DRI REGIONAL REVIEW FINDING

Atlanta Regional Commission ● 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 ● ph: 404.463.3100 fax: 404.463.3205 ● atlantaregional.org

DATE: February 12, 2025

TO: Mayor Khalid Kamau, City of South Fulton
ATTN TO: Reginald McClendon, Managing Director, Community Development, City of South Fulton
FROM: Mike Alexander, COO, Atlanta Regional Commission
RE: Development of Regional Impact (DRI) Review

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

Name of Proposal: **Vantage Data Center – Stacks Road DRI 4257**
Submitting Local Government: City of South Fulton
Date Opened: January 28, 2025 **Date Closed:** February 12, 2025

Description: A DRI review of a proposal to construct a data center with 696,981 SF of space, a sub-station, emergency generator area, and related support facilities on an 24-acre currently partially wooded site at the southwest quadrant of the intersection of Stacks Rd and Mallory Rd, just north of the CSX Railroad in the City of South Fulton.

Comments:

Key Comments

The project is not aligned with the applicable Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses."

The project could be somewhat better aligned with Developing Suburbs policies through the retention of some natural wooded area and the allocation of some of the estimated $7.3 million in local City of South Fulton annual revenue generated toward natural area conservation and acquisition elsewhere in the City.

The project will require clearing of most of the forested portion of the site which will exacerbate local and regional heat island and stormwater impacts. It is recommended that the number of trees removed be replaced by trees planted elsewhere on the site or in the City of South Fulton.

As flooding in the region becomes an increasing concern, every effort should be made to reduce flooding risks to lives and property. The site plan shows portions of the proposed substation within the mapped FEMA Flood Zone X although the flood plan limits are not shown on the site plan. All site plans must show any designated floodplains so their impact on the project can be determine. Development within the floodplain areas will need to meet all applicable requirements under the City's existing and future floodplain ordinances.

ARC recommends a careful examination by Atlanta Watershed Management of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. The project's stated use of advanced "waterless" cooling technologies or "near waterless" technology to reduce water consumption is supportive of regional water policies.

The project will generate a total of 690 daily new vehicular trips.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations are provided at the end of these comments.

There are growing concerns about the impacts of high levels of energy and water consumption generated by the tremendous increase in the number of data center projects in the Atlanta region. ARC recommends a careful examination by Atlanta Watershed Management of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands.

Transportation and Mobility Comments

The project will generate a total of 690 daily new vehicular trips. There are limited opportunities to encourage multi-modal transportation use but all buildings should be connected by a sidewalk to Stacks Road.

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

ARC Natural Resources Comments

ARC's Natural Resources Group comments are attached.

Drought Management Planning

ARC recommends that Atlanta Watershed Management review its existing Drought Management Plan and update as needed to account for the prioritized water management requirements of data centers. Having a planned and organized drought response may help delay or avoid the need to implement more stringent water use restrictions and avoid harmful economic hardships.

Additional Water Resources Comments

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

Stream Buffers

Neither the USGS coverage for the project area nor submitted site plan show any streams on the project property. Any unmapped streams on the property may also be subject to the City buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Floodplain

Although there are no streams on or near the property, the FEMA floodplain map for the project area shows an area of Flood Zone X, or the 500-year floodplain in the southwestern portion of the property. It is not shown on the site plan. As defined by FEMA, Flood Zone X is primarily for the 500-year floodplain (0.2% annual flood chance hazard) but it also includes areas of 1% annual chance flood (100-year floodplain) with average depth less than one foot or with drainage areas of less than one square mile. The site plan shows portions of the proposed substation within the mapped Flood Zone X. Development within the floodplain areas will need to meet all applicable requirements under the City's floodplain and future floodplain ordinances.

Stormwater/Water Quality

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

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare.

The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (GSMM) accessible at www.georgiastormwater.com. Examples of applicable sections

are design standards, calculations, formulas, methods, and runoff reduction practices sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. The GSMM Volume 2, Table 4.1.3-1: BMP Selection Guide states that Underground Detention BMP does not receive runoff reduction credits.

Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3. Better site design for stormwater management includes several site design techniques such as preserving natural features and resources, effectively laying out the site elements to reduce impact, reducing impervious surfaces, and using natural features on the site for stormwater management. The aim is to reduce the environmental impact "footprint" of the site while retaining and enhancing the owner/developer's purpose and vision for the site.
During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Leverage Partnerships for Sustainability Opportunities

Given the large energy footprint required by data centers, ARC recommends the City of South Fulton foster a partnership with data center developers and operators to support sustainable practices both on and offsite. Recognition and agreement on the incorporation of these practices can help to reduce or offset potential environmental impacts such as water demands, energy needs, stormwater quality/flooding, noise, and air quality.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by Atlanta Watershed Management of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands.

Other Environmental Comments

The project will require clearing of most of the forested portion of the site which will exacerbate local and regional heat island and stomrwater impacts. It is recommended that the number of trees removed be replaced by trees planted elsewhere on the site or in the City of South Fulton.

The Atlanta Region's Plan strongly encourages the use of green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The project is not well aligned with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned with these policies through the retention of more of the existing forested portion of the site, and the allocation of some of the annual $7.3 million in City of South Fulton revenue generated to support conservation land acquisition and tree planting elsewhere in the City. City of South Fulton leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	MARTA
CITY OF SOUTH FULTON	COLLEGE PARK	UNION CITY

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

Georgia® Department of Community Affairs

Developments of Regional Impact

DRI #4257

DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information

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

Local Government Information

Submitting Local Government:	South Fulton
Individual completing form:	Reginald McClendon
Telephone:	470-809-7242
E-mail:	reginald.mcclendon@cityofsouthfultonga.gov

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

Proposed Project Information

Name of Proposed Project:	Vantage Data Center - Stacks Rd
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	33° 36' 20.52" N 84° 31' 51.2" W
Brief Description of Project:	The development is planned to be a 696,981 S.F. Data Center Facility. The development is planned to be located on undeveloped land (in the southwest quadrant of the intersection of Stacks Rd and Mallory Rd, just north of the CSX Railroad.

Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.):	696,981 sf
Developer:	Vantage Data Centers
Mailing Address:	1209 Orange Street
Address 2:	
	City:Wilmington State: DE Zip:19801
Telephone:	514-237-8130
Email:	rmatar@vantage-dc.com
Is property owner different from developer/applicant?	○ (not selected) ○ Yes ◉ No
If yes, property owner:	
Is the proposed project entirely located within your	○ (not selected) ◉ Yes ○ No

local government's jurisdiction?	
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	(not selected) Yes No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	☐ Rezoning ☐ Variance ☐ Sewer ☐ Water ☑ Permit ☐ Other
Is this project a phase or part of a larger overall project?	(not selected) Yes No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Jan 2027 Overall project: Jan 2027

Back to Top

Georgia® Department of Community Affairs

Developments of Regional Impact

DRI #4257

DEVELOPMENT OF REGIONAL IMPACT
Additional DRI Information

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

Local Government Information

Submitting Local Government:	South Fulton
Individual completing form:	Reginald McClendon
Telephone:	470-809-7242
Email:	reginald.mcclendon@cityofsouthfultonga.gov

Project Information

Name of Proposed Project:	Vantage Data Center - Stacks Rd
DRI ID Number:	4257
Developer/Applicant:	Vantage Data Centers
Telephone:	514-237-8130
Email(s):	rmatar@vantage-dc.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	(not selected) Yes No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	(not selected) Yes No

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

Economic Development

Estimated Value at Build-Out:	$234,332,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	$7,397,400
Is the regional work force sufficient to fill the demand created by the proposed project?	(not selected) Yes No
Will this development displace any existing uses?	(not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site:	City of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.03
Is sufficient water supply capacity available to serve the proposed project?	(not selected) Yes No

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

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

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

Wastewater Disposal

Name of wastewater treatment provider for this site:	Fulton County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.03
Is sufficient wastewater treatment capacity available to serve this proposed project?	(not selected) Yes No

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

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

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

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	Total trips per day = 690. AM peak trips = 85. PM peak trips = 71.
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	(not selected) Yes No
Are transportation improvements needed to serve this project?	(not selected) Yes No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	500 Tons with 65% diverted from landfills
Is sufficient landfill capacity available to serve this proposed project?	(not selected) Yes No

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

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

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be	45%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Underground pipes will be utilized to ensure that post-development runoff is less than pre-development runoff. Additionally, runoff reduction will be implemented through infiltration.

