



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Apr 13 2006

ARC REVIEW CODE: R603141

TO: CEO Vernon Jones  
ATTN TO: Karmen Swan-White, Planner  
FROM: Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Submitting Local Government:** DeKalb County  
**Name of Proposal:** Forest Lake

**Review Type:** Development of Regional Impact

**Date Opened:** Mar 14 2006

**Date Closed:** Apr 13 2006

**FINDING:** After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

**Additional Comments:** ARC met with Rockdale County and the developer to address comments received concerning the development. Rockdale County's comments are attached at the end of this report. Several of the concerns raised in the comments were addressed at this meeting. The developer has provided additional information concerning the sewer capacity, water quality, and stormwater management. The information is attached at the end of the report. Based on comments received from Rockdale County, ARC staff strongly recommends that DeKalb County coordinate with Rockdale County concerning the updates to the Pole Bridge Wastewater Treatment Facility and issues concerning intergovernmental agreements. Rockdale County expressed concern of the impacts to the South River watershed from the proposed development. The county has concern that the 52% impervious surface is a high number and has requested that a reduced percentage be considered. Attached, the developer has provided ARC with a statement noting that the design methodology utilized for the storm water management facilities will be the design requirements in the Georgia Storm Water Management Manual. ARC recommends that DeKalb County carefully consider the impacts to the watershed during the County's review process.

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY  
DEKALB COUNTY SCHOOLS

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF LITHONIA

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
ROCKDALE COUNTY

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

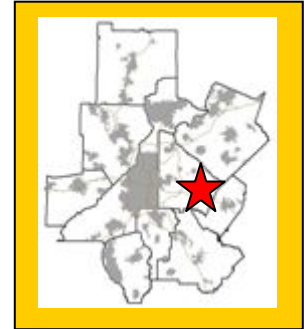
The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html>.

Preliminary Report:	March 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Lakeview at Stonecrest #987
Final Report Due:	April 13, 2006		Comments Due By:	March 28, 2006

## **FINAL REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Forest Lake development is a 143.8 acre mixed use development in DeKalb County that will consist of 314 apartments, 704 condominium/townhouse units, 150 senior adult units, 90,579 square feet of retail space, and three out-parcels that are assumed to consist of a 5,000 square foot bank, 6,000 square foot restaurant, and a 15,000 square foot pharmacy/drug store. The site will be accessed at ten locations along two roads: Forest Lake Parkway and Turner Hill Road.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2011.

### **GENERAL**

According to information on the review form or comments received from potentially affected governments:

**Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.**

The project site is currently zoned O & I (office and institutional) and commercial. The proposed zoning will remain the same. The DRI trigger for the development is a concept plan approval for the Stonecrest Overlay. Information submitted for the review states that the proposed zoning is consistent with DeKalb County's Future Land Use Map. Information also submitted for the review states that the proposed development is consistent with the Stonecrest Overlay District.

**Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.**

No inconsistencies were identified concerning any potentially affected local government's comprehensive plan.

**Will the proposed project impact the implementation of any local government's short-term work program? If so, how?**

Rockdale County submitted comments concerning the implementation of the County's Short Term Work Program and the ability for the County to be able to accommodate traffic generated by this development. Many of the scheduled road projects in the STWP are not scheduled to occur until after the build out date for the DRI. See attached comments.

**Will the proposed project generate population and/or employment increases in the Region?**

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**If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

Yes, the proposed development would increase the need for services in the area for existing and future residents.

**What other major development projects are planned near the proposed project?**

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a three mile radius of the proposed project.

YEAR	NAME
2006	Lakeview at Stonecrest
2005	Fun World Palace & Resort
2000	Euramex Apartments @ Stonecrest
1999	Stonecrest

**Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.**

Based on information submitted for the review, the site is currently undeveloped.

**Will the development cause a loss in jobs? If yes, how many?**

No.

**Is the proposed development consistent with regional plans and policies?**

ARC met with Rockdale County and the developer to address comments received concerning the development. Rockdale County's comments are attached at the end of this report. Several of the concerns raised in the comments were addressed at this meeting. The developer has provided additional information concerning the sewer capacity, water quality, and stormwater management. The information is attached at the end of the report.

Based on comments received from Rockdale County, ARC staff strongly recommends that DeKalb County coordinate with Rockdale County concerning the updates to the Pole Bridge Wastewater Treatment Facility and issues concerning intergovernmental agreements.

Rockdale County expressed concern of the impacts to the South River watershed from the proposed development. The county has concern that the 52% impervious surface is high number and has requested that a reduced percentage be considered. Attached, the developer has provided ARC with a letter stating that the design methodology utilized for the storm water management facilities will be the design requirements in the Georgia Storm Water Management Manual. ARC recommends that DeKalb County carefully consider the impacts to the watershed during the County's review process.

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The proposed development includes a mix of residential and commercial in the Stonecrest Overlay District. The proposed development meets many of ARC's Regional Development Policies: providing investment to accommodate forecast population growth more efficiently, guiding an increased share of new development into activity centers, providing a variety of housing choices throughout the region for individuals and families of diverse incomes and age groups, and protecting environmentally sensitive areas and expanding greenspace networks.

The proposed development is increasing mixed use development in a fast growing part of the region. The ARC forecasts significant population growth in south DeKalb County over the next 25 years. ARC forecasts a population of over 125,000 residents in south DeKalb County. The incorporation of higher density housing with convenient access to neighborhood services and activity centers is essential to accommodating the expected growth efficiently.

The site plan includes an extensive trail system throughout the development. ARC promotes trails and alternative travel routes for pedestrian and bicyclists through the Best Practices listed below. Forest Lake is located just south of another DRI called Lakeview at Stonecrest. It is recommended that the proposed development provide appropriate pedestrian connections to the Lakeview development. It is also recommended that alternative routes for pedestrians and bicyclists be provided to the commercial development where applicable.

It is also recommended the outparcels do not have direct access onto Turner Hill Road. Future access to these outparcels should be done through the proposed driveways of the development.

There are several double frontage townhomes along Turner Hill Road. It is recommended that a dense landscaped buffer is provided between these townhomes and Turner Hill Road. The same should be applied to the buffer between the townhomes and the commercial area.

