LOWE ENGINEERS

Memorandum

To: Georgia Regional Transportation Authority
From: Najemeddine Habachi, PE
Date: November 22nd, 2024
Subject: Limited Trip Generation Memorandum, DRI #4256, Vantage Data Center - Westlake

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This memo provides a summary of the vehicle trip generation analysis for the Vantage Data Center – Westlake, DRI #4256. With this, an expedited review is requested.

Project Description

The proposed data center is planned to be located on the west side of Plummer Road in Fulton County. The development will access the external roadway via two full-access driveways on Plummer Road. Since the anticipated vehicle trips for the development is less than 1,000 daily trips, a limited trip generation memorandum has been requested. A summary of the anticipated trips as calculated by the formulas in ITE Trip Generation Manual, 11th Edition (2021), for the proposed data center can be found below in **Table 1**.

Table 1: Trip Generation

Land Use Information	Project Trips			Equation Used[1]	In / Out Distribution
	Total	Inbound	Outbound		
160 - Data Center				**754,222**	**1000 S.F.**
Daily	747	374	373	T = 0.99(X)	50% / 50%
AM Peak Hour	92	51	41	T = 0.13(X) - 5.63	55% / 45%
PM Peak Hour	77	39	38	T = 0.11(X) - 5.65	30% / 70%

With a projected 30% of inbound traffic coming from the south, the driveway does not meet warrants for a left turn lane (113 of the 250 left turning vehicles needed for a 40-mph roadway with less than 6,000 average daily vehicles).

Since the land use of data center is not present in the Municode, a reduced number of required parking spaces from similar land uses (warehouse and industrial) is requested. A parking memorandum was completed using the number of daily employees to calculate if the reduced number of parking spots needed for the proposed data center will be enough and is attached in the appendix. The proposed 96 parking spaces for the development will accommodate the projected vehicles during the expected peak demand.

The Methodology Meeting Packet (MMP) and the Letter of Understanding (LOU) are attached in the appendix of this memorandum.

Appendix

Vantage Data Center – Westlake
DRI # 4256

Methodology Meeting Packet

Pre-Review / Methodology Meeting Date:
10/07/2024

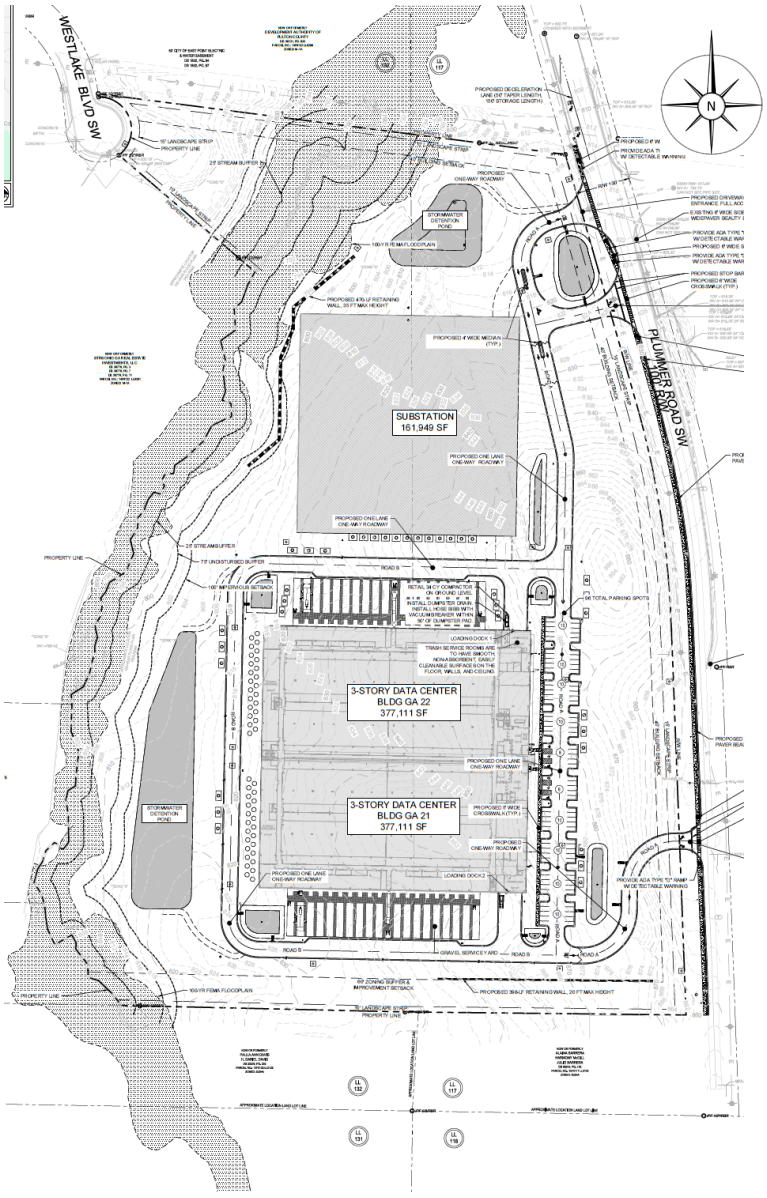
Prepared For:
Vantage Data Centers
1209 Orange Street
Wilmington, New Castle County, DE 19801
(514) 237-8130

Prepared By:
Lowe Engineers
990 Hammond Drive, Suite 900
Atlanta, GA 30328
(770) 857-8401

DRI Name & Number:
Westlake Vantage Data Center DRI #4256

Pre-Review / Methodology Meeting Date:
October 7th, 2024

Project Rendering:



Project Orientation (Section 2.2.1):
Permitting Local Government:
City of South Fulton

Additional Local Government(s) with development approval authority *(if applicable)*:
Atlanta Regional Commission (ARC), Georgia Regional Transportation Authority (GRTA), Georgia Department of Transportation (GDOT)

DRI Trigger *(Rezoning, land disturbance permit, committee review, annexation, etc)*:
The trigger for the DRI requirement is land disturbance permit.

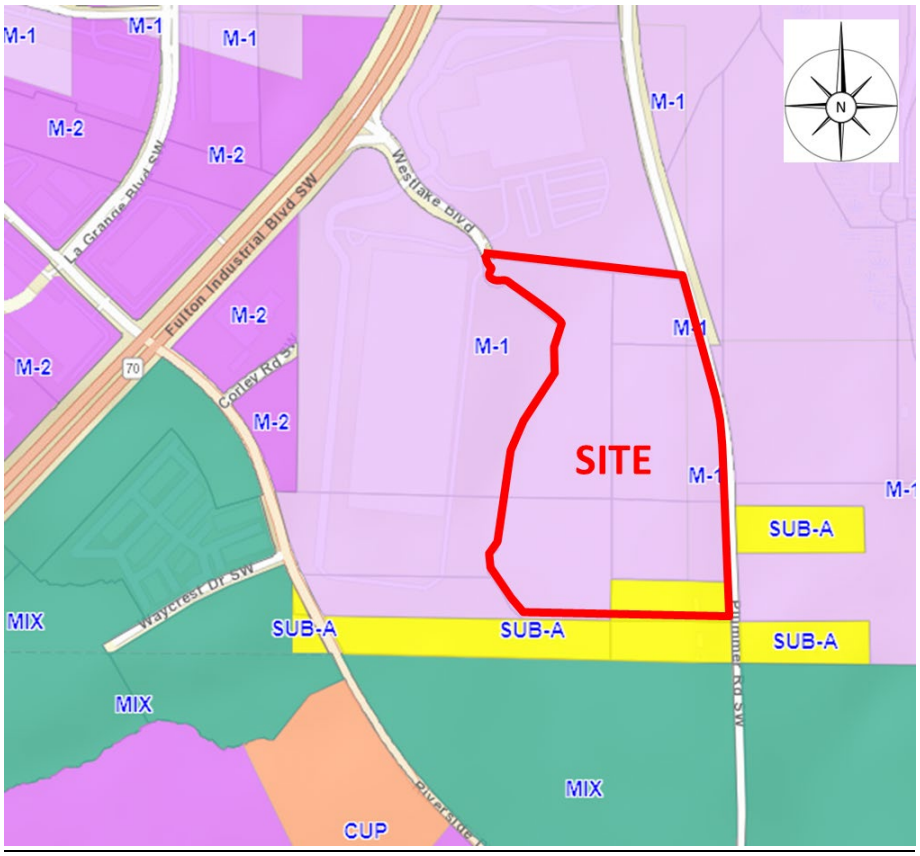
DRI Trigger Application / Permit #:
Application / Permit # TBD

Qualifying DRI Threshold Exceeded:
The development is located in a metropolitan area and exceeds the threshold of:
(6) Industrial Land-use exceeding 500,000 S.F.

Zoning:

Existing:
The Existing zoning is M-1 (Industrial Park). The zoning map is shown in **Figure 1**.

Figure 1: Existing Zoning Map



Proposed *(If a rezoning)*:
The proposed zoning is the same as existing, M1 (Industrial Park).

Project Information *(Sq. ft. and/or units for each land use type(s))*:
The development is planned to be a 754,222 S.F. Data Center facility on a 35.42 acre lot.

Project Location:

GPS Coordinates:
33° 42'29.95"N 84° 35'4.42"W

Location Description:
The development is planned to be located on the undeveloped land to west of Plummer Rd, east of the existing Quaker facility, and north of Riverside Dr in South Fulton, Ga.

Unified Growth Policy Map land use area designation:
Regional Center (Figure 3 shows the site on the Unified Growth policy Map can be found on page 7 of this packet)

Neighboring Jurisdiction(s) *(Note if DRI is within ½ mile of a neighboring jurisdiction)*:
N/A

Project Orientation Map (Section 2.2.1.2):

Figure 2: Project Orientation Map

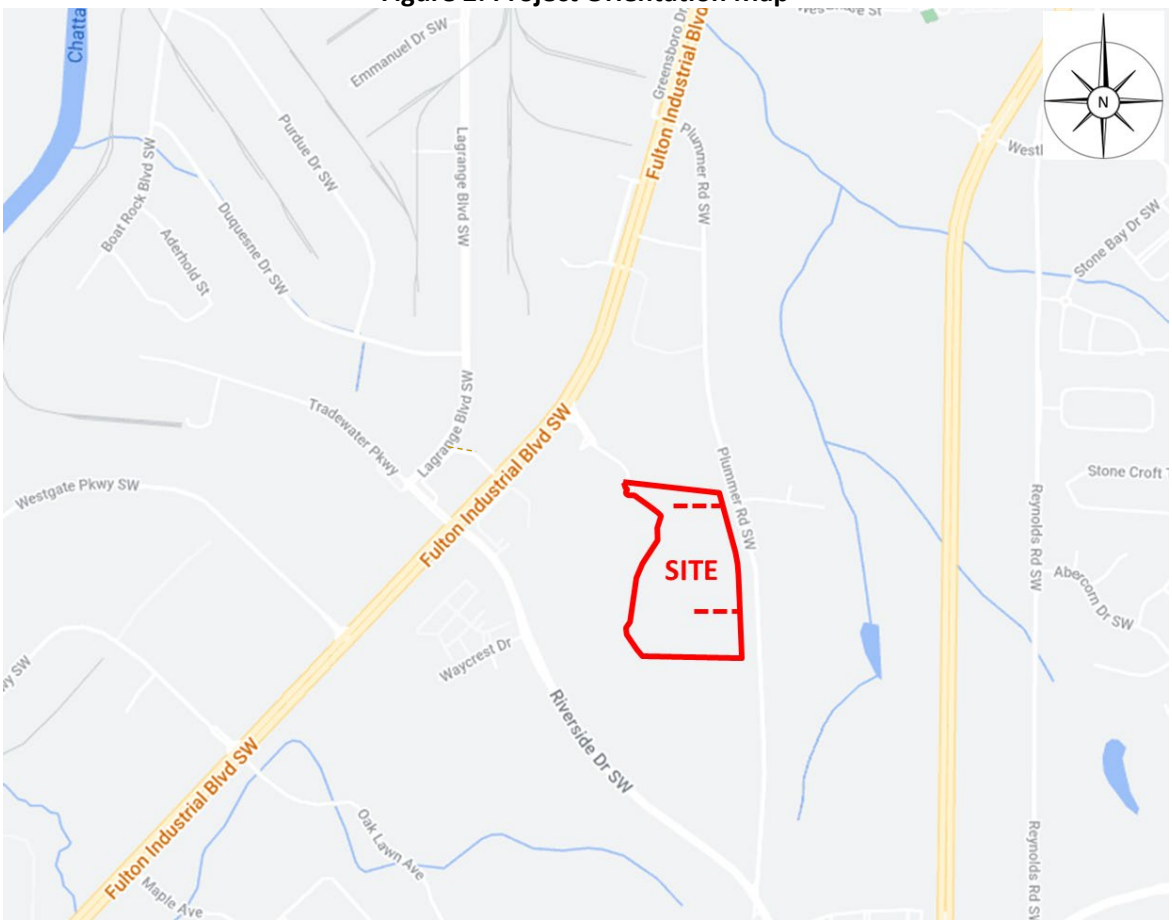


Table 1: Study Roadways

Roadway	# Lanes	Func. Class	Ownership
Plummer Rd	2	Local	City of South Fulton
Riverside Dr	2	Local	City of South Fulton
Fulton Industrial Blvd	4	Minor Arterial	GDOT

Project Driveways & Access Points:
The proposed development will access the external roadway network via two full access driveways on Plummer Road.

Project Build Out Year & Phase(s):
The development is planned for full build out in 2027. The analysis will consider the full build out of the site.

Net Average Daily Trips (ADT) & Requested Review Schedule (Section 4.2.2):
The planned development will contribute 747 Daily Vehicle Trips to the study network. The requested review schedule is Expedited Review due to Limited Trip Generation (Fewer than 1,000 Gross Daily Vehicle Trips).
Government Stakeholders (Section 1.2.2) *(Local government(s) and GDOT district office(s) with Study Network intersections, CIDs, transit operators, etc).:*
Fulton County, GDOT District 7, Atlanta Regional Commission, City of South Fulton

Applicant Stakeholders (Section 1.2.2) *(Note the developer contact(s) as well as the traffic engineers, lawyers, site design engineers, etc):*

Developer:
Rabih Matar
Vantage Data Centers Management Company, LLC
c/o The Corporation Trust Company
1209 Orange Street,
Wilmington, New Castle County, Delaware 19801
514-237-8130
rmatar@vantage-dc.com

Site Design Engineer
Bill Aguilar, P.E.
Lowe Engineers, LLC
990 Hammond Drive
Suite 900
Atlanta, GA 30328
770-857-8400
bill.aguilar@loweengineers.com

Lawyer
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Company: Weissman Law
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kaseys@weissman.com

Traffic Engineer:
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Lowe Engineers, LLC
990 Hammond Drive
Suite 900
Atlanta, GA 30328
770-857-8400
sameer@loweengineers.com

Applicant Email & Mailing Address:

Rabih Matar
Vantage Data Centers Management Company, LLC
c/o The Corporation Trust Company
1209 Orange Street,
Wilmington, New Castle County, Delaware 19801
514-237-8130
rmatar@vantage-dc.com

Planning Context:

Programmed Projects (Section 2.2.2.1, Section 2.2.2.3):
No programmed projects were identified for the study area.

Programmed Project Attached Design Documents: *(Note if design files are attached. The attachment shall be for the most recent design plan).*
N/A

Transportation Project Interaction with DRI (Section 2.2.2.5): *(Note if the DRI borders or intersects any of the programmed or planned transportation projects. Note if there are any aspects of the DRI that conflict with programmed or planned transportation projects).*
The DRI will primarily access Plummer Rd at the Fulton Industrial Blvd intersection. The proposed / planned apartments will be opposite Riverside Dr and adding additional vehicle volumes to the intersection that will not be captured in existing traffic volumes.

