



# Regional Review Finding

## Development of Regional Impact

**DATE:** July 3, 2025

**TO:** Mayor Tom Reed, City of Chattahoochee Hills

**ATTN TO:** Mike Morton, *Community Development Director*, City of Chattahoochee Hills

**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 project’s relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and 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:** Bouckaert Farms DRI 4282

**Submitting Local Government:** City of Chattahoochee Hills

**Date Opened:** May 13, 2025      **Date Closed:** May 29, 2025

**Description:** A DRI review of a proposal to construct a mixed-use project with 6,287 detached single-family units, 1,677 attached single-family units, 420 multi-family units, 315,500 SF of office space, 65,000 SF of grocery store space, 177,500 SF of retail/restaurant space, a 200-acre golf-course, a 600 student elementary school, and a 1,000 student high school, - on a roughly 8,000 acre mostly forested site bordering the Chattahoochee River and generally west of SR 154 and north of SR 70 in the City of Chattahoochee Hills in Fulton County.

**Comments:**

Key	Comments
	<i>The project site is designated Rural Areas in the Unified Growth Policy Map in the Atlanta Region’s Plan. Policy recommendations for Rural Areas stress the need to protect these areas and their character and note: “There is a strong desire from residents and elected officials in these areas to keep them rural...The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development.”</i>
	<i>The project’s preservation of rural land and character, protection of stream buffer areas, provision of alternative transportation options, and creation of multiple walkable mixed-use village centers, is optimally aligned with Rural Areas policy recommendations.</i>
	<i>The project serves as a regional example of how environmentally sensitive land can be successfully utilized for lucrative development while preserving ecosystems, natural functions, and scenic character.</i>
	<i>The project’s preservation of 5,450 acres (70% of the total site) of natural mostly wooded area and full protection of 13 miles of stream buffer areas intrusions is ideally aligned with regional environmental and water resource policies.</i>
	<i>The project’s provision of 12 walkable mixed-use centers as well as 40 miles of trails is optimally aligned with regional placemaking and transportation policies.</i>

*The project will generate a total of 25,190 daily new automobile trips; a range of roadway improvements are proposed to mitigate the impact of these trips.*

*A large area of the project lies within the Chattahoochee River Corridor and will require a Metropolitan River Protection Act review.*

*The proposed project is largely consistent with ARC's MTP. The project supports a mix of uses and provides provisions for bike, pedestrian, and trail connections.*

### **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity for the region. The Plan assigns a relevant growth category designation to all areas in the region and provides corresponding growth policy recommendations for each category.

The site of this DRI is designated in the Plan as Rural Areas. The Plan's general information and policy recommendations for Rural Areas are provided at the end of these comments.

The plan seems to show a fairly narrow range of detached single-family lots typical suburban configurations. A broad variety of housing types and price points should be included in mixed neighborhoods.

The plan shows development on land currently used for equestrian activities which is a signature of the city's rural heritage. Consideration should be given to retaining this important use.

The final design of the proposed 128 acre "Civic" site should fully integrate and connect the site with the larger project.

Additional project phases that meet the threshold for DRI review will need to undergo a further DRI review as soon as plans become more defined.

Special care should be taken to ensure that the 12 proposed walkable centers are indeed highly walkable and include higher-density housing and commercial spaces. options.

While the project proposes the retention of a large amount of open space balanced with walkable development, there is an opportunity to achieve even further open space preservation and dense walkable development. The city's applicable development regulations should be further explored to achieve an optimal balance of preservation and development.

### **Transportation and Mobility Comments**

ARC's Transportation and Mobility Group comment are attached.

The proposal is largely consistent with ARC's MTP. The project supports a mix of uses and provides provisions for bike, pedestrian, and trail connections. EV charging should be included where possible. Project connectivity with adjacent Regional Thoroughfares and Regional Truck Routes has been properly addressed. The lack of transit connections in the area increases the need for vehicular travel.

The project's mix of uses focused on multiple walkable village centers is strongly aligned with regional transportation and placemaking policies.

The final design of the proposed trail network should serve both transportation and recreational uses the city's larger (proposed) trail system and connect to other neighborhoods and developments within the city. The project will generate a total of 25,190 new vehicular trips.

The final design of the roadway system should reflect the city's strong preference for roundabouts over traffic lights.

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 Resource Group Comments**

ARC's Natural Resource Group comments are attached.

### **CHATTAHOOCHEE RIVER CORRIDOR**

The project property has roughly 9.32 miles of frontage on the Chattahoochee River in three segments, with over 2200 acres within the 2000-foot Chattahoochee River Corridor. The portions of the proposed project in the Corridor are subject to the requirements of the Metropolitan River Protection Act (MRPA) and the Chattahoochee Corridor Plan, which include limits on land disturbance and impervious surface based on land vulnerability to development, buffers along the river and blue-line streams, and limitations in the river floodplains, including a maximum of 30% land disturbance and 15% impervious surface of the floodplain area in the river 100-year floodplain and height limits in the 500-year floodplain. Floodplain areas that are below the river 100-year flood elevation and extend beyond the 2000-foot Corridor boundary are included in the Corridor and are subject to review under MRPA.

A review or reviews of the Corridor portion of the project will be required to determine consistency with the Chattahoochee Corridor Plan. The applicant's agents have started work on Coordination with the Middle Chattahoochee Regional Water and Sewer Authority.

The project site is adjacent to property owned by the Middle Chattahoochee Regional Water and Sewer Authority (MCRWSA) for a proposed drinking water supply pump station, reservoir, and filtration plant. While these sites have been selected to meet the near-term water supply forecasted needs for the Authority, future growth will likely require expansion. Given the potential difficulty in acquiring additional land for future infrastructure expansion, ARC strongly recommends that development plans are coordinated with MCRWSA to discuss long-term land availability and expansion options adjacent to these proposed residential sites.

### **Stream Buffers**

The USGS coverage for the project area shows roughly ten blue-line streams draining into the Chattahoochee, along with numerous tributaries to these streams. The streams include Tuggle Creek and its tributary Town Creek, Mill Branch, Pea Creek, Bear Creek and Turkey Creek. The submitted project plan shows about 18 streams and stream segments either flowing into the river or ending in wetland areas nest to the river, along with numerous tributaries. The City stream buffer ordinance requires a 75-foot impervious surface setback and a 50-foot undisturbed buffer on all streams. The submitted project plans show buffers on all identified streams. The buffers are shown but not identified on the Overall Site Plan (Sheet 9 of 19) or on the East Overall Site Plan (Sheet 10 of 19), but the City 75-foot impervious setback and 50-foot undisturbed buffer, and the 25-foot State Sediment and Erosion Control buffer are identified on the detailed site plans (Sheets 11-18 of 19). However, the 50-foot buffer is identified as a County buffer. It should be identified as a City buffer. The only intrusions shown on the streams on

the submitted plans are transportation crossings, which are allowed under the City ordinance. However, the plans show several proposed individual lots in the East sections as slightly intruding on the 75-foot buffer, particularly one lot at the cul-de-sac of Road 612 on Sheet 15 of 19. Any actual intrusions into the buffers in the final design may require variances from the City.

As stated in the previous section, the portions of the Central and West project areas that are within the proposed Bear Creek Reservoir small water supply watershed will need to show the 100-foot undisturbed buffer and 150-foot impervious surface setback required under the Georgia Environmental Planning Criteria on all perennial streams, as defined by those Criteria.

### **Floodplain**

The submitted site plans and the FEMA coverage for the project area (through Fulton GIS's Floodplain coverage) both show the 100 -year floodplain areas along the Chattahoochee and the tributary streams on the property. Road crossings and trails are the only intrusions shown in the 100-year floodplain on the submitted plans. As stated above, floodplain areas below the river 100-year flood elevation that extend beyond the 2000-foot Corridor, are part of the Chattahoochee River Corridor and are subject to review under MRPA.

#### **Environmental Comments**

The project's preservation of 5,450 acres (70% of the total site) of natural mostly wooded area and full protection of 13 miles of stream buffer areas intrusions is ideally aligned with regional environmental and water resource policies.

### **GDOT Aviation**

Comments received from GDOT aviation are attached.

### **The Atlanta Region's Plan Growth Policy Considerations: Rural Areas**

According to the Atlanta Region's Plan, Rural Areas are those where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism.

To maintain economic viability without undesirable development, these areas may be appropriate as "sending" areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

The project is optimally aligned with the Atlanta Region's Plan's policy recommendations for Rural Areas due to its preservation of rural land and character, protection of stream buffer areas, provision of alternative transportation options, and creation of multiple walkable mixed-use village centers. The project serves as an exceptional regional example of how environmentally sensitive land can be successfully utilized for lucrative development while preserving ecosystems, natural functions, and scenic character.

City of Chattahoochee Hills leadership and staff, along with the applicant team, should collaborate closely to ensure 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 Affairs	Georgia Department of Natural Resource	Georgia Department of Community
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation
Georgia Environmental Finance Authority	Georgia Conservancy	City of South Fulton
Coweta County	Douglas County	MARTA
City of South Fulton	City of Douglasville	City of Palmetto

*For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org).*

*This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.*



## Developments of Regional Impact

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### DRI #4282

#### 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: Chattahoochee Hills

Individual completing form: Mike Morton

Telephone: 770-463-6578

E-mail: [mike.morton@chatthillsga.us](mailto:mike.morton@chatthillsga.us)

\*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: Bouckaert Farms

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 9445 Browns Lake Rd. Chattahoochee Hills, GA 30213

Brief Description of Project: Mixed use development with multiple types of residential, office, restaurant, retail, institutional, and service uses.

#### Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): 8,348 residential dwelling units and supporting non-residential uses

Developer: DMB Development LLC

Mailing Address: 7600 E Doubletree Ranch Rd.

Address 2: Suite 250

City: Scottsdale State: AZ Zip: 85258

Telephone: 480-367-2600

Email: [info@dmbdevelopment.com](mailto:info@dmbdevelopment.com)

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

If yes, property owner: Oracle Fulton Land LLC, Cosmos Stock Holdings LLC, CEEA LP, Gaia LLC

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: 2055 Overall project: 2055

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**DRI #4282**

### 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: Chattahoochee Hills

Individual completing form: Mike Morton

Telephone: 770-463-6578

Email: mike.morton@chatthillsga.us

#### Project Information

Name of Proposed Project: Bouckaert Farms

DRI ID Number: 4282

Developer/Applicant: DMB Development LLC

Telephone: 480-367-2600

Email(s): info@dmbdevelopment.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: \$4,500,000,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$131,100,000.00

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, 0.8 MGD ~ 218 MGY

measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

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

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?

7.5 miles

### 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)?

0.8 MGD ~ 218 MGY

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?

4.1 miles

### 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.)

81,679 based on MMP

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:

TBD in Traffic Study

### Solid Waste Disposal

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

19,000

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 impervious surface once the proposed development has been constructed?

22



Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Conservation of natural areas and stream buffers, providing stormwater BMPs and LID practices to mitigate stormwater impacts to the watershed.

### 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:

Stream crossings may be required. Development will not encroach on floodplains

**Submit Application**

Save without Submitting

Cancel

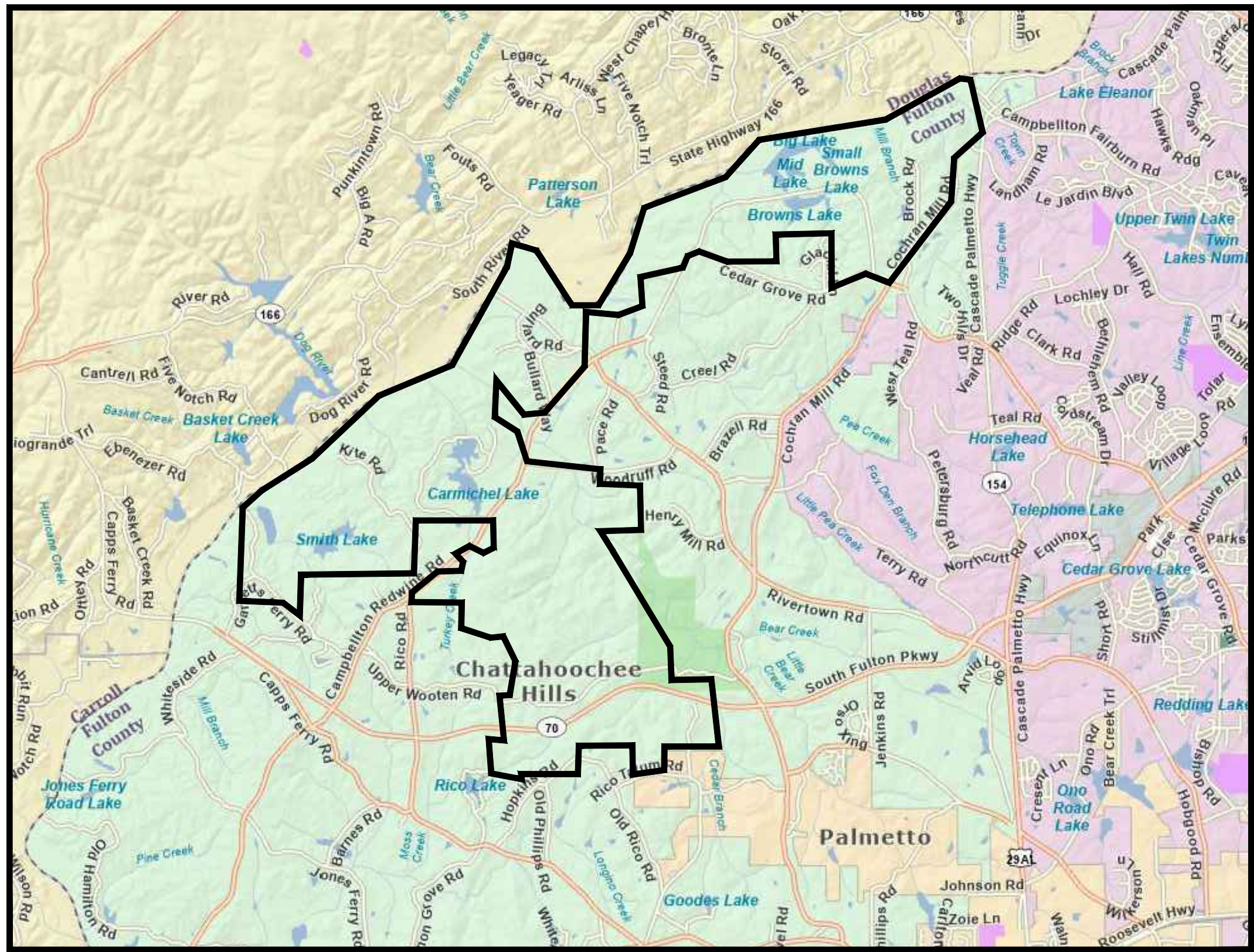
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FILE NAME: I:\customers\_projects\1416\anelli\1416-24-046 bouckaert property\eng\construction\1416-24-046 C:\PLAN-SITE-OVERALL.dwg PLOT STYLE: .... PLOT DATE: 11/14/2024 USER: CLIFTON MCDONALD

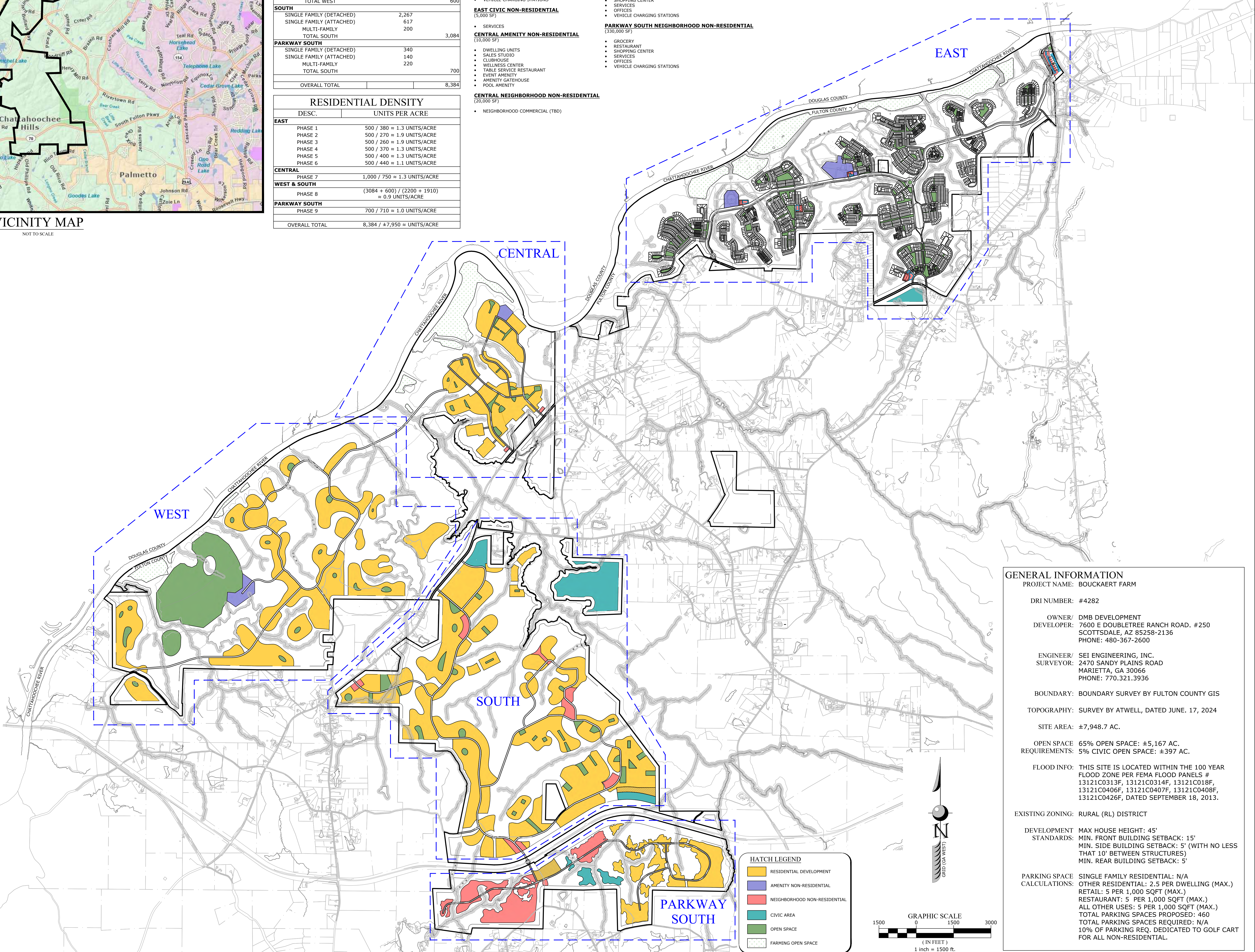


VICINITY MAP  
NOT TO SCALE

RESIDENTIAL UNITS			
	DESC.	UNITS	TOTALS
EAST	SINGLE FAMILY (DETACHED)	2,400	
	SINGLE FAMILY (ATTACHED)	600	
	TOTAL EAST		3,000
CENTRAL	SINGLE FAMILY (DETACHED)	800	
	SINGLE FAMILY (ATTACHED)	200	
	TOTAL CENTRAL		1,000
WEST	SINGLE FAMILY (DETACHED)	480	
	SINGLE FAMILY (ATTACHED)	120	
	TOTAL WEST		600
SOUTH	SINGLE FAMILY (DETACHED)	2,267	
	SINGLE FAMILY (ATTACHED)	617	
	MULTI-FAMILY	200	
	TOTAL SOUTH		3,084
PARKWAY SOUTH	SINGLE FAMILY (DETACHED)	340	
	SINGLE FAMILY (ATTACHED)	140	
	MULTI-FAMILY	220	
	TOTAL SOUTH		700
OVERALL TOTAL			8,384