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## **FINAL REPORT**

### **Regional Development Plan Policies**

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

### **BEST LAND USE PRACTICES**

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

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Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

## BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

## BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

## BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

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Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.  
Practice 4: Design of energy-saving features. Natural shading and solar access.  
Practice 5: Supply affordable single-family homes for moderate-income households.  
Practice 6: Supply affordable multi-family and accessory housing for low-income households.  
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.  
Practice 8: Mix housing to the extent the market will bear.

## **LOCATION**

### **Where is the proposed project located within the host-local government's boundaries?**

The proposed project is located in eastern DeKalb County south of Forest Lake Parkway and on the west side of Turner Hill Road.

### **Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.**

It is entirely within the DeKalb County boundaries; however, the City of Lithonia is approximately 2.5 miles to the north.

### **Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.**

None were determined during the review. The proposed development is located in an area dominated by commercial uses.

## **ECONOMY OF THE REGION**

According to information on the review form or comments received from potentially affected governments:

### **What new taxes will be generated by the proposed project?**

Estimated value of the development is \$130 million with an expected \$200,000 in annual local tax revenues.

### **How many short-term jobs will the development generate in the Region?**

Short-term jobs will depend upon construction schedule.

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

Yes.

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**In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?**

The proposed development will add residential uses to an area characterized by commercial uses. The development is proposing a mix of housing types that will accommodate a diverse population and age groups.

**NATURAL RESOURCES**

**Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.**

**NOTE: Combines Shelter Cove and Wesley Kensington Projects.**

Stream Buffers and Watershed Protection

The proposed project property is not located in any public water supply watershed. The USGS Regional topographic coverage shows one blue line stream flowing into Forest Lake from the northwest. The project plans show a second stream coming into the lake from the north. A 75-foot buffer is shown on both streams, consistent with the requirements of the DeKalb Tributary Buffer Ordinance. The project will need to meet any other relevant criteria required under the County ordinance.

All waters of the state on the property are subject to the Georgia Department of Natural Resources (DNR) 25-foot erosion and sedimentation control buffer. Any intrusions into that buffer will require approval from DNR.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs./ac/yr.) The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Impervious surface amounts typically found for each land use in the Atlanta Region were used. Actual loadings will vary depending on the specific activity and the overall impervious surface in the development. The following table summarizes the results of the analysis:

Land Use	Land Area (acres)	Pollutant loads (lb./yr.)					
		TP	TN	BOD	TSS	Zinc	Lead
Commercial	16.62	28.42	289.19	1794.96	16337.46	20.44	3.66
Roads	2.45	4.41	44.86	279.30	2533.30	3.16	0.56
Townhouse/Apartment	159.37	167.34	1706.85	10677.79	96418.85	121.12	22.31
TOTAL	178.44	200.17	2040.90	12752.05	115289.61	144.72	26.53



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**Total Impervious: 52%**

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

## **HISTORIC RESOURCES**

**Will the proposed project be located near a national register site? If yes, identify site.**

None have been identified.

**In what ways could the proposed project create impacts that would damage the resource?**

Not applicable.

**In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?**

Not applicable.

## **INFRASTRUCTURE**

### **Transportation**

**How many site access points will be associated with the proposed development? What are their locations?**

Access to the development is proposed at ten locations along two public roads. Seven of the driveways are located along Forest Lake Parkway. Six of these driveways are dedicated to the residential components of the site. One of the driveways is dedicated to the retail component and is located approximately 425 feet west of Turner Hill Road.

The remaining three driveways are located along the west side of Turner Hill Road. One driveway will provide access to both residential and retail land uses. This site driveway is proposed across from the exiting entrance to The Parks at Stonecrest residential subdivision, at Star Magnolia Drive. This site driveway is located approximately 1,120 feet south of Forest Lake Parkway. The other two driveways will provide access to the retail land uses. These driveways are located approximately 320 feet and 680 feet south of Forest Lake Parkway.

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**

Kimley-Horn and Associates performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on



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the rates published in the 7<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour	SAT Peak Hour	
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way	Enter	Exit
314 Apartments	32	126	158	124	66	190	2,037	124	66
704 Condominiums	42	204	246	200	98	298	3,372	133	114
150 Senior Adult Units	15	25	40	40	26	66	764	40	26
90,579 sq ft Retail Space	90	57	147	281	305	586	6,368	422	390
15,000 sq ft Pharmacy	23	17	40	63	66	129	1,322	63	66
5,000 sq ft Bank	35	27	62	115	114	229	1,169	94	91
6,000 sq ft Restaurant	36	33	69	40	26	66	763	40	26
Reductions	-	-	-	-123	-123	-246	-2266	-138	-138
<b>TOTAL NEW TRIPS</b>	<b>273</b>	<b>489</b>	<b>762</b>	<b>740</b>	<b>578</b>	<b>1,318</b>	<b>13,529</b>	<b>778</b>	<b>641</b>

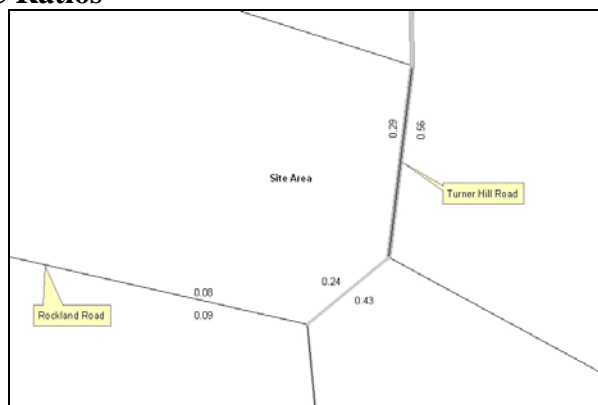
**What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?**

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

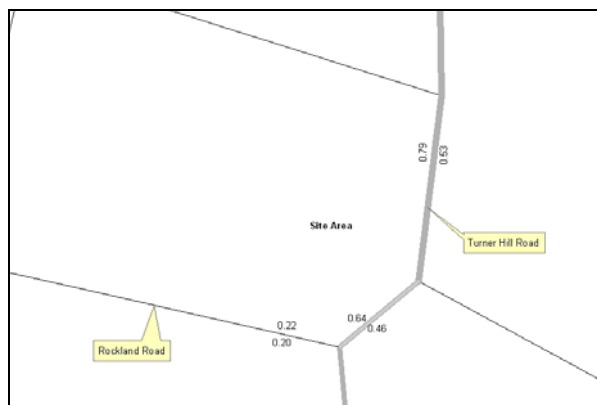
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