Planned Projects (Section 2.2.2.2):
As per the *2013 South Fulton Comprehensive Transportation Plan*, the following improvements were recommended:

-Truck friendly right travel lanes on Fulton Industrial Blvd
-An additional travel lane in each directon on Fulton Industrial Blvd
-Signalization of the intersection of Fulton Industrial Blvd at Riverside Dr

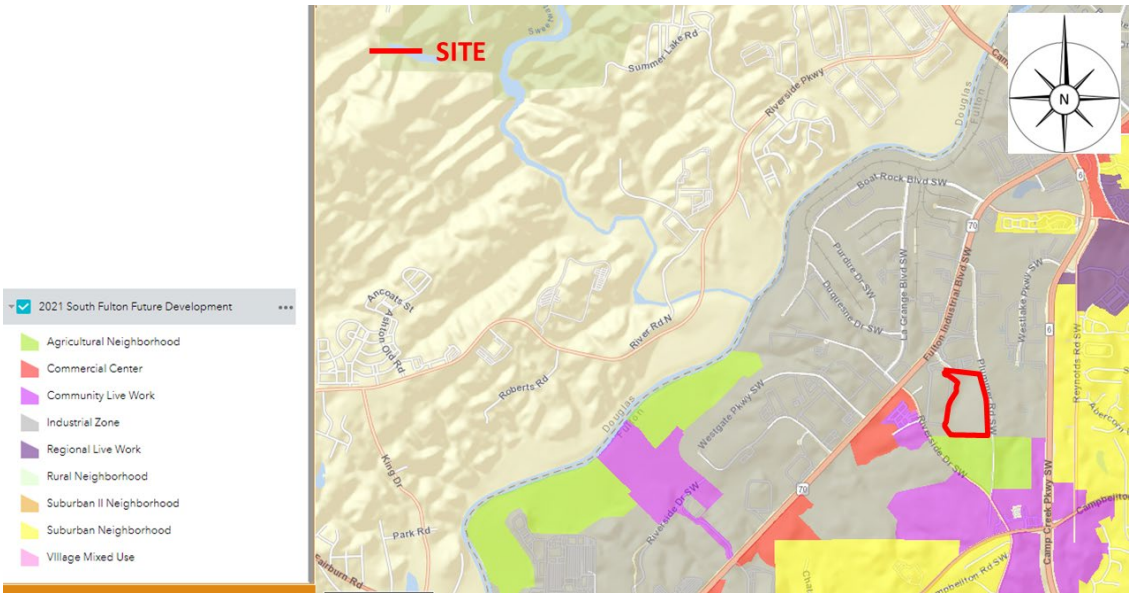
The excerpt where these improvements are recommended in the 2013 South Fulton Comprehensive plan are included in the attachments of this document.

An additional planned project is the widening of Riverside Dr from the existing 2 lanes to 4 lanes.

Land Use (Character Area) and Zoning (Section 2.2.1.1, Section 2.2.2.2):

Existing Zoning:
The existing zoning is M1 (Industrial Park).

Future Land Use Map Zoning (Character Area):
The proposed development falls within the industrial zone character area as defined in the City of South Fulton 2021 Future Development Map. In the area the proposed zoning of M1 falls within the appropriate zoning classifications for the character area.



Land Use Vision & Goals:

The proposed land use is Data Center. The proposed land use is consistent with the character area goals ("preserve the integrity of industrial areas in the City of South Fulton and the impact on the surrounding neighborhoods") and aligns with the future land use designation defined by the ARC Unified Growth Policy.

Figure 3: ARC Unified Growth Policy Map

Relation to Existing Land Use Plans (Character Area):
The existing character area is mostly compromised on undeveloped and agricultural land. The proposed land-use is in line with the stated goals and zoning for the City of South Fulton Character Area of Industrial Zone.

Chattahoochee River / Metropolitan River Protection Act *(If applicable): (Note if any portion of the DRI property is within the MRPA Chattahoochee River 2,000 foot buffer. If within the buffer, also provide a statement on how the DRI relates to the Chattahoochee River Lands vision, and note any coordination that has occurred with the Atlanta Regional Commission's Natural Resource Group to date).*
N/A

Alternative Mode Access (Section 2.2.3)

Existing Alternative Transportation Map (Section 2.2.3.1):
N/A - There are no alternative transportation facilities in the direct vicinity of the site.

Bicycle and Pedestrian Context (Section 2.2.3.3):

Description of Existing Infrastructure:
There are no bicycle facilities in the vicinity of the proposed development on Plummer Rd. There is an existing sidewalk on the east side of Plummer Rd on the site frontage of the existing development across the road from the proposed Vantage Data Center.

Sidewalk & Streetscape Ordinance Standards *(Under proposed zoning if a rezoning)*:

Fulton County, Georgia – *Code of Ordinances Article IX. – Required Improvements*
9.2. – Streets.
G. *Industrial zoned developments (M-1A, M-1 and M-2 zoning districts).*
1. For developments with publicly dedicated internal streets, a sidewalk shall be provided along one side of the street.
2. For developments with frontage on an external publicly dedicated street(s), a sidewalk shall be required along the entire frontage.

Fulton County, Georgia – *Code of Ordinances Article XIIN. Fulton Industrial Business District Overlay District*
Sidewalks:
A. Development Standards.
3. Sidewalks:
a) Sidewalks shall be connected to signalized crosswalks and bus stops where applicable
b) Street furniture shall be located outside the specified width of any sidewalk.

Potential Pedestrian & Bicycle Destinations:
N/A

Transit Accommodations (Section 2.2.3.4):

Existing Transit Routes
N/A
Existing High-Capacity Transit Stations:
N/A
Existing Transit Service Details *(Headways, span, operating days, etc.)*:
N/A
Proposed Pedestrian Route to Access Transit:
N/A
Transit Stop Ridership: *(existing and projected).*
N/A
Transit Stop Amenity Standards:
N/A

Trip Generation & Adjustments

Trip Generation Inputs (Section 2.2.4.1):

ITE Trip Generation Manual Used:
Trip Generation Manual 11th Edition

ITE Land Use Code(s):
160- Data Center
ITE Independent Variable Inputs for each Land Use Code: *(# units, sq. ft., etc).*
1,000 Sq Ft GFA

Day & Time of Day of ITE Surveys:
N/A

ITE Trip Generation Formula Used:
Weekday Average Rate - 0.99(X)
Weekday Peak Hour of Adjacent Street One Hour Between 7 and 9 AM: T= 0.13 (X)-5.63
Weekday Peak Hour of Adjacent Street One Hour Between 4 and 6 PM: T= 0.11(X)-5.65

Trip Generation Calculation Alternative Approaches *(If applicable)*:
N/A

Trip Generation Reductions:
N/A Daily trips already less than 1000

Redeveloped Square Footage *(If applicable - the DRI will replace existing development in operation when traffic counts were taken)*:
N/A

Alternative Mode Reduction (Section 2.2.4.2):

Contributing Factors:

Summary of Existing and Proposed Bicycle / Pedestrian / Transit:
There are no existing bicycle facilities. Sidewalks will be provided per Fulton County requirements.

Parking Requirements & Proposed Amount *(Specific numbers must be included)*:
Per Fulton County Code of Ordinances Section 18.2.1 Minimum Number of Off-Street Parking Space Required:
"Warehouse: 1 per 5,000 SF"
"Industrial and Manufacturing: One per 1,000 square feet"

Alternative Parking Provided *(I.e. car share, vanpool, etc. If applicable)*:
N/A
Affordable Housing *(If applicable)*:
N/A
Transportation Demand Management *(If applicable):*
N/A
Supplemental Commuter Data *(If applicable)*:
N/A

Proposed Reduction Percentage:
N/A
Proposed Reduction Justification Explanation:
N/A

Internal Capture / Mixed Use Reduction (Section 2.2.4.3):
N/A
Pass-by Trips Reduction (Section 2.2.4.4):

Proposed Pass-by Trips Table:
N/A

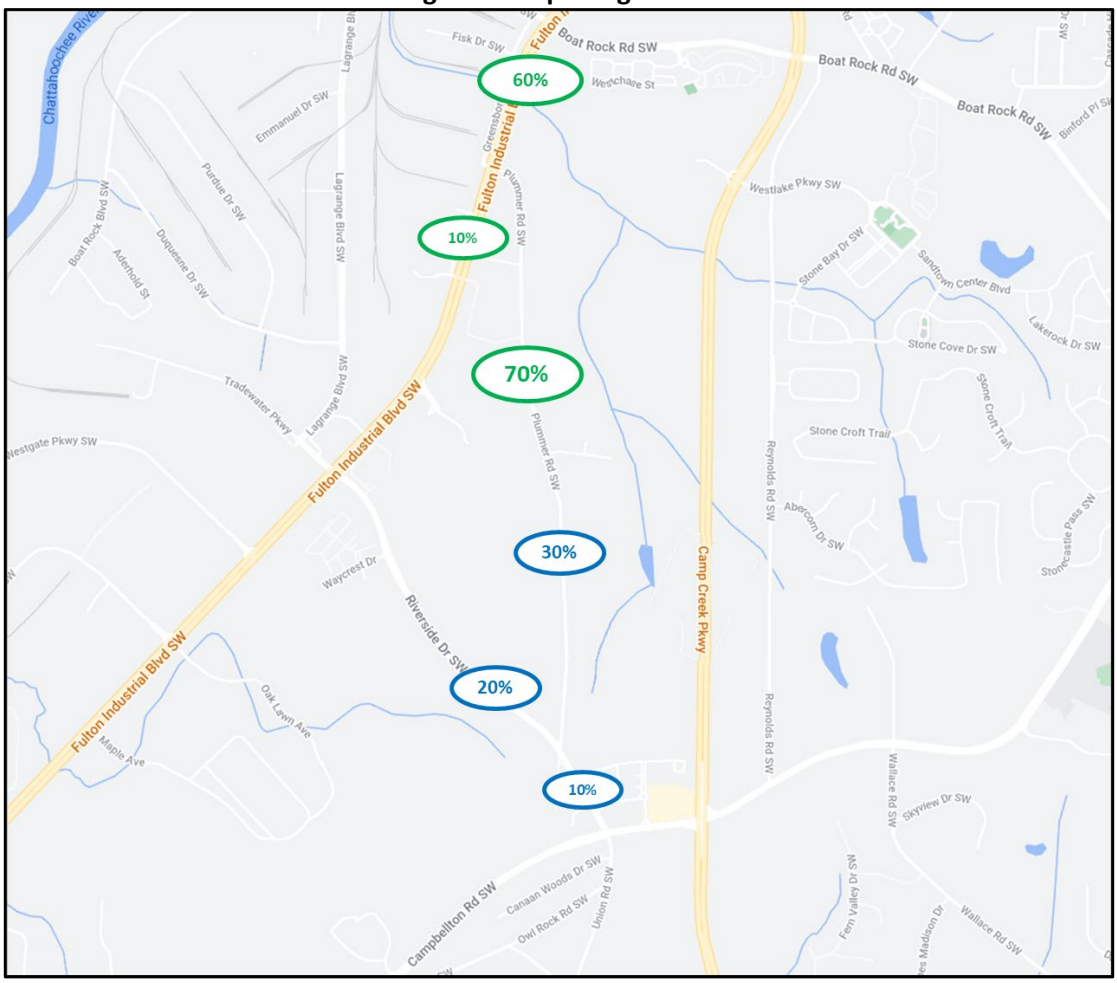
Trip Generation Summary Table (Section 2.2.4.5): (*Summarize the trip generation reductions using the table format below).*

	Trips
Gross Daily Trips	747
Alt. Mode Reduction	- 0
Mixed Use Reduction	- 0
Pass-by Reduction	- 0
Net Daily Trips	**747**

Trip Assignment & Study Network (Section 2.2.5)

Description of Trip Assignment Methodology:
Trip Assignment Map: *(Per Section 2.2.5.1: The map shall use different colors for each direction and use a smaller font size each time the trip assignment passes through an intersection approach. The map shall include trip assignment percentages for all Study Network approaches where Projects trips will be modeled. A separate Trip Assignment Map shall be prepared for each individual land use type).*

Figure 2: Trip Assignment



Draft Study Network:

Study Network 7% Table *(Including all table columns specified in Section 2.2.5.1)*:

Study Intersections:

1) Plummer Rd at Fulton Industrial Blvd
2) Plummer Rd at Riverside Dr
3) Riverside Dr at Fulton Industrial Blvd

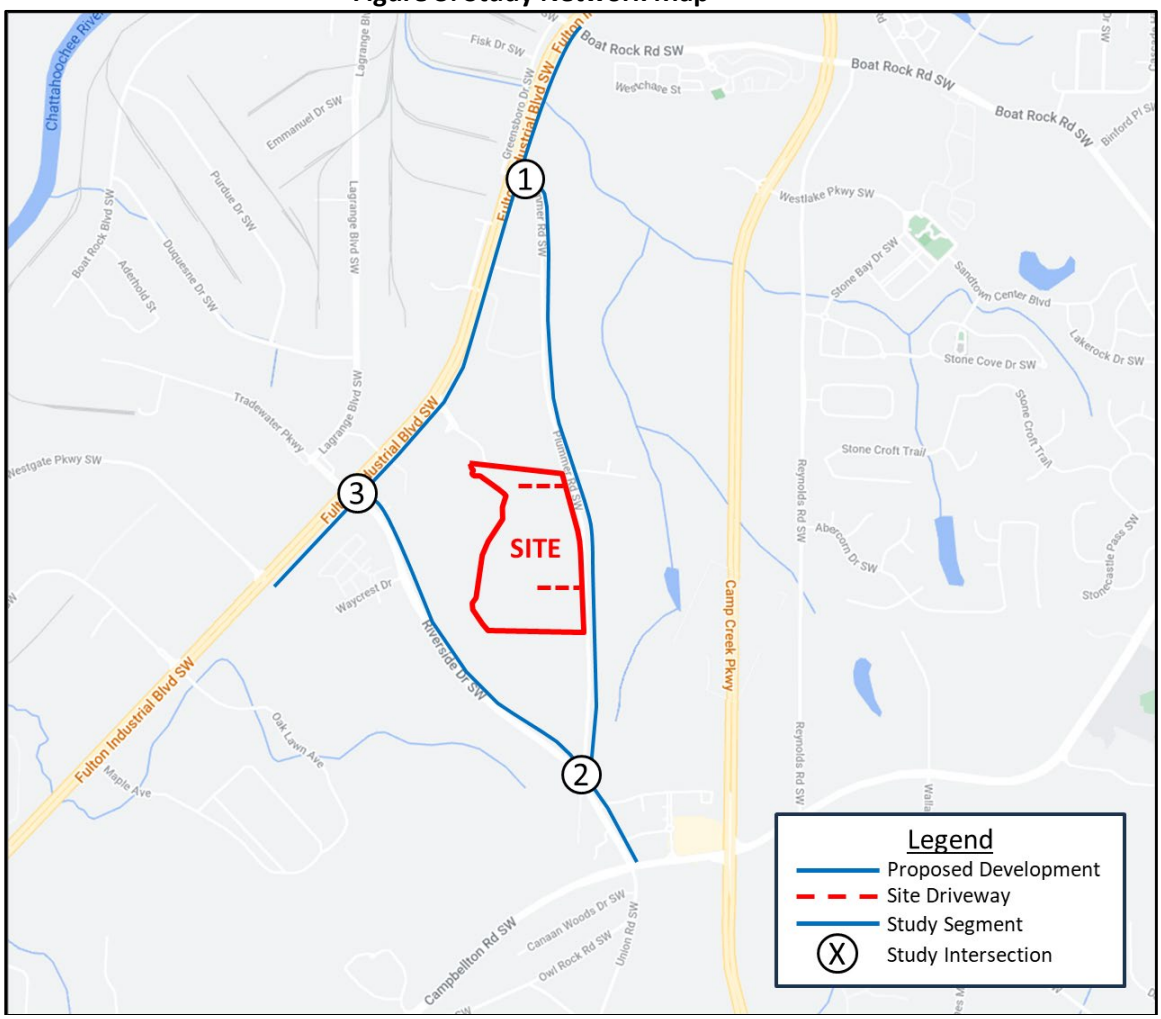
Study Segments:

1) Plummer Rd from Site Driveways to Fulton Industrial Blvd
2) Plummer Rd from Site Driveways to Riverside Dr
3) Riverside Dr from Plummer Rd to Fulton Industrial Blvd
4) Riverside Dr from Plummer Rd to Campbellton Rd
5) Fulton Industrial Blvd from Plummer Rd to Boat Rock Rd
6) Fulton Industrial Blvd from Plummer Rd to Riverside Dr

Full 7% analysis table attached at the end of this report.

