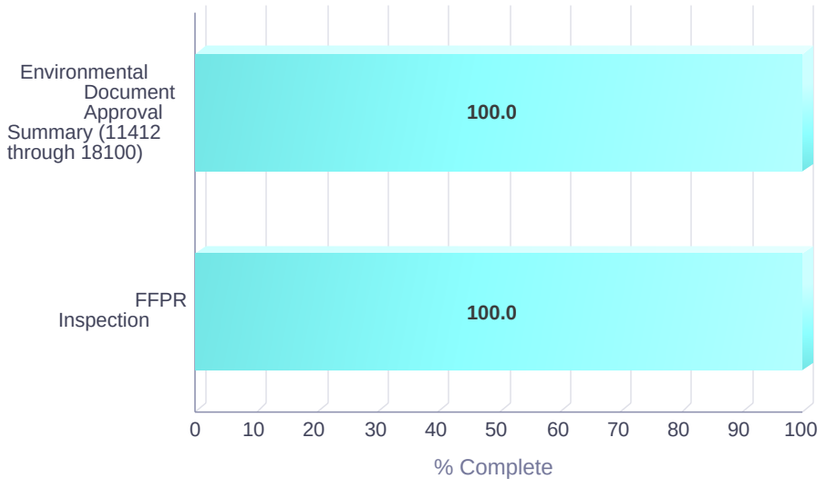
PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0019029	Fulton	**I-20; I-75; I-85; I-285; SR 400 & SR 410 @ 9 LOCS IN DIST 7**
Mgmt Let Date:	2023-07-21	This project proposes upgrading and installing guard rails at 9 locations in district 7. It covers 58 miles along I-75,I-85,I-20,I-285,SR 410/US78,and SR400.

PROJ NO:
MPO TIP#:
MPO: Atlanta TMA
PROJ LENGTH (MI): 58.12
TYPE WORK: Guardrail
LET RESPONSIBILITY: GDOT Let
BIKE PROVISIONS INCLUDED? N

SPONSOR: GDOT
PROJ MGR: Rudolfer, Rianon
DOT DIST: 7
CONG DIST: 004, 005, 006, 011, 013
HOUSE DIST: 022, 035, 037, 042, 043, 052, 054, 055, 058, 059, 060, 062, 063, 068, 069, 080, 081, 084, 085, 086, 087, 088, 089, 090, 093
SENATE DIST: 006, 010, 014, 032, 033, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2024	$13,057,301.16	YS30F	AUTHORIZED
Engineering	2023	$25,000.00	YS30F	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date
Environmental Document Approval Summary (11412 through 18100)	2022-08-30	2022-12-20
FFPR Inspection	2022-12-14	2022-12-14

Right of Way Acquisition Information:
Preliminary Parcel Count: 0 **Total Parcel Count:** **Acquired by :** N/R

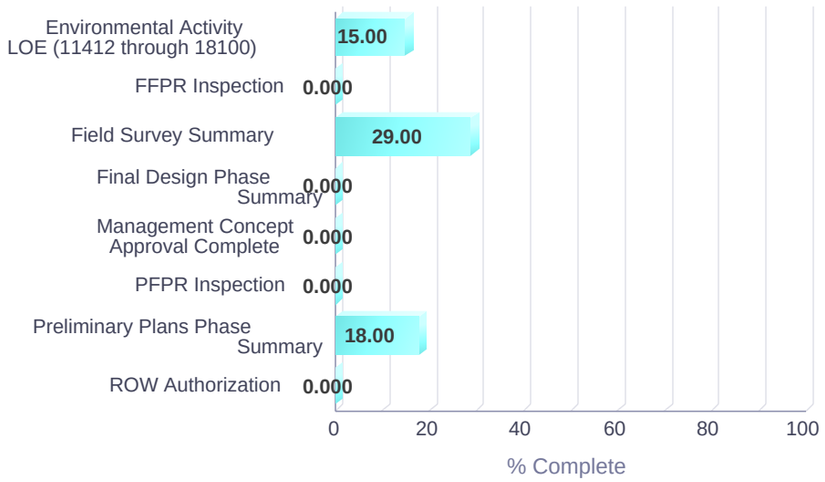
PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0019841	Fulton	**SR 138 @ CR 581/BETHSAIDA ROAD**
Mgmt Let Date:	2027-03-15	The proposed project would install a multi-lane hybrid roundabout at the intersection of SR 138 / Jonesboro Rd at Bethsaida Rd.