RESIDENTIAL DENSITY		
DESC.	UNITS PER ACRE	
EAST	PHASE 1	500 / 380 ≈ 1.3 UNITS/ACRE
	PHASE 2	500 / 270 ≈ 1.9 UNITS/ACRE
	PHASE 3	500 / 260 ≈ 1.9 UNITS/ACRE
	PHASE 4	500 / 370 ≈ 1.3 UNITS/ACRE
	PHASE 5	500 / 400 ≈ 1.3 UNITS/ACRE
	PHASE 6	500 / 440 ≈ 1.1 UNITS/ACRE
	CENTRAL	PHASE 7
WEST & SOUTH	PHASE 8	(3084 + 600) / (2200 + 1910) ≈ 0.9 UNITS/ACRE
	PARKWAY SOUTH	
	PHASE 9	700 / 710 ≈ 1.0 UNITS/ACRE
OVERALL TOTAL		8,384 / ±7,950 ≈ UNITS/ACRE

- EAST AMENITY NON-RESIDENTIAL**  
(52,000 SF)
- DWELLING UNITS
  - SALES STUDIO
  - CLUBHOUSE
  - WELLNESS CENTER
  - TABLE SERVICE RESTAURANT
  - EVENT AMENITY
  - AGE QUALIFIED AMENITY
  - AMENITY GATEHOUSE
  - POOL AMENITY
- EAST NEIGHBORHOOD NON-RESIDENTIAL**  
(73,000 SF)
- GROCERY
  - SERVICES
  - OFFICES
  - NEIGHBORHOOD COMMERCIAL
  - VEHICLE CHARGING STATIONS
- EAST CIVIC NON-RESIDENTIAL**  
(5,000 SF)
- SERVICES
- CENTRAL AMENITY NON-RESIDENTIAL**  
(10,000 SF)
- DWELLING UNITS
  - SALES STUDIO
  - CLUBHOUSE
  - WELLNESS CENTER
  - TABLE SERVICE RESTAURANT
  - EVENT AMENITY
  - AMENITY GATEHOUSE
  - POOL AMENITY
- CENTRAL NEIGHBORHOOD NON-RESIDENTIAL**  
(20,000 SF)
- NEIGHBORHOOD COMMERCIAL (TBD)
- WEST AMENITY NON-RESIDENTIAL**  
(35,200 SF)
- DWELLING UNITS
  - GOLF
  - CLUB (RESTAURANTS AND SPA)
  - PRO SHOP
- SOUTH CIVIC NON-RESIDENTIAL**
- SCHOOL (ON-SITE) - 115,000 SF
  - SCHOOL (OFF-SITE) - 380,000 SF
  - TBD AREA
- SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(120,000 SF)
- GROCERY
  - RESTAURANT
  - SHOPPING CENTER
  - SERVICES
  - OFFICES
  - VEHICLE CHARGING STATIONS
- PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(330,000 SF)
- GROCERY
  - RESTAURANT
  - SHOPPING CENTER
  - SERVICES
  - OFFICES
  - VEHICLE CHARGING STATIONS



**GENERAL INFORMATION**  
PROJECT NAME: BOUCKAERT FARM

DR# NUMBER: #4282

OWNER: DMB DEVELOPMENT  
DEVELOPER: 7600 E DOUBLETREE RANCH ROAD, #250  
SCOTTSDALE, AZ 85258-2136  
PHONE: 480-367-2600

ENGINEER: SEI ENGINEERING, INC.  
SURVEYOR: 2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY FULTON COUNTY GIS

TOPOGRAPHY: SURVEY BY ATWELL, DATED JUNE. 17, 2024

SITE AREA: ±7,948.7 AC.

OPEN SPACE: 65% OPEN SPACE: ±5,167 AC.  
REQUIREMENTS: 5% CIVIC OPEN SPACE: ±397 AC.

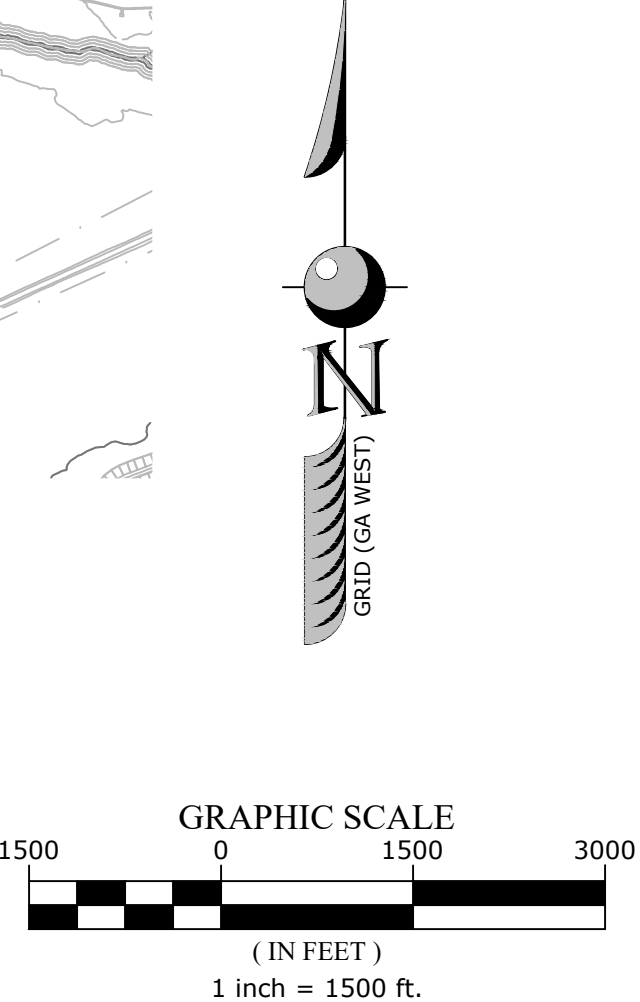
FLOOD INFO: THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13121C0313F, 13121C0314F, 13121C018F, 13121C0406F, 13121C0407F, 13121C0408F, 13121C0426F, DATED SEPTEMBER 18, 2013.

EXISTING ZONING: RURAL (RL) DISTRICT

DEVELOPMENT STANDARDS: MAX HOUSE HEIGHT: 45'  
MIN. FRONT BUILDING SETBACK: 15'  
MIN. SIDE BUILDING SETBACK: 5' (WITH NO LESS THAN 10' BETWEEN STRUCTURES)  
MIN. REAR BUILDING SETBACK: 5'

PARKING SPACE CALCULATIONS: SINGLE FAMILY RESIDENTIAL: N/A  
OTHER RESIDENTIAL: 2.5 PER DWELLING (MAX.)  
RETAIL: 5 PER 1,000 SQFT (MAX.)  
RESTAURANT: 5 PER 1,000 SQFT (MAX.)  
ALL OTHER USES: 5 PER 1,000 SQFT (MAX.)  
TOTAL PARKING SPACES PROPOSED: 460  
TOTAL PARKING SPACES REQUIRED: N/A  
10% OF PARKING REQ. DEDICATED TO GOLF CART FOR ALL NON-RESIDENTIAL.

HATCH LEGEND	
	RESIDENTIAL DEVELOPMENT
	AMENITY NON-RESIDENTIAL
	NEIGHBORHOOD NON-RESIDENTIAL
	CIVIC AREA
	OPEN SPACE
	FARMING OPEN SPACE



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PROJECT OWNED/DEVELOPED BY:  
**DMB DEVELOPMENT**  
7600 E DOUBLETREE RANCH ROAD, #250  
SCOTTSDALE, AZ 85258-2136  
CONTACT INFORMATION  
480-367-2600

**BOUCKAERT FARM  
OVERALL SITE PLAN**  
BOUCKAERT FARM

ISSUED FOR:  
REVIEW

Project No.: 1416-24-046  
Designed By: SEI  
Issue Date: 2024-11-14

**C1.0.0**

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

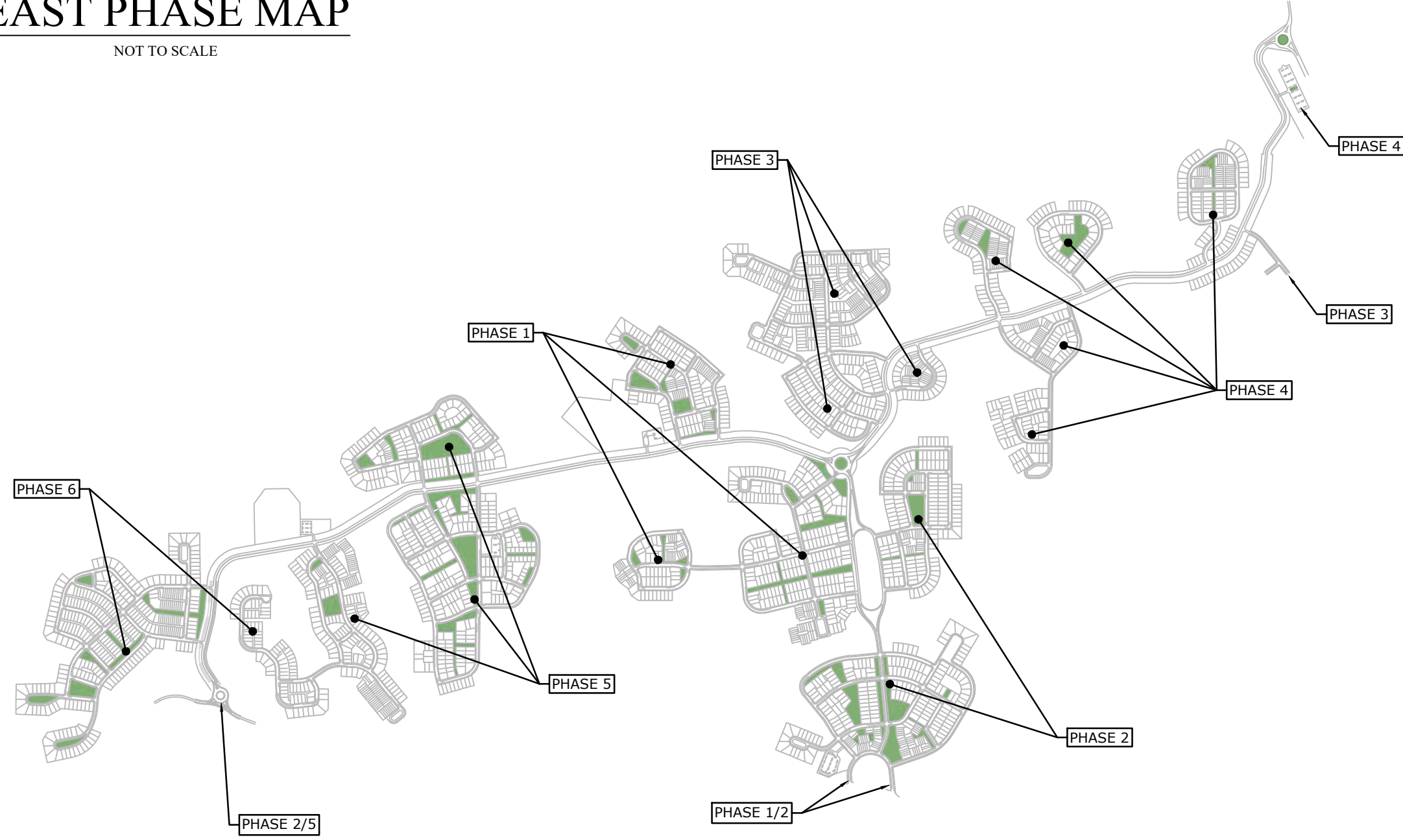
**SEI ENGINEERING, INC.**  
2470 Sandy Plains Road, Suite 4 Marietta, Georgia 30066  
4175 Johnson Way, Suite 4 Marietta, Georgia 30066  
www.seiengineering.com

1416-24-046



## EAST PHASE MAP

NOT TO SCALE



RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
<b>EAST</b>		
SINGLE FAMILY (DETACHED)	2,400	
SINGLE FAMILY (ATTACHED)	600	
TOTAL EAST		3,000
<b>CENTRAL</b>		
SINGLE FAMILY (DETACHED)	800	
SINGLE FAMILY (ATTACHED)	200	
TOTAL CENTRAL		1,000
<b>WEST</b>		
SINGLE FAMILY (DETACHED)	480	
SINGLE FAMILY (ATTACHED)	120	
TOTAL WEST		600
<b>SOUTH</b>		
SINGLE FAMILY (DETACHED)	2,267	
SINGLE FAMILY (ATTACHED)	617	
MULTI-FAMILY	200	
TOTAL SOUTH		3,084
<b>PARKWAY SOUTH</b>		
SINGLE FAMILY (DETACHED)	340	
SINGLE FAMILY (ATTACHED)	140	
MULTI-FAMILY	220	
TOTAL SOUTH		700
OVERALL TOTAL		8,384

RESIDENTIAL DENSITY		
DESC.	UNITS PER ACRE	
<b>EAST</b>		
PHASE 1	500 / 380 ≈ 1.3 UNITS/ACRE	
PHASE 2	500 / 270 ≈ 1.9 UNITS/ACRE	
PHASE 3	500 / 260 ≈ 1.9 UNITS/ACRE	
PHASE 4	500 / 370 ≈ 1.3 UNITS/ACRE	
PHASE 5	500 / 400 ≈ 1.3 UNITS/ACRE	
PHASE 6	500 / 440 ≈ 1.1 UNITS/ACRE	
<b>CENTRAL</b>		
PHASE 7	1,000 / 750 ≈ 1.3 UNITS/ACRE	
<b>WEST &amp; SOUTH</b>		
PHASE 8	(3084 + 600) / (2200 + 1910) ≈ 0.9 UNITS/ACRE	
<b>PARKWAY SOUTH</b>		
PHASE 9	700 / 710 ≈ 1.0 UNITS/ACRE	
OVERALL TOTAL	8,384 / ±7,950 ≈ UNITS/ACRE	

## EAST AMENITY NON-RESIDENTIAL

(52,000 SF)

- DWELLING UNITS
- SALES STUDIO
- CLUBHOUSE
- WELLNESS CENTER
- TABLE SERVICE RESTAURANT
- EVENT AMENITY
- AGE QUALIFIED AMENITY
- AMENITY GATEHOUSE
- POOL AMENITY

## EAST NEIGHBORHOOD NON-RESIDENTIAL

(78,000 SF)

- GROCERY
- SERVICES
- OFFICES
- NEIGHBORHOOD COMMERCIAL
- VEHICLE CHARGING STATIONS

## EAST CIVIC NON-RESIDENTIAL

(5,000 SF)

- SERVICES

## CENTRAL AMENITY NON-RESIDENTIAL

(10,000 SF)

- DWELLING UNITS
- SALES STUDIO
- CLUBHOUSE
- WELLNESS CENTER
- TABLE SERVICE RESTAURANT
- EVENT AMENITY
- AMENITY GATEHOUSE
- POOL AMENITY

## CENTRAL NEIGHBORHOOD NON-RESIDENTIAL

(20,000 SF)

- NEIGHBORHOOD COMMERCIAL (TBD)

## WEST AMENITY NON-RESIDENTIAL

(55,200 SF)

- DWELLING UNITS
- GOLF
- CLUB (RESTAURANTS AND SPA)
- PRO SHOP

## SOUTH CIVIC NON-RESIDENTIAL

(115,000 SF)

- SCHOOL (ON-SITE) - 115,000 SF
- SCHOOL (OFF-SITE) - 380,000 SF
- TBD AREA

## SOUTH NEIGHBORHOOD NON-RESIDENTIAL

(120,000 SF)

- GROCERY
- RESTAURANT
- SHOPPING CENTER
- SERVICES
- OFFICES
- VEHICLE CHARGING STATIONS

## PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL

(330,000 SF)

- GROCERY
- RESTAURANT
- SHOPPING CENTER
- SERVICES
- OFFICES
- VEHICLE CHARGING STATIONS

## ADDITIONAL NOTES:

1. NO PROPOSED SHARED PARKING, INCLUDING CAR SHARE AND VANPOOLING, WITHIN EXISTING AND PROPOSED DEVELOPMENTS.
2. BUILDING FOOTPRINTS SHOWN FOR PLANNING ONLY. FINAL SIZE AND CONFIGURATION TO BE DETERMINED.

## GENERAL INFORMATION

PROJECT NAME: BOUCKAERT FARM

DRI NUMBER: #4282

OWNER/ DEVELOPER: DMB DEVELOPMENT  
7600 E DOUBLETREE RANCH ROAD, #250  
SCOTTSDALE, AZ 85258-2136  
PHONE: 480-367-2600

ENGINEER/ SURVEYOR: SEI ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY FULTON COUNTY GIS

TOPOGRAPHY: SURVEY BY ATWELL, DATED JUNE, 17, 2024

SITE AREA: ±7,948.7 AC.