Study Network Map *(Including all map features specified in Section 2.2.5.1)*:

Figure 3: Study Network Map



Proposed Study Network Additions or Deletions: *(Note any preliminary intersections for discussion for potential addition (beyond 7% analysis) or deletion from the 7% rule's draft Study Network. Note the reasoning for addition or deletion).*

N/A

Level of Service Standard(s) (Section 3.2.2.1):

Adjustments for Unified Growth Policy Map or ½ mi. of High Capacity Transit Station *(If applicable)*

N/A

Scenario Modeling

The MMP shall include the following information regarding inputs to the TIS level of service analysis:

Background Growth (Section 2.2.5.2):

Additional growth rate data is provided in attachments.

Proposed Background Growth Rate:

A 3.75% per year growth rate is proposed for the study network.

Historic Traffic Count Growth Data:

Fulton County has seen an average growth rate of 1.5% per year for the past 10 years.

The City of South Fulton Economic Plan 2018-2040 references a 1% per year growth rate.

GDOT Historic volumes on Fulton Industrial Blvd show a growth rate of 4.2%-5.6% between actual count dates.

Nearby Developments or DRIs Underway:

Project Name	From / To Points:	Potential Sponsor	Project ID #	Project Timeline	Planning Document
Anthem at Riverside	Riverside Dr at Waycrest Ave	Prestwick Companies	ZA3994	N/A	CS101 Site Plan (attached)
Woodbury Park E-Commerce & Distribution Center	Riverside Dr at Plummer Rd	Walton	DRI 2654	N/A	GRTA DRI Site Plan DRI-1
Starbucks	Riverside Dr at Campbellton Rd	Streetside Retail	-	N/A	C1 Site Plan (Attached)

Multiple Growth Rate Accommodations: *Note if the Applicant is requesting different growth rates for individual roadways instead of a uniform rate across the Study Network. If the Project has multiple phases, note if the Applicant is proposing different growth rates for each phase.*

N/A

Programmed Transportation Project Modeling (Section 3.2.2.4):

No programmed projects will be included in Background conditions. The TIS will calculate the LOS for Existing, Background, and Build conditions as outlined in Section 3.2 of the requirements.

Pedestrian Crosswalk Adjustment Factor (Section 2.2.4.2, Section 3.2.4.2) *(If applicable):*

N/A

Vehicle Delay Factor for Transit Vehicles and/or Other Curbside Usage (Section 2.2.5.3) *(If applicable):*

N/A

Enhanced Focus Area for Dense Urban Environments (Section 3.2.4.2) *(If applicable):*

Proposed Curbside Management Approach:

N/A

Proposed Modeling Adjustments:

N/A

Enhanced Focus Area for Heavy Vehicles (Section 3.2.4.1) *(If applicable):*

Proposed Truck Routing:

N/A

Heavy Vehicle Modeling Percentage (Section 2.2.4.1, Section 3.2.4.1):

N/A

Site Access Analysis for Pavement Condition, Roadway Width and Corner Radii: *Note the roadway segments that the TIS will analyze between the Project truck driveway entrance(s) and the nearest Study Network intersection(s) in both directions.*
N/A

Proposed Pedestrian Infrastructure (*Sidewalks and crosswalks including along driveways)*:
Pedestrian facilities will be provided as required by Fulton County.

Draft Schedule

Proposed Traffic Count Approach (Section 2.3, Section 2.4):

Proposed Collection Date(s):
Assuming traffic data collection will be collected on a normal weekday (Tuesday – Thursday) while school is in session.

Local School Schedule(s):
Fulton County Schools

- October 14-15th Fall Break
- November 5th Remote learning day
- November 25th-29th Thanksgiving Holidays
- December 23rd-January 3rd Winter Break
- January 6th Teacher Workday
- January 20th MLK Day Schools Closed

Atlanta Public Schools

- October 14th-18th Fall Break
- November 5th Students off
- November 25th-29th Thanksgiving Break
- December 23rd-January 3rd Winter Break
- January 6th Teacher Workday
- January 20th MLK Day Schools Closed

Existing Counts *(If applicable, note date and source(s))*:
N/A

COVID-19 Approach: (*If GpRTA has determined traffic patterns are still irregular due to the COVID-19 pandemic, or for any other reason, the applicant shall provide an approach for utilizing existing counts when available, and an approach for conducting new counts and extrapolating traffic growth using control count locations where existing pre COVID-19 count data is not available.)*

Counts collected after July 15, 2022 will not need to be adjusted for COVID-19.

Draft Transportation Study Submittal Date *(Optional)*:
TBD

Anticipated GRTA Review Schedule (Section 4.2) *(Optional)*:
TBD

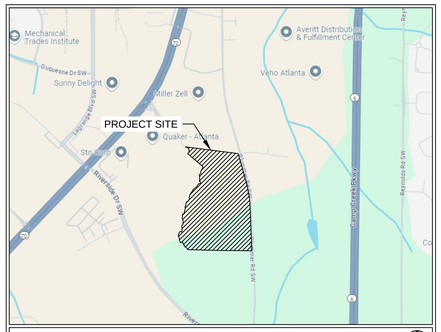
DCA DRI 'Initial Form' & 'Additional Form' Submittal Date(s): *(Forms must be submitted before review begins.) (Optional)*

Key Permitting Local Government Review Board Date(s):
TBD

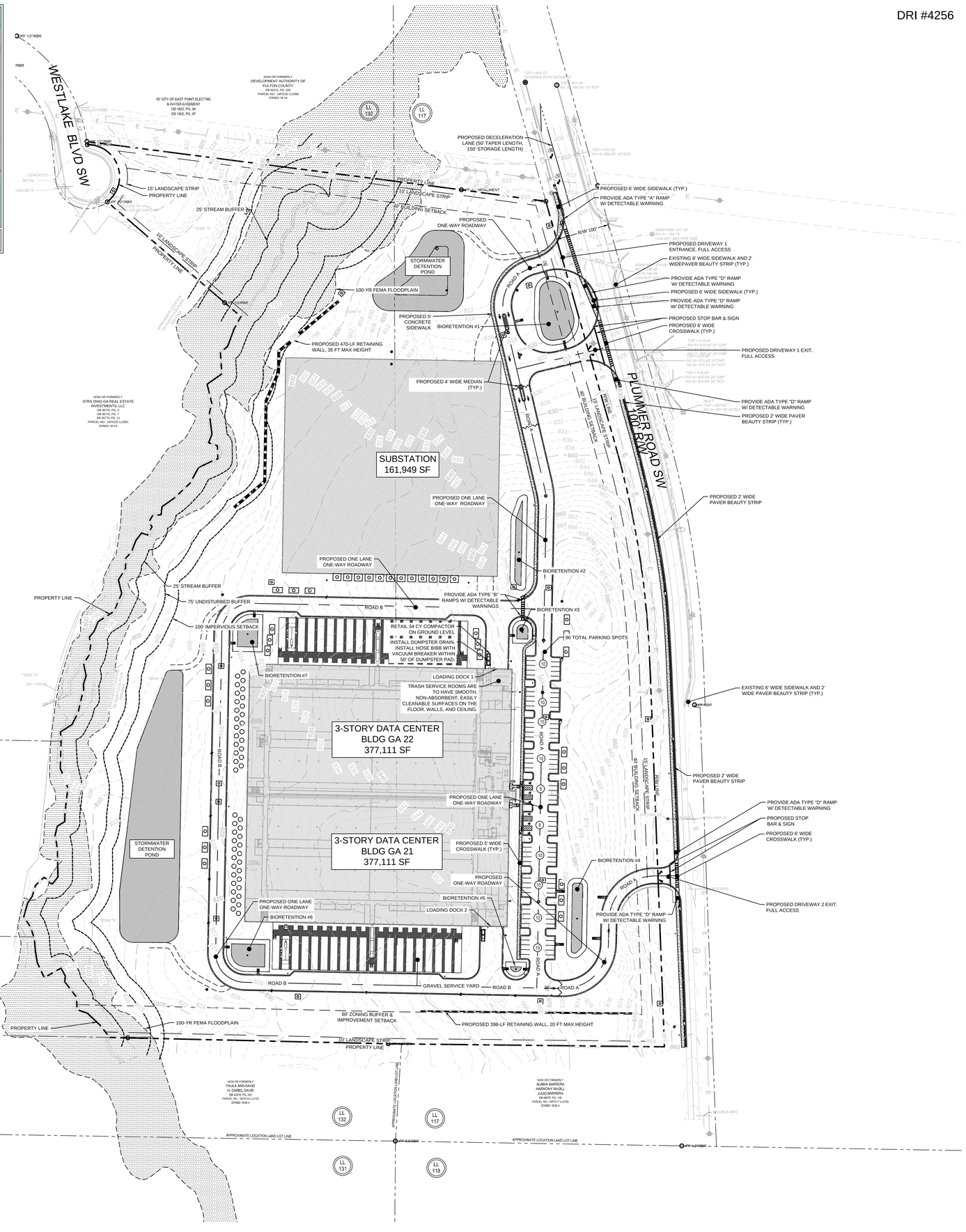
Attachments:
Site Plan
Programmed and Planned Project Info sheets / Site Plan
2013 South Fulton Comprehensive Plan Excerpt
Presumptive Impact Table
Growth Rate Data
Parking Study

Site Plan

DRI #4256



LOCATION MAP
SCALE: N.T.S.



SITE DEVELOPMENT SUMMARY

SITE SUMMARY:

CURRENT ZONING:	M-1A
OVERLAY DISTRICT:	FULTON INDUSTRIAL BUSINESS
SITE AREA:	35.42 ACRES
IMPERVIOUS AREA:	16.1 ACRES (45.5%)
PERVIOUS AREA:	19.32 ACRES (54.5%)
TOTAL DISTURBED AREA:	27.63 ACRES

BUILDING SETBACK:

FRONT (PLUMMER RD):	40 FT
FRONT (WESTLAKE BLVD):	0 FT
SIDE:	40 FT
REAR:	100 FT

IMPROVEMENT SETBACK / ZONING BUFFER

SIDE:	60 FT

LANDSCAPE SETBACK:

FRONT (PLUMMER RD):	15 FT
FRONT (WESTLAKE BLVD):	15 FT
SIDE:	10 FT
REAR:	0 FT

PROPOSED LAND USES & DENSITIES:

BUILDING GA21:
PROPOSED USE: DATA CENTER 377,111 SF WAREHOUSE

BUILDING GA22:
PROPOSED USE: DATA CENTER 377,111 SF WAREHOUSE

DENSITY:	20,068 SF PER ACRE
FLOOR AREA RATIO:	0.49

PARKING SUMMARY:

REQUIRED PARKING:	1 PER 2000 SF WAREHOUSE
BLDG GA21:	189 SPACES
BLDG GA 22:	189 SPACES
TOTAL REQUIRED PARKING:	**378 SPACES**
PROPOSED PARKING:	**96 SPACES** (TOTAL)
STANDARD	90 SPACES
HANDICAP	6 SPACES

A VARIANCE HAS BEEN SUBMITTED REQUESTING APPROVAL FOR LESS THEN THE REQUIRED NUMBER OF PARKING SPOTS

SITE NOTES

1. DRI #4256 - PROJECT DESCRIPTION: A DRI REVIEW OF A PROPOSAL TO CONSTRUCT A DATA CENTER WITH 754,221 SF OF SPACE WITH ASSOCIATED ELECTRICAL SUBSTATION AND SUPPORT FACILITIES ON A CURRENTLY WOODED SITE WEST OF PLUMMER RD, EAST OF THE EXISTING QUAKER FACILITY, AND NORTH OF RVERSIDE DRIVE IN THE CITY OF SOUTH FULTON.
2. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY CORGAN, DATED 07.22.2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
3. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWE ENGINEERS, DATED 08.27.2023.
4. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
6. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
7. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE NOTES

- PROPERTY LINE
- 60 FT IMPROVEMENT SETBACK & ZONING BUFFER LINE
- 40 FT BUILDING SETBACK LINE
- 15 FT LANDSCAPE STRIP LINE
- 10 FT LANDSCAPE STRIP LINE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 2' WIDE PAVER BEAUTY STRIP
- (10) CONCRETE SIDEWALK
- PARKING COUNT

SITE CONTACTS

OWNER:
VANTAGE DATA CENTERS
45200 VANTAGE DATA PLAZA
STERLING, VA 20166
CONTACT: ERROLL MORROW
PHONE: 404.414.6313
EMAIL: ERROLL.MORROW@VANTAGE-DC.COM

CIVIL ENGINEER:
KIMLEY-HORN
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
CONTACT: JOSH REYNOLDS, P.E.
PHONE: 470.273.3265
EMAIL: JOSH.REYNOLDS@KIMLEY-HORN.COM

TRAFFIC ENGINEER:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
CONTACT: SAMEER PATHARKAR, P.E.
PHONE: 205.222.1034
EMAIL: SAMEER@LOWEENGINEERS.COM

GRAPHIC SCALE IN FEET
0 40 80 160

Know what's below. Call before you dig.

VANTAGE DATA CENTERS
CORGAN
PARADIGM structural engineers
kW Mission Critical Engineering Member of WSP
TED DESIGN CONSULTING LLC
Kimley»Horn

This Document was produced by or under the authority of Registered Engineer:
Josh Reynolds
GEORGIA REGISTERED No. PE039464 PROFESSIONAL ENGINEER
10/03/2024

ISSUES

1	10/03/2024	DRI SITE PLAN
2	10/09/2024	DRI SITE PLAN

REVISIONS

Key Plan

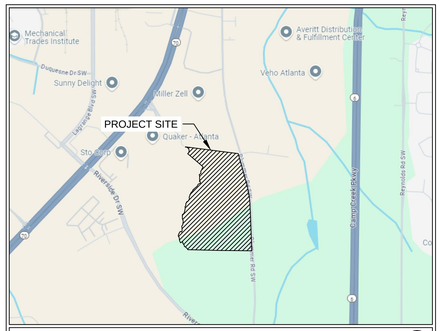
Status: LDP DELIVERABLE
Date: 10/09/2024
Designed: EWR
Scale:
Checked: JCR

Project Name: VANTAGE DATA CENTER - WESTLAKE
Project Address: PLUMMER RD SW ATLANTA, GA 30336