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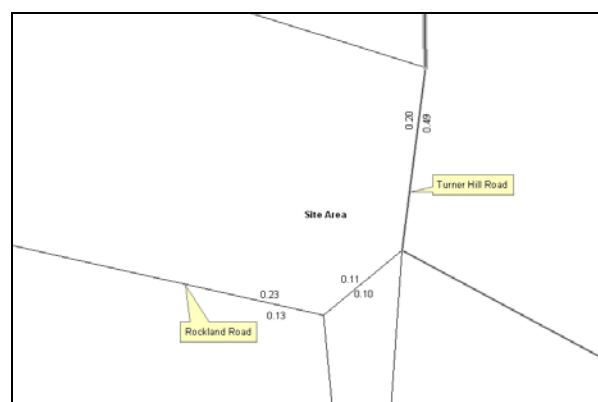
## V/C Ratios



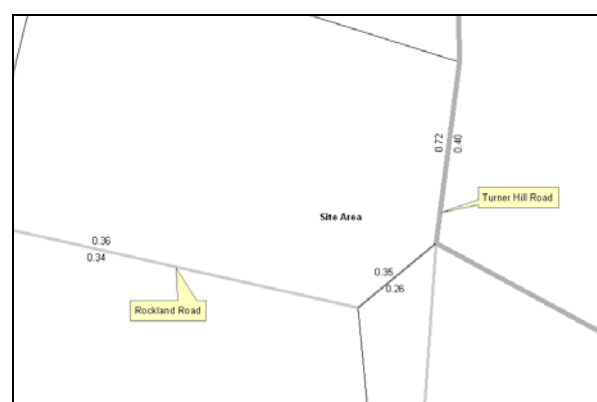
**2010 AM Peak**



**2010 PM Peak**



**2030 AM Peak**



**2030 PM Peak**

Legend	
AM/PM Peak V/C Ratio	LOS A: 0 - 0.3   LOS B: 0.31 - 0.5   LOS C: 0.51 - 0.75   LOS D: 0.76 - 0.90   LOS E: 0.91 - 1.00   LOS F: 1.01+

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2005-2010 TIP, approved in December 2004. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

**List the transportation improvements that would affect or be affected by the proposed project.**

## 2005-2010 TIP\*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
<a href="#">DK-327A, B</a>	HAYDEN QUARRY ROAD / SIGMAN ROAD EXTENSION	Roadway Capacity	2009
<a href="#">AR-305A, B</a>	I-20 EAST ITS - COMMUNICATION AND SURVEILLANCE	Roadway Operations	2007
<a href="#">RO-049</a>	HURST ROAD	Bridge Upgrade	2009
<a href="#">RO-237</a>	KLONDIKE ROAD	Roadway Operations	2010

2030 RTP\*



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ARC Number	Route	Type of Improvement	Scheduled Completion Year
<a href="#">DK-330</a>	TURNER HILL ROAD	Roadway Capacity	2012
<a href="#">RO-235A</a>	SIGMAN ROAD EXTENSION / HAYDEN QUARRY ROAD	Roadway Capacity	2009
<a href="#">DK-AR-009A</a>	I-20 EAST	Roadway Capacity	2014
<a href="#">AR-H-251</a>	I-20 EAST HOV LANES	HOV Lanes	2016
<a href="#">DK-030A, B</a>	US 278 (COVINGTON HIGHWAY)	Roadway Capacity	2020
<a href="#">RO-241</a>	ABBOTT ROAD EXTENSION	Roadway Capacity	2012

*\*The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004. USDOT approved in December 2004.*

### **Summarize the transportation improvements as recommended by consultant in the traffic study for Forest Lake.**

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

#### **Turner Hill Road at I-20 WB Ramps**

- Install an additional northbound left-turn lane along Turner Hill Road with protected-only left-turn phasing.

#### **Turner Hill Road at Stonecrest Parkway**

- Install an additional southbound left-turn lane along Turner Hill Road with protected-only left-turn phasing.
- Change signal control phasing from east-west split phase operation to dual-ring operation to increase capacity of intersection. This includes changing the eastbound left-turn phase to protected-only; the westbound left-turn phase can be protected/permissive.

#### **Klondike Road at Rockland Road**

- Install a northbound and southbound left-turn lane along Klondike Road.
- Install a traffic signal when warranted.

#### **Rockland Road at McDaniel Mill Road**

- Install a westbound left-turn lane along Rockland Road.

#### **Rockland Road at Turner Hill Road**

- Install a southbound left-turn lane along Turner Hill Road.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service. The recommendations stated in the no-build condition are also applicable to the build condition.

#### **Turner Hill Road at Mall Parkway**

- Re-stripe the existing southbound right-turn only lane to be a southbound shared through/right turn lane.

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#### Rockland Road at McDaniel Mill Road

- Install a northbound right-turn lane along McDaniel Mill Road.

#### Rockland Road at Turner Hill Road

- Install a westbound right-turn lane along Rockland Road.
- Install a traffic signal.

#### Turner Hill Road at Forest Lake Parkway

- Install a northbound left-turn lane along Turner Hill Road.
- Install an eastbound right-turn lane along Forest Lake Parkway.
- Install a traffic signal.

#### Turner Hill Road at Driveway #1

- Install a northbound and southbound left-turn lane along Turner Hill Road.
- Install a southbound right-turn lane along Turner Hill Road.
- Install a separate eastbound left-turn and shared thru/right-turn lane exiting the site.
- Install a traffic signal when warranted.

#### Turner Hill Road at Driveway #2

- Install a northbound left-turn lane along Turner Hill Road.
- Install a southbound right-turn lane along Turner Hill Road.
- Install an eastbound shared left/right-turn lane exiting the site; stop controlled.

#### Turner Hill Road at Driveway #3

- Install a northbound left-turn lane along Turner Hill Road.
- Install a southbound right-turn lane along Turner Hill Road.
- Install an eastbound shared left/right-turn lane exiting the site; stop controlled.