OPEN SPACE: 65% OPEN SPACE: ±5,167 AC.  
REQUIREMENTS: 5% CIVIC OPEN SPACE: ±397 AC.

FLOOD INFO: THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13121C0314F, 13121C0314F, 13121C018F, 13121C0406F, 13121C0407F, 13121C0408F, 13121C0426F, DATED SEPTEMBER 18, 2013.

EXISTING ZONING: RURAL (RL) DISTRICT

DEVELOPMENT STANDARDS: MAX HOUSE HEIGHT: 45'  
MIN. FRONT BUILDING SETBACK: 15'  
MIN. SIDE BUILDING SETBACK: 5' (WITH NO LESS THAN 10' BETWEEN STRUCTURES)  
MIN. REAR BUILDING SETBACK: 5'

PARKING SPACE CALCULATIONS: SINGLE FAMILY RESIDENTIAL: N/A  
OTHER RESIDENTIAL: 2.5 PER DWELLING (MAX.)  
RETAIL: 5 PER 1,000 SQFT (MAX.)  
RESTAURANT: 5 PER 1,000 SQFT (MAX.)  
ALL OTHER USES: 5 PER 1,000 SQFT (MAX.)  
TOTAL PARKING SPACES PROPOSED: 460  
TOTAL PARKING SPACES REQUIRED: N/A  
10% OF PARKING REQ. DEDICATED TO GOLF CART FOR ALL NON-RESIDENTIAL.

## HATCH LEGEND

- AMENITY NON-RESIDENTIAL
- NEIGHBORHOOD NON-RESIDENTIAL
- OPEN SPACE
- CIVIC AREA
- FARMING OPEN SPACE
- RIVERLAND RESERVATION AREA
- MULTI-MODAL PARKWAY ROUTES (SECTION #1)
- MULTI-MODAL TRAILS (SECTIONS #2/#3)

GRAPHIC SCALE  
0 500 1000  
(IN FEET)  
1 inch = 500 ft.



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PROJECT OWNED/DEVELOPED BY:  
**DMB DEVELOPMENT**  
7600 E DOUBLETREE RANCH ROAD, #250  
SCOTTSDALE, AZ 85258-2136

OVERALL SITE PLAN  
(EAST)  
BOUCKAERT FARM



ISSUED FOR: REVIEW

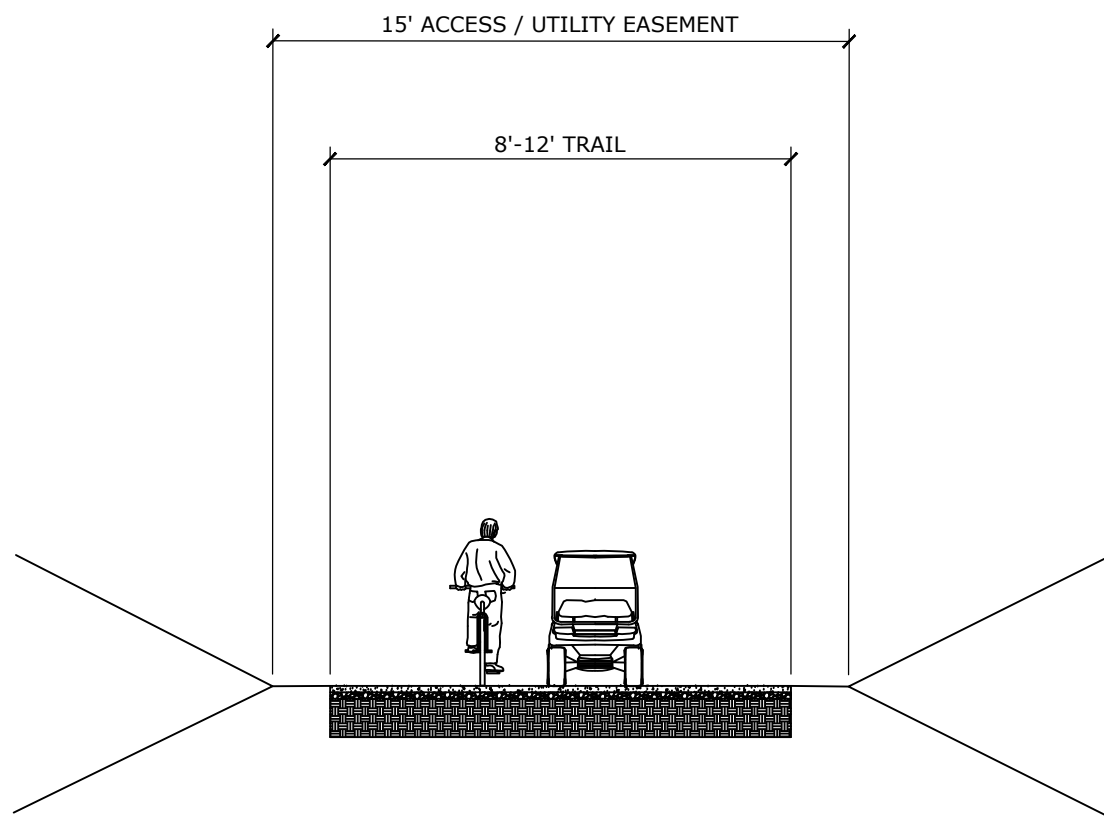
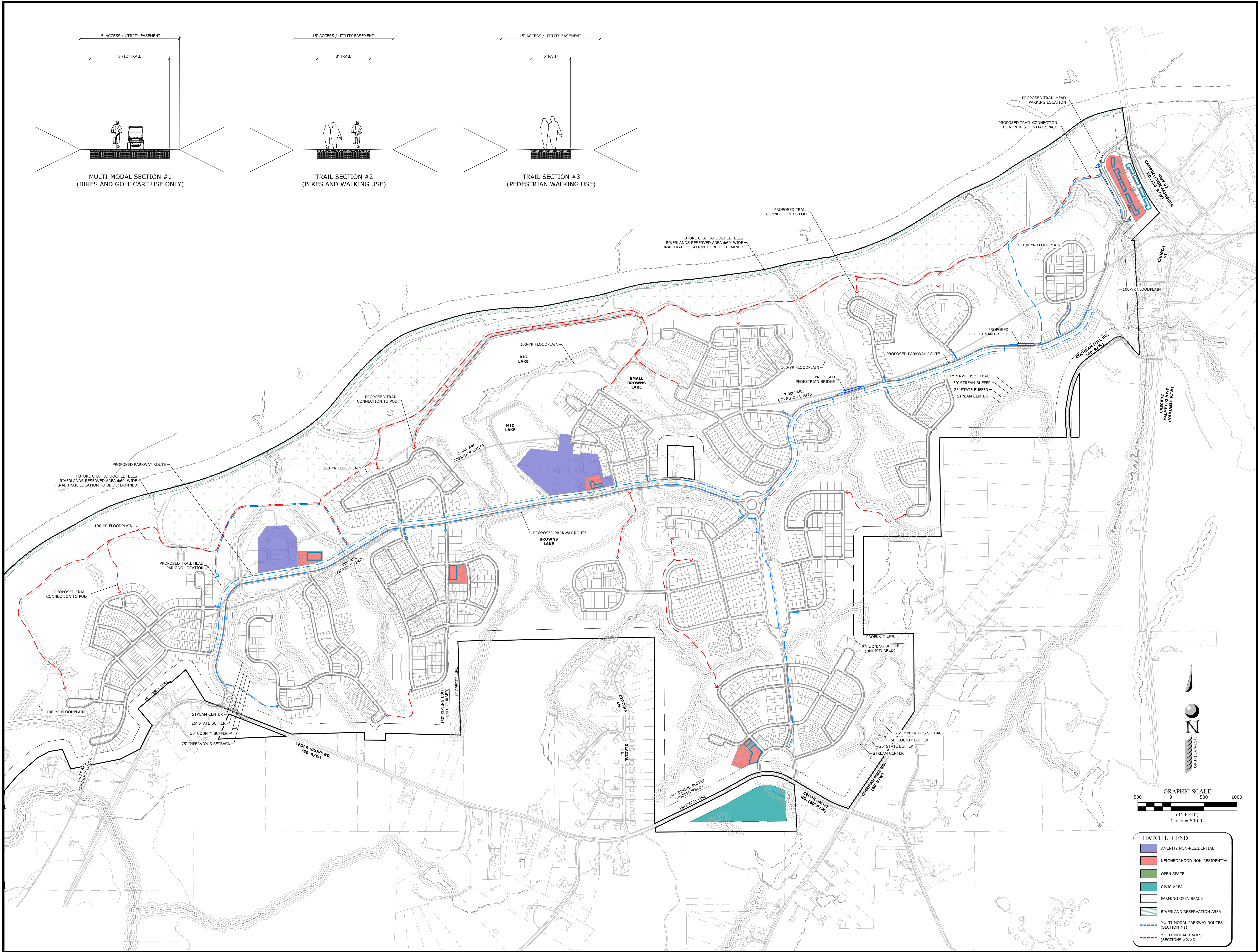
Project No.: 1416-24-046  
Designed By: SEI  
Issue Date: 2024-11-14

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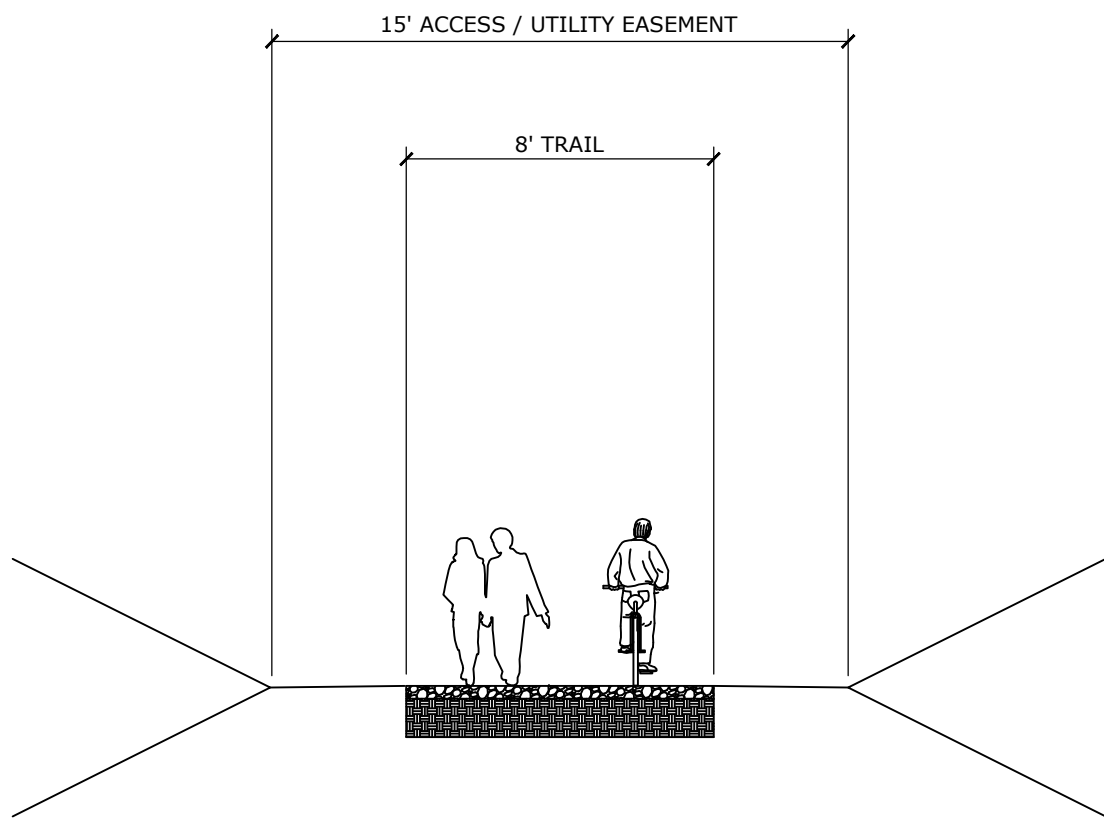




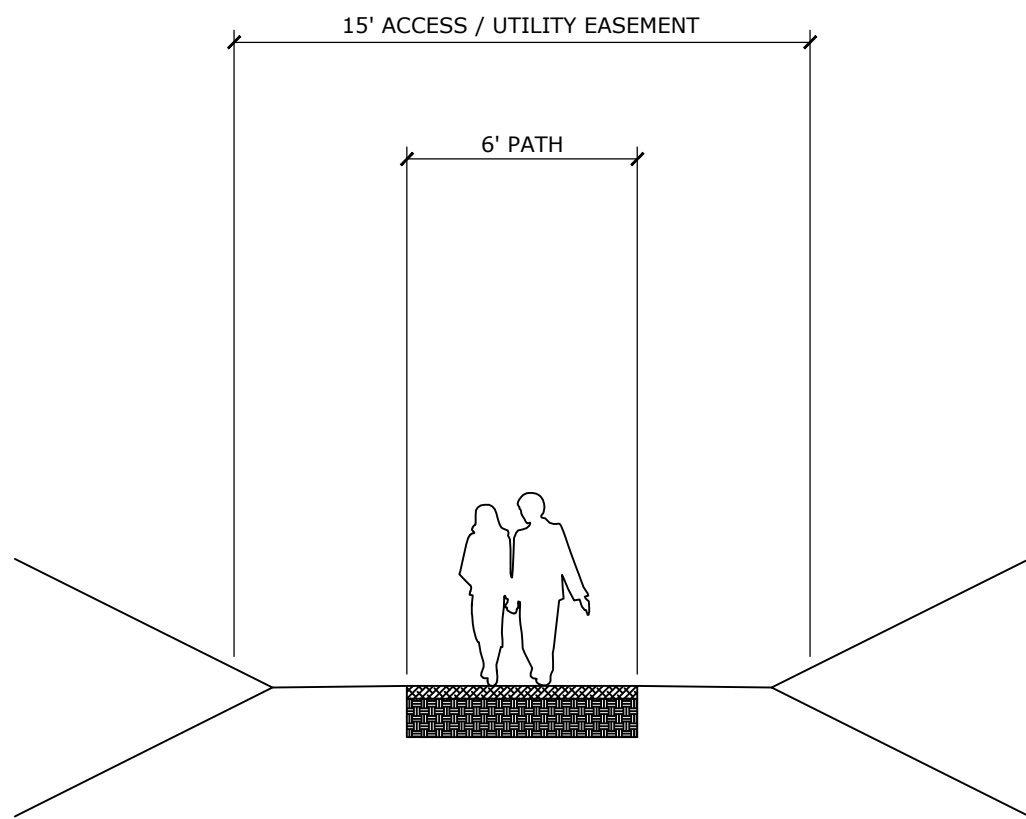
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MULTI-MODAL SECTION #1  
(BIKES AND GOLF CART USE ONLY)



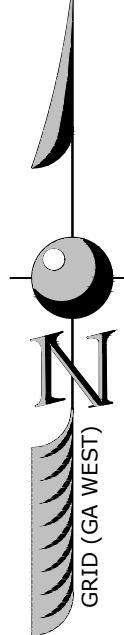
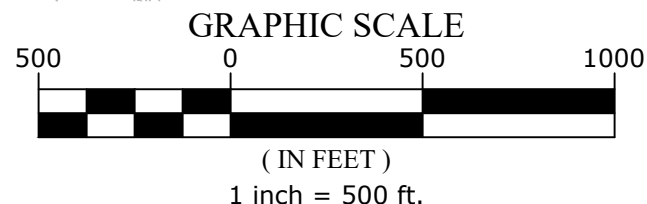
TRAIL SECTION #2  
(BIKES AND WALKING USE)



TRAIL SECTION #3  
(PEDESTRIAN WALKING USE)

**HATCH LEGEND**

- AMENITY NON-RESIDENTIAL
- NEIGHBORHOOD NON-RESIDENTIAL
- OPEN SPACE
- CIVIC AREA
- FARMING OPEN SPACE
- RIVERLAND RESERVATION AREA
- MULTI-MODAL PARKWAY ROUTES (SECTION #1)
- MULTI-MODAL TRAILS (SECTIONS #2/#3)



SEI ENGINEERING, INC.  
2470 Sandy Plains Road, Suite A Marietta, Georgia 30066  
417 Johnson Way, Suite A Marietta, Georgia 30066  
www.seiengineering.com

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PROJECT OWNED/DEVELOPED BY:  
**DMB DEVELOPMENT**  
7600 E DOUBLETREE RANCH ROAD, #250  
SCOTTSDALE, AZ 85258-2136