DRI SITE PLAN

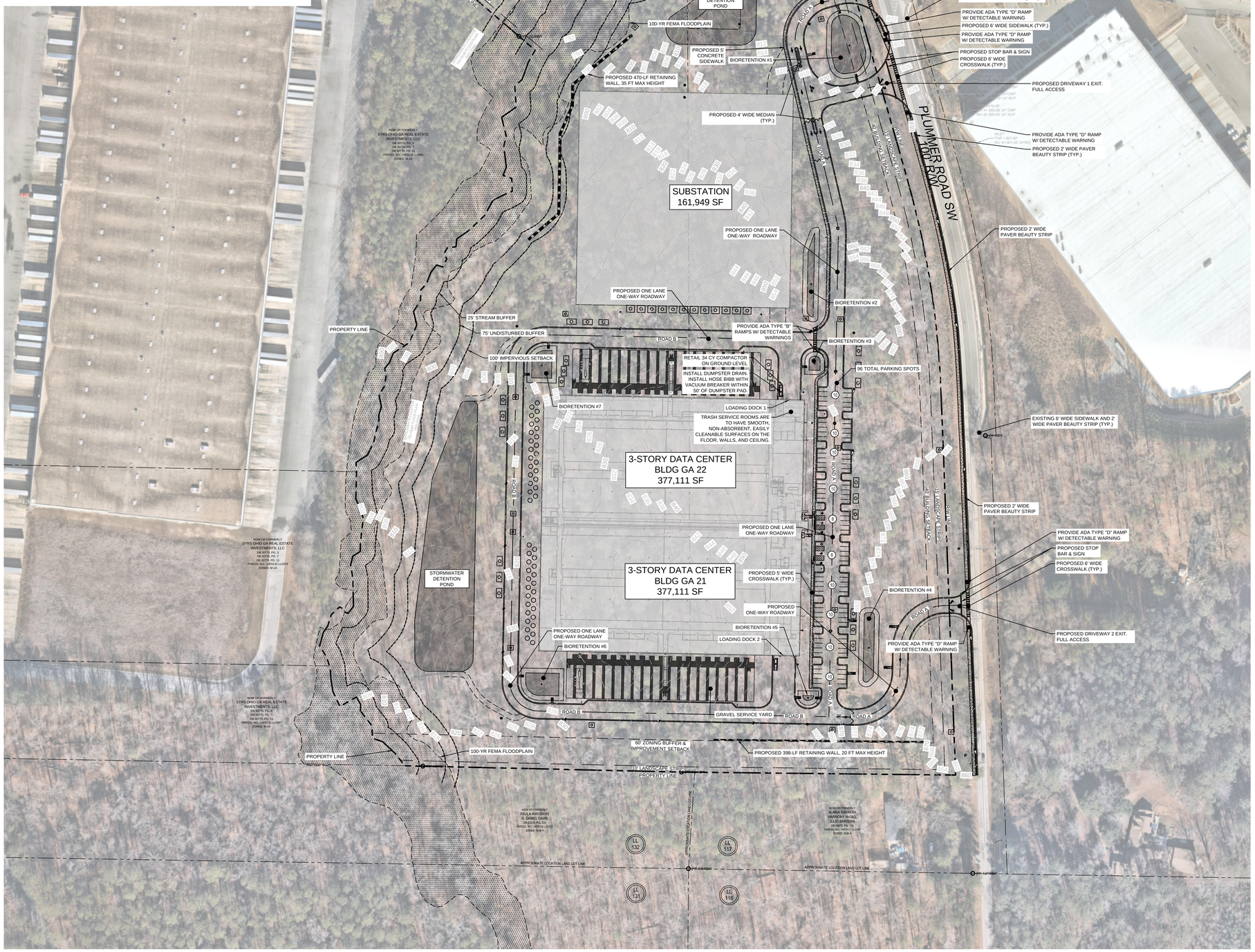
Sheet Number: C2.90
File Code: GA21-VDC-WS2-ZZ-DR-C-
Model Origination: VDC-Model Origination

Drawing name: K:\ALP_PRJ\013971018_Vantage GA2\CAD\Planesheets\C2.90 - DRI SITE PLAN.dwg Oct 09, 2024 2:51pm by: Carl Elfert



LOCATION MAP
SCALE: N.T.S.

DRI #4256



SITE DEVELOPMENT SUMMARY

SITE SUMMARY:

CURRENT ZONING:	M-1A
OVERLAY DISTRICT:	FULTON INDUSTRIAL BUSINESS
SITE AREA:	35.42 ACRES
IMPERVIOUS AREA:	16.1 ACRES (45.5%)
PERVIOUS AREA:	19.32 ACRES (54.5%)
TOTAL DISTURBED AREA:	27.63 ACRES

BUILDING SETBACK:

FRONT (PLUMMER RD):	40 FT
FRONT (WESTLAKE BLVD):	0 FT
SIDE:	40 FT
REAR:	100 FT

IMPROVEMENT SETBACK / ZONING BUFFER

SIDE:	60 FT

LANDSCAPE SETBACK:

FRONT (PLUMMER RD):	15 FT
FRONT (WESTLAKE BLVD):	15 FT
SIDE:	10 FT
REAR:	0 FT

PROPOSED LAND USES & DENSITIES:

BUILDING GA21:

PROPOSED USE:	DATA CENTER 377,111 SF WAREHOUSE

BUILDING GA22:

PROPOSED USE:	DATA CENTER 377,111 SF WAREHOUSE
DENSITY:	20,068 SF PER ACRE
FLOOR AREA RATIO:	0.49

PARKING SUMMARY:

REQUIRED PARKING:	1 PER 2000 SF WAREHOUSE
BLDG GA21:	189 SPACES
BLDG GA 22:	189 SPACES
TOTAL REQUIRED PARKING:	**378 SPACES**
PROPOSED PARKING:	**96 SPACES** (TOTAL)
STANDARD	90 SPACES
HANDICAP	6 SPACES

A VARIANCE HAS BEEN SUBMITTED REQUESTING APPROVAL FOR LESS THEN THE REQUIRED NUMBER OF PARKING SPOTS

SITE NOTES

1. DRI #4256 - PROJECT DESCRIPTION: A DRI REVIEW OF A PROPOSAL TO CONSTRUCT A DATA CENTER WITH 754,221 SF OF SPACE WITH ASSOCIATED ELECTRICAL SUBSTATION AND SUPPORT FACILITIES ON A CURRENTLY WOODED SITE WEST OF PLUMMER RD, EAST OF THE EXISTING QUAKER FACILITY, AND NORTH OF RIVERSIDE DRIVE IN THE CITY OF SOUTH FULTON.
2. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY CORGAN, DATED 07.22.2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
3. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWE ENGINEERS, DATED 08.27.2023.
4. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
6. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
7. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE NOTES

- PROPERTY LINE
- 60 FT IMPROVEMENT SETBACK & ZONING BUFFER LINE
- 40 FT BUILDING SETBACK LINE
- 15 FT LANDSCAPE STRIP LINE
- 10 FT LANDSCAPE STRIP LINE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 2' WIDE PAVER BEAUTY STRIP
- (10) CONCRETE SIDEWALK
- PARKING COUNT

SITE CONTACTS

OWNER:
VANTAGE DATA CENTERS
45200 VANTAGE DATA PLAZA
STERLING, VA 20166
CONTACT: ERROLL MORROW
PHONE: 404.414.6313
EMAIL: ERROLL.MORROW@VANTAGE-DC.COM

CIVIL ENGINEER:
KIMLEY-HORN
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
CONTACT: JOSH REYNOLDS, P.E.
PHONE: 470.273.3265
EMAIL: JOSH.REYNOLDS@KIMLEY-HORN.COM

TRAFFIC ENGINEER:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
CONTACT: SAMEER PATHARKAR, P.E.
PHONE: 205.222.1034
EMAIL: SAMEER@LOWEENGINEERS.COM

GRAPHIC SCALE IN FEET
0 40 80 160

Know what's below. Call before you dig.

VANTAGE DATA CENTERS
CORGAN
PARADIGM structural engineers
kW Mission Critical Engineering Member of WSP
TCD DESIGN CONSULTING LLC
Kimley»Horn

This Document was produced by or under the authority of Registered Engineer:

Josh Reynolds

GEORGIA REGISTERED No. PE039464 PROFESSIONAL ENGINEER
10/03/2024

ISSUES

1	10/03/2024	DRI SITE PLAN
2	10/09/2024	DRI SITE PLAN

REVISIONS

Key Plan

Status: LDP DELIVERABLE

Date: **10/09/2024** | Scale:
Designed: **EWR** | Checked: **JCR**

Project Name: **VANTAGE DATA CENTER - WESTLAKE**

Project Address: PLUMMER RD SW ATLANTA, GA 30336

DRI SITE PLAN

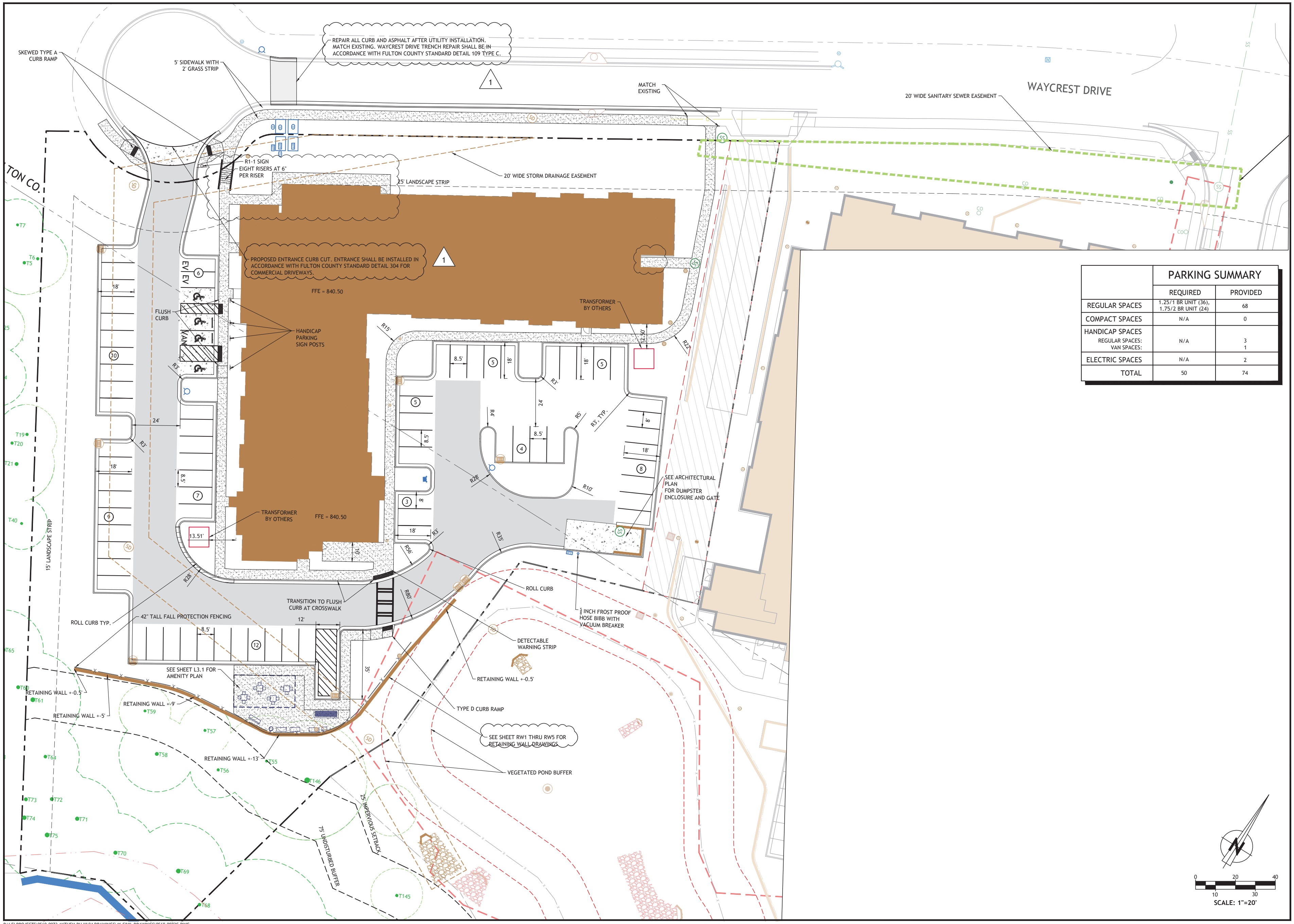
Sheet Number: **C2.91**

File Code: GA21-VDC-WS2-ZZ-DR-C-

Model Origination: VDC-Model Origination

Drawing name: K:\ALP_PRJ\013971018_Vantage GA\CAD\Plansheets\C2.90 - DRI SITE PLAN.dwg Oct 09, 2024 3:02pm by: Carl Elfert

Programmed and Planned Project Info Sheets/Site Plans



	PARKING SUMMARY	
	REQUIRED	PROVIDED
REGULAR SPACES	1.25/1 BR UNIT (36), 1.75/2 BR UNIT (24)	68
COMPACT SPACES	N/A	0
HANDICAP SPACES REGULAR SPACES: VAN SPACES:	N/A	3 1
ELECTRIC SPACES	N/A	2
TOTAL	50	74

REVISIONS

REV #	DATE	DESCRIPTION	REQUESTED BY
1	05/26/23	CITY COMMENTS	
2	03/10/23	GSWCC COMMENT RESPONSE	GSWCC
3	04/04/23	GSWCC COMMENT RESPONSE	GSWCC
	05/05/23	CONTACT SET	

LONG #0569-0073

2550 HERITAGE COURT, STE 250
ATLANTA, GA 30339
TEL 770.951.2495, FAX 770.951.2496
www.longeng.com
LONG ENGINEERING

ANTHEM AT RIVERSIDE PHASE III

1940 WAYCREST DRIVE
CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA
LL 131 & 132, 14TH DISTRICT
GEORGIA

SITE PLAN

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE047326 TUAN M. DUONG 5/5/23

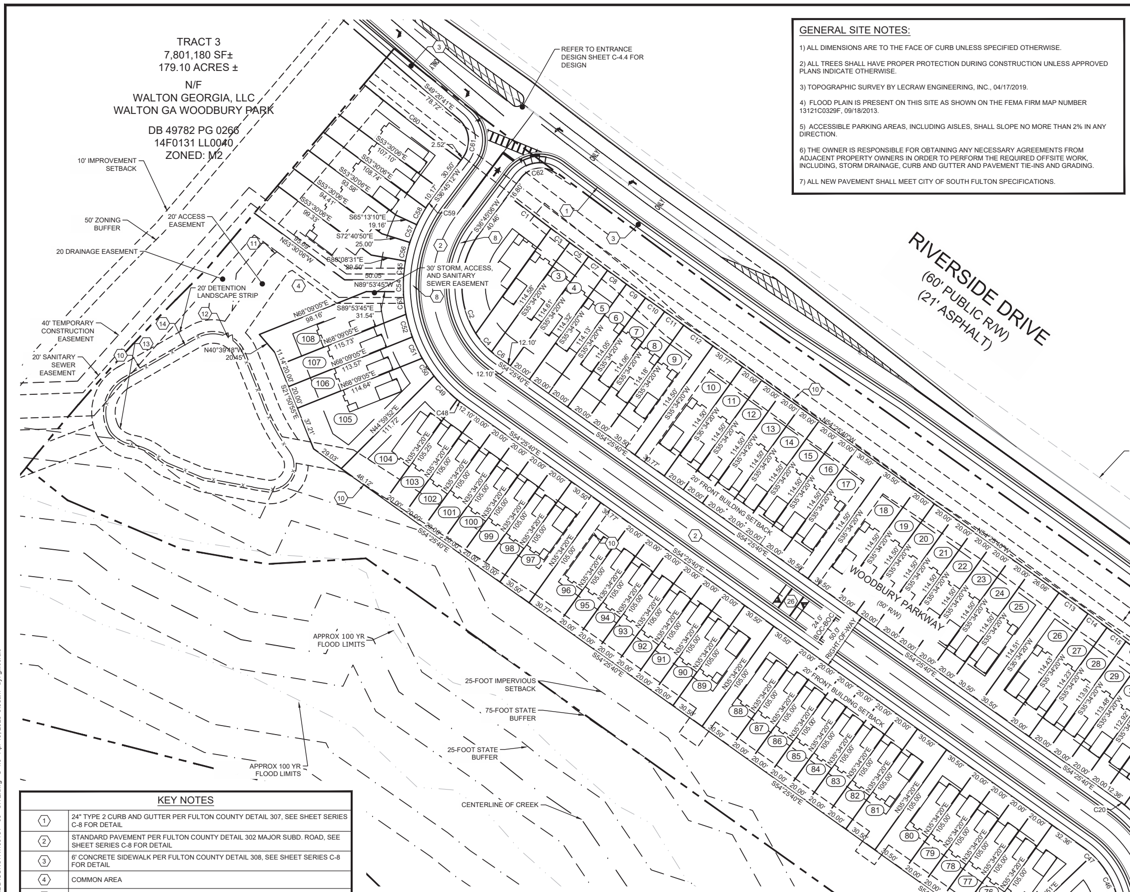
GSWCC LEVEL II CERT. #77801, EXPIRES 02/01/2026