#### Forest Lake Parkway at Driveway #4

- Install a westbound left-turn lane along Forest Lake Parkway.
- Install a separate northbound left-turn and right-turn lane exiting the site; stop controlled.

#### Forest Lake Parkway at Driveway #5

- Install a northbound shared left/thru/right lane exiting the site; stop controlled.

#### Forest Lake Parkway at Driveway #6

- Install a northbound shared left/right lane exiting the site; stop controlled.

#### Forest Lake Parkway at Driveway #8 and #9

- Install a westbound shared left/right-turn lane exiting the site; stop controlled.

#### Forest Lake Parkway at Driveway #10

- Install one ingress and one egress lane exiting the site; stop controlled.

Preliminary Report:	March 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Lakeview at Stonecrest #987
Final Report Due:	April 13, 2006		Comments Due By:	March 28, 2006

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The site is within one mile of Stonecrest Mall which is serviced by MARTA bus route #116 and express route #216. Express route #216 connects Stonecrest Mall with downtown Atlanta, Monday through Friday from 5:30 a.m. till 7:10 p.m. Headways are every 15 minutes. Route #116 provides service from Stonecrest Mall to the MARTA Indian Creek Rail Station, Monday through Friday from 5:14 a.m. till 11:58 p.m. Headways are every 15 minutes. Service is provided on Saturdays from 6:50 a.m. till 10:44 p.m. with headways every 30 minutes and Sunday service is available from 6:50 a.m. till 10:29 p.m. Headways are every 30 minutes.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**

None proposed.

The development **DOES NOT PASS** the ARC's Air Quality Benchmark test.

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
Where Residential is dominant, 10-12 units/ac		4%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses		5%
Where Residential is dominant, 10% Retail or 10% Office		4%
<b>Total</b>		<b>13%</b>

The proposed development is part of the Stonecrest area in which a mixed use environment is being developed that includes residential, office, and retail uses.

**What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?**

The roadway network in this area suffers from high peak-hour volume. As demonstrated in the impact section of the traffic study, the addition of the project's traffic onto the roadway network challenges existing capacity. In order to minimize traffic impacts caused by this development, it is suggested that all recommended improvements be implemented prior to completion of this project.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Based on regional averages, wastewater is estimated at 0.406 MGD.

**Which facility will treat wastewater from the project?**

Preliminary Report:	March 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Lakeview at Stonecrest #987
Final Report Due:	April 13, 2006		Comments Due By:	March 28, 2006

The Pole Bridge facility will provide wastewater treatment for the proposed development.

**What is the current permitted capacity and average annual flow to this facility?**

The capacity of the Pole Bridge Site is listed below:

PERMITTED CAPACITY MMF, MGD <sub>1</sub>	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
20	20	13	30	-10	Combine Pole Bridge and Snapfinger in one 86 mgd at Pole Bridge, provide service to portions of Rockdale, Gwinnett, Henry, and Clayton.	Approximately 80 mgd interbasin transfer at full design flow. DeKalb Co. and EPD must resolve interbasin transfer issues prior to permitting.

*MMF: Maximum Monthly Flow. Mgd: million of gallons per day.*

*<sub>1</sub> Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

**What other major developments will be served by the plant serving this project?**

ARC has reviewed a number of major developments that will be served by this plant.

**INFRASTRUCTURE**

**Water Supply and Treatment**

**How much water will the proposed project demand?**

Water demand also is estimated at 0.325 MGD based on regional averages.

**How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?**

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

**INFRASTRUCTURE**

**Solid Waste**

**How much solid waste will be generated by the project? Where will this waste be disposed?**

Information submitted with the review 2,785 tons of solid waste per year and the waste will be disposed of in DeKalb County.

Preliminary Report:	March 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Lakeview at Stonecrest #987
Final Report Due:	April 13, 2006		Comments Due By:	March 28, 2006

**Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?**

No.

**Are there any provisions for recycling this project's solid waste?**

None stated.

## **INFRASTRUCTURE**

### **Other facilities**

**According to information gained in the review process, will there be any unusual intergovernmental impacts on:**

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

None were determined during the review.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No, the project will provide an additional 1,168 housing units that will include multi-family residential.

**Will the proposed project provide housing opportunities close to existing employment centers?**

No.

**Is there housing accessible to the project in all price ranges demanded?**



Preliminary Report:	March 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT  <u>REVIEW REPORT</u></b>	Project:	Lakeview at Stonecrest #987
Final Report Due:	April 13, 2006		Comments Due By:	March 28, 2006

The site proposed for the development is located in Census Tract 234.18. This tract had a 78.9 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 91 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of housing options around the development area.

**Is it likely or unlikely that potential employees of the proposed project will be able to find affordable\* housing?**

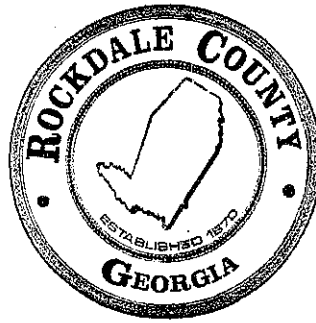
Likely, assuming the development is approved with multiple price ranges of housing.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

BOARD OF COMMISSIONERS

ROY J. MIDDLEBROOKS, CHAIRMAN  
JASON A. HILL, COMMISSIONER POST I  
GLENN D. SEARS, COMMISSIONER POST II

JENNIFER O. RUTLEDGE, COUNTY CLERK



OFFICE OF THE COMMISSIONER

TELEPHONE: 770-929-4001  
770-918-6447  
FACSIMILE: 770-483-4376

March 28, 2006

Mr. Mike Alexander  
Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, Ga. 30303

RE: Development of Regional Impact in DeKalb County; ARC Review Code R603141  
Forest Lake; 143.8 Acre Mixed Use Development Proposal from Rasso Properties

Dear Mr. Alexander:

Please accept this letter as a response from Rockdale County regarding the project referenced above.

The Rockdale County Department of Public Services & Engineering has reviewed the information provided by the Atlanta Regional Commission and make the following comments regarding the project.