CONTACT INFORMATION:  
480-507-2600

**BOUCKAERT EAST TRAILS MAP**  
BOUCKAERT FARM

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
CLAY W. EYBLE  
NO. 23306

ISSUED FOR:  
REVIEW

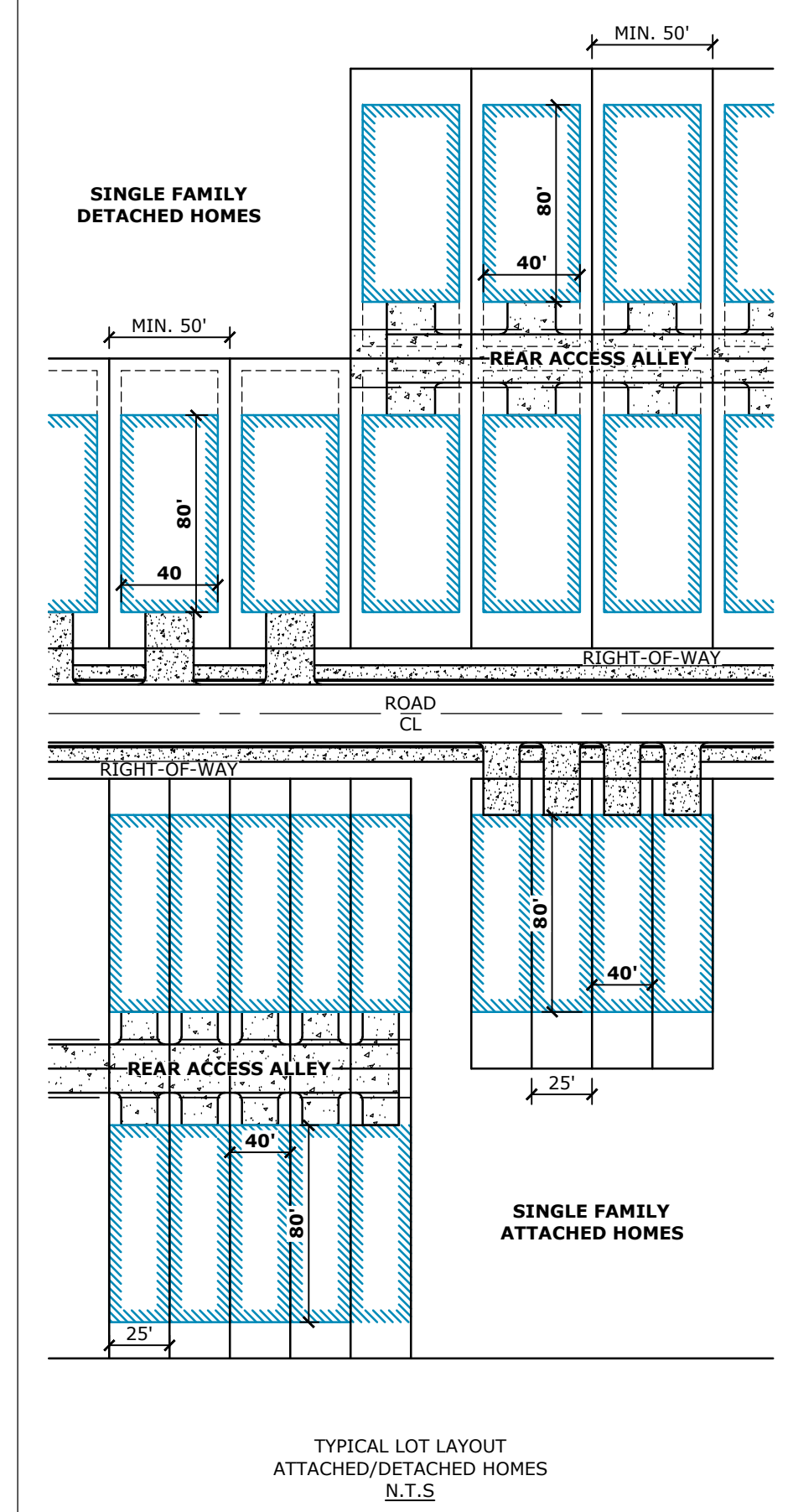
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Designed By: SEI  
Issue Date: 2024-11-14

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



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RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
<b>EAST</b>		
SINGLE FAMILY (DETACHED)	2,400	
SINGLE FAMILY (ATTACHED)	600	
TOTAL EAST		3,000
<b>CENTRAL</b>		
SINGLE FAMILY (DETACHED)	800	
SINGLE FAMILY (ATTACHED)	200	
TOTAL CENTRAL		1,000
<b>WEST</b>		
SINGLE FAMILY (DETACHED)	480	
SINGLE FAMILY (ATTACHED)	120	
TOTAL WEST		600
<b>SOUTH</b>		
SINGLE FAMILY (DETACHED)	2,267	
SINGLE FAMILY (ATTACHED)	617	
MULTI-FAMILY	200	
TOTAL SOUTH		3,084
<b>PARKWAY SOUTH</b>		
SINGLE FAMILY (DETACHED)	340	
SINGLE FAMILY (ATTACHED)	140	
MULTI-FAMILY	220	
TOTAL SOUTH		700
OVERALL TOTAL		8,384

RESIDENTIAL DENSITY	
DESC.	UNITS PER ACRE
<b>EAST</b>	
PHASE 1	500 / 380 $\approx$ 1.3 UNITS/ACRE
PHASE 2	500 / 270 $\approx$ 1.9 UNITS/ACRE
PHASE 3	500 / 260 $\approx$ 1.9 UNITS/ACRE
PHASE 4	500 / 370 $\approx$ 1.3 UNITS/ACRE
PHASE 5	500 / 400 $\approx$ 1.3 UNITS/ACRE
PHASE 6	500 / 440 $\approx$ 1.1 UNITS/ACRE
<b>CENTRAL</b>	
PHASE 7	1,000 / 750 $\approx$ 1.3 UNITS/ACRE
<b>WEST &amp; SOUTH</b>	
PHASE 8	(3084 + 600) / (2200 + 1910) $\approx$ 0.9 UNITS/ACRE
<b>PARKWAY SOUTH</b>	
PHASE 9	700 / 710 $\approx$ 1.0 UNITS/ACRE
OVERALL TOTAL	8,384 / $\approx$ 7,950 $\approx$ UNITS/ACRE

- EAST AMENITY NON-RESIDENTIAL**  
(52,000 SF)
- DWELLING UNITS
  - SALES STUDIO
  - CLUBHOUSE
  - WELLNESS CENTER
  - TABLE SERVICE RESTAURANT
  - EVENT AMENITY
  - AGE QUALIFIED AMENITY
  - AMENITY GATEHOUSE
  - CLUBHOUSE
  - POOL AMENITY
- EAST NEIGHBORHOOD NON-RESIDENTIAL**  
(78,000 SF)
- GROCERY
  - SERVICES
  - OFFICES
  - NEIGHBORHOOD COMMERCIAL
  - VEHICLE CHARGING STATIONS
- EAST CIVIC NON-RESIDENTIAL**  
(5,000 SF)
- SERVICES
- CENTRAL AMENITY NON-RESIDENTIAL**  
(10,000 SF)
- DWELLING UNITS
  - SALES STUDIO
  - CLUBHOUSE
  - WELLNESS CENTER
  - TABLE SERVICE RESTAURANT
  - EVENT AMENITY
  - AMENITY GATEHOUSE
  - POOL AMENITY
- CENTRAL NEIGHBORHOOD NON-RESIDENTIAL**  
(20,000 SF)
- NEIGHBORHOOD COMMERCIAL (TBD)

- WEST AMENITY NON-RESIDENTIAL**  
(55,200 SF)
- DWELLING UNITS
  - GOLF
  - CLUB (RESTAURANTS AND SPA)
  - PRO SHOP
- SOUTH CIVIC NON-RESIDENTIAL**
- SCHOOL (ON-SITE) - 115,000 SF
  - SCHOOL (OFF-SITE) - 380,000 SF
  - TBD AREA
- SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(120,000 SF)
- GROCERY
  - RESTAURANT
  - SHOPPING CENTER
  - SERVICES
  - VEHICLE CHARGING STATIONS
- PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(330,000 SF)
- GROCERY
  - RESTAURANT
  - SHOPPING CENTER
  - SERVICES
  - VEHICLE CHARGING STATIONS

- NEIGHBORHOOD NON-RESIDENTIAL**  
AREA E1:  $\pm$ 52,200 SF  
BUILD. FOOTPRINT:  $\pm$ 5,500 SF  
(3-STORY MAX.)  
FAR: 0.1
- NEIGHBORHOOD NON-RESIDENTIAL**  
AREA E2:  $\pm$ 121,800 SF  
BUILD. FOOTPRINT:  $\pm$ 12,500 SF  
(3-STORY MAX.)  
FAR: 0.1

- ADDITIONAL NOTES:**
- NO PROPOSED SHARED PARKING, INCLUDING CAR SHARE AND VANPOOLING, WITHIN EXISTING AND PROPOSED DEVELOPMENTS.
  - BUILDING FOOTPRINTS SHOWN FOR PLANNING ONLY. FINAL SIZE AND CONFIGURATION TO BE DETERMINED.

**HATCH LEGEND**

- AMENITY NON-RESIDENTIAL
- NEIGHBORHOOD NON-RESIDENTIAL
- OPEN SPACE
- CIVIC AREA
- FARMING OPEN SPACE
- RIVERLAND RESERVATION AREA (SECTION #1)
- MULTI-MODAL PARKWAY ROUTES (SECTION #1)
- MULTI-MODAL TRAILS (SECTIONS #2/#3)

**GENERAL INFORMATION**

PROJECT NAME: BOUCKAERT FARM

DRI NUMBER: #4282

OWNER/ DEVELOPER: DMB DEVELOPMENT  
7600 E DOUBLETREE RANCH ROAD. #250  
SCOTTSDALE, AZ 85258-2136  
PHONE: 480-367-2600

ENGINEER/ SURVEYOR: SEI ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY FULTON COUNTY GIS

TOPOGRAPHY: SURVEY BY ATWELL, DATED JUNE. 17, 2024

SITE AREA:  $\pm$ 7,948.7 AC.

OPEN SPACE: 65% OPEN SPACE:  $\pm$ 5,167 AC.

REQUIREMENTS: 5% CIVIC OPEN SPACE:  $\pm$ 397 AC.

FLOOD INFO: THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13121C0313F, 13121C0314F, 13121C018F, 13121C0406F, 13121C0407F, 13121C0408F, 13121C0426F, DATED SEPTEMBER 18, 2013.

EXISTING ZONING: RURAL (RL) DISTRICT

DEVELOPMENT STANDARDS: MAX HOUSE HEIGHT: 45' MIN. FRONT BUILDING SETBACK: 15' MIN. SIDE BUILDING SETBACK: 5' (WITH NO LESS THAN 10' BETWEEN STRUCTURES) MIN. REAR BUILDING SETBACK: 5'

PARKING SPACE CALCULATIONS: SINGLE FAMILY RESIDENTIAL: N/A OTHER RESIDENTIAL: 2.5 PER DWELLING (MAX.) RETAIL: 5 PER 1,000 SQFT (MAX.) RESTAURANT: 5 PER 1,000 SQFT (MAX.) ALL OTHER USES: 5 PER 1,000 SQFT (MAX.) TOTAL PARKING SPACES PROPOSED: 460 TOTAL PARKING SPACES REQUIRED: N/A 10% OF PARKING REQ. DEDICATED TO GOLF CART FOR ALL NON-RESIDENTIAL.



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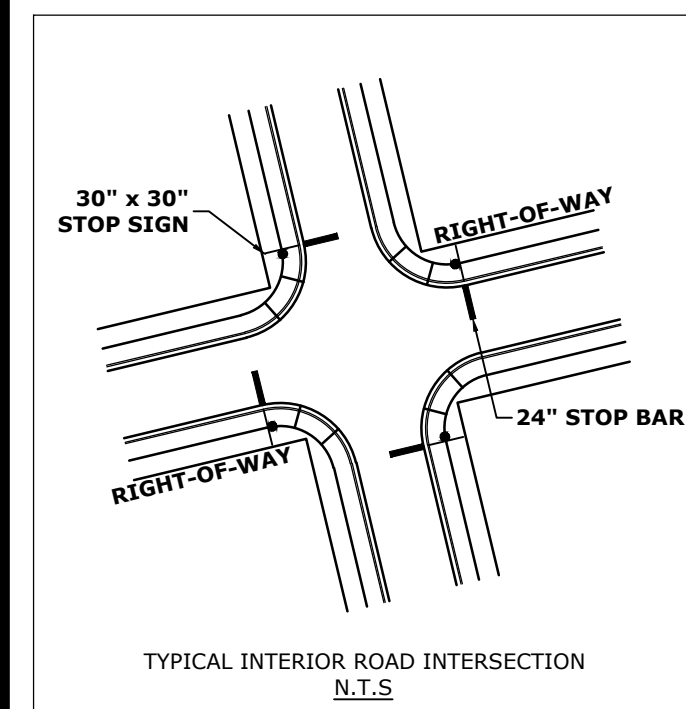
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- NEIGHBORHOOD COMMERCIAL (TBD)

**PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(330,000 SF)

- GROCERY
- RESTAURANT
- SHOPPING CENTER
- SERVICES
- OFFICES
- VEHICLE CHARGING STATIONS

1. NO PROPOSED SHARED PARKING, INCLUDING CAR SHARE AND VANPOOLING, WITHIN EXISTING AND PROPOSED DEVELOPMENTS.
2. BUILDING FOOTPRINTS SHOWN FOR PLANNING ONLY. FINAL SIZE AND CONFIGURATION TO BE DETERMINED.



DRI NUMBER: #4282

OWNER/ DMB D  
DEVELOPER: 7600 E  
SCOTT  
PHONE

ENGINEER/ SEI ENGINEERING, INC.  
SURVEYOR: 2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY FULTON COUNTY GIS

TOPOGRAPHY: SURVEY BY ATWELL, DATED JUNE. 17, 2024

SITE AREA: ±7,948.7 AC.

OPEN SPACE 65% OPEN SPACE: ±5,167 AC.  
REQUIREMENTS: 5% CIVIC OPEN SPACE: ±397 AC









FLOOD INFO: THIS SITE IS LOCATED WITHIN THE 100 YEAR  
FLOOD ZONE PER FEMA FLOOD PANELS #  
13121C0313F, 13121C0314F, 13121C018F,  
13121C0406F, 13121C0407F, 13121C0408F,  
13121C0426F, DATED SEPTEMBER 18, 2013.

EXISTING ZONING: RURAL (RL) DISTRICT

DEVELOPMENT STANDARDS: MAX HOUSE HEIGHT: 45'  
MIN. FRONT BUILDING SETBACK: 15'  
MIN. SIDE BUILDING SETBACK: 5' (WITH NO LESS  
THAT 10' BETWEEN STRUCTURES)  
MIN. REAR BUILDING SETBACK: 5'

PARKING SPACE CALCULATIONS: SINGLE FAMILY RESIDENTIAL: N/A  
OTHER RESIDENTIAL: 2.5 PER DWELLING (MAX.)  
RETAIL: 5 PER 1,000 SQFT (MAX.)  
RESTAURANT: 5 PER 1,000 SQFT (MAX.)  
ALL OTHER USES: 5 PER 1,000 SQFT (MAX.)  
TOTAL PARKING SPACES PROPOSED: 460  
TOTAL PARKING SPACES REQUIRED: N/A  
10% OF PARKING REQ. DEDICATED TO GOLF CAR  
FOR ALL NON-RESIDENTIAL.

### HATCH LEGEND

	AMENITY NON-RESIDENTIAL
	NEIGHBORHOOD NON-RESIDENTIAL
	OPEN SPACE
	CIVIC AREA
	FARMING OPEN SPACE
	RIVERLAND RESERVATION AREA
	MULTI-MODAL PARKWAY ROUTES (SECTION #1)
	MULTI-MODAL TRAILS (SECTIONS #2/#3)



GENERAL INFORMATION

PROJECT NAME: BOUCKAERT FARM

DRI NUMBER: #4282

OWNER/ DEVELOPER: DMB DEVELOPMENT  
7600 E DOUBLETREE RANCH ROAD. #250  
SCOTTSDALE, AZ 85258-2136  
PHONE: 480-367-2600

ENGINEER/ SURVEYOR: SEI ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY FULTON COUNTY GIS

TOPOGRAPHY: SURVEY BY ATWELL, DATED JUNE. 17, 2024

SITE AREA: ±7,948.7 AC.

OPEN SPACE: 65% OPEN SPACE: ±5,167 AC.  
REQUIREMENTS: 5% CIVIC OPEN SPACE: ±397 AC.

FLOOD INFO: THIS SITE IS LOCATED WITHIN THE 100 YEAR  
FLOOD ZONE PER FEMA FLOOD PANELS #  
13121C0313F, 13121C0314F, 13121C018F,  
13121C0406F, 13121C0407F, 13121C0408F,  
13121C0426F, DATED SEPTEMBER 18, 2013.

EXISTING ZONING: RURAL (RL) DISTRICT

DEVELOPMENT STANDARDS: MAX HOUSE HEIGHT: 45'  
MIN. FRONT BUILDING SETBACK: 15'  
MIN. SIDE BUILDING SETBACK: 5' (WITH NO LESS  
THAT 10' BETWEEN STRUCTURES)  
MIN. REAR BUILDING SETBACK: 5'

PARKING SPACE CALCULATIONS: SINGLE FAMILY RESIDENTIAL: N/A  
OTHER RESIDENTIAL: 2.5 PER DWELLING (MAX.)  
RETAIL: 5 PER 1,000 SQFT (MAX.)  
RESTAURANT: 5 PER 1,000 SQFT (MAX.)  
ALL OTHER USES: 5 PER 1,000 SQFT (MAX.)  
TOTAL PARKING SPACES PROPOSED: 460  
TOTAL PARKING SPACES REQUIRED: N/A  
10% OF PARKING REQ. DEDICATED TO GOLF CART  
FOR ALL NON-RESIDENTIAL.

RESIDENTIAL UNITS			
DESC.	UNITS	TOTALS	
<b>EAST</b>			
SINGLE FAMILY (DETACHED)	2,400		
SINGLE FAMILY (ATTACHED)	600		
TOTAL EAST		3,000	
<b>CENTRAL</b>			
SINGLE FAMILY (DETACHED)	800		
SINGLE FAMILY (ATTACHED)	200		
TOTAL CENTRAL		1,000	
<b>WEST</b>			
SINGLE FAMILY (DETACHED)	480		
SINGLE FAMILY (ATTACHED)	120		
TOTAL WEST		600	
<b>SOUTH</b>			
SINGLE FAMILY (DETACHED)	2,267		
SINGLE FAMILY (ATTACHED)	617		
MULTI-FAMILY	200		
TOTAL SOUTH		3,084	
<b>PARKWAY SOUTH</b>			
SINGLE FAMILY (DETACHED)	340		
SINGLE FAMILY (ATTACHED)	140		
MULTI-FAMILY	220		
TOTAL SOUTH		700	
OVERALL TOTAL		8,384	

RESIDENTIAL DENSITY		
DESC.	UNITS PER ACRE	
<b>EAST</b>		
PHASE 1	500 / 380 ≈ 1.3 UNITS/ACRE	
PHASE 2	500 / 270 ≈ 1.9 UNITS/ACRE	
PHASE 3	500 / 260 ≈ 1.9 UNITS/ACRE	
PHASE 4	500 / 370 ≈ 1.3 UNITS/ACRE	
PHASE 5	500 / 400 ≈ 1.3 UNITS/ACRE	
PHASE 6	500 / 440 ≈ 1.1 UNITS/ACRE	
<b>CENTRAL</b>		
PHASE 7	1,000 / 750 ≈ 1.3 UNITS/ACRE	
<b>WEST &amp; SOUTH</b>		
PHASE 8	(3084 + 600) / (2200 + 1910) ≈ 0.9 UNITS/ACRE	
<b>PARKWAY SOUTH</b>		
PHASE 9	700 / 710 ≈ 1.0 UNITS/ACRE	
OVERALL TOTAL	8,384 / 7,950 ≈ UNITS/ACRE	

ADDITIONAL NOTES:

- NO PROPOSED SHARED PARKING, INCLUDING CAR SHARE AND VANPOOLING, WITHIN EXISTING AND PROPOSED DEVELOPMENTS.
- BUILDING FOOTPRINTS SHOWN FOR PLANNING ONLY. FINAL SIZE AND CONFIGURATION TO BE DETERMINED.