PROJ NO:
MPO TIP#:
MPO: Atlanta TMA
PROJ LENGTH (MI): 0.20
TYPE WORK: Roundabout
LET RESPONSIBILITY: GDOT Let
BIKE PROVISIONS INCLUDED? N

SPONSOR: GDOT
PROJ MGR: Gaines, Jeff
DOT DIST: 7
CONG DIST: 013
HOUSE DIST: 068, 069
SENATE DIST: 035

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Right of Way		$500,000.00	YS30F	PRECST
Utility		$200,000.00	YS30F	PRECST
Engineering	2023	$700,000.00	YS30F	AUTHORIZED
Construction		$2,000,000.00	YS30F	PRECST



Activity	Actual Start Date	Actual Finish Date
Final Design Phase Summary		
ROW Authorization		
Preliminary Plans Phase Summary	2023-04-19	
Management Concept Approval Complete		
PFPR Inspection		
Environmental Activity LOE (11412 through 18100)	2024-01-12	
FFPR Inspection		
Field Survey Summary	2024-07-11	

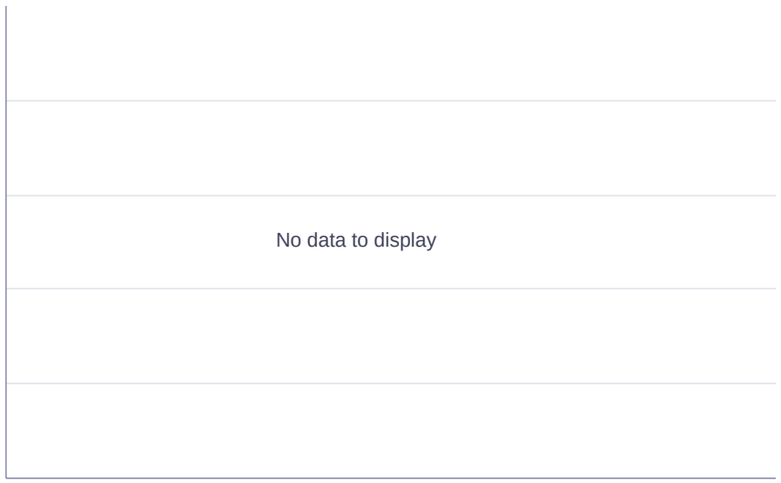
Right of Way Acquisition Information:
Preliminary Parcel Count: 9 **Total Parcel Count:** **Acquired by :** DOT

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
M006313	Fulton	**I-75; I-85 & I-285 @ 3 LOCS IN FULTON COUNTY - BRIDGE REHAB**
Mgmt Let Date:	2022-10-21	The work involves Bridge Rehabilitation¿Repair of bridge decks using polymer overlays and latex modified concrete, joint replacement, painting of the superstructure steel, and patching of spalls in the superstructure and substructure in Fulton county. 1. I-75/I-85 OVER SR 54 (UNIVERSITY AVE) 2. FLAT SHOALS ROAD OVER I-85 3. WASHINGTON ROAD OVER I-285

PROJ NO:		**SPONSOR:**	GDOT
MPO TIP#:		**PROJ MGR:**	Koirala, Rabindra
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	1.20	**CONG DIST:**	005, 013
TYPE WORK:	Bridges	**HOUSE DIST:**	059, 062, 068, 069
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	035, 036, 039
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2023	$2,680,301.20	Y001N	AUTHORIZED



Activity	Actual Start Date	Actual Finish Date

Right of Way Acquisition Information:

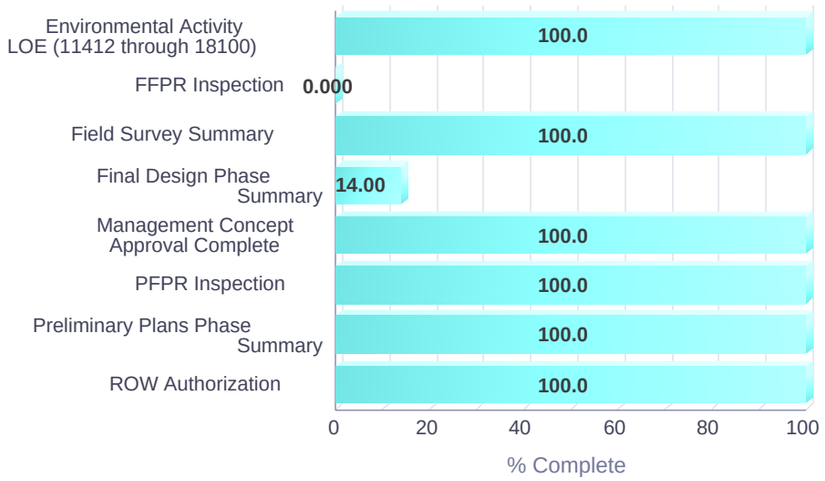
Preliminary Parcel Count: **Total Parcel Count:** **Acquired by :** N/R