Rockdale County takes the position that consistency between local and regional Comprehensive Land Use Plans is essential to good planning. If the proposal is consistent with DeKalb County's Comprehensive Land Use Plan, and it is appropriately zoned for this use, the Department would have no comment on the nature of the use itself. The DeKalb County Land Use Plan and the Rockdale County Land Use Plan, although similar in intent, do not carry the same land use designations and therefore will develop somewhat differently.

Due to limited sewer capacity, Rockdale County is recommending a medium density residential land use classification for those properties located near the DeKalb County Line, with Mixed Use development planned to occur along Iris Drive and the interstate corridor. High density projects in this area of our county are limited in that they must obtain sewer capacity from DeKalb County's Pole Bridge Plant by way of Rockdale County's allocated capacity from DeKalb. In reviewing the DRI report submitted to us, we note that the Pole Bridge Plant will be over-capacity in the year 2008, but that a planned capacity expansion is being considered between the Pole Bridge & Snapfinger plants that would provide service to portions of Rockdale, Henry, Gwinnett & Clayton Counties. With this in mind, we would respectfully request that a review of the "build out" date of 2011 be re-evaluated and extended until such time as the proposed increase in capacity will actually come on-line, therefore giving Rockdale County the opportunity to consider what the expansion will mean to both Rockdale's future land use plan as well as DeKalb's future land use plan. As stated in the review report, this is a fast growing part of the region. Rather than allowing one phase of development, as suggested by the applicant, we would suggest considering the proposal as a phased development with the build out date being extended beyond 2011.

On page 8 of the Review Report, the question is called as to the location of the nearest nationally registered historic site. From the information provided, it is difficult to determine how far away from the Arabia National Heritage Area this project is to be located. We would like to go on record as requesting additional information and study regarding this development and the Arabia National Heritage Area.

In addition, the map provided does not clarify the exact location of the property in DeKalb, or the location as it relates to Rockdale County. We would appreciate a more defined location map.

Based upon the information provided regarding traffic increases, we would like the opportunity to examine any traffic study that has been provided. We respectfully request ARC and DeKalb County review needed road improvements in Rockdale County as noted in our short-term work program. Based on the information in the DRI report, we believe most of the listed projects in our short-term work program (this area) will need to be completed if we are to accommodate traffic generated by this development. Many of these road projects are not scheduled to occur until after the build-out date noted in the DRI. Listed below are issues in the report that create particular concerns for the Rockdale County Deputy Director of Transportation, Mr. Charles McGiboney.

**Page 6 of 16**

Question – Will the proposed project be located close to the host-local government (DeKalb) with another local government?

The report should indicate that Rockdale County is next to DeKalb County and both counties have several connecting roads between them.

**Page 10 of 16**

Question – List the transportation improvements that would affect or be affected by the proposed project:

DK-327A,B is a companion project to the project in Rockdale County (RO 235A)

RO-049: This project has been deleted from the RTP.

**Page 11 of 16**

Question – Summarize the transportation improvements as recommended by consultant in the traffic study for Forest Lake:

The report does not address any impacts or improvements needed to the connecting roads in Rockdale County, specifically RO 235A - Sigman Road Extension, Turner Road, RO 241 (Abbott Road Extension).

The report does not indicate if projected traffic for development has been considered for the Hayden Quarry Road project (DK-327, A,B)

As always, Rockdale County would like to go on record as having major concerns for water quality. We ask that impacts to the South River watershed from the proposed development be carefully evaluated during the planning process. Storm water impacts from this project will be significant and will impact even the smallest tributary. We would ask that the amount of impervious surfaces (52%) be considered a high number and ask that a reduced percentage be considered. Although storm water generated from this site will not directly impact the jurisdictional boundaries of Rockdale County, the County has historically requested that extra steps be taken to ensure that measures beyond those which are typically utilized from a storm water detention standpoint are applied to all projects through a storm water management plan, which would address water quality as well as water quantity.

We sincerely appreciate the opportunity to respond to this Development of Regional Impact and look forward to working with ARC and DeKalb County in all matters relating to proposed development.

Sincerely,



Roy J. Middlebrooks

Chairman

cc: Karl Kelley, Director, PS&E  
Marshall W. Walker, Assistant Director, Planning & Zoning, PS&E

**RASSO PROPERTIES, INC.**  
1010 Huntcliff; Suite 2315  
Atlanta, Georgia 30350

(770) 518-2401 Fax (770)518-2414

April 11, 2006

**VIA ELECTRONIC MAIL  
and REGULAR MAIL**

Mike Alexander  
Atlanta Regional Commission  
40 Courtland Street  
Atlanta, Georgia 30303

**RE: DRI #985**

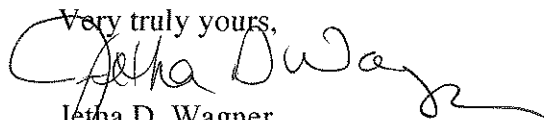
Dear Mr. Alexander:

Further to our meeting yesterday with you and other ARC, GRTA and Rockdale County representatives, please be advised that our company installed 9,000 linear feet of outfall sewer line to connect to the Honey Creek pump station. The total amount expended for this construction was \$1,500,000. Dekalb County has provided the attached documentation outlining that sewer capacity is available for this development.

In addition, our company constructed Forest Lake Parkway at a total cost of \$2,000,000. A portion of the parkway has already been dedicated to Dekalb County with the remainder in the process of being dedicated.

Should you need anything further on this matter, please do not hesitate to communicate with me.

Very truly yours,



Jetha D. Wagner  
Vice President  
Commercial Development

Enclosure



**DeKalb County**  
**Public Works Department**  
**Water & Sewer Division**

1580 Roadhaven Drive, Stone Mountain, GA 30083  
(770) 621-7200 • FAX (770) 621-7271 • TDD (770) 621-7237



33.14

**LETTER of AVAILABILITY**  
**WATER and SEWER SERVICE**

December 23, 2005

Rasso Properties Inc.  
Att: Jetha Wagner  
1010 Huntcliff  
Suite 2315  
Atlanta, Georgia 30350

Proposed Turner Hill Road Site  
Map Ref: 16-149-1-15  
16-172-1-1

Dear Ms. Wagner:

Sanitary sewer service is available to the referenced property. The location of the nearest county sanitary sewer, according to our records, is an 8" sanitary sewer main adjacent to the proposed site. This location is based upon the best information available to us in the office. You should field verify this information for accuracy. If private property is crossed to access existing sewer, an easement will be required. The minimum size pipe for a county maintained outfall line or sanitary sewer is 8 inches in diameter.