EAST AMENITY NON-RESIDENTIAL (52,000 SF)

- DWELLING UNITS
- SALES STUDIO
- CLUBHOUSE
- WELLNESS CENTER
- TABLE SERVICE RESTAURANT
- EVENT AMENITY
- AGE QUALIFIED AMENITY
- AMENITY GATEHOUSE
- POOL AMENITY

EAST NEIGHBORHOOD NON-RESIDENTIAL (78,000 SF)

- GROCERY
- SERVICES
- OFFICES
- NEIGHBORHOOD COMMERCIAL
- VEHICLE CHARGING STATIONS

EAST CIVIC NON-RESIDENTIAL (5,000 SF)

- SERVICES

CENTRAL AMENITY NON-RESIDENTIAL (10,000 SF)

- DWELLING UNITS
- SALES STUDIO
- CLUBHOUSE
- WELLNESS CENTER
- TABLE SERVICE RESTAURANT
- EVENT AMENITY
- AMENITY GATEHOUSE
- POOL AMENITY

CENTRAL NEIGHBORHOOD NON-RESIDENTIAL (20,000 SF)

- NEIGHBORHOOD COMMERCIAL (TBD)

WEST AMENITY NON-RESIDENTIAL (55,200 SF)

- DWELLING UNITS
- GOLF
- CLUB (RESTAURANTS AND SPA)
- PRO SHOP

SOUTH CIVIC NON-RESIDENTIAL

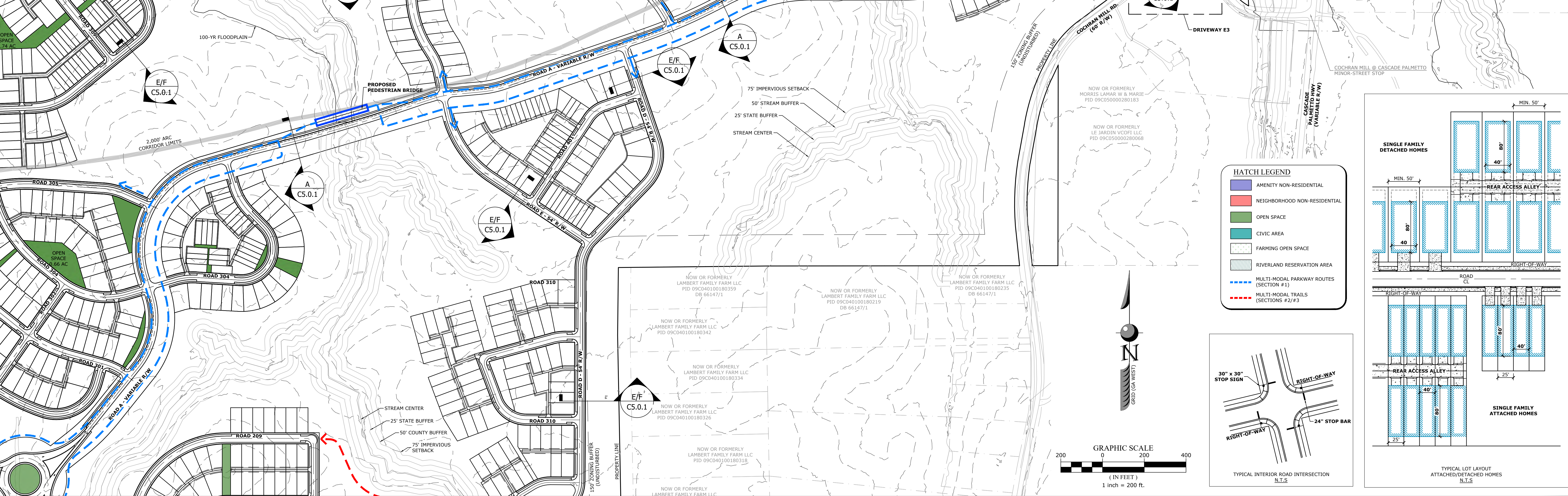
- SCHOOL (ON-SITE) - 115,000 SF
- SCHOOL (OFF-SITE) - 380,000 SF
- TBD AREA

SOUTH NEIGHBORHOOD NON-RESIDENTIAL (120,000 SF)

- GROCERY
- RESTAURANT
- SHOPPING CENTER
- SERVICES
- OFFICES
- VEHICLE CHARGING STATIONS

PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL (330,000 SF)

- GROCERY
- RESTAURANT
- SHOPPING CENTER
- SERVICES
- OFFICES
- VEHICLE CHARGING STATIONS

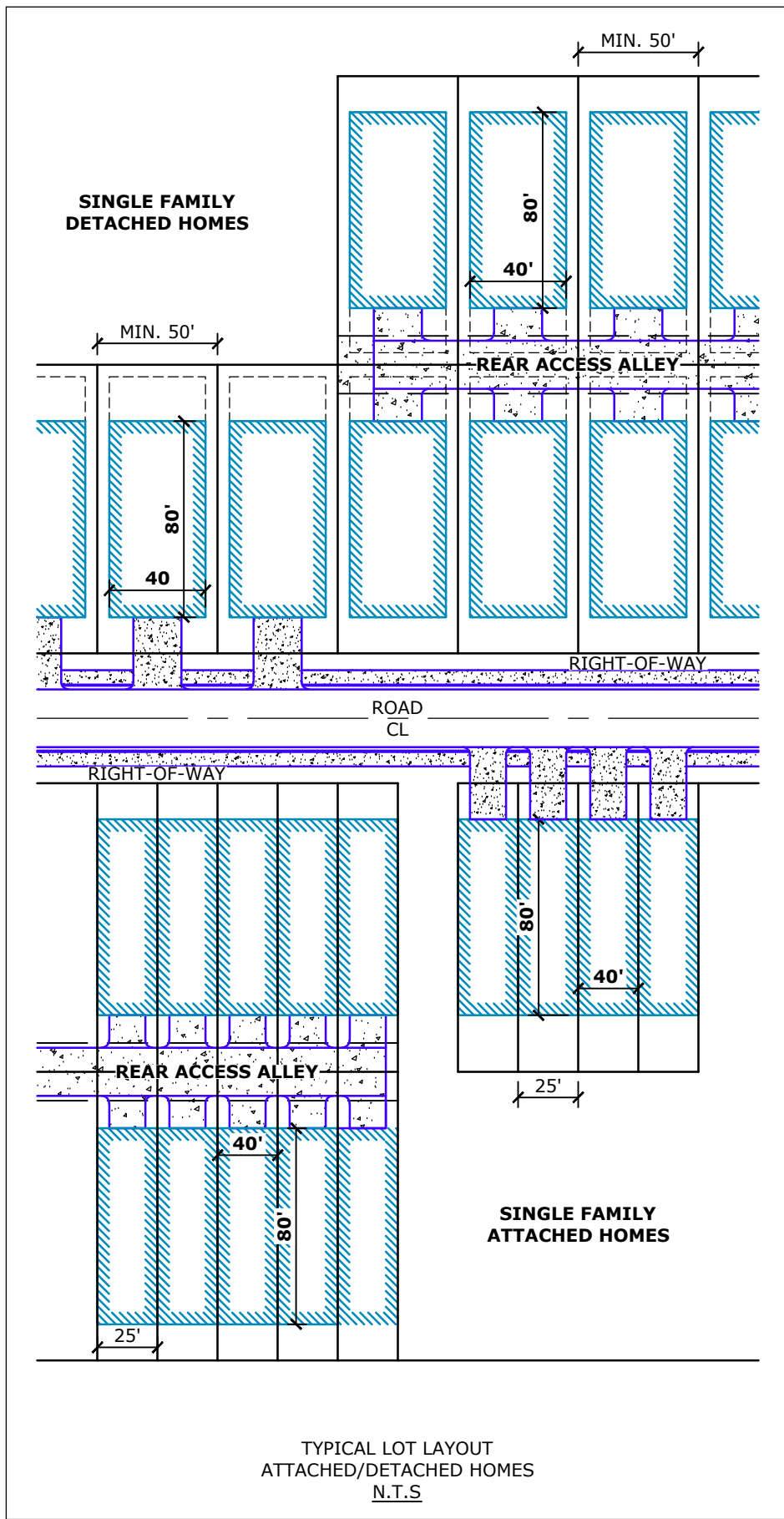








FILE NAME: I:\customers\_projects\1416\1416-24-046 bouckaert property\Eng\construction\1416-24-046 C-PLAN-SITE-OVERALL.dwg PLOT STYLE: .... PLOT DATE: 11/14/2024 USER: CLIFTON MCDONALD



RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
<b>EAST</b>		
SINGLE FAMILY (DETACHED)	2,400	
SINGLE FAMILY (ATTACHED)	600	
TOTAL EAST		3,000
<b>CENTRAL</b>		
SINGLE FAMILY (DETACHED)	800	
SINGLE FAMILY (ATTACHED)	200	
TOTAL CENTRAL		1,000
<b>WEST</b>		
SINGLE FAMILY (DETACHED)	480	
SINGLE FAMILY (ATTACHED)	120	
TOTAL WEST		600
<b>SOUTH</b>		
SINGLE FAMILY (DETACHED)	2,267	
SINGLE FAMILY (ATTACHED)	617	
MULTI-FAMILY	200	
TOTAL SOUTH		3,084
<b>PARKWAY SOUTH</b>		
SINGLE FAMILY (DETACHED)	340	
SINGLE FAMILY (ATTACHED)	140	
MULTI-FAMILY	220	
TOTAL SOUTH		700
OVERALL TOTAL		8,384

**EAST AMENITY NON-RESIDENTIAL**  
(52,000 SF)

- DWELLING UNITS
- SALES STUDIO
- CLUBHOUSE
- WELLNESS CENTER
- TABLE SERVICE RESTAURANT
- EVENT AMENITY
- AGE QUALIFIED AMENITY
- AMENITY GATEHOUSE
- POOL AMENITY

**EAST NEIGHBORHOOD NON-RESIDENTIAL**  
(78,000 SF)

- GROCERY
- SERVICES
- OFFICES
- NEIGHBORHOOD COMMERCIAL
- VEHICLE CHARGING STATIONS

**EAST CIVIC NON-RESIDENTIAL**  
(5,000 SF)

- SERVICES

**CENTRAL AMENITY NON-RESIDENTIAL**  
(10,000 SF)

- DWELLING UNITS
- SALES STUDIO
- CLUBHOUSE
- WELLNESS CENTER
- TABLE SERVICE RESTAURANT
- EVENT AMENITY
- AMENITY GATEHOUSE
- POOL AMENITY

**CENTRAL NEIGHBORHOOD NON-RESIDENTIAL**  
(20,000 SF)

- NEIGHBORHOOD COMMERCIAL (TBD)

FUTURE CHATTAHOOCHEE HILLS  
RIVERLANDS RESERVED AREA ±60' WIDE  
FINAL TRAIL LOCATION TO BE DETERMINED

**WEST AMENITY NON-RESIDENTIAL**  
(55,200 SF)

- DWELLING UNITS
- GOLF
- CLUB (RESTAURANTS AND SPA)
- PRO SHOP

**SOUTH CIVIC NON-RESIDENTIAL**

- SCHOOL (ON-SITE) - 115,000 SF
- SCHOOL (OFF-SITE) - 380,000 SF
- TBD AREA

**SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(120,000 SF)

- GROCERY
- RESTAURANT
- SHOPPING CENTER
- SERVICES
- OFFICES
- VEHICLE CHARGING STATIONS

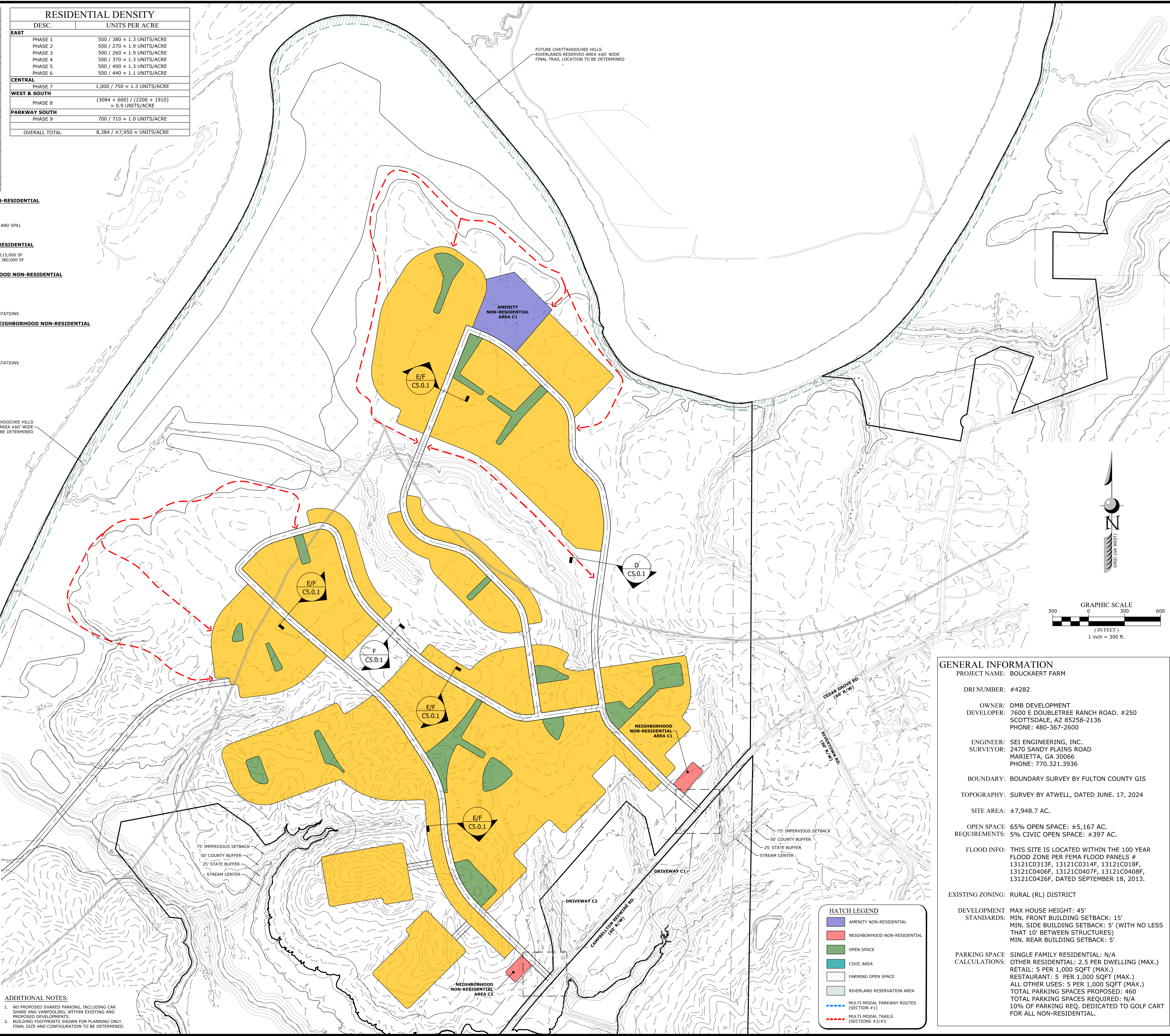
**PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(330,000 SF)

- GROCERY
- RESTAURANT
- SHOPPING CENTER
- SERVICES
- OFFICES
- VEHICLE CHARGING STATIONS

**ADDITIONAL NOTES:**

1. NO PROPOSED SHARED PARKING, INCLUDING CAR SHARE AND VARPOLING, WITHIN EXISTING AND PROPOSED DEVELOPMENTS.
2. BUILDING FOOTPRINTS SHOWN FOR PLANNING ONLY. FINAL SIZE AND CONFIGURATION TO BE DETERMINED.

RESIDENTIAL DENSITY		
DESC.	UNITS PER ACRE	
<b>EAST</b>		
PHASE 1	500 / 380 ≈ 1.3 UNITS/ACRE	
PHASE 2	500 / 270 ≈ 1.9 UNITS/ACRE	
PHASE 3	500 / 260 ≈ 1.9 UNITS/ACRE	
PHASE 4	500 / 370 ≈ 1.3 UNITS/ACRE	
PHASE 5	500 / 400 ≈ 1.3 UNITS/ACRE	
PHASE 6	500 / 440 ≈ 1.1 UNITS/ACRE	
<b>CENTRAL</b>		
PHASE 7	1,000 / 750 ≈ 1.3 UNITS/ACRE	
<b>WEST &amp; SOUTH</b>		
PHASE 8	(3084 + 600) / (2200 + 1910) ≈ 0.9 UNITS/ACRE	
<b>PARKWAY SOUTH</b>		
PHASE 9	700 / 710 ≈ 1.0 UNITS/ACRE	
OVERALL TOTAL	8,384 / ±7,950 ≈ UNITS/ACRE	



**GENERAL INFORMATION**

PROJECT NAME: BOUCKAERT FARM

DRI NUMBER: #4282

OWNER/ DEVELOPER: DMB DEVELOPMENT  
7600 E DOUBLETREE RANCH ROAD. #250  
SCOTTSDALE, AZ 85258-2136  
PHONE: 480-367-2600

ENGINEER/ SURVEYOR: SEI ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY FULTON COUNTY GIS

TOPOGRAPHY: SURVEY BY ATWELL, DATED JUNE. 17, 2024

SITE AREA: ±7,948.7 AC.

OPEN SPACE: 65% OPEN SPACE: ±5,167 AC.  
REQUIREMENTS: 5% CIVIC OPEN SPACE: ±397 AC.

FLOOD INFO: THIS SITE IS LOCATED WITHIN THE 100 YEAR  
FLOOD ZONE PER FEMA FLOOD PANELS #  
13121C0313F, 13121C0314F, 13121C018F,  
13121C0406F, 13121C0407F, 13121C0408F,  
13121C0426F, DATED SEPTEMBER 18, 2013.