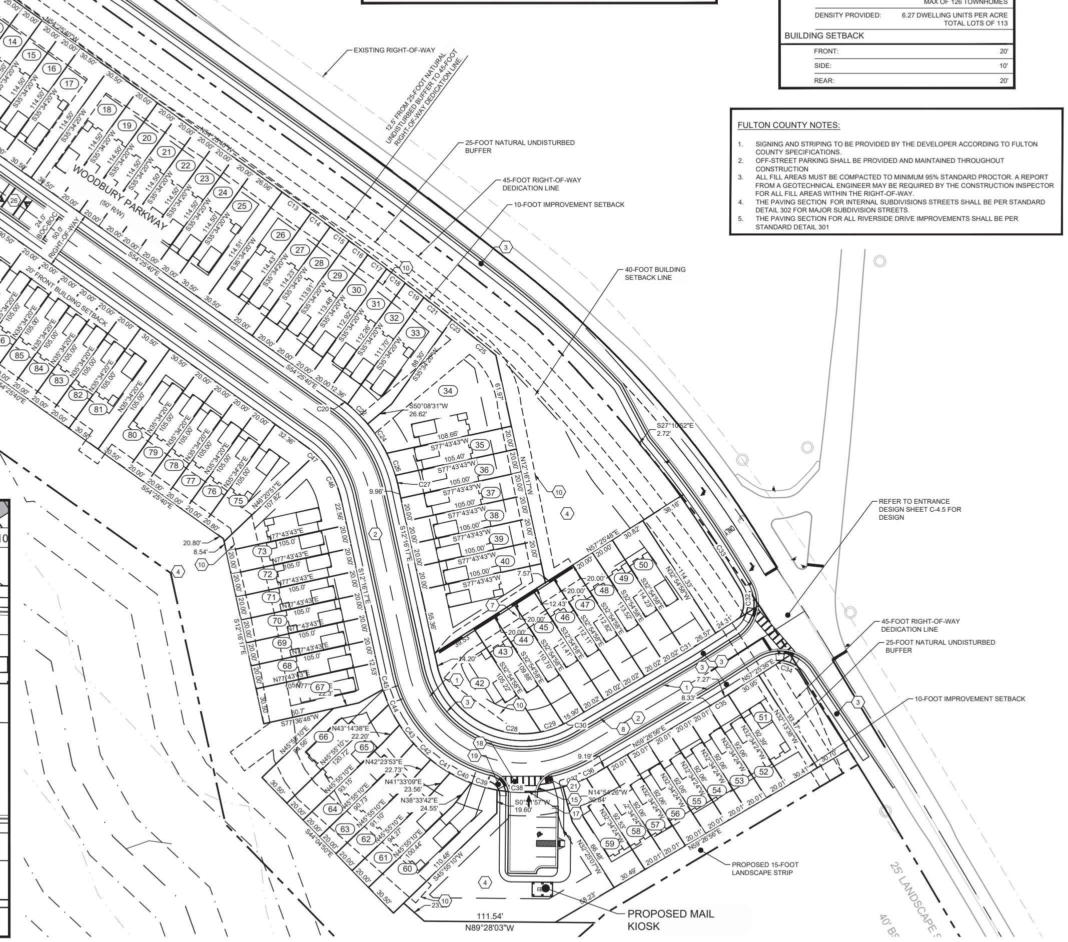
DATE	02/15/2023
DESIGN QC:	MDL
CADD QC:	CH
DESIGNED BY:	MDL
DRAWN BY:	DS

SHEET
CS101

ISSUED FOR CONSTRUCTION

P:\LEI PROJECTS\0569-0073 ANTHEM PH III\04 DRAWINGS\41 CIVIL DRAWINGS\0569-0073C.DWG





GENERAL SITE NOTES:

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

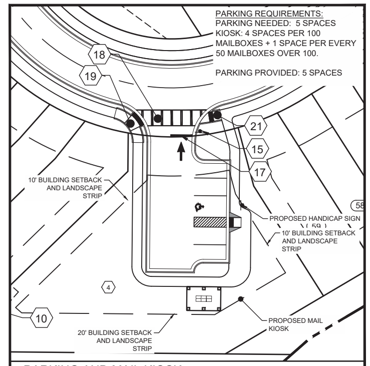
3) TOPOGRAPHIC SURVEY BY LECRAW ENGINEERING, INC., 04/17/2019.

4) FLOOD PLAIN IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0329F, 09/18/2013.

5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

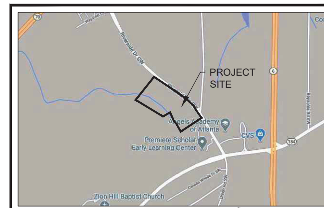
6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

7) ALL NEW PAVEMENT SHALL MEET CITY OF SOUTH FULTON SPECIFICATIONS.



PARKING AND MAIL KIOSK

SCALE: 1"=30'



LOCATION MAP

NOT TO SCALE

SITE SUMMARY

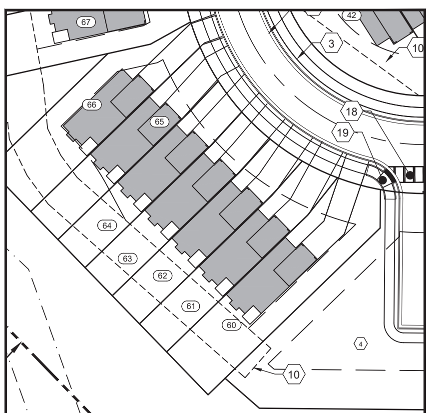
SITE AREA	
SITE AREA:	12.867 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SOUTH FULTON
ZONING:	MIX (SANDTOWN OVERLAY) - 2016Z-0016
ADJACENT ZONING:	MIX & M2
TOWNHOME RESTRICTION	
DENSITY REQUIRED:	2.74 DWELLING UNITS PER ACRE. MAX OF 126 TOWNHOMES
DENSITY PROVIDED:	6.27 DWELLING UNITS PER ACRE TOTAL LOTS OF 113
BUILDING SETBACK	
FRONT:	20'
SIDE:	10'
REAR:	20'

FULTON COUNTY NOTES:

1. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO FULTON COUNTY SPECIFICATIONS.
2. OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION
3. ALL FILL AREAS MUST BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE CONSTRUCTION INSPECTOR FOR ALL FILL AREAS WITHIN THE RIGHT-OF-WAY.
4. THE PAVING SECTION FOR INTERNAL SUBDIVISIONS STREETS SHALL BE PER STANDARD DETAIL 302 FOR MAJOR SUBDIVISION STREETS.
5. THE PAVING SECTION FOR ALL RIVERSIDE DRIVE IMPROVEMENTS SHALL BE PER STANDARD DETAIL 301

KEY NOTES

1	24" TYPE 2 CURB AND GUTTER PER FULTON COUNTY DETAIL 307, SEE SHEET SERIES C-8 FOR DETAIL
2	STANDARD PAVEMENT PER FULTON COUNTY DETAIL 302 MAJOR SUBD. ROAD, SEE SHEET SERIES C-8 FOR DETAIL
3	6' CONCRETE SIDEWALK PER FULTON COUNTY DETAIL 308, SEE SHEET SERIES C-8 FOR DETAIL
4	COMMON AREA
5	PROPOSED PROPERTY LINE (TYP.)
6	EXISTING PROPERTY LINE (TYP.)
7	RETAINING WALL (TO BE DESIGN AND PERMITTED BY OTHERS). PROPOSED RETAINING WALLS SHALL BE FACED WITH STONE, BRICK, OR DECORATIVE CONCRETE MODULAR BLOCK ONLY.
8	5-FOOT SIDEWALK, PER FULTON COUNTY DETAIL 308
9	5" WHITE STRIPE - 2' SOLID - 4' GAP
10	PROPOSED 20' STORM EASEMENT
11	PROPOSED 20' SANITARY SEWER EASEMENT
12	PROPOSED 10' DOUBLE SWING GATE
13	STORMWATER FACILITY 100 YR.
14	PROPOSED 6' TALL, BLACK, VINYL COATED CHAIN LINK FENCE)
15	STOP SIGN PER MUTCD CODE R1-1 WITH ROAD NAME SIGNS
16	DOUBLE SOLID YELLOW LINE
17	24" STOP BAR
18	CROSSWALK PER GDOT DETAIL T-11A
19	TYPE "B" ADA RAMP WITH DETECTABLE WARNING GDOT DETAIL A3, SEE DETAIL 1 ON SHEET C-8.7
20	TYPE "D" ADA RAMP WITH DETECTABLE WARNING GDOT DETAIL A3, SEE DETAIL 1 ON SHEET C-8.7
21	TYPE "A" ADA RAMP WITH DETECTABLE WARNING GDOT DETAIL A3, SEE DETAIL 1 ON SHEET C-8.7
22	5" SOLID WHITE STRIPE
23	"RIGHT LANE MUST TURN RIGHT" SIGN (R3-7R)
24	STANDARD WHITE DOT PAVEMENT PARKING ARROW PER DOT DETAIL T-12B - TYPE 2
25	STANDARD WHITE DOT LETTERING PER DOT DETAIL T-13A - TYPE 1
26	PROPOSED SPEED HUMP (REFER TO DETAIL 6 ON SHEET C-8.4)



DRIVEWAY EXHIBIT

SCALE: 1"=30'

PREPARED IN THE OFFICE OF:

LECRAW ENGINEERING
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
PEF005768

REV. #		DATE	DRAWN BY:	CHECKED BY:
6	UPDATED TO SEI MINOR SUBDIVISION PLAT	04/19/2023	GLC	JSW
5	GSWCC COMMENTS	09/08/2022	GLC	JSW
4	FULTON COUNTY SANITARY SEWER COMMENTS	07/06/2022	GLC	JSW
3	CITY OF ATLANTA WATER COMMENTS	02/08/2021	GLC	JSW
2	CITY OF SOUTH FULTON COMMENTS	02/08/2021	GLC	JSW
1	WATER, SEWER AND CITY COMMENTS	11/12/2020	GLC	JSW

CLIENT

DR HORTON, INC.

8800 ROSWELL ROAD, BUILDING B, SUITE 100, SANDY SPRINGS, GEORGIA 30350

PROJECT

WOODBURY SUBDIVISION

RIVERSIDE DRIVE
LAND LOT 118, 130, AND 131, DISTRICT 14F
CITY OF SOUTH FULTON, SOUTH FULTON, GEORGIA

FULTON COUNTY: #20S-017WR
CITY OF ATLANTA: #20-047SD

SEAL:

GEORGIA REGISTERED No. 034556 PROFESSIONAL ENGINEER JEFFREY S. WILKERSON
4/19/2023

DESIGN TEAM:

DRAWN BY:	GLC
DESIGNED BY:	GLC
REVIEWED BY:	JSW

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

SCALE & NORTH ARROW:

NORTH ARROW
0' 25' 50' 100'
SCALE: 1"=50'

JOB #:	103151
DATE:	03/20/2020

SITE PLAN

C-4.3

Drawing name: C:\Users\gil.cordle\LeCraw Engineering Dropbox\Shared Folders\LeCraw Engineering\103151 - DR Horton - Woodbury - South Fulton_GA\CADD\CONSTR\103151 - 06 - SITE.dwg C-4.3 Apr 19, 2023 9:08am by gil.cordle

GENERAL NOTES:

1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

1) TRACT IS ZONED: C-1 (LIMITED COMMERCIAL DISTRICT), ---- (SANDTOWN OVERLAY),

2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.

3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.

4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).

5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.

7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.

8) ALL PAVEMENT MARKING WITHIN CITY OF SOUTH FULTON RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO CITY OF SOUTH FULTON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.

9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.

10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.

11) MAXIMUM CUT OR FILL SLOPE=2H:1V

12) CITY OF SOUTH FULTON ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

13) 24 HOUR CONTACT: J. PATRICK STANTON, (770) 368-1399

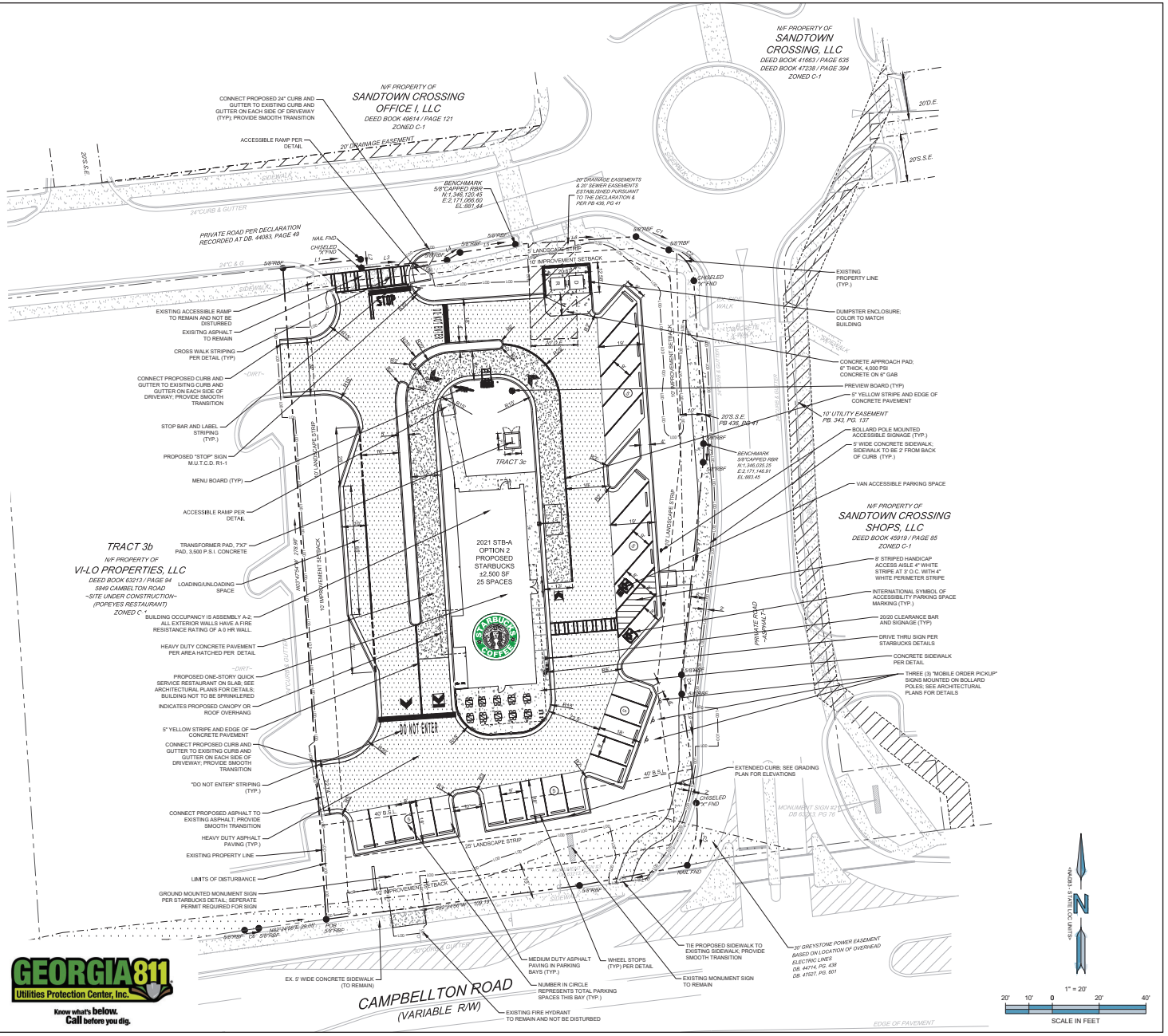
14) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND

	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	DOT SPECIFICATION ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
(#)	PARKING COUNT
SPC	SPILL CURB
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION
	VEHICLE STACKING POSITION