Potable water service is available. According to our records, the location of the nearest water main is a 16" main on Turner Hill Road adjacent to the proposed site.

This data is being supplied for informational purposes only. No representation is made that the water and sewer service referred to herein is sufficient for any purpose as to which your request is made. If additional information is required, please call our Technical Services Section at (770) 621-3529.

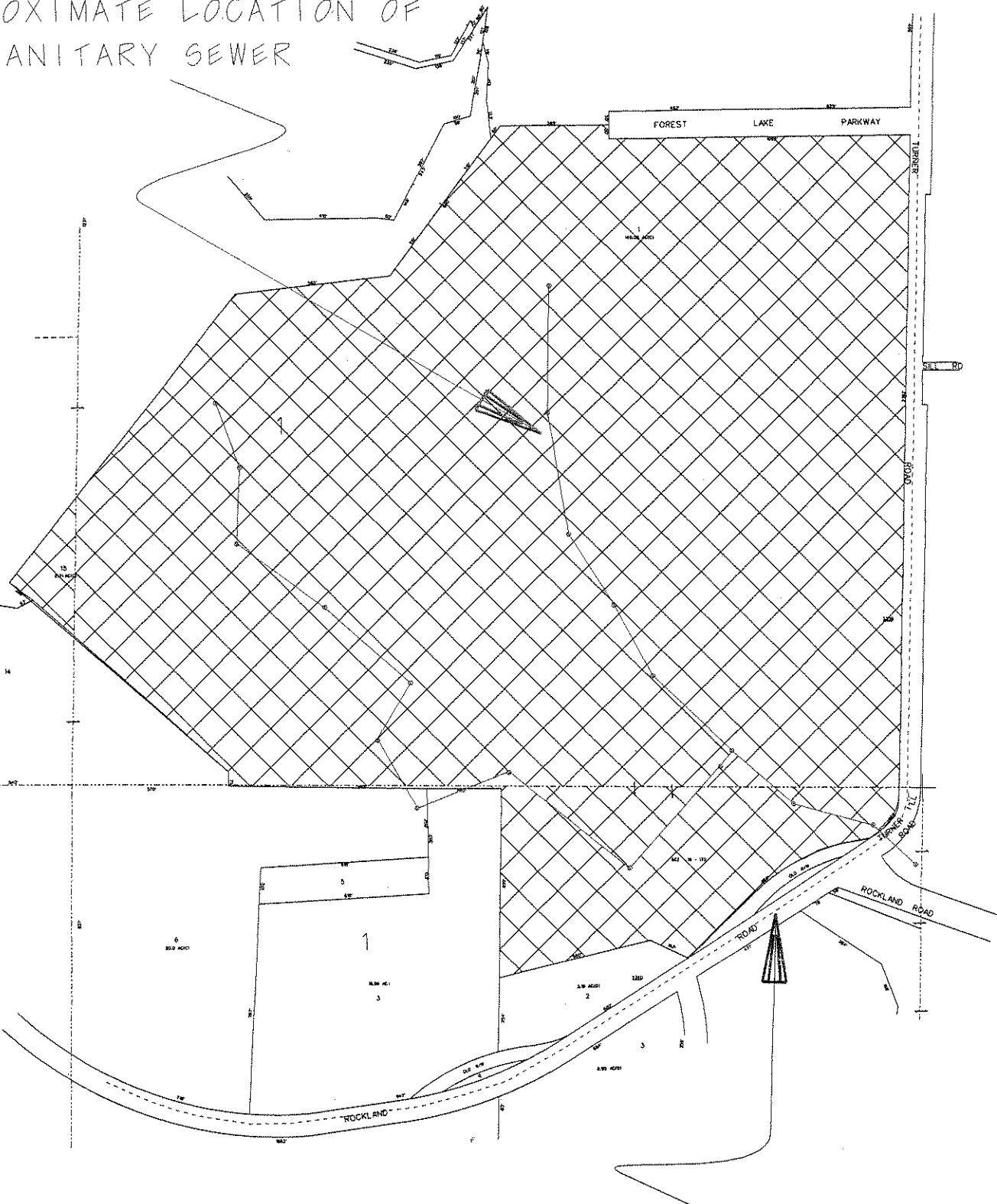
Sincerely,



Roy O. Barnes  
Associate Director

RAC 3 CP  
RPD/RAC/VB/CNP

# APPROXIMATE LOCATION OF SANITARY SEWER



## NOTICE:

NOTE: THIS IS THE BEST INFORMATION AVAILABLE ACCORDING TO OUR RECORDS. DEKALB COUNTY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. ALL LOCATIONS MUST BE FIELD VERIFIED.

## EXISTING 16" WATER MAIN

### SHEET TITLE

TURNER HILL RD SITE  
MAP REF: 16-149-1-15  
MAP REF: 16-172-1-1

DEKALB COUNTY PUBLIC WORKS DEPARTMENT - 1580 ROADHAVEN DR - STN. MTN. GA. 30083

DIST.	L.L.	ATTACHMENT - LETTER OF AVAILABILITY	SCALE	DATE	DRAWN	CHECKED	APPROVED	SH.	OF
16	149, 172, 173		N/A	12-20-05	CNP			1	1



**DeKalb County**  
**Public Works Department**  
**Water & Sewer Division**

1580 Roadhaven Drive, Stone Mountain, GA 30083  
(770) 621-7200 • FAX (770) 621-7271 • TDD (770) 621-7237



**LETTER of AVAILABILITY**  
**WATER and SEWER SERVICE**

September 15, 2003

Ms. Jetha D. Wagner  
DeKalb East Partners, Inc.  
1010 Huntcliff, Suite 2315  
Atlanta, Georgia 30350

Re: Proposed Site  
Wesley Stonecrest Phases 1,2  
Map Ref: 16-149-1-14,pt13

Dear Ms. Wagner:

Sanitary sewer service is available to the referenced property. The location of the nearest county sanitary sewer, according to our records, is an 8" sanitary sewer main approximately 612' east of the proposed site. This location is based upon the best information available to us in the office. You should field verify this information for accuracy. If private property is crossed to access existing sewer, an easement will be required. The minimum size pipe for county maintained outfall line or sanitary sewer is 8 inches in diameter.