EXISTING ZONING: RURAL (RL) DISTRICT

DEVELOPMENT STANDARDS: MAX HOUSE HEIGHT: 45'  
MIN. FRONT BUILDING SETBACK: 15'  
MIN. SIDE BUILDING SETBACK: 5' (WITH NO LESS  
THAN 10' BETWEEN STRUCTURES)  
MIN. REAR BUILDING SETBACK: 5'

PARKING SPACE CALCULATIONS: SINGLE FAMILY RESIDENTIAL: N/A  
OTHER RESIDENTIAL: 2.5 PER DWELLING (MAX.)  
RETAIL: 5 PER 1,000 SQFT (MAX.)  
RESTAURANT: 5 PER 1,000 SQFT (MAX.)  
ALL OTHER USES: 5 PER 1,000 SQFT (MAX.)  
TOTAL PARKING SPACES PROPOSED: 460  
TOTAL PARKING SPACES REQUIRED: N/A  
10% OF PARKING REQ. DEDICATED TO GOLF CART  
FOR ALL NON-RESIDENTIAL.

**HATCH LEGEND**

- AMENITY NON-RESIDENTIAL
- NEIGHBORHOOD NON-RESIDENTIAL
- OPEN SPACE
- CIVIC AREA
- FARMING OPEN SPACE
- RIVERLAND RESERVATION AREA
- MULTI-MODAL PARKWAY ROUTES (SECTION #1)
- MULTI-MODAL TRAILS (SECTIONS #2/#3)

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DATE	ISSUED DESCRIPTION
1	
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9	

No	ISSUED DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

PROJECT OWNED/DEVELOPED BY: <b>DMB DEVELOPMENT</b> 7600 E DOUBLETREE RANCH ROAD. #250 SCOTTSDALE, AZ 85258-2136 CONTACT INFORMATION 480-367-2600
-----------------------------------------------------------------------------------------------------------------------------------------------------------------

OVERALL SITE PLAN (CENTRAL) BOUCKAERT FARM
--------------------------------------------------



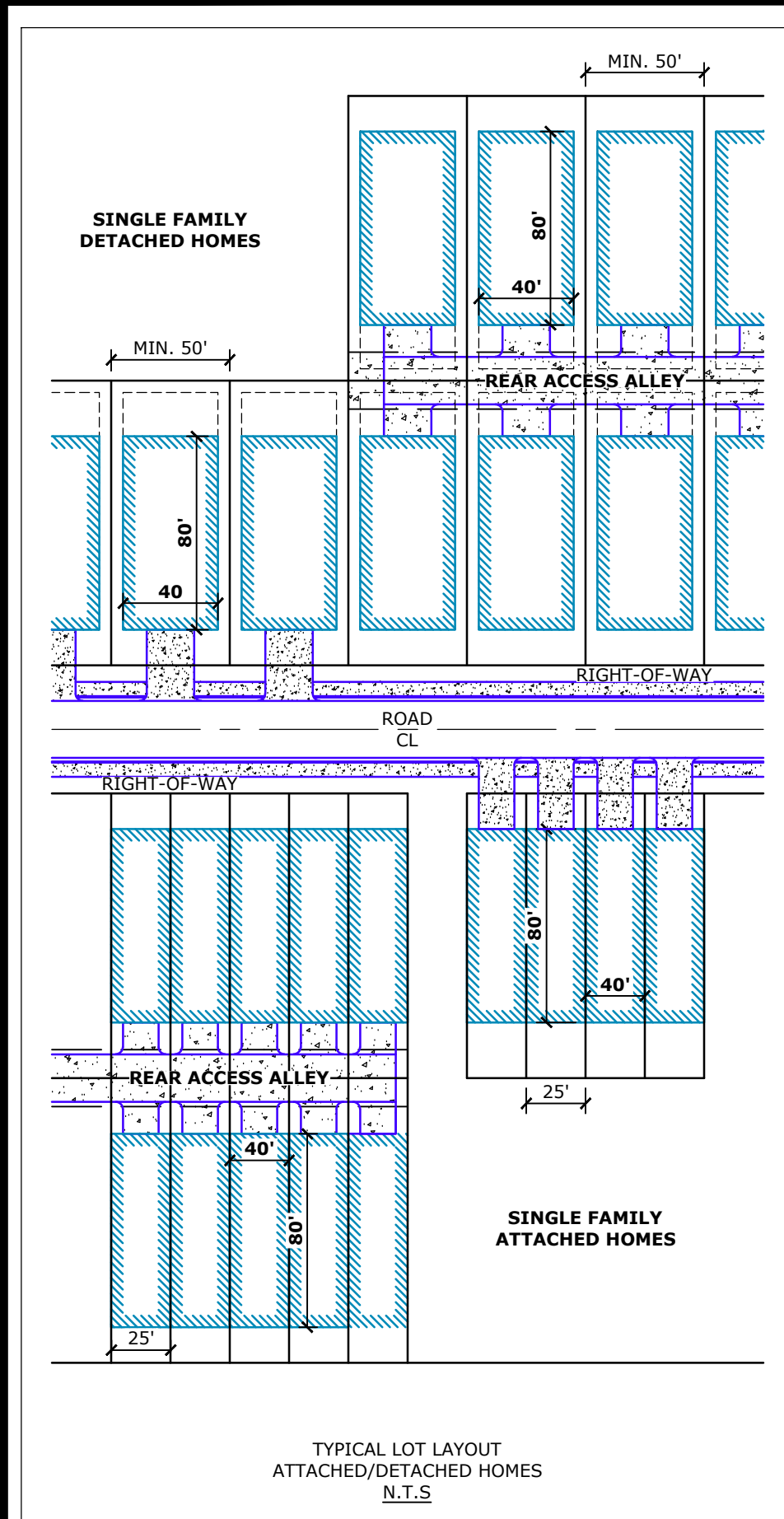
ISSUED FOR: REVIEW
Project No.: 1416-24-046
Designed By: SEI
Issue Date: 2024-11-14
<b>C1.0.7</b>



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FILE NAME: I:\customers\_projects\1416 anelli\1416-24-046 bouckaert property\eng\construction\1416-24-046 C-PLAN-SITE-OVERALL.dwg PLOT STYLE: .... PLOT DATE: 11/14/2024 USER: CLIFTON MCDONALD

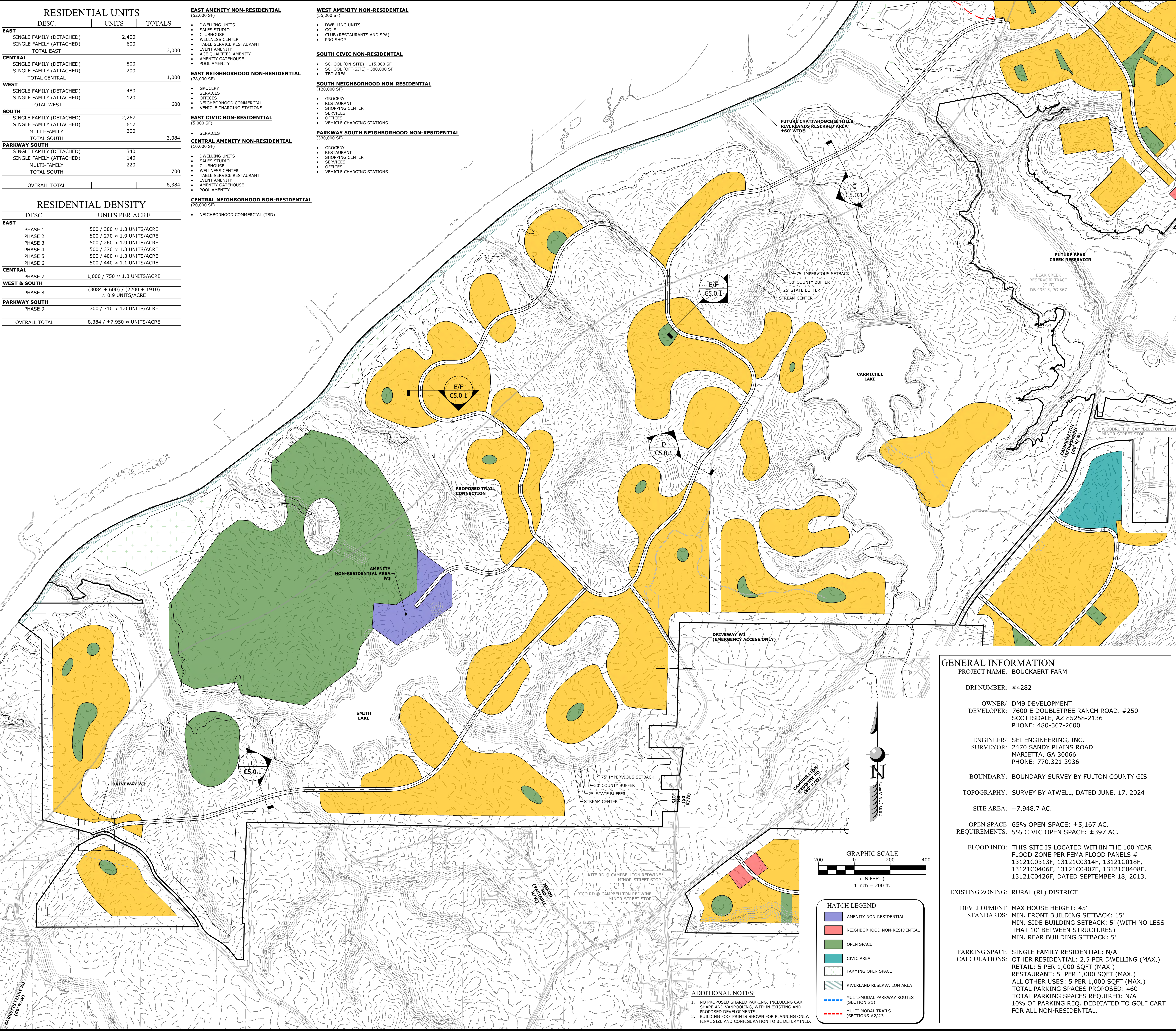


RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
<b>EAST</b>		
SINGLE FAMILY (DETACHED)	2,400	
SINGLE FAMILY (ATTACHED)	600	
TOTAL EAST		3,000
<b>CENTRAL</b>		
SINGLE FAMILY (DETACHED)	800	
SINGLE FAMILY (ATTACHED)	200	
TOTAL CENTRAL		1,000
<b>WEST</b>		
SINGLE FAMILY (DETACHED)	480	
SINGLE FAMILY (ATTACHED)	120	
TOTAL WEST		600
<b>SOUTH</b>		
SINGLE FAMILY (DETACHED)	2,267	
SINGLE FAMILY (ATTACHED)	617	
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TOTAL SOUTH		3,084
<b>PARKWAY SOUTH</b>		
SINGLE FAMILY (DETACHED)	340	
SINGLE FAMILY (ATTACHED)	140	
MULTI-FAMILY	220	
TOTAL SOUTH		700
OVERALL TOTAL		8,384

RESIDENTIAL DENSITY	
DESC.	UNITS PER ACRE
<b>EAST</b>	
PHASE 1	500 / 380 ≈ 1.3 UNITS/ACRE
PHASE 2	500 / 270 ≈ 1.9 UNITS/ACRE
PHASE 3	500 / 260 ≈ 1.9 UNITS/ACRE
PHASE 4	500 / 370 ≈ 1.3 UNITS/ACRE
PHASE 5	500 / 400 ≈ 1.3 UNITS/ACRE
PHASE 6	500 / 440 ≈ 1.1 UNITS/ACRE
<b>CENTRAL</b>	
PHASE 7	1,000 / 750 ≈ 1.3 UNITS/ACRE
<b>WEST &amp; SOUTH</b>	
PHASE 8	(3084 + 600) / (2200 + 1910) ≈ 0.9 UNITS/ACRE
<b>PARKWAY SOUTH</b>	
PHASE 9	700 / 710 ≈ 1.0 UNITS/ACRE
OVERALL TOTAL	8,384 / ±7,950 ≈ UNITS/ACRE

- EAST AMENITY NON-RESIDENTIAL**  
(52,000 SF)
- DWELLING UNITS
  - SALES STUDIO
  - CLUBHOUSE
  - WELLNESS CENTER
  - TABLE SERVICE RESTAURANT
  - EVENT AMENITY
  - AGE QUALIFIED AMENITY
  - AMENITY GATEHOUSE
  - POOL AMENITY
- EAST NEIGHBORHOOD NON-RESIDENTIAL**  
(78,000 SF)
- GROCERY
  - SERVICES
  - OFFICES
  - NEIGHBORHOOD COMMERCIAL
  - VEHICLE CHARGING STATIONS
- EAST CIVIC NON-RESIDENTIAL**  
(5,000 SF)
- SERVICES
- CENTRAL AMENITY NON-RESIDENTIAL**  
(10,000 SF)
- DWELLING UNITS
  - SALES STUDIO
  - CLUBHOUSE
  - WELLNESS CENTER
  - TABLE SERVICE RESTAURANT
  - EVENT AMENITY
  - AMENITY GATEHOUSE
  - POOL AMENITY
- CENTRAL NEIGHBORHOOD NON-RESIDENTIAL**  
(20,000 SF)
- NEIGHBORHOOD COMMERCIAL (TBD)

- WEST AMENITY NON-RESIDENTIAL**  
(35,200 SF)
- DWELLING UNITS
  - GOLF
  - CLUB (RESTAURANTS AND SPA)
  - PRO SHOP
- SOUTH CIVIC NON-RESIDENTIAL**
- SCHOOL (ON-SITE) - 115,000 SF
  - SCHOOL (OFF-SITE) - 380,000 SF
  - TBD AREA
- SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(120,000 SF)
- GROCERY
  - RESTAURANT
  - SHOPPING CENTER
  - SERVICES
  - OFFICES
  - VEHICLE CHARGING STATIONS
- PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(330,000 SF)
- GROCERY
  - RESTAURANT
  - SHOPPING CENTER
  - SERVICES
  - OFFICES
  - VEHICLE CHARGING STATIONS



**GENERAL INFORMATION**

PROJECT NAME: BOUCKAERT FARM

DRI NUMBER: #4282

OWNER/ DEVELOPER: DMB DEVELOPMENT  
7600 E DOUBLETREE RANCH ROAD. #250  
SCOTTSDALE, AZ 85258-2136  
PHONE: 480-367-2600

ENGINEER/ SURVEYOR: SEI ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY FULTON COUNTY GIS

TOPOGRAPHY: SURVEY BY ATWELL, DATED JUNE. 17, 2024

SITE AREA: ±7,948.7 AC.

OPEN SPACE: 65% OPEN SPACE: ±5,167 AC.  
REQUIREMENTS: 5% CIVIC OPEN SPACE: ±397 AC.

FLOOD INFO: THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13121C0313F, 13121C0314F, 13121C0318F, 13121C0406F, 13121C0407F, 13121C0408F, 13121C0426F, DATED SEPTEMBER 18, 2013.

EXISTING ZONING: RURAL (RL) DISTRICT

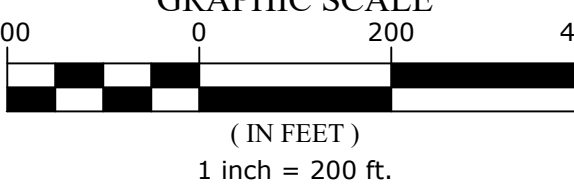
DEVELOPMENT STANDARDS: MAX HOUSE HEIGHT: 45'  
MIN. FRONT BUILDING SETBACK: 15'  
MIN. SIDE BUILDING SETBACK: 5' (WITH NO LESS THAN 10' BETWEEN STRUCTURES)  
MIN. REAR BUILDING SETBACK: 5'

PARKING SPACE CALCULATIONS: SINGLE FAMILY RESIDENTIAL: N/A  
OTHER RESIDENTIAL: 2.5 PER DWELLING (MAX.)  
RETAIL: 5 PER 1,000 SQFT (MAX.)  
RESTAURANT: 5 PER 1,000 SQFT (MAX.)  
ALL OTHER USES: 5 PER 1,000 SQFT (MAX.)  
TOTAL PARKING SPACES PROPOSED: 460  
TOTAL PARKING SPACES REQUIRED: N/A  
10% OF PARKING REQ. DEDICATED TO GOLF CART FOR ALL NON-RESIDENTIAL.

- ADDITIONAL NOTES:**
1. NO PROPOSED SHARED PARKING, INCLUDING CAR SHARE AND VANPOOLING, WITHIN EXISTING AND PROPOSED DEVELOPMENTS.
  2. BUILDING FOOTPRINTS SHOWN FOR PLANNING ONLY. FINAL SIZE AND CONFIGURATION TO BE DETERMINED.