PRECONSTRUCTION STATUS REPORT

PROJ ID	COUNTY	DESCRIPTION
0016605	Fulton	**CR 581/BETHSAIDA ROAD @ MORNING CREEK**
Mgmt Let Date:	2025-07-18	Bridge replacement project of CS 581/Bethsaida Road bridge over Morning Creek approximately 4 miles west of Union City. The total project length is approximately 0.5 miles. The project consists of replacing the existing 4 span bridge at Morning Creek. The existing 120¿ long bridge, Structure ID 121-0295-0, was built in 1965, and consists of four 30-foot-long spans with an existing roadway width of 23.7¿ and an existing deck width of 24.4¿. CS 581 is classified as an Urban Minor Arterial with a posted speed limit of 35 mph. The existing typical consists of two 10-foot lanes, one in each direction with shoulder varying in width from 1.5 and 8-foot graded and paved shoulders. The existing bridge is expected to be replaced with a new bridge on the existing alignment. At this time its not determined if an on-site or offsite will be utilized for this project. The new bridge will have a deck width of 43.5¿ with two 12-foot lanes, one in each direction and 6.5¿ sidewalks on both sides.

PROJ NO:		**SPONSOR:**	GDOT
MPO TIP#:	FS-348	**PROJ MGR:**	AlRawi, Muhanad
MPO:	Atlanta TMA	**DOT DIST:**	7
PROJ LENGTH (MI):	0.20	**CONG DIST:**	013
TYPE WORK:	Bridges	**HOUSE DIST:**	069
LET RESPONSIBILITY:	GDOT Let	**SENATE DIST:**	035, 039
BIKE PROVISIONS INCLUDED?	N		

Phase	FY Approved	Approved FY Estimate*	Fund	Phase Status
Construction	2026	$3,683,753.48	Y240	PRECST
Right of Way	2024	$260,000.00	Y240	AUTHORIZED
Engineering	2021	$1,015,000.00	Z240	AUTHORIZED
Right of Way	2024	$50,000.00	LOC	AUTHORIZED
Utility	2026	$85,833.00	Y240	PRECST