SITE DATA

ZONING:		C-1 (LIMITED COMMERCIAL DISTRICT)
OVERLAY DISTRICT:		SANDTOWN OVERLAY
FUTURE LAND USE DESIGNATION:		COMMUNITY LIVE WORK
PARCEL IDENTIFICATION NUMBER:		14F0118 LL1029
TOTAL SITE AREA:		1.050 AC.
PROJECT SITE AREA:		1.050 AC.
DISTURBED AREA:		1.1
IMPERVIOUS SURFACE AREA MAXIMUM (%)		0.945 AC. (90.0%)
IMPERVIOUS SURFACE AREA PROPOSED (%):		0.696 AC. (66.3%)
PERVIOUS SURFACE AREA PROPOSED (%):		0.354 AC. (33.7%)
OPEN SPACE AREA REQUIRED (%):		0.105 AC. (10.0%)
OPEN SPACE AREA PROPOSED (%):		0.354 AC. (33.3%)
LANDSCAPE STRIP -	FRONT 1:	25' FT
	SIDE:	10' FT
	REAR:	5' FT
BUILDING SETBACK -	FRONT 1:	40 FT
	SIDE:	0' FT
	REAR:	0 FT
LANDSCAPE BUFFER -	SIDE:	0 FT
	REAR:	0 FT
BUILDING FLOOR AREA:	TOTAL GROUND:	2,500 S.F.
FLOOR AREA RATIO PROPOSED:		5.47
BUILDING HEIGHT:		18'
BUILDING HEIGHT (MAX.):		60' OR 4 STORIES
PARKING RATIO REQUIRED -	OCCUPANCY:	1 SPACE / 100 SF
PARKING REQUIRED:		25 SPACES
PARKING PROVIDED:		25 SPACES
ACCESSIBLE PARKING REQUIRED:		2 SPACES
ACCESSIBLE PARKING PROVIDED:		2 SPACES
OFF-STREET LOADING REQUIRED:		1
OFF-STREET LOADING PROVIDED:		1



GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

ENGINEER:
FORESITE group
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:
STREETSIDE RETAIL
STREETSIDE RETAIL
3108 PIEDMONT ROAD, STE. 202
ATLANTA, GA 30305
(404) 667-1069
CONTACT: RYAN BUCKLEY

PROJECT:
STARBUCKS-SANDTOWN
5847 CAMPBELLTON RD. SW
ATLANTA, GA 30331
LL1029 DISTRICT 1
PARCEL #: 14F0118 LL1029

SEAL:
GEORGIA REGISTERED #18502 PROFESSIONAL ENGINEER JAMES PATRICK STANTON
8/16/22

REVISIONS	DATE
CITY COMMENTS	10-18-2022

PROJECT MANAGER:	JCW
DRAWING BY:	JCW
JURISDICTION:	CITY OF SOUTH FULTON
DATE:	08/16/2022
SCALE:	1" = 20'
TITLE:	

SITE & PAVING PLAN

SHEET NUMBER:
C-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1615.013

2013 South Fulton Comprehensive Plan Excerpt

RECOMMENDATIONS

Freight Recommendations

Fulton Industrial Boulevard (FIB) Subregion

Add one travel lane in each direction on FIB between Wharton Drive/Mendel Drive and Campbellton Road.

Full intersection redesign at FIB and Camp Creek Parkway including:

- Extend left turn lanes for traffic heading east on Camp Creek Parkway and turning left onto FIB
- Extend left turn lanes for traffic heading south on FIB and turning left onto Camp Creek Parkway
- Redo access to QuikTrip gas station – likely to remove middle access point and retaining the access points further upstream on FIB. Perhaps force all traffic into QT to enter on Bakers Ferry Road
- Re-time signals based on unique time of day characteristics of truck activity at intersection combined with rush hour surges
- Work with Cobb County and Douglas County on methods to eliminate SR-6 cut-through traffic that clogs intersection of FIB and SR-6 (Camp Creek Parkway)

Develop truck-friendly lanes in the far right lanes of FIB between I-20 and Campbellton Road. This concept is similar to improvements recommended for SR-6 in the ARC GA SR-6 Transportation Corridor Study. The truck-friendly lanes would have an additional 1-2 feet of width. They may need to be matched by a reduction in lane width for the other lanes. The truck-friendly lanes would also be equipped with in-ground sensors to accurately measure truck counts and adjust the signal timing at key intersections (such as Campbellton Road and Camp Creek Parkway) as needed. Cars would be allowed in the truck-friendly lanes.

R-205	Fulton Industrial Boulevard from Campbellton Road to I-20	Intersection improvements	Increase turn radii for freight movements at select locations; repair and/or replace curbs; install signals at three locations (Westgate Drive, Riverside Drive, Westgate Parkway); intersection improvements at six locations (Camp Creek Parkway, Cascade Road, Bakers Ferry Road, Marvin Miller Drive, Fulton Industrial Circle, Shirley Drive); install cameras and fiber	Unincorporated Fulton County	$5,315,300

Presumptive Impact Table

Presumptive Impact Table

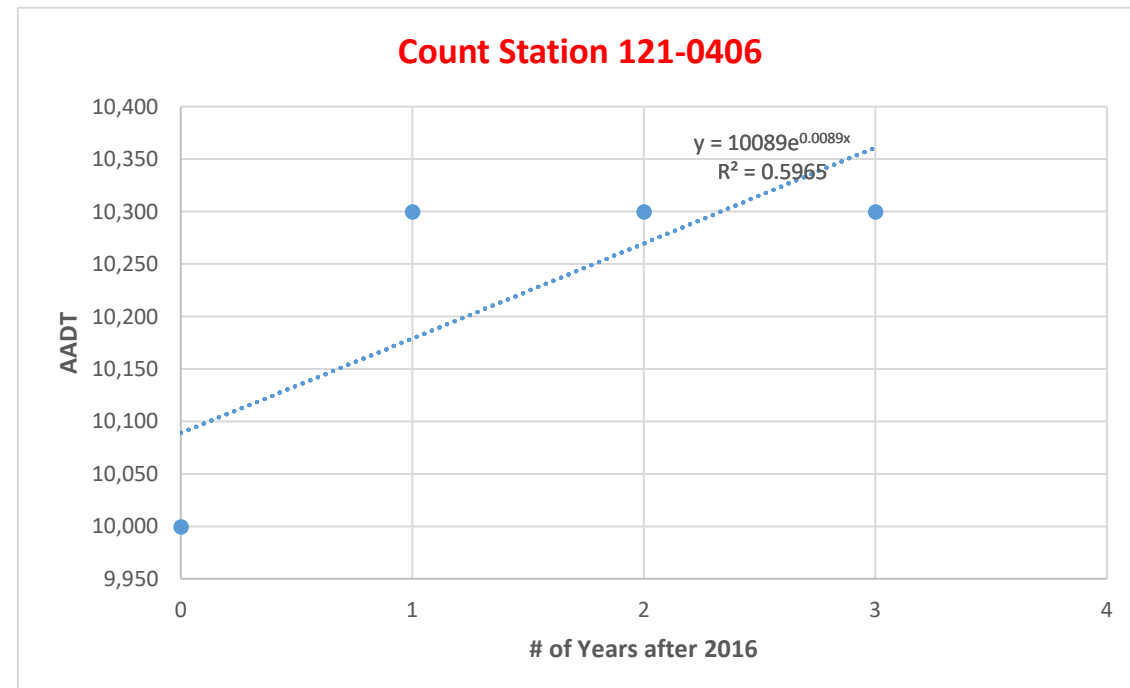
Roadway	Segment	Lanes	Median Divided / Undivided	Left Turn Lanes	Functional Classification	Signals Per Mile	Volume of Closest Count (vpd)	Facility LOS Standard	Facility Service Volume @ Standard (vpd)	Adjustments	Adjusted Service Volume @ Standard (vpd)	Trip Distribution	Project Trips Assigned	% Service Volume Consumed	Presumptive Impact (>7%)?
Plummer Rd	Site Driveways to Fulton Industrial Blvd	2	U	N	Class I (non-state)	0.0	530	D	24,800	-20%	19,840	70%	407	2%	No
	Site Driveways to Riverside Dr	2	U	N	Class I (non-state)	0.0	530	D	24,800	-20%	19,840	30%	174	1%	No
Riverside Dr	Plummer Rd to Fulton Industrial Blvd	2	U	Y	Class I (non-state)	1.0	N/A	D	16,600	0%	16,600	20%	116	1%	No
	Plummer Rd to Campbellton Rd	2	U	Y	Class I (non-state)	1.0	N/A	D	16,600	0%	16,600	10%	58	0%	No
Fulton Industrial Blvd	Plummer Rd to Boat Rock Rd	4	D	Y	Class I	1.0	24,200	D	35,000	-5%	33,250	60%	349	1%	No
	Plummer Rd to Riverside Dr	4	D	Y	Class I	1.0	24,200	D	35,000	-5%	33,250	10%	58	0%	No

Project Trip Gen		
Daily Volume	581	Total (In+Out)

Growth Rate Data

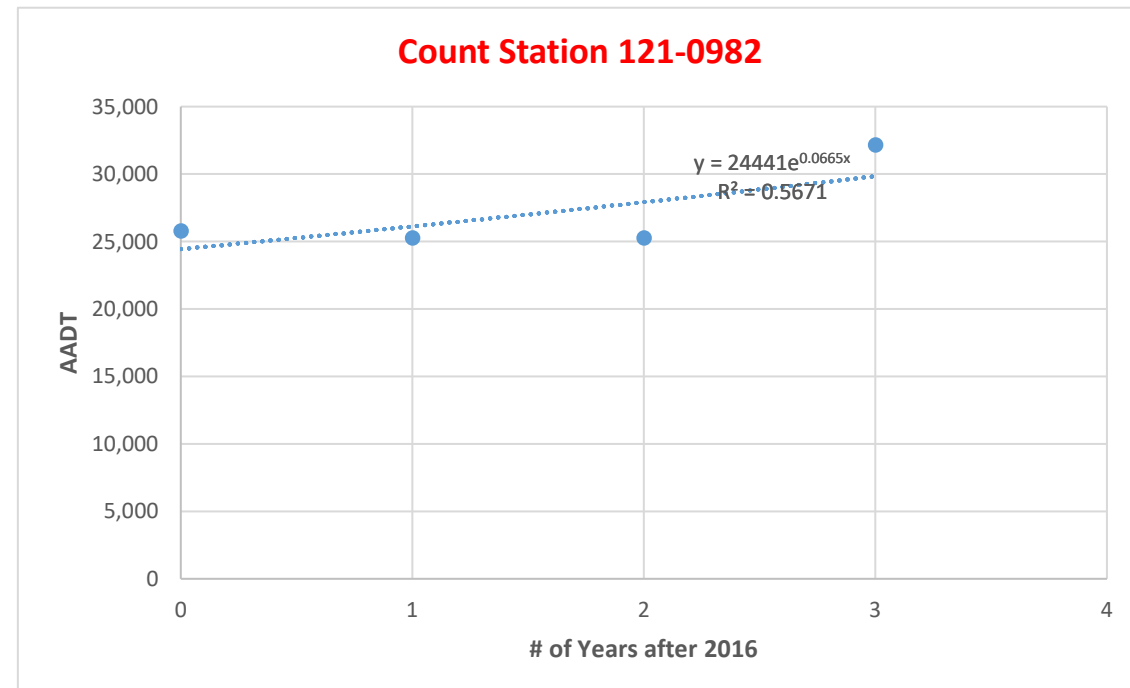
Historic AADT

Roadway	Campbellton Road		
Source	GDOT TADA		
Link	ell.com/sitedashboard.asp?node=GDOT_PO		
Count Station	121-0406		
Functional Class	Principal Arterial		
Year	**A/E**	**AADT**	**Change %**
2022	E	8,350	4.1%
2021	A	8,020	-15.7%
2020	E	9,510	-7.7%
2019	A	10,300	0.0%
2018	E	10,300	0.0%
2017	A	10,300	3.0%
2016	E	10,000	Base
Historic Exponential Growth Rate			
From 2016	**To** 2019	**0.90%**	



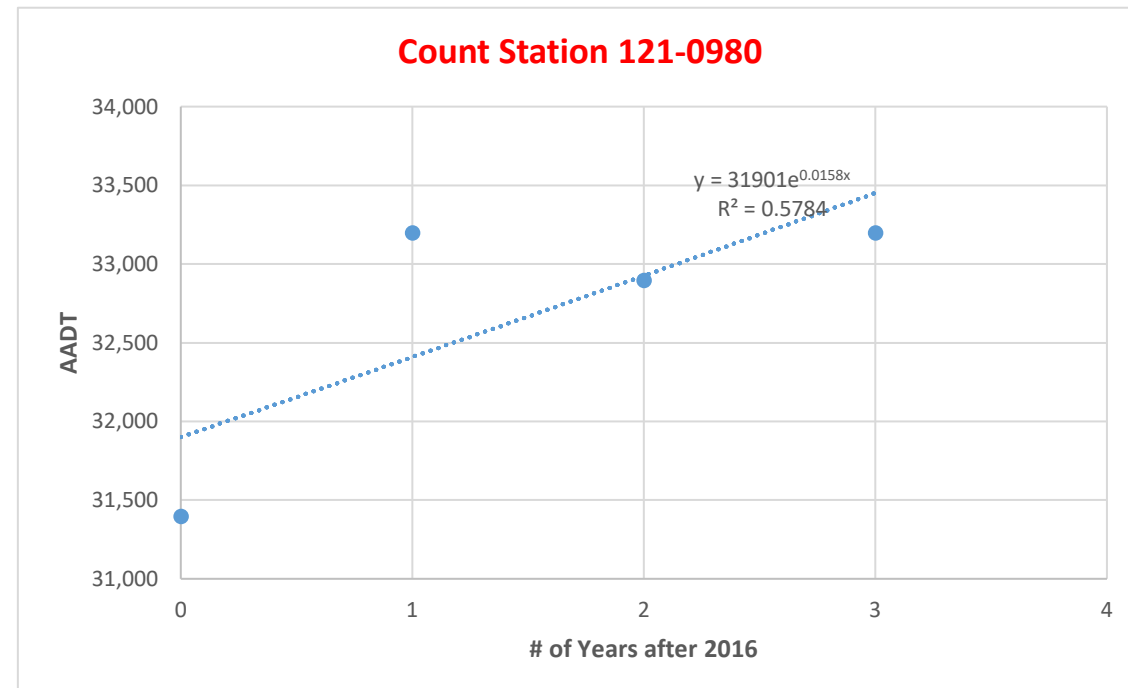
Historic AADT

Roadway	Camp Creek Pkwy		
Source	GDOT TADA		
Link	ell.com/sitedashboard.asp?node=GDOT_PO		
Count Station	121-0982		
Functional Class	Principal Arterial		
Year	**A/E**	**AADT**	**Change %**
2022	E	27,600	3.8%
2021	A	26,600	-10.4%
2020	E	29,700	-7.8%
2019	A	32,200	27.3%
2018	E	25,300	0.0%
2017	A	25,300	-1.9%
2016	E	25,800	Base
Historic Exponential Growth Rate			
From 2016	**To** 2019	**6.60%**	