**HATCH LEGEND**

- AMENITY NON-RESIDENTIAL
- NEIGHBORHOOD NON-RESIDENTIAL
- OPEN SPACE
- CIVIC AREA
- FARMING OPEN SPACE
- RIVERLAND RESERVATION AREA
- MULTI-MODAL PARKWAY ROUTES (SECTION #1)
- MULTI-MODAL TRAILS (SECTIONS #2/#3)



**SEI ENGINEERING, INC.**  
2470 Sandy Plains Road, Suite 4 Marietta, Georgia 30066  
417 Johnson Way, Suite 4 Marietta, Georgia 30066  
www.seiengineering.com

**OVERALL SITE PLAN (WEST)**  
BOUCKAERT FARM

**DMB DEVELOPMENT**  
7600 E DOUBLETREE RANCH ROAD. #250  
SCOTTSDALE, AZ 85258-2136

**CONTACT INFORMATION**  
480-367-2600

**ISSUED FOR: REVIEW**

Project No.: 1416-24-046  
Designed By: SEI  
Issue Date: 2024-11-14

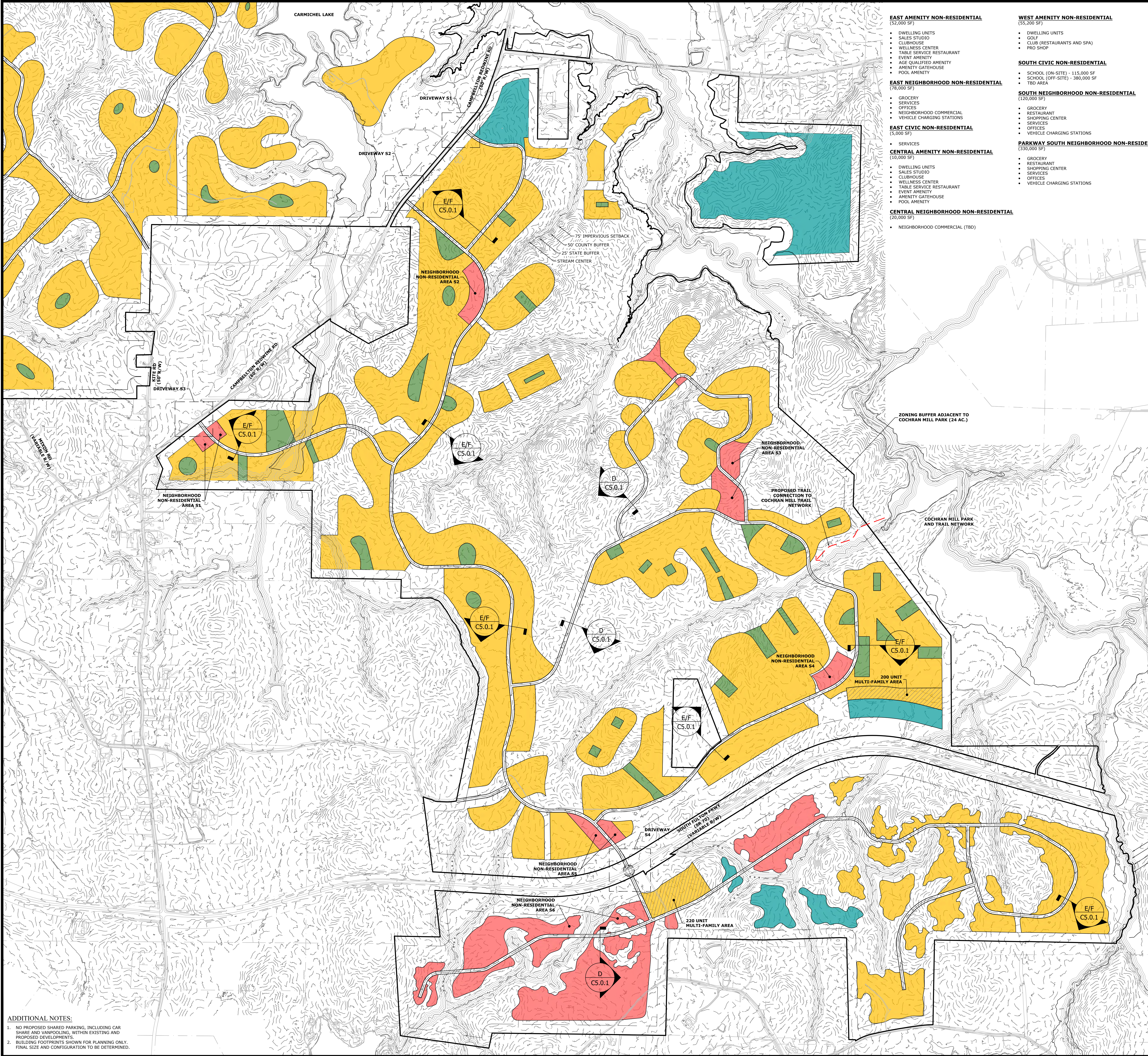
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FILE NAME: I:\customers\_projects\1416 anelli\1416-24-046 bouckaert property\eng\construction\1416-24-046 C-PLAN-SITE-OVERALL.dwg PLOT STYLE: .... PLOT DATE: 11/14/2024 USER: CLIFTON MCDONALD

- ADDITIONAL NOTES:
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  2. BUILDING FOOTPRINTS SHOWN FOR PLANNING ONLY. FINAL SIZE AND CONFIGURATION TO BE DETERMINED.



- EAST AMENITY NON-RESIDENTIAL**  
(53,000 SF)
- DWELLING UNITS
  - SALES STUDIO
  - CLUBHOUSE
  - WELLNESS CENTER
  - TABLE SERVICE RESTAURANT
  - EVENT AMENITY
  - AGE QUALIFIED AMENITY
  - AMENITY GATEHOUSE
  - POOL AMENITY

- EAST NEIGHBORHOOD NON-RESIDENTIAL**  
(78,000 SF)
- GROCERY
  - SERVICES
  - OFFICES
  - NEIGHBORHOOD COMMERCIAL
  - VEHICLE CHARGING STATIONS

- EAST CIVIC NON-RESIDENTIAL**  
(5,000 SF)
- SERVICES

- CENTRAL AMENITY NON-RESIDENTIAL**  
(10,000 SF)
- DWELLING UNITS
  - SALES STUDIO
  - CLUBHOUSE
  - WELLNESS CENTER
  - TABLE SERVICE RESTAURANT
  - EVENT AMENITY
  - AMENITY GATEHOUSE
  - POOL AMENITY

- CENTRAL NEIGHBORHOOD NON-RESIDENTIAL**  
(20,000 SF)
- NEIGHBORHOOD COMMERCIAL (TBD)

- WEST AMENITY NON-RESIDENTIAL**  
(53,200 SF)
- DWELLING UNITS
  - GOLF
  - CLUB (RESTAURANTS AND SPA)
  - PRO SHOP

- SOUTH CIVIC NON-RESIDENTIAL**  
(100,000 SF)
- SCHOOL (ON-SITE) - 115,000 SF
  - SCHOOL (OFF-SITE) - 380,000 SF
  - TBD AREA

- SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(100,000 SF)
- GROCERY
  - RESTAURANT
  - SHOPPING CENTER
  - SERVICES
  - OFFICES
  - VEHICLE CHARGING STATIONS

- PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL**  
(300,000 SF)
- GROCERY
  - RESTAURANT
  - SHOPPING CENTER
  - SERVICES
  - OFFICES
  - VEHICLE CHARGING STATIONS

**GENERAL INFORMATION**  
PROJECT NAME: BOUCKAERT FARM

DRI NUMBER: #4282

OWNER/ DEVELOPER: DMB DEVELOPMENT  
7600 E DOUBLETREE RANCH ROAD, #250  
SCOTTSDALE, AZ 85258-2136  
PHONE: 480-367-2600

ENGINEER/ SURVEYOR: SEI ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936

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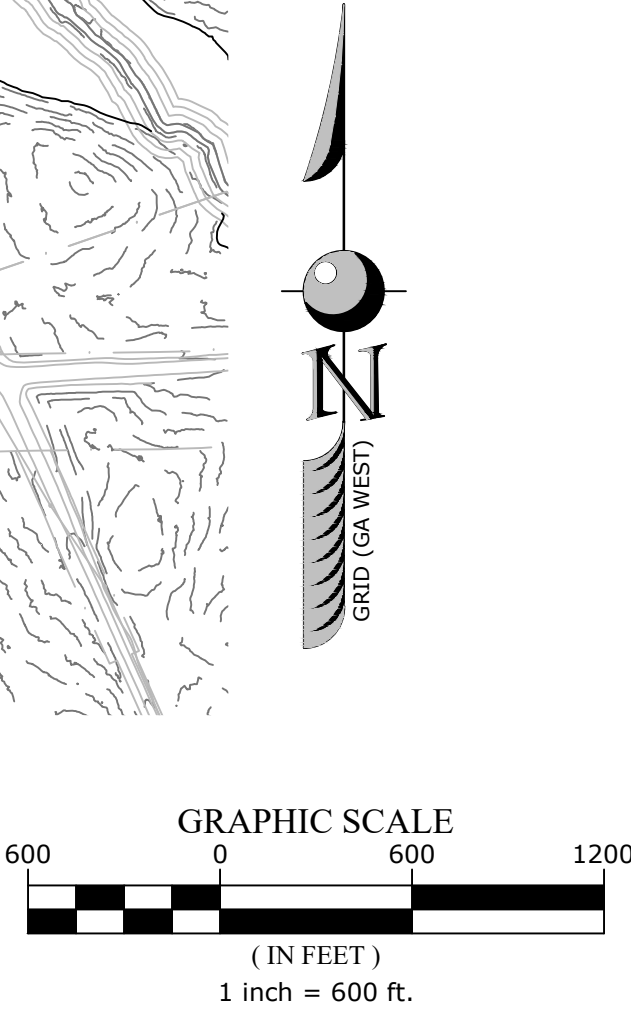
EXISTING ZONING: RURAL (RL) DISTRICT

DEVELOPMENT STANDARDS: MAX HOUSE HEIGHT: 45'  
MIN. FRONT BUILDING SETBACK: 15'  
MIN. SIDE BUILDING SETBACK: 5' (WITH NO LESS  
THAT 10' BETWEEN STRUCTURES)  
MIN. REAR BUILDING SETBACK: 5'

PARKING SPACE CALCULATIONS: SINGLE FAMILY RESIDENTIAL: N/A  
OTHER RESIDENTIAL: 2.5 PER DWELLING (MAX.)  
RETAIL: 5 PER 1,000 SQFT (MAX.)  
RESTAURANT: 5 PER 1,000 SQFT (MAX.)  
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TOTAL PARKING SPACES PROPOSED: 460  
TOTAL PARKING SPACES REQUIRED: N/A  
10% OF PARKING REQ. DEDICATED TO GOLF CART  
FOR ALL NON-RESIDENTIAL.

RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
<b>EAST</b>		
SINGLE FAMILY (DETACHED)	2,400	
SINGLE FAMILY (ATTACHED)	600	
TOTAL EAST		3,000
<b>CENTRAL</b>		
SINGLE FAMILY (DETACHED)	800	
SINGLE FAMILY (ATTACHED)	200	
TOTAL CENTRAL		1,000
<b>WEST</b>		
SINGLE FAMILY (DETACHED)	480	
SINGLE FAMILY (ATTACHED)	120	
TOTAL WEST		600
<b>SOUTH</b>		
SINGLE FAMILY (DETACHED)	2,267	
SINGLE FAMILY (ATTACHED)	617	
MULTI-FAMILY	200	
TOTAL SOUTH		3,084
<b>PARKWAY SOUTH</b>		
SINGLE FAMILY (DETACHED)	340	
SINGLE FAMILY (ATTACHED)	140	
MULTI-FAMILY	220	
TOTAL SOUTH		700
OVERALL TOTAL		8,384

RESIDENTIAL DENSITY		
	DESC.	UNITS PER ACRE
EAST	PHASE 1	500 / 380 ≈ 1.3 UNITS/ACRE
	PHASE 2	500 / 270 ≈ 1.9 UNITS/ACRE
	PHASE 3	500 / 260 ≈ 1.9 UNITS/ACRE
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CENTRAL	PHASE 7	1,000 / 750 ≈ 1.3 UNITS/ACRE
	WEST & SOUTH	
WEST & SOUTH	PHASE 8	(3084 + 600) / (2200 + 1910) ≈ 0.9 UNITS/ACRE
	PARKWAY SOUTH	
PARKWAY SOUTH	PHASE 9	700 / 710 ≈ 1.0 UNITS/ACRE
	OVERALL TOTAL	8,384 / ±7,950 ≈ UNITS/ACRE



HATCH LEGEND	
	RESIDENTIAL DEVELOPMENT
	AMENITY NON-RESIDENTIAL
	NEIGHBORHOOD NON-RESIDENTIAL
	CIVIC AREA
	OPEN SPACE
	FARMING OPEN SPACE

PROJECT OWNED/DEVELOPED BY:  
**DMB DEVELOPMENT**  
7600 E DOUBLETREE RANCH ROAD, #250  
SCOTTSDALE, AZ 85258-2136

CONTACT INFORMATION:  
480-367-2600

OVERALL SITE PLAN  
(SOUTH)  
BOUCKAERT FARM

SEI ENGINEERING, INC.  
2470 Sandy Plains Road, Suite A Marietta, Georgia 30066  
(477) Johnson Way Suite A Marietta, Georgia 30066  
www.seiengineering.com

NO. 23306  
PROFESSIONAL  
ENGINEER  
CLAY W. EPPLE

ISSUED FOR:  
REVIEW

Project No.: 1416-24-046  
Designed By: SEI  
Issue Date: 2024-11-14

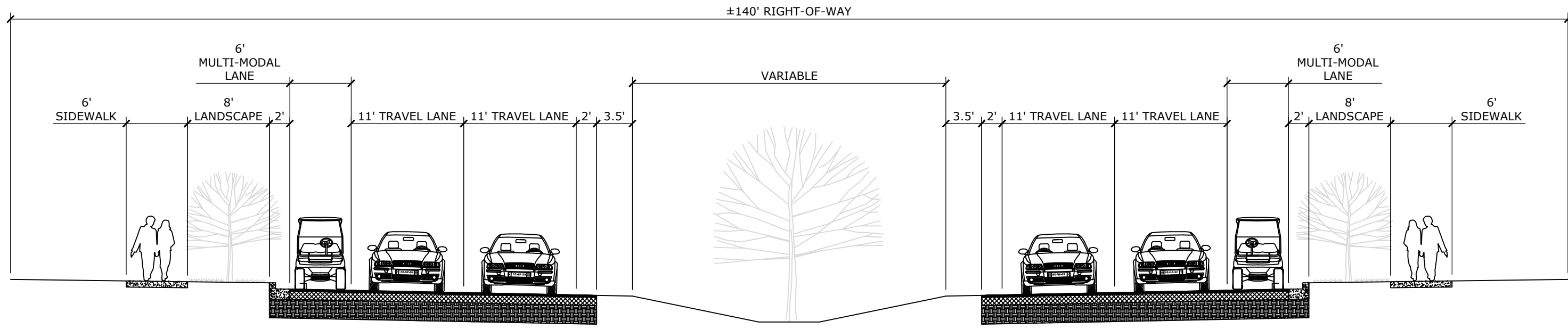
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Know what's below.  
Call before you dig.

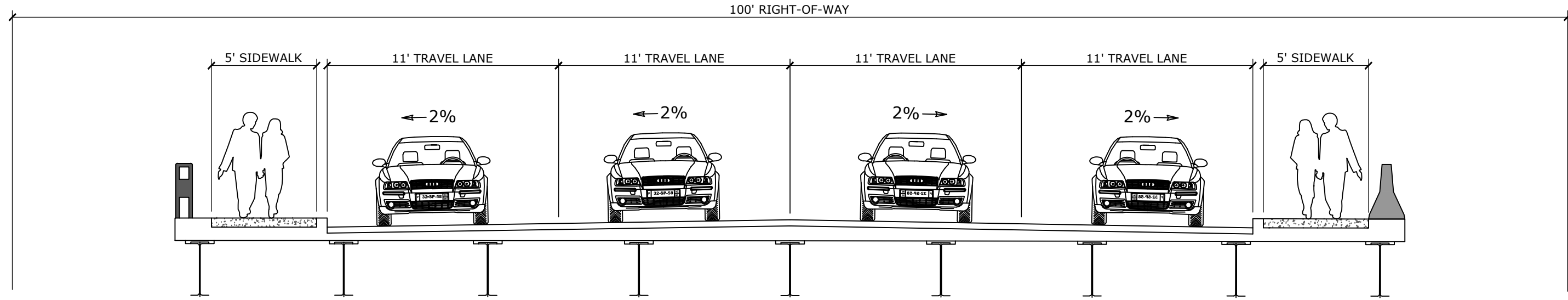
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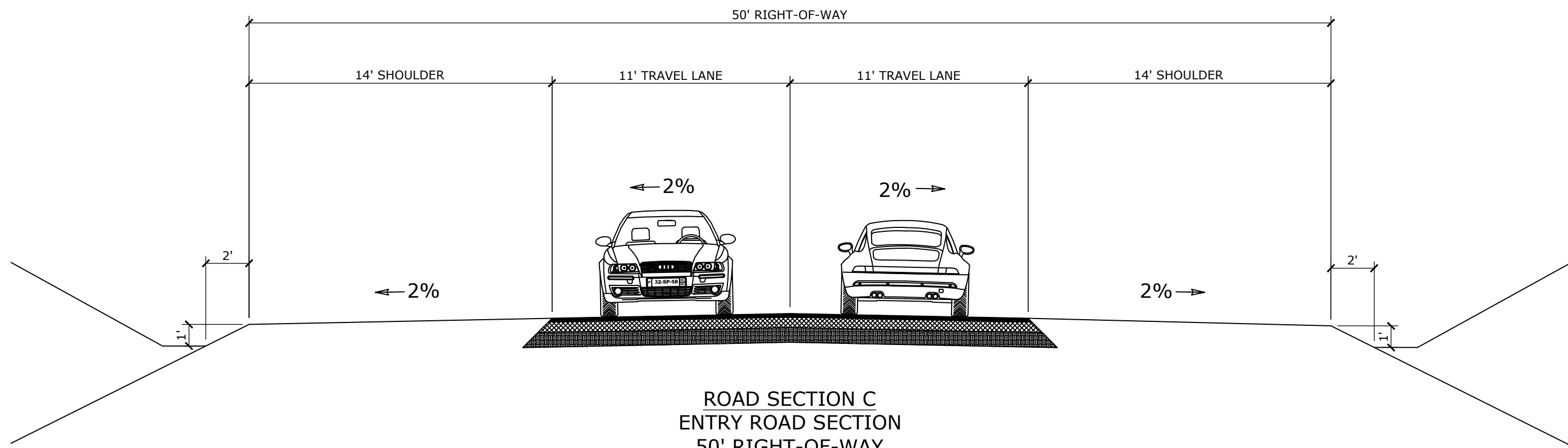
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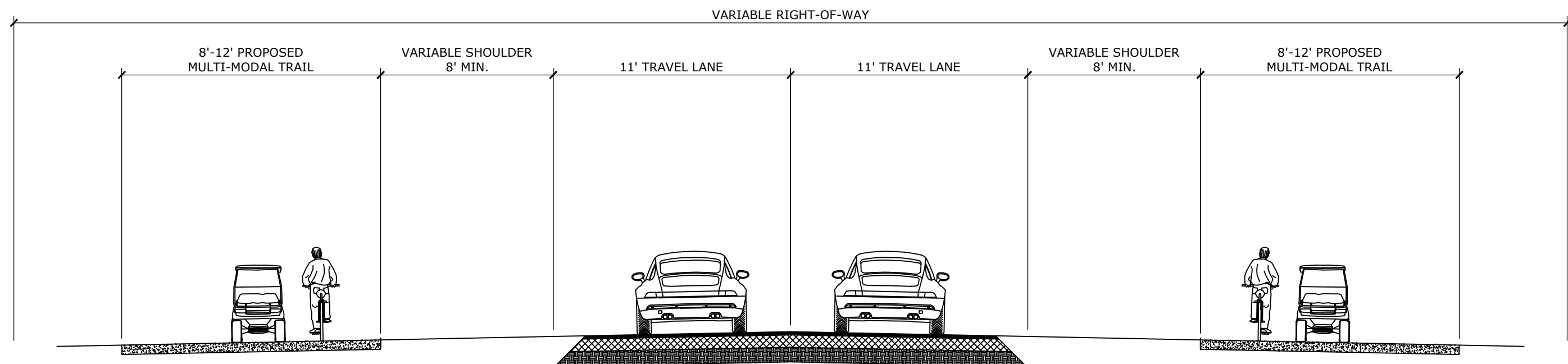
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±140' RIGHT-OF-WAY  
(FULL ROADWAY SECTION TO MATCH TRAFFIC STUDY REQUIREMENTS)\*