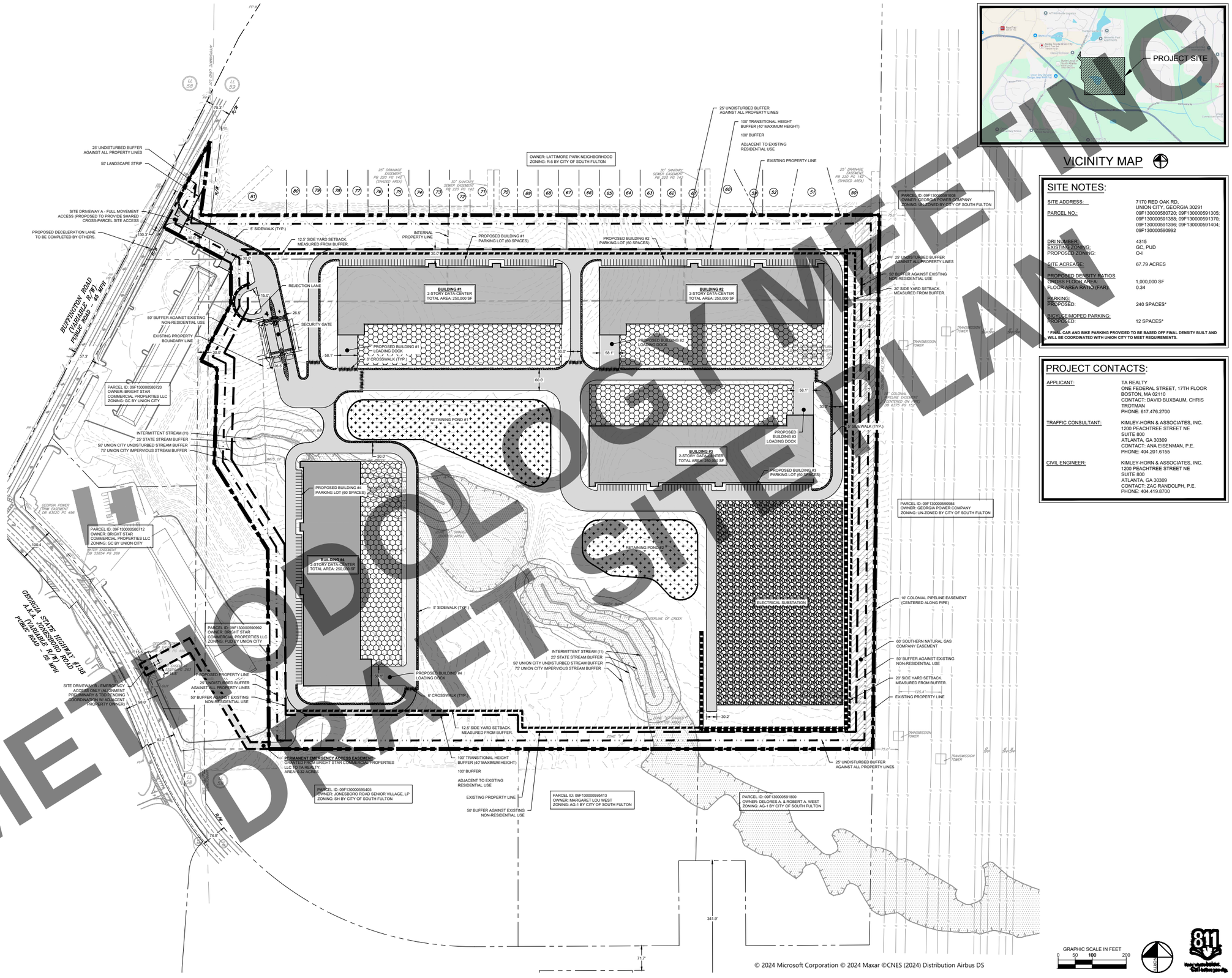


Activity	Actual Start Date	Actual Finish Date
PFPR Inspection	2023-10-13	2023-10-13
ROW Authorization	2024-05-02	2024-05-02
Environmental Activity LOE (11412 through 18100)	2021-06-17	2024-03-12
Final Design Phase Summary	2024-03-12	
FFPR Inspection		
Preliminary Plans Phase Summary	2022-08-11	2023-12-07
Management Concept Approval Complete	2022-08-11	2022-08-11
Field Survey Summary	2021-10-01	2022-07-15

Right of Way Acquisition Information:

Preliminary Parcel Count: 16 **Total Parcel Count:** 8 **Acquired by :** DOT

Attachment D: Site Layout



VICINITY MAP

SITE NOTES:

SITE ADDRESS:	7170 RED OAK RD, UNION CITY, GEORGIA 30291
PARCEL NO.:	09F130000580720; 09F130000591305; 09F130000591388; 09F130000591370; 09F130000591396; 09F130000591404; 09F130000590992
DRI NUMBER:	4315
EXISTING ZONING:	GC, PUD
PROPOSED ZONING:	O-I
SITE ACREAGE:	67.79 ACRES
PROPOSED DENSITY RATIOS	
GROSS FLOOR AREA:	1,000,000 SF
FLOOR AREA RATIO (FAR):	0.34
PARKING:	
PROPOSED:	240 SPACES*
BICYCLE/MOPED PARKING:	
PROPOSED:	12 SPACES*

*** FINAL CAR AND BIKE PARKING PROVIDED TO BE BASED OFF FINAL DENSITY BUILT AND WILL BE COORDINATED WITH UNION CITY TO MEET REQUIREMENTS.**

PROJECT CONTACTS:

APPLICANT:	TA REALTY ONE FEDERAL STREET, 17TH FLOOR BOSTON, MA 02110 CONTACT: DAVID BUXBAUM, CHRIS TROTMAN PHONE: 617.476.2700
TRAFFIC CONSULTANT:	KIMLEY-HORN & ASSOCIATES, INC. 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT: ANA EISENMAN, P.E. PHONE: 404.201.6155
CIVIL ENGINEER:	KIMLEY-HORN & ASSOCIATES, INC. 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT: ZAC RANDOLPH, P.E. PHONE: 404.419.8700

GRAPHIC SCALE IN FEET
0 50 100 200

Kimley»Horn
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE ST NE
SUITE 800
ATLANTA, GEORGIA 30309

TA REALTY LLC
ONE FEDERAL ST., 17TH FLOOR
BOSTON, MA 02110
PHONE 757.630.2279

No.	REVISION DESCRIPTIONS	DATE	BY
1	DRI SITE PLAN	10/25/2024	SFD
2	REZONING SITE PLAN	09/24/2024	ZLR

PROJECT
ATL03/RED OAK
PIN 09F130000580720; 09F130000591388; 09F130000591305; 09F130000591370; 09F130000591396; 09F130000591404; & 09F130000590992
7170 RED OAK RD
ATLANTA, GEORGIA 30291

GEORGIA REGISTERED No. PE043951 PROFESSIONAL ENGINEER
10/25/2024

GSWCC CERT. (LEVEL II)	0000076496
DRAWN BY	SFD
DESIGNED BY	SFD
REVIEWED BY	ZLR
DATE	10/25/2024
PROJECT NO.	017676001

TITLE
DRI SITE PLAN

SHEET NUMBER
C0.20

PRELIMINARY; NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

Drawing name: K:\AMT_CIVIL\017676001_Red Oak Data Center\CAD\Sheets\C0.20 DRI SITE PLAN.dwg C0.20 REZONING SITE PLAN Oct 29, 2024 4:18pm by: Koreem Rodriguez