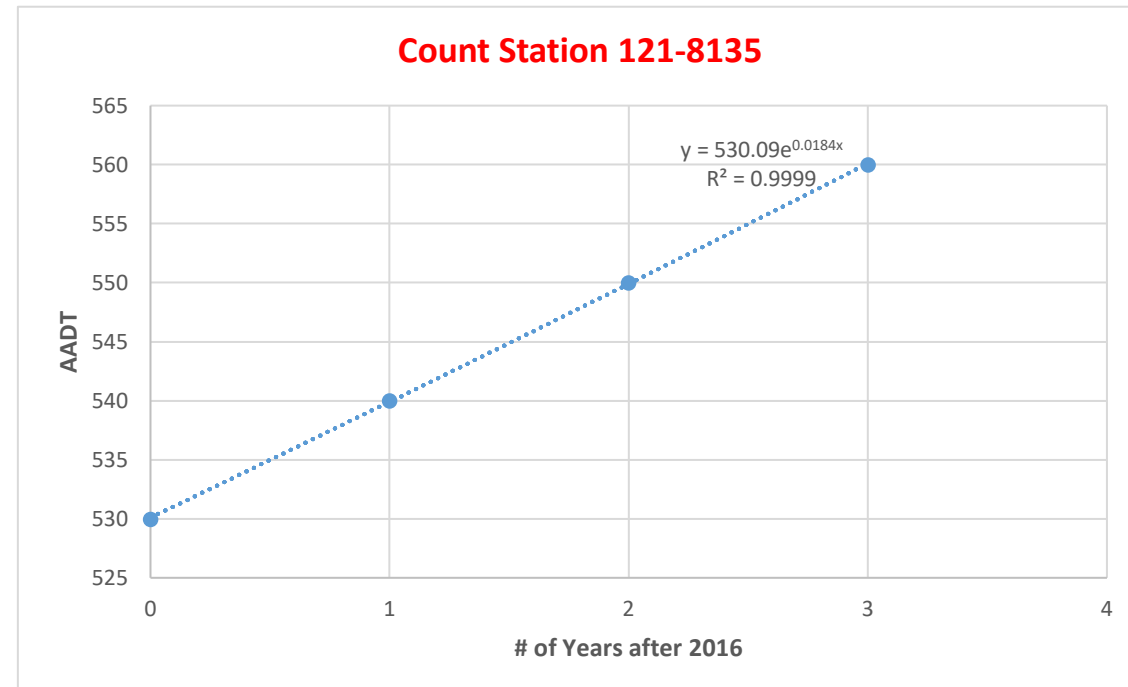
Historic AADT

Roadway	Camp Creek Pkwy		
Source	GDOT TADA		
Link	ell.com/sitedashboard.asp?node=GDOT_PO		
Count Station	121-0980		
Functional Class	Principal Arterial		
Year	**A/E**	**AADT**	**Change %**
2022	A	35,000	7.0%
2021	A	32,700	7.9%
2020	E	30,300	-8.7%
2019	A	33,200	0.9%
2018	E	32,900	-0.9%
2017	A	33,200	5.7%
2016	A	31,400	Base
Historic Exponential Growth Rate			
From 2016	**To** 2019	**1.60%**	



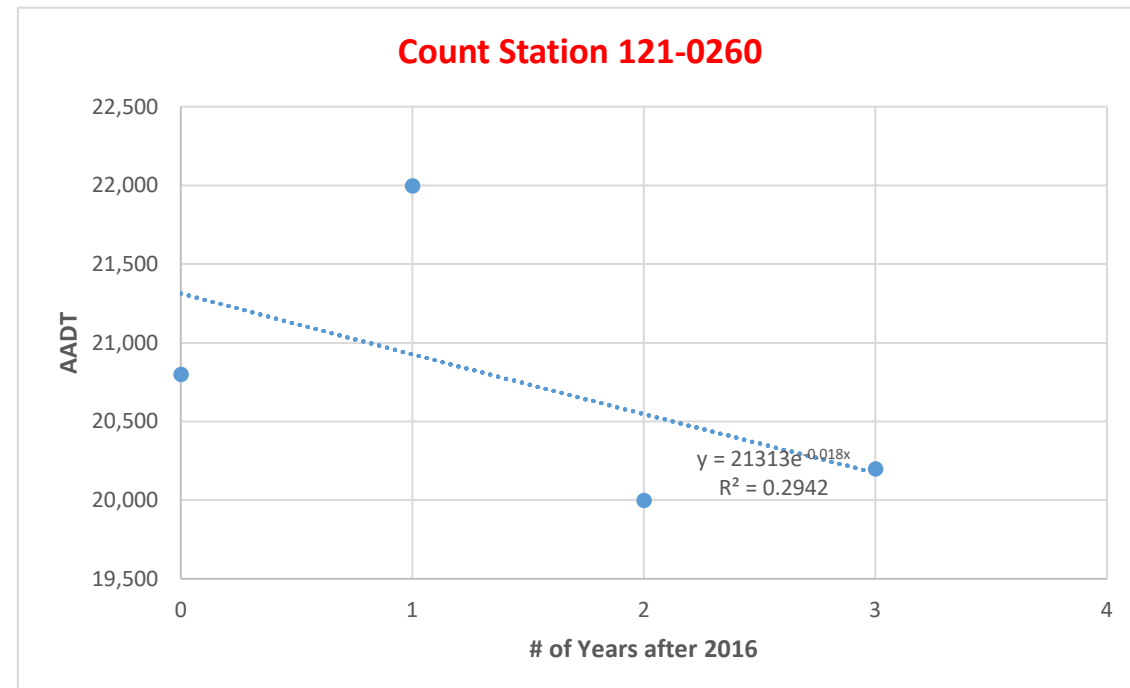
Historic AADT

Roadway	Plummer Rd		
Source	GDOT TADA		
Link	ell.com/sitedashboard.asp?node=GDOT_PO		
Count Station	121-8135		
Functional Class	Principal Arterial		
Year	**A/E**	**AADT**	**Change %**
2022	A	510	2.0%
2021	A	500	6.4%
2020	E	470	-16.1%
2019	A	560	1.8%
2018	E	550	1.9%
2017	A	540	1.9%
2016	A	530	Base
Historic Exponential Growth Rate			
From	**To**	**1.80%**	
2016	2019		



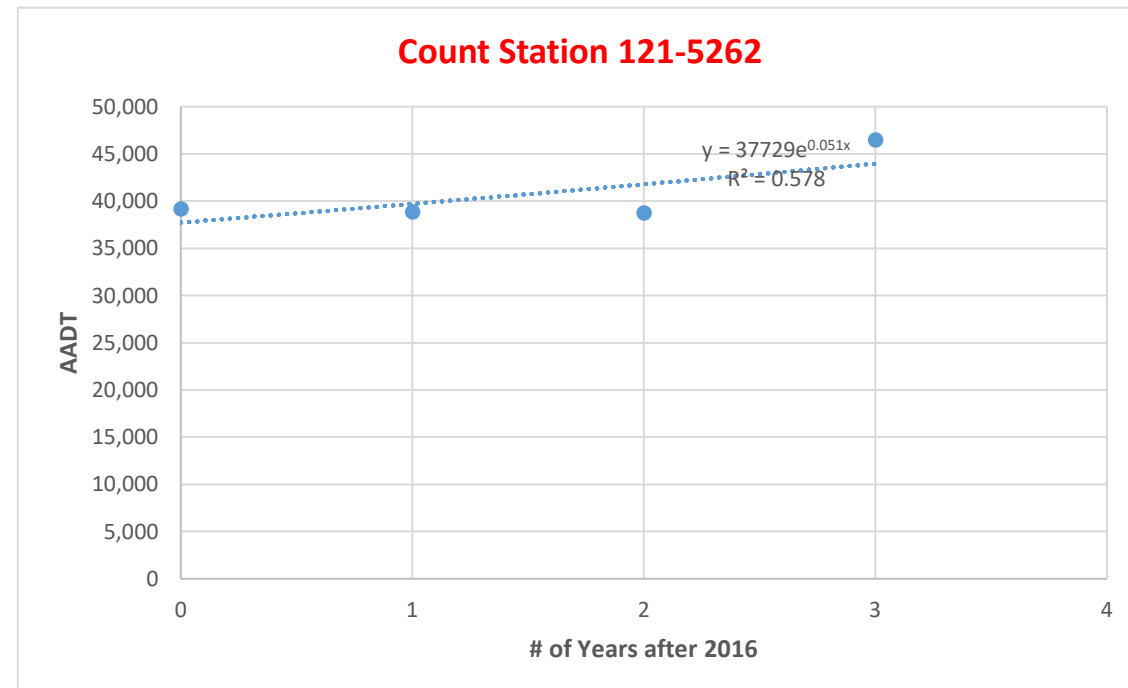
Historic AADT

Roadway	Fulton Industrial Blvd		
Source	GDOT TADA		
Link	ell.com/sitedashboard.asp?node=GDOT_PO		
Count Station	121-0260		
Functional Class	Minor Arterial		
Year	**A/E**	**AADT**	**Change %**
2022	A	24,200	0.4%
2021	A	24,100	8.1%
2020	E	22,300	10.4%
2019	A	20,200	1.0%
2018	E	20,000	-9.1%
2017	A	22,000	5.8%
2016	A	20,800	Base
Historic Exponential Growth Rate			
From 2016	**To** 2019	**0.50%**	



Historic AADT

Roadway	Fulton Industrial Blvd		
Source	GDOT TADA		
Link	ell.com/sitedashboard.asp?node=GDOT_PO		
Count Station	121-5262		
Functional Class	Minor Arterial		
Year	**A/E**	**AADT**	**Change %**
2022	A	41,200	4.0%
2021	A	39,600	-7.7%
2020	E	42,900	-7.7%
2019	A	46,500	19.8%
2018	E	38,800	-0.3%
2017	A	38,900	-0.8%
2016	A	39,200	Base
Historic Exponential Growth Rate			
From 2016	**To** 2019	**5.10%**	



Station	Average AADT	GR
121-0404	14,925	6.10%
121-0406	10,225	0.90%
121-0982	27,150	6.60%
121-0980	32,675	1.60%
121-8135	545	1.80%
121-0260	20,750	0.50%
121-5262	40,850	5.10%
3.75%		

Parking Adjustment Memo

Project Description

This memo provides a parking analysis for the Vantage Data Center C-Westlake site in South Fulton, Georgia, and assesses whether the proposed parking will be adequate for the facility. The site consists of one proposed warehouse building totaling 710,813 square feet (SF) for use as a data center. A site plan is included in **Appendix A**. The site has 96 parking spaces, 6 of which are designated for handicapped access. This analysis evaluates the anticipated parking demand and identifies whether additional parking spaces may be needed.

The analysis draws from three sources/criteria:

- City of South Fulton Code of Ordinance
- Vantage Data Center Historic Trends
- ITE Parking Generation Manual

City of South Fulton Code of Ordinance

The City of South Fulton parking requirements were reviewed for the proposed data center. Vantage Data Center falls under the Warehouse or Manufacturing and Industrial land use categories, which are considered the closest matches for a data center in terms of building use and functionality.

Table 1: City of South Fulton Required Parking Spaces

Section	Land Use (City of South Fulton)	Square Feet	Parking Spaces Required – City of South Fulton (Rate by Land Use)	Parking Spaces Needed (Number)
602.02	Warehouse	710,813	1 per 5,000 S.F.	**142**
602.02	Manufacturing & Industrial	710,813	1 per 1,000 S.F.	**711**

As there are no specific parking requirements for data centers, similar land uses were applied. For a 710,813 SF warehouse, 142 parking spaces would be required, while a manufacturing or industrial facility of the same size would need 711 spaces.

City of South Fulton, in conjunction with State of Georgia Rules and Regulations, requires that 1-2% of total parking spaces be reserved for handicapped access when between 1-400 parking spaces are provided. With 96 spaces on the Vantage Data Center-C Westlake site, 6 handicap spaces have been allocated, satisfying the 2% requirement.

Parking Requirements Based on Number of Estimated Employees

The parking demand for the Vantage Data Center C-Westlake site is primarily driven by the number of employees, contractors, and visitors who will use the facility during peak operations. Data centers typically have fewer employees than other types of facilities of similar size, as they are largely automated and require minimal on-site staff for day-to-day operations.

This analysis considers the estimated number of employees, contractors, and visitors who will use the facility. Upon full build-out, the estimated total headcount at the Vantage Data Center includes:

- 50 facility employees
- 5 contractors
- 5 visitors

At peak operational times, when most employees, contractors, and visitors are on-site simultaneously, the demand for parking could reach approximately 60 spaces. However, since data centers operate 24/7, with staggered shifts and rotational schedules, the actual parking demand at any given moment is expected to be lower. During non-peak times, fewer employees and contractors will require parking, leading to further reductions in demand. This aligns with historical parking demand trends observed at other Vantage Data Center locations.

Historical parking data from other Vantage Data Center locations was reviewed to inform the analysis. These properties offer a comparison for determining the appropriate parking allocation for the Westlake Vantage Data Center site. Table 2 below presents the parking allocation and relevant facility data for three Vantage Data Centers in Ashburn, VA, Santa Clara, CA, and Montreal, QC.

Table 2: Vantage Properties Parking Data at other locations

VDC Campus	Location	Acres	No. of data centers	Data Center space	Critical IT load	Parking spots
VA1	Ashburn, Virginia	42	5	1M+ SF	146 MW	209
CA2	Santa Clara, California	9	3	541,000 SF	75 MW	117
QC4	Montreal, QC, Canada	10	3	320,000 SF	48 MW	166

Typically, data centers have relatively low parking demands compared to their square footage due to the small number of employees and minimal visitor traffic.

The 96 parking spaces proposed for the VDC C-Westlake site are within the range observed for similarly sized data centers at other Vantage locations. Given the expected headcount of 60 employees, contractors, and visitors during peak periods, the parking provision at D-Westlake offers ample capacity, providing a comfortable buffer for potential increases in staffing or visitor traffic.

Institute of Transportation Engineers (ITE) Parking Generation

According to the 5th Edition of the ITE Parking Generation Manual, data centers are defined as "free-standing warehouse-type facilities primarily used for off-site storage of computer systems and associated components." As there is no ITE Parking land use code for data center, the land use code for warehousing (150) was applied to determine parking needs.

The definition of a data center shares significant similarities with that of a warehouse, a land use category with established parking standards. This approach improves the accuracy of parking demand forecasts by aligning them with the patterns typically observed with warehouses.

Table 3: Average Peak ITE Parking Generation

ITE Land Use	ITE Land Use Code	Average Rate	Average number of Employees	Weekday Parking Spaces Estimated – Average ITE Parking Generation (Rate by Land Use)
Warehousing	150	0.78 per employee	50	39

Source: ITE Parking Generation, 5th Edition (Peak Parking Demand per Employee)

Table 4: 85th Percentile Peak Parking Demand - ITE

ITE Land Use	ITE Land Use Code	Average Rate	Average number of Employees	Weekday Parking Spaces Estimated – Average ITE Parking Generation (Rate by Land Use)
Warehousing	150	1.13 per employee	50	57

Source: ITE Parking Generation, 5th Edition (85th Percentile Peak Parking Demand per Employee)

Based on the ITE parking generation data and the estimated headcount of 50 employees, the 96 parking spaces, including 6 handicap spaces, are expected to be sufficient for the Vantage Data Center C-Westlake during peak times. The parking demand is estimated at 39 spaces during average peak periods and 57 spaces during the 85th percentile peak, leaving an ample buffer. Therefore, no additional parking spaces are necessary, and the current parking allocation should meet the facility's operational needs.

ITE Parking demand data summaries and land use code are included in **Appendix B**.

Conclusion and Recommendations

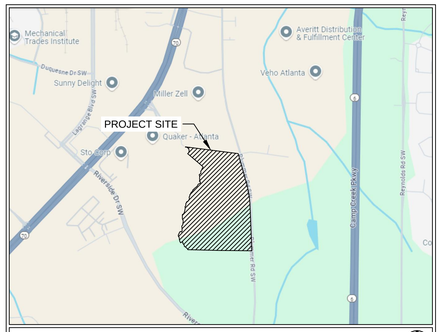
The proposed development is a 710,813 SF warehouse, providing 96 parking spaces. The Institute of Engineers (ITE) Parking Generation, 5th Edition, and the estimated headcount of employees provided by Vantage Data Center were utilized to determine if the number of proposed parking spaces would be adequate to meet the expected peak demand.

Based on the analysis, it is anticipated that 96 parking spaces will accommodate the projected parking demand of the proposed VDC-C: Westlake site, along with the capacity of potential staff or visitor traffic.