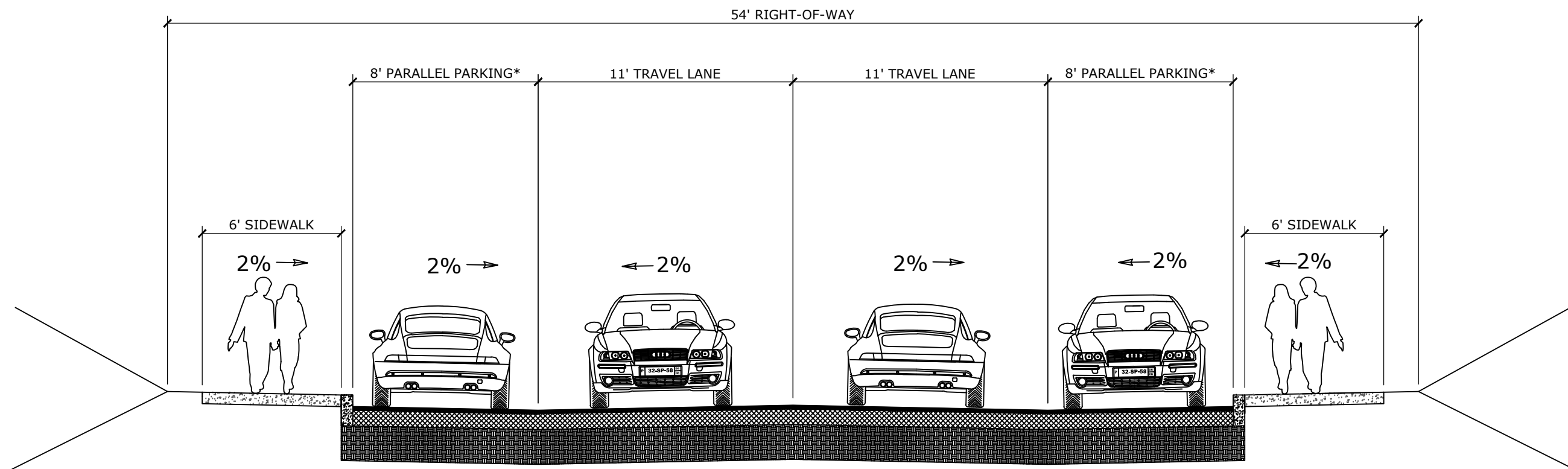
ROAD SECTION B  
BRIDGE DETAIL WITH PEDESTRIAN TRAVEL  
100' RIGHT-OF-WAY BRIDGE ROADWAY SECTION  
(FULL ROADWAY SECTION CONSTRUCTION TO MATCH TRAFFIC STUDY REQUIREMENTS)\*



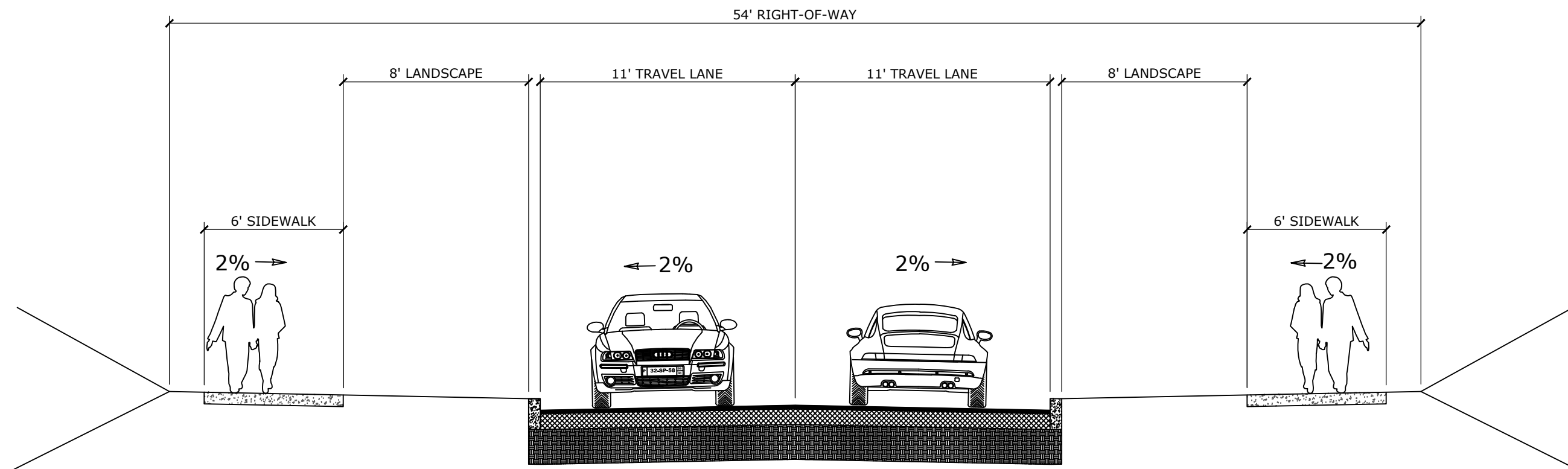
ROAD SECTION C  
ENTRY ROAD SECTION  
50' RIGHT-OF-WAY



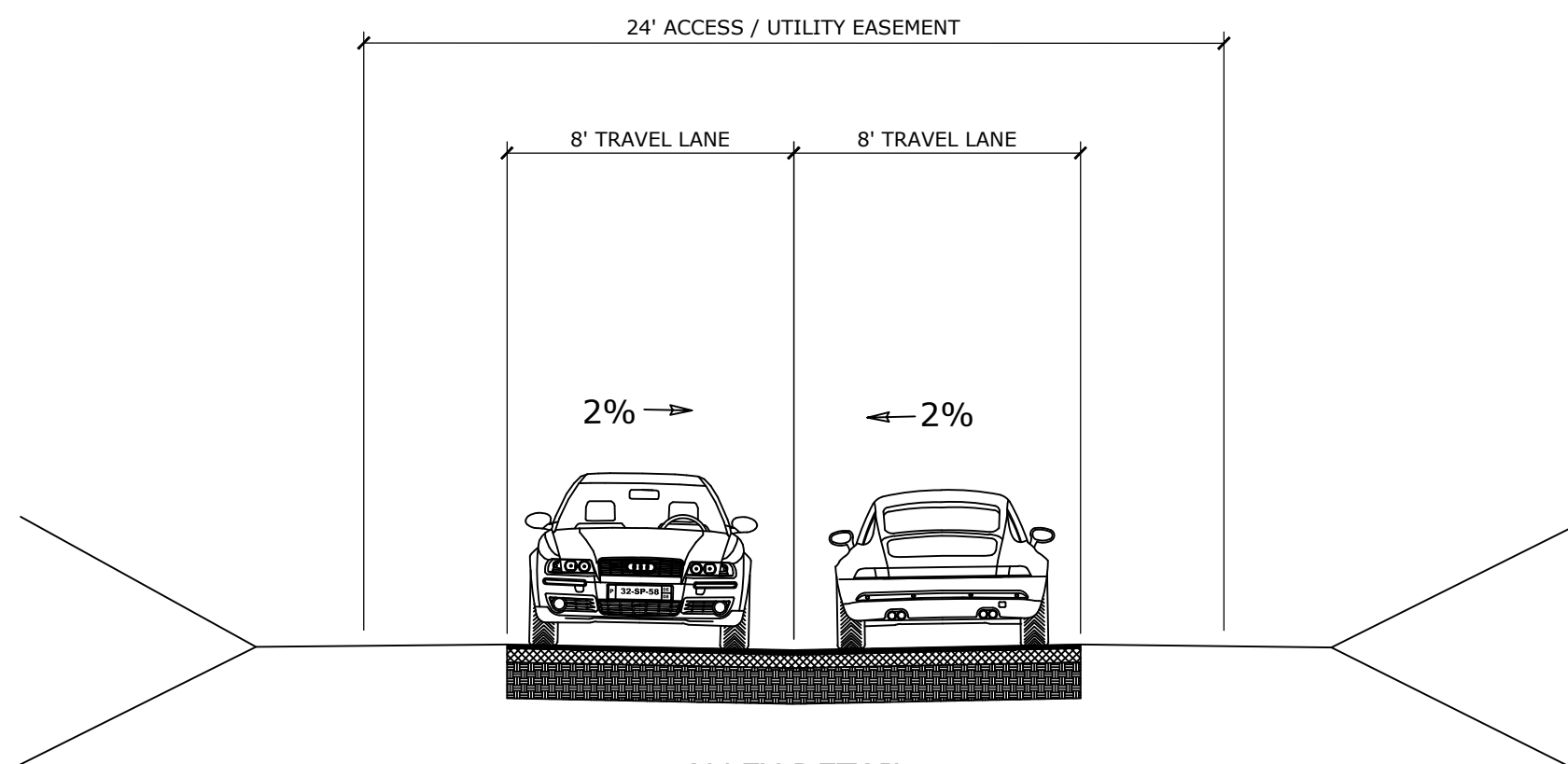
ROAD SECTION D  
ROAD SECTION W/ MULTI-MODAL TRAIL  
VARIABLE RIGHT-OF-WAY



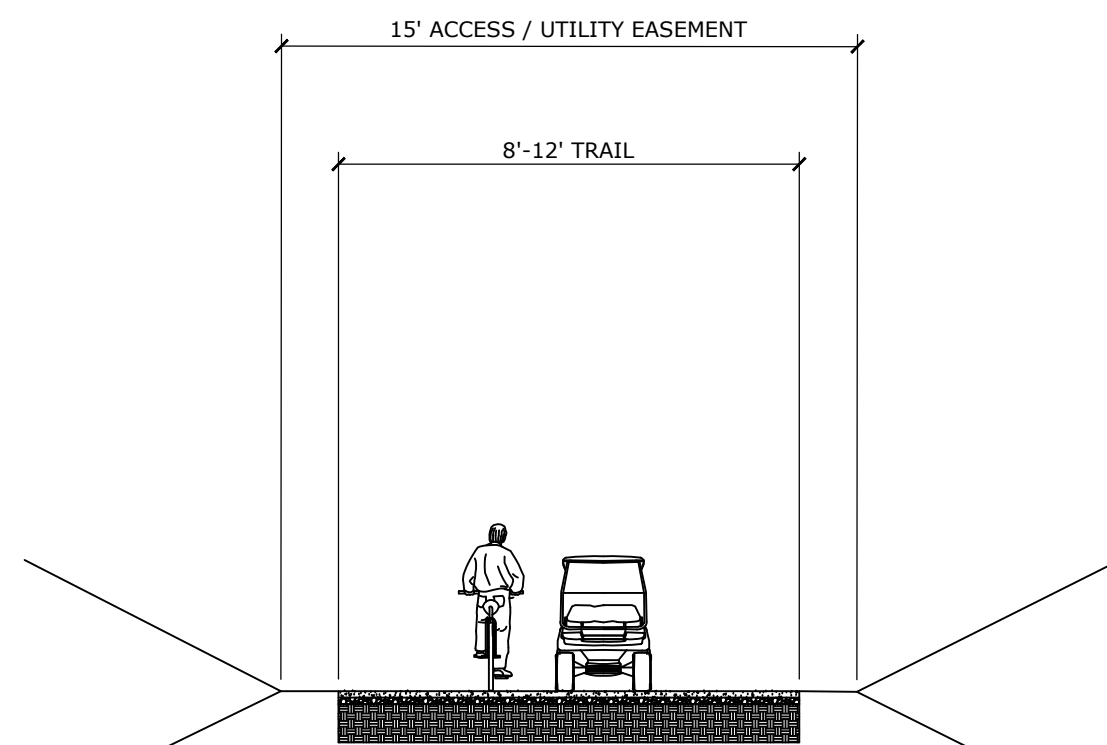
ROAD SECTION E  
(POD ROADWAY)  
\*ON-STREET PARKING VARIES PER PLAN  
54' RIGHT-OF-WAY



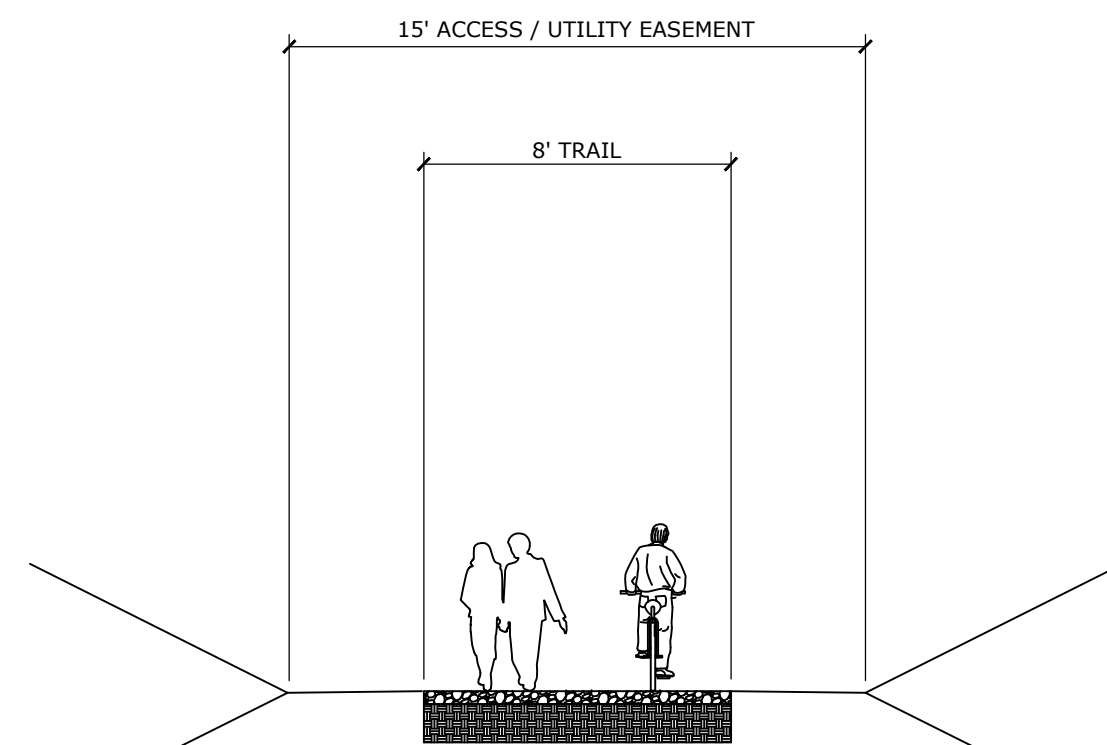
ROAD SECTION F  
(POD ROADWAY)  
NO ON-STREET PARKING  
54' RIGHT-OF-WAY



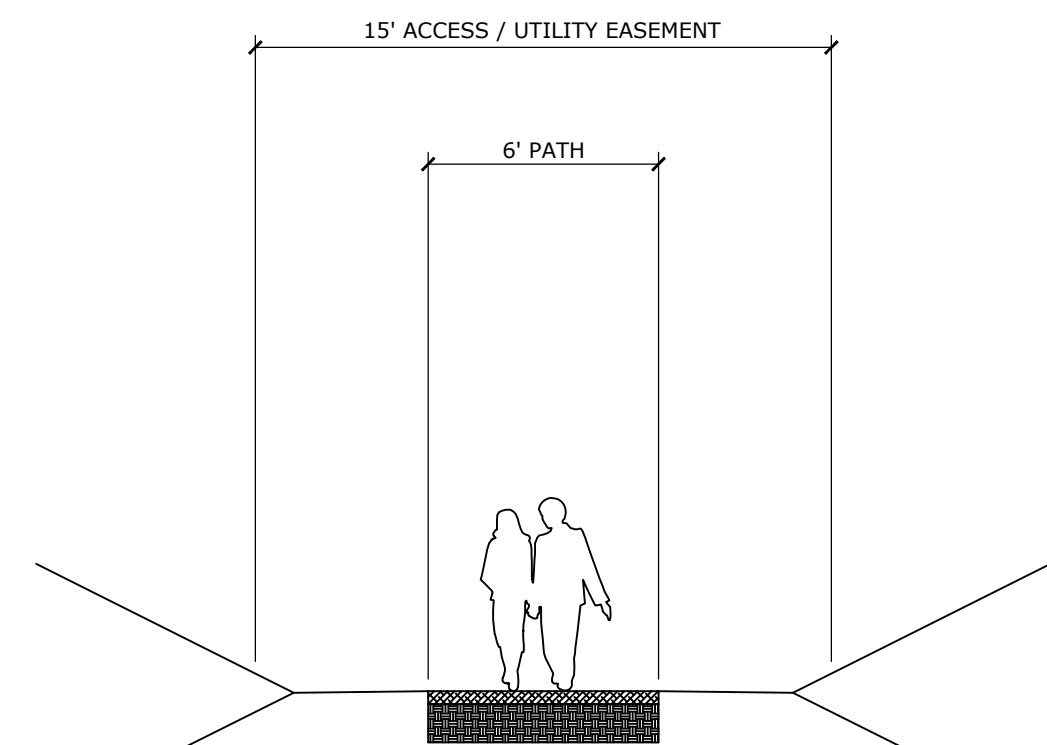
ALLEY DETAIL  
24' REAR ALLEY SECTION  
NON FIRE ACCESS