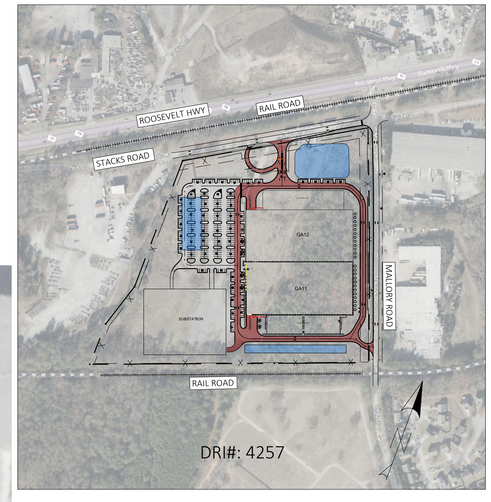
Environmental Quality

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

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

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

Back to Top



SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- DUMPSTER PAD
- TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT

KEY NOTES LEGEND

1. 24" CURB & GUTTER, SEE SHEET C9.00 FOR DETAIL
2. 24" WHITE STOP BAR, SEE SHEET C9.00 FOR DETAIL
3. CONCRETE PAVEMENT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
4. STANDARD DUTY ASPHALT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
5. HEAVY DUTY ASPHALT, SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
7. CONCRETE SIDEWALK, SEE DETAIL SHEET C9.01 FOR DETAIL
8. CONCRETE WHEEL STOP. SEE DETAIL SHEET C9.00
9. TAPER CURBING FROM 6" TO 0" OVER 5'
10. "TYPE A" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
11. "TYPE B" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
12. "TYPE C" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
13. "TYPE D" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
14. STOP SIGN (R1-1). SEE DETAIL SHEET C9.01
15. LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
16. DIRECTIONAL ARROWS. SEE DETAIL SHEET C9.01
17. CROSSWALK. SEE DETAIL SHEET C9.00
18. 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
19. 4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
20. CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
21. CONCRETE BOLLARDS. SEE DETAIL SHEET C9.03.
22. RETAINING WALL. DESIGN AND PERMITTED BY OTHERS.
23. DO NOT ENTER SIGN
24. RIGHT TURN ONLY SIGN
25. PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
26. ADA PARKING AREA SEE DETAIL SHEET C9.01
27. ADA PARKING SIGN SEE DETAIL SHEET C9.01

PARKING SUMMARY

TOTAL PARKING REQUIRED:	350
TOTAL PARKING PROVIDED:	350

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER:	FRONT BUFFER
SIDE LANDSCAPE BUFFER:	SIDE BUFFER
REAR LANDSCAPE BUFFER:	REAR BUFFER
PARKING ISLANDS:	LANDSCAPE ISLAND WIDTH

SITE DATA SUMMARY

ADDRESS	4380 STACKS ROAD, SOUTH FULTON, GA 30349
TOTAL PROPERTY AREA:	23.64 AC
DISTURBED AREA	22.93 AC
IMPERVIOUS AREA:	11.31 AC
PERVIOUS AREA:	12.34 AC
OPEN SPACE PROVIDED	7.54 AC

ZONING CLASSIFICATION

ZONING:	M-2
ADJACENT ZONING:	ADJ ZONING
JURISDICTION:	FULTON COUNTY

BUILDING SUMMARY GA-11

PROPOSED OFFICE AREA:	14,206 SF
PROPOSED DATA MODULE AREA:	143,780 SF
PROPOSED TOTAL BUILDING AREA:	355,662 SF
STORIES OF THE BUILDING:	3-STORIES
FLOOR AREA RATIO (FAR):	2.91

BUILDING SUMMARY GA-12

PROPOSED OFFICE AREA:	14,206 SF
PROPOSED DATA MODULE AREA:	143,780 SF
PROPOSED TOTAL BUILDING AREA:	355,662 SF
STORIES OF THE BUILDING:	3-STORIES
FLOOR AREA RATIO (FAR):	2.91

GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL INTERIOR CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.
3. PARKING LOT AND ROAD STRIPING SHALL BE IN ACCORDANCE WITH GDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
4. ACCESSIBLE PARKING, SIGNAGE, WARNING STRIPES AND STRIPING SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN
5. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
6. ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
7. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED OCT 2023.
8. FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13121C0456F & 13121C0457F, DATED 9/18/2013.
9. OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
10. ALL NEW ASPHALT AND OR PAVEMENT SHALL MEET THE GEOTECHNICAL REPORT RECOMMENDATION. REPORT PREPARED BY XXXXXX DATED XX/XX/2020 .
11. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL/STATE AND CURRENT SPECIFICATIONS.
12. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGN, TO WARN AND KEEP PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
14. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

VANTAGE DATA CENTERS
200 CLAYTON STREET, SUITE 500
DENVER, CO 80206
PHONE: 720-402-6735

24 HOUR CONTACT:
STEPHEN LUNCK 703-401-6735

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

OVERALL SITE PLAN

GA-11 DATA CENTER
4380 STACKS ROAD
SOUTH FULTON, GA 30349

ZONING:M-2
LAND LOT: 0107
DISTRICT: 07S
PARCEL ID: 09F060301070774

REVISIONS

NO.	DATE	DESCRIPTION

0' 30' 60' 120

SCALE: 1" = 60'
DATE: 10/14/2024
DRAWN BY: BA
CHECKED BY: BA
PROJECT MANAGER: BILL AGUILAR
PROJECT #: 23-220019

SHEET
EX1.0

FILE NAME: Z:\23-220019 Vantage GA-10 Stacks Road\5- Correspondence_Outgoing\2024.10.14 DRI COMMENTS\ACAD VANTAGE GA-11 SITE PLAN-Model.dwg LAST SAVED BY: JKWON 10/14/24 AT 3:30 PM PLOTTED BY: JKWON 10/14/24 AT 3:31 PM PAPER SIZE: ARCH FULL BLEED E1 (30.00 X 42.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB

VANTAGE DATA CENTER – STACKS ROAD DRI
City of South Fulton
Natural Resources Review Comments
February 10, 2025

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes may create a large peak demand from the City of Atlanta Department of Watershed Management (Atlanta Watershed Management). The application proposes 0.03 MGD of water supply demand and 0.03 MGD of estimated sewage flow generated by the project. It is unclear if these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by Atlanta Watershed Management of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that Atlanta Watershed Management require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

Drought Management Planning

ARC recommends that Atlanta Watershed Management review its existing Drought Management Plan and update as needed to account for the prioritized water management requirements of data centers. Having a planned and organized drought response may help delay or avoid the need to implement more stringent water use restrictions and avoid harmful economic hardships.

Additional Water Resources Comments

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

Watershed Protection

The property is located in the Morning Creek basin, which is part of the Flint River watershed. The Flint is a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. Large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest proposed public water supply intake on the Flint.

Stream Buffers

Neither the USGS coverage for the project area nor submitted site plan show any streams on the project property. Any unmapped streams on the property may also be subject to the City buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Floodplain

Although there are no streams on or near the property, the FEMA floodplain map for the project area shows an area of Flood Zone X, or the 500-year floodplain in the southwestern portion of the property. It is not shown on the site plan. As defined by FEMA, Flood Zone X is primarily for the 500-year floodplain (0.2% annual flood chance hazard) but it also includes areas of 1% annual chance flood (100-year floodplain) with average depth less than one foot or with drainage areas of less than one square mile. The site plan shows portions of the proposed substation within the mapped Flood Zone X. Development within the floodplain areas will need to meet all applicable requirements under the City's floodplain and future floodplain ordinances.

Stormwater/Water Quality

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

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare.

The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (GSMM) accessible at www.georgiastormwater.com. Examples of applicable sections are design standards, calculations, formulas, methods, and runoff reduction practices sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. The GSMM Volume 2, Table 4.1.3-1: BMP Selection Guide states that Underground Detention BMP does not receive runoff reduction credits.

Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3. Better site design for stormwater management includes several site design techniques such as preserving natural features and resources, effectively laying out the site elements to reduce impact, reducing impervious surfaces, and using natural features on the site for stormwater management. The aim is to reduce the environmental impact "footprint" of the site while retaining and enhancing the owner/developer's purpose and vision for the site.

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

Leverage Partnerships for Sustainability Opportunities

Given the large energy footprint required by data centers, ARC recommends the City of South Fulton foster a partnership with data center developers and operators to support sustainable practices both on and offsite. Recognition and agreement on the incorporation of these practices can help to reduce or offset potential environmental impacts such as water demands, energy needs, stormwater quality/flooding, noise, and air quality.

Transmission Lines and Easement Needs

The high energy demands of data centers often require significant investments in power related infrastructure. The City of South Fulton should work with the data center developer to understand what, if any, upgrades to power transmission infrastructure and necessary easements would be needed to support the initial and future power needs of the development.

Encourage Research and Innovation

ARC encourages the City of South Fulton to inquire what, if any, research and development opportunities will be considered by the data center developer to advance improvements in energy and water efficiency which can alleviate strain on local resources.

From:	Hood, Alan C.
To:	Donald Shockey
Subject:	RE: 2024 Vantage Data Center - Stacks Rd DRI 4257 - Preliminary Report and Comments Request
Date:	Monday, February 10, 2025 9:01:44 AM
Attachments:	image001.png

Donald,

This proposed data center less than 5 miles from the Hartsfield/Jackson Atlanta International Airport (ATL). It is located under of the FAA approach or departure surfaces, and outside airport compatible land use areas, and does not appear to impact the airport as long as construction or construction equipment remains below 1100' Mean Seal Level.

If any construction equipment or construction exceeds 60' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm). Those submissions for any associated cranes may be done online at https://oeaaa.faa.gov. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

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

Alan Hood
Airport Safety Data Program Manager

GDOT Georgia Department of Transportation

Aviation Programs
600 West Peachtree Street NW
6th Floor
Atlanta, GA, 30308
404.660.3394 cell
404.532.0082 office
Website: https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx

From: Donald Shockey <DShockey@atlantaregional.org>
Sent: Wednesday, January 29, 2025 10:28 AM
To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West <jon.west@dca.ga.gov>; kmoore@gaconservancy.org; nongame.review@dnr.ga.gov; slucki@gefa.ga.gov; Zane Grennell - Georgia DCA <zane.grennell@dca.ga.gov>; Amy Goodwin <AGoodwin@atlantaregional.org>; Andrew Smith <ASmith@atlantaregional.org>; Ansley Goddard <AGoddard@atlantaregional.org>; Arin Yost <AYost@atlantaregional.org>; Danny Johnson

LOWE ENGINEERS

Memorandum

To: Georgia Regional Transportation Authority
From: Najemeddine Habachi, PE
Date: November 22nd, 2024
Subject: Limited Trip Generation Memorandum, DRI #4257, Vantage Data Center - Stacks

---

This memo provides a summary of the limited vehicle trip generation for the Vantage Data Center – Stacks Rd, DRI #4257. With this, an expedited review is requested.

Project Description

The proposed data center is planned to be located on the south side of Stacks Road in Fulton County. The development will have access to the external roadway via two full-access driveways on Stacks 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				**696,981**	**1000 S.F.**
Daily	690	345	345	T = 0.99(X)	50% / 50%
AM Peak Hour	85	47	38	T = 0.13(X) - 5.63	55% / 45%
PM Peak Hour	71	36	35	T = 0.11(X) - 5.65	30% / 70%

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 350 parking spaces for the development will accommodate the projected vehicles during the expected peak demand.

The CSX Feasibility Study for the adjacent railroad was requested, but the study is in progress and does not have any documents to provide to attach.

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

GEORGIA REGISTERED No. PE048498 PROFESSIONAL ENGINEER NAJEMEDDINE HABACHI

990 Hammond Drive, Suite 900, Atlanta, Georgia 30328
Phone: 770.857.8400 I Fax: 770.857.8401 I loweengineers.com