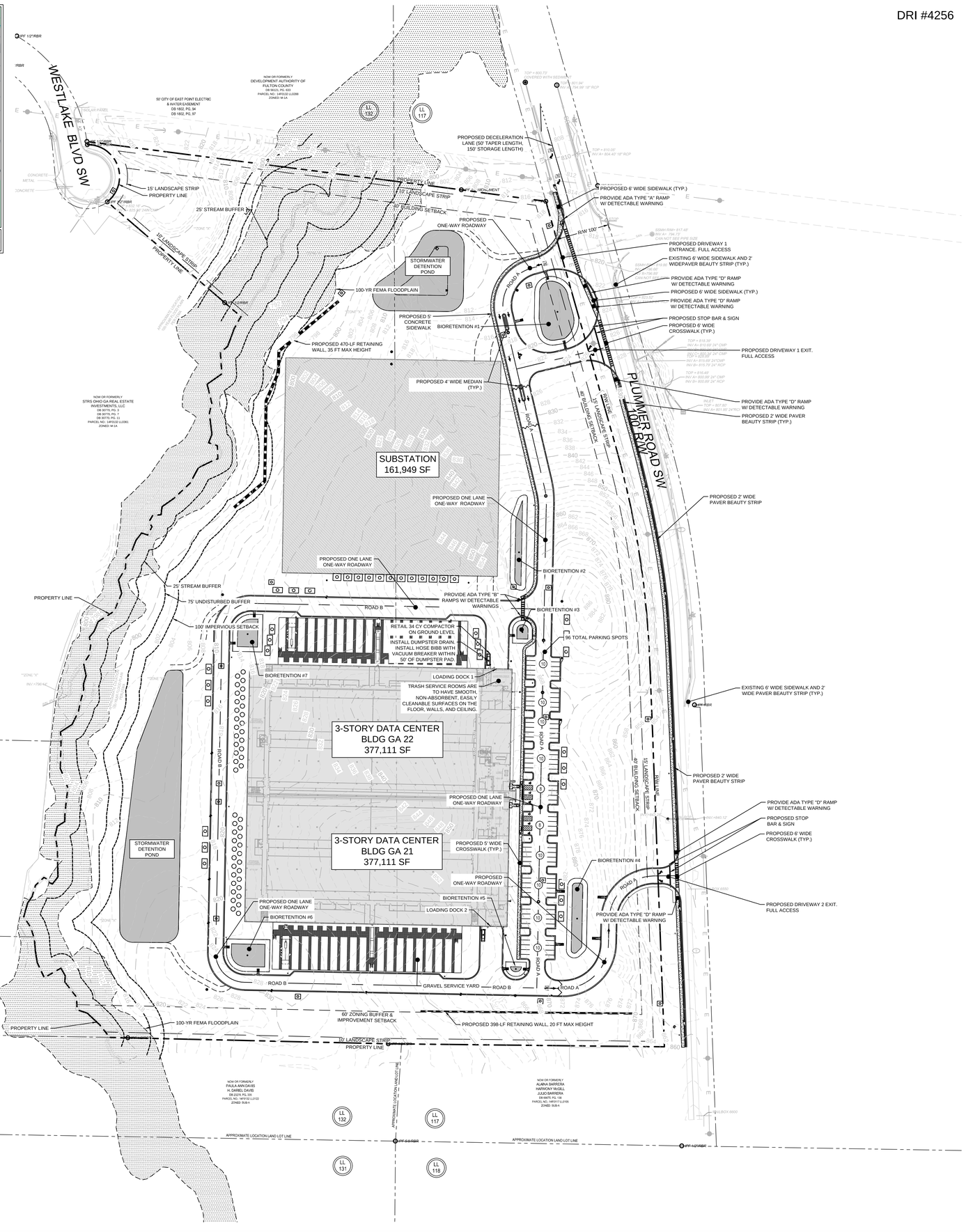
Appendix A: Site Plan

Appendix B: ITE Parking Demand Data

DRI #4256



LOCATION MAP
SCALE: N.T.S.



SITE DEVELOPMENT SUMMARY

SITE SUMMARY:

CURRENT ZONING:	M-1A
OVERLAY DISTRICT:	FULTON INDUSTRIAL BUSINESS
SITE AREA:	35.42 ACRES
IMPERVIOUS AREA:	16.1 ACRES (45.5%)
PERVIOUS AREA:	19.32 ACRES (54.5%)
TOTAL DISTURBED AREA:	27.63 ACRES

BUILDING SETBACK:

FRONT (PLUMMER RD):	40 FT
FRONT (WESTLAKE BLVD):	0 FT
SIDE:	40 FT
REAR:	100 FT

IMPROVEMENT SETBACK / ZONING BUFFER

SIDE:	60 FT

LANDSCAPE SETBACK:

FRONT (PLUMMER RD):	15 FT
FRONT (WESTLAKE BLVD):	15 FT
SIDE:	10 FT
REAR:	0 FT

PROPOSED LAND USES & DENSITIES:

BUILDING GA21:
PROPOSED USE: DATA CENTER 377,111 SF WAREHOUSE

BUILDING GA22:
PROPOSED USE: DATA CENTER 377,111 SF WAREHOUSE

DENSITY:	20,068 SF PER ACRE
FLOOR AREA RATIO:	0.49

PARKING SUMMARY:

REQUIRED PARKING:	1 PER 2000 SF WAREHOUSE
BLDG GA21:	189 SPACES
BLDG GA 22:	189 SPACES
TOTAL REQUIRED PARKING:	**378 SPACES**
PROPOSED PARKING:	**96 SPACES** (TOTAL)
STANDARD	90 SPACES
HANDICAP	6 SPACES

A VARIANCE HAS BEEN SUBMITTED REQUESTING APPROVAL FOR LESS THEN THE REQUIRED NUMBER OF PARKING SPOTS

SITE NOTES

1. DRI #4256 - PROJECT DESCRIPTION: A DRI REVIEW OF A PROPOSAL TO CONSTRUCT A DATA CENTER WITH 754,221 SF OF SPACE WITH ASSOCIATED ELECTRICAL SUBSTATION AND SUPPORT FACILITIES ON A CURRENTLY WOODED SITE WEST OF PLUMMER RD, EAST OF THE EXISTING QUAKER FACILITY, AND NORTH OF RVERSIDE DRIVE IN THE CITY OF SOUTH FULTON.
2. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY CORGAN, DATED 07.22.2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
3. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY LOWE ENGINEERS, DATED 08.27.2023.
4. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
6. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
7. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE NOTES

- PROPERTY LINE
- 60 FT IMPROVEMENT SETBACK & ZONING BUFFER LINE
- 40 FT BUILDING SETBACK LINE
- 15 FT LANDSCAPE STRIP LINE
- 10 FT LANDSCAPE STRIP LINE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 2' WIDE PAVER BEAUTY STRIP
- (10) CONCRETE SIDEWALK
- PARKING COUNT

SITE CONTACTS

OWNER:
VANTAGE DATA CENTERS
45200 VANTAGE DATA PLAZA
STERLING, VA 20166
CONTACT: ERROLL MORROW
PHONE: 404.414.6313
EMAIL: ERROLL.MORROW@VANTAGE-DC.COM

CIVIL ENGINEER:
KIMLEY-HORN
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
CONTACT: JOSH REYNOLDS, P.E.
PHONE: 470.273.3265
EMAIL: JOSH.REYNOLDS@KIMLEY-HORN.COM

TRAFFIC ENGINEER:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
CONTACT: SAMEER PATHARKAR, P.E.
PHONE: 205.222.1034
EMAIL: SAMEER@LOWEENGINEERS.COM

GRAPHIC SCALE IN FEET
0 40 80 160

Know what's below. Call before you dig.

VANTAGE DATA CENTERS
CORGAN
PARADIGM structural engineers
kW Mission Critical Engineering Member of WSP
TED DESIGN CONSULTING LLC
Kimley»Horn

This Document was produced by or under the authority of Registered Engineer:
Josh Reynolds
GEORGIA REGISTERED No. PE039464 PROFESSIONAL ENGINEER
10/03/2024

ISSUES

1	10/03/2024	DRI SITE PLAN
2	10/09/2024	DRI SITE PLAN

REVISIONS

Key Plan

Status: LDP DELIVERABLE
Date: 10/09/2024
Designed: EWR
Scale:
Checked: JCR

Project Name: VANTAGE DATA CENTER - WESTLAKE
Project Address: PLUMMER RD SW ATLANTA, GA 30336

DRI SITE PLAN

Sheet Number: C2.90
File Code: GA21-VDC-WS2-ZZ-DR-C-
Model Origination: VDC-Model Origination

Drawing name: K:\ALP_PRJ\013971018_Vantage GA2\CAD\Planesheets\C2.90 - DRI SITE PLAN.dwg Oct 09, 2024 2:51pm by: Carl Elfert

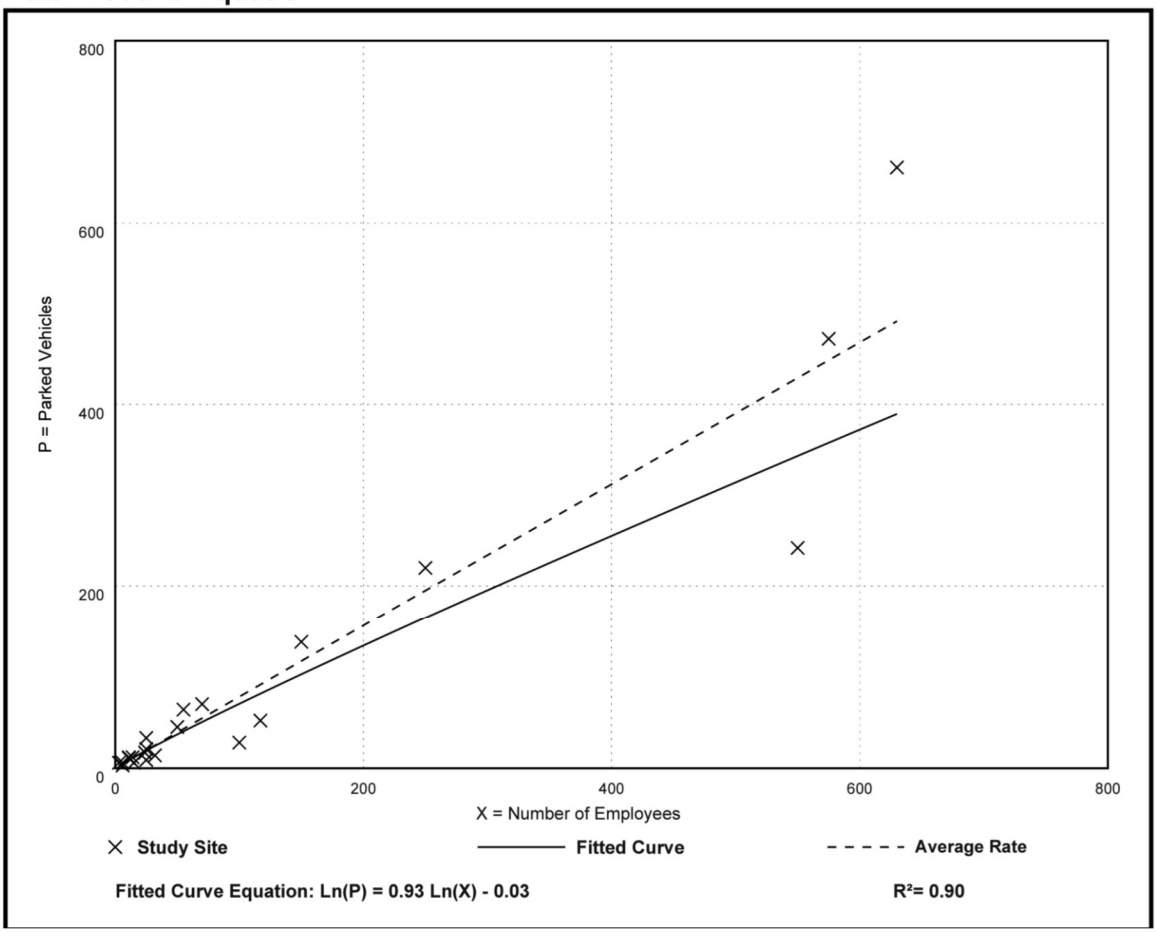
Warehousing
(150)

Peak Period Parking Demand vs: Employees
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
Number of Studies: 22
Avg. Num. of Employees: 125

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.78	0.28 - 2.00	0.62 / 1.13	0.67 - 0.89	0.27 (35%)

Data Plot and Equation



LOWE ENGINEERS

LETTER OF UNDERSTANDING

October 9th, 2024

Rabih Matar
Vantage Data Centers Management Company, LLC
c/o The Corporation Trust Company
1209 Orange Street
Wilmington, Delaware 19801

RE: Vantage Data Centers - Westlake (DRI#: 4256)

Dear Rabih Matar:

The purpose of this Letter of Understanding is to document the discussions during the Methodology Meeting held virtually on October 7, 2024 regarding **Vantage Data Centers – Westlake (DRI # 4256)** Development of Regional Impact (DRI). The *GRTA DRI Review Procedures*, as well as the inputs and parameters documented in this Letter of Understanding and the revised Methodology Meeting Packet, shall be adhered to in preparing the GRTA required Transportation Study.

PROJECT OVERVIEW

- The proposed site is located at GPS Coordinates 33° 42'29.95"N 84° 35'4"W. The development will be located west of Plummer Road, east of the existing Quaker facility, and north of Riverside Drive in South Fulton, Georgia.
- The proposed development includes a 754,221 square feet of Data Center space.
- The projected build-out is one phase to be completed by 2027.
- The proposed development includes two (2) site accesses along Plummer Road.
- The DRI trigger for this development is a land disturbance permit.
- The vehicular trip generation is estimated to be 704 net daily trips based on the *ITE Trip Generation Manual 11th edition*.
- The applicant is applying for approval under GRTA's expedited Limited Trip Generation Memo review process.

METHODOLOGY MEETING PACKET INPUTS & PARAMETERS

- The Site Plan shall meet all the applicable requirements in Section 7.1 of the *GRTA DRI Review Procedures*.
- The applicant shall research TIP, STIP, RTP and GDOT's construction work program, as well as any local government and transit operator plans (SPLOST, CIP, etc.), to determine the open date, sponsor, cost of the project, funding source(s), for future roadway projects in the project vicinity.
- If the *GRTA DRI Review Procedures* requires an Enhanced Focus Area for Heavy Vehicles or an Enhanced Focus Area for Dense Urban Environments, the Limited Trip Generation Memo shall incorporate the inputs and parameters agreed to at the Methodology Meeting and documented in the revised Methodology Meeting Packet. These inputs may include a Heavy Vehicle modeling percentages, a Heavy Vehicle route map, a pedestrian crosswalk delay adjustment and a bus blockage adjustment factor.

DRI REVIEW PACKAGE SUBMITTAL

GRTA will begin reviewing the DRI once the DRI Review Package is submitted and deemed complete. The DRI Review Package includes: the permitting Local Government inputting both Department of Community Affairs (DCA) forms into the DCA DRI website; and the **Traffic Engineer submittal of the GRTA Limited Trip Generation Memo and Site Plan to GRTA staff and ALL stakeholders included in the CC list of this Letter of Understanding**.

All DRI Review Packages shall be submitted electronically via email to all stakeholders in the CC list of the Letter of Understanding. If the DRI Review Package total file size is greater than 10 MB, the DRI Review Package shall be submitted via email with a FTP link provided for downloading the files.

Please contact me if you have any questions about the Letter of Understanding or the *GRTA DRI Review Procedures*.

Sincerely,

Brittany Williams
Program Manager

Cc:

Zane Grennell, DCA
Donald Shockey, ARC
Derrick Peevy, SRTA/GRTA
Brittany Williams, SRTA/GRTA
Sameer Patharkar, Lowe Engineers
Sarah Parker, Lowe Engineers
Bill Aguilar, Lowe Engineers
Megan Wilson, GDOT District 7
Landon Perry, GDOT District 7
Reginald McClendon, City of South Fulton
Chakira Johnson, City of South Fulton
Antonio Valenzuela, City of South Fulton
Jim Martinez, City of South Fulton
Rabih Matar, Vantage
Maurice Sims, Vantage
Josh Reynolds, Kimley Horn
Kasey Sturm, Weissman Law
Natavis Harris, MARTA
Liston Mehserle, MARTA