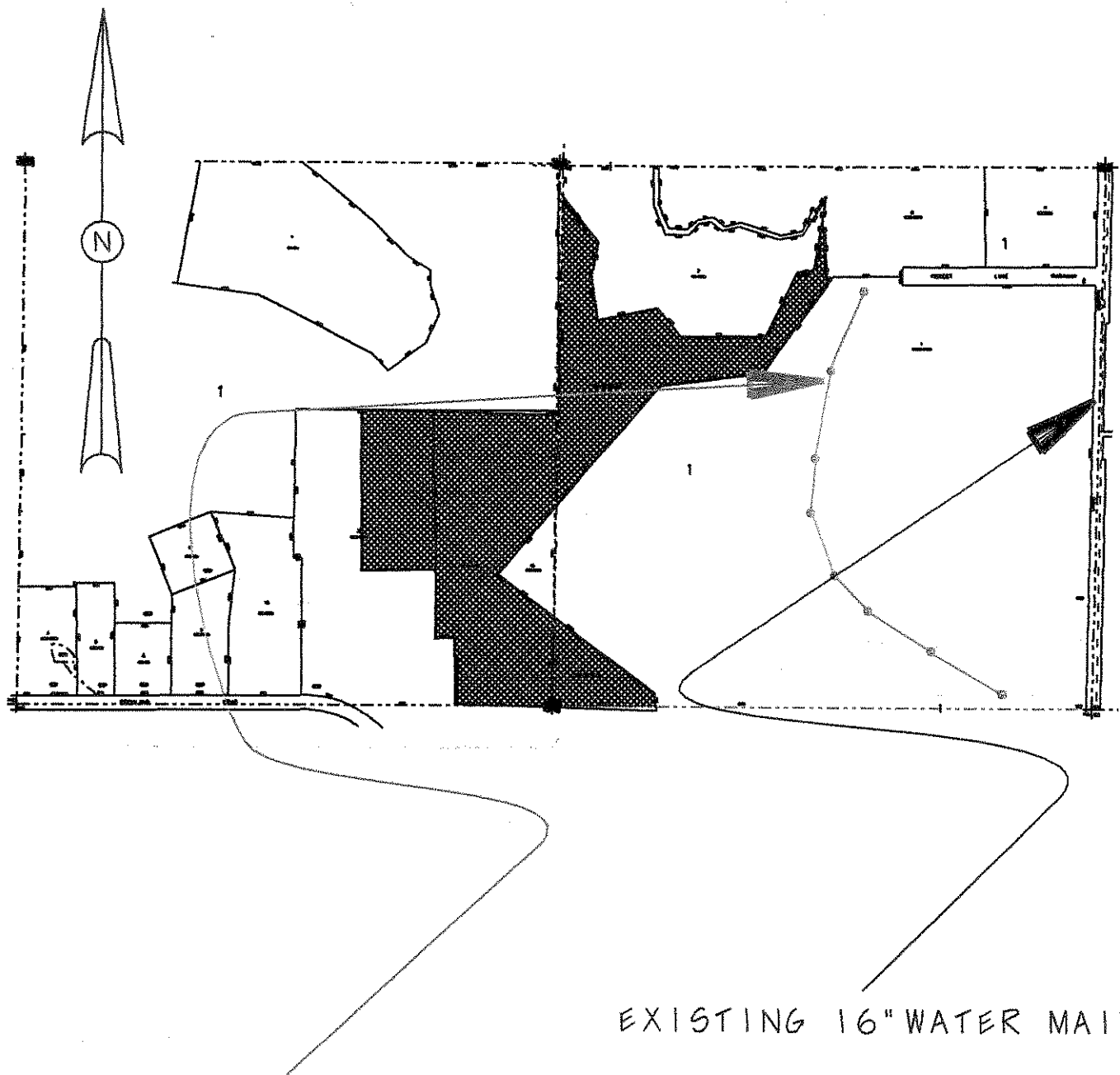
Potable water service is available. According to our records, the location of the nearest water main is a 16" main on Turner Road approximately 1700' east of the proposed site.

This data is being supplied for informational purposes only. No representation is made that the water and sewer service referred to herein is sufficient for any purpose as to which your request is made. If additional information is required, please call our Technical Services Section at (770) 621-3529.

Sincerely,

Roy O. Barnes  
Associate Director

AKK *CP*  
ROB/AKK/CNP  
Attachment



EXISTING 16" WATER MAIN

APPROXIMATE LOCATION OF  
SANITARY SEWER IS 612'  
EAST OF PROPOSED SITE

# **NOTICE:**

NOTE: THIS IS THE BEST INFORMATION AVAILABLE  
ACCORDING TO OUR RECORDS. DEKALB COUNTY  
DOES NOT GUARANTEE THE ACCURACY OF THE  
INFORMATION PROVIDED. ALL LOCATIONS MUST BE  
FIELD VERIFIED.

SHEET TITLE

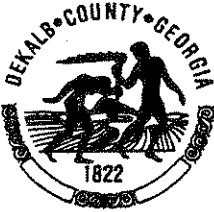
**PROPOSED SITE**

WESLEY STONECREST PHASES 1,2  
MAP REF: 16-149-1-14, PT13

DEKALB COUNTY PUBLIC WORKS DEPARTMENT - 1580 ROADHAVEN DR - STN. MTN, GA. 30083

DIST.	LOT	ATTACHMENT - LETTER OF AVAILABILITY	SCALE	DATE	DRAWN	CHECKED	APPROVED	SH.	OF
16	149,172		N/A	9-11-03	CNP			1	1





# DeKalb County

PUBLIC WORKS DEPARTMENT, WATER & SEWER DIVISION  
1580 Roadhaven Drive, Stone Mountain, GA 30083  
(770) 621-7200 Fax (770) 621-7271 TDD (770) 621-7237



## LETTER of AVAILABILITY WATER and SEWER SERVICE

May 24, 2001

Ms. Jetha Wagner  
Turner Hill Partners, LLC  
1010 Huntcliff, Suite 2315  
Atlanta, GA. 30350

Re: Proposed Wesley Stonecrest Circle Site  
100 Wesley Stonecrest Circle  
Map Ref: 16-172-01-003,004,005,006

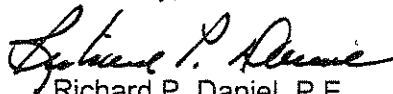
Dear Ms. Wagner:

Sanitary sewer service is available to the referenced property provided that the Developer will build the sewer line at his expense all the way to the county outfall. The location of the nearest county sanitary sewer, according to our records, is a 36" sanitary outfall sewer main approximately 3,000 feet southeast of the proposed site. This location is based upon the best information available to us in the office. You should field verify this information for accuracy. If private property is crossed to access existing sewer, an easement will be required. The minimum size pipe for county maintained outfall line or sanitary sewer is 8 inches in diameter.

Potable water service is available. According to our records, the location of the nearest water main is a 16" water main on Turner Hill Road, approximately 750 feet east of the proposed site. If private property is crossed to access an existing water main, an easement will be required.

This data is being supplied for informational purposes only. No representation is made that the water and sewer service referred to herein is sufficient for any purpose as to which your request is made. If additional information is required, please call our Technical Services Section at (770) 621-3529.

Sincerely,

  
Richard P. Daniel, P.E.  
Associate Director

  
RPD/AKK/CNP/cp

Attachment



DOULGERAKIS  
CONSULTING  
ENGINEERS, INC.

---

April 10<sup>th</sup> , 2006

Mr. Mike Alexander.  
Atlanta regional Commission  
40 Courtland Street, NE  
Atlanta, Georgia 30303  
Ref: DRI #985 Forest Lake Development

Dear Mr. Alexander:

The design methodology that will be utilized to design the water quality and storm water management facilities for the above referenced project will be the ones outlined in the Georgia Storm water Management Manual.

Please let us know if you should have any questions regarding this matter.

Sincerely,



John Doulgerakis, P.E.

Your DRI ID NUMBER for this submission is: **985**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 1/11/2006 2:42:35 PM

## DEVELOPMENT OF REGIONAL IMPACT

### DeKalb County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

### Local Government Information

Submitting Local Government:	DeKalb County
*Individual completing form and Mailing Address:	Karmen Swan White 330 W. Ponce de Leon, Suite 500 Decatur GA 30030
Telephone:	404-371-2155
Fax:	404-371-2813
E-mail ( <b>only one</b> ):	<a href="mailto:ksbrooks@co.dekalb.ga.us">ksbrooks@co.dekalb.ga.us</a>

\*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:		Forest Lake
Development Type	Description of Project	Thresholds
Mixed Use	854 Resident 85779 sf commercial 31400 sf office	<a href="#">View Thresholds</a>
Developer / Applicant and Mailing Address:		Rasso Properties 1010 Huntcliff Suite 2315 Atlanta, GA 30350
Telephone:		770-518-2401
Fax:		770-518-2414
Email:		<a href="mailto:jwagner@euramex.com">jwagner@euramex.com</a>
Name of property owner(s) if different from developer/applicant:		Forest Lake Properties, LP
Provide Land-Lot-District Number:		16th District, Land lot 172
What are the principal streets or roads providing vehicular access to the site?		Turner Hill Road & Forest Lake Parkway
Provide name of nearest street(s) or intersection:		Forest Lake Pkwy. & Turner Hill Road
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):		/
If available, provide a link to a website providing a general location map of the proposed project (optional). ( <a href="http://www.mapquest.com">http://www.mapquest.com</a> or <a href="http://www.mapblast.com">http://www.mapblast.com</a> are helpful sites to use.):		
Is the proposed project entirely located within your local government's jurisdiction?		Y
If yes, how close is the boundary of the nearest other local government?		approximately 0.6 miles to Rockdale County

If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning, Other concept plan review for stonecrest overlay
What is the name of the water supplier for this site?	DeKalb County
What is the name of the wastewater treatment supplier for this site?	DeKalb County
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: Overall project: 2011

### Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	Y
If amendments are needed, when will the plan/map be amended?	

### Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

### Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	Y
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	Y
Included in an official Transportation Improvement Plan (TIP)?	Y
Developer/Applicant has identified needed improvements?	Y
Other (Please Describe): Traffic study is currently being performed by Kimley-Horn	

Submitted on: 2/27/2006 4:32:33 PM

## DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

### Local Government Information

Submitting Local Government:	DeKalb County
Individual completing form:	Karmen Swan White
Telephone:	404-371-2155
Fax:	404-371-2813
Email ( <b>only one</b> ):	<a href="mailto:ksbrooks@co.dekalb.ga.us">ksbrooks@co.dekalb.ga.us</a>

### Proposed Project Information

Name of Proposed Project:	Forest Lake
DRI ID Number:	985
Developer/Applicant:	Rasso Properties, Inc./Jetha Wagner
Telephone:	770-518-2401
Fax:	770-518-2414
Email(s):	jwagner@euramex.com

### DRI Review Process

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

### Economic Impacts

Estimated Value at Build-Out:	\$130 million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$200,000/year
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc): No existing uses	

### Community Facilities Impacts

#### Water Supply

Name of water supply provider for this site:	DeKalb County Public Works
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.325 MGD
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

### Wastewater Disposal

Name of wastewater treatment provider for this site:	DeKalb County Public Works
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.406 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, 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.)	15,795 gross daily trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	N
If transportation improvements are needed to serve this project, please describe below: Please see transportation analysis for improvements	

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	2,785 tons
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	Y

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	35%
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: South River watershed	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers are to be maintained around lakes and streams, detention to be provided in existing lake. Oil/grit separators are to be provided upstream of lake.	

### Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	Y
2. Significant groundwater recharge areas?	N
3. Wetlands?	Y
4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	

Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	N
Is the development located within, or likely to affect any of the following:	
1. Floodplains?	Y
2. Historic resources?	N
3. Other environmentally sensitive resources?	N
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below: Site contains flood plains that are not to be impacted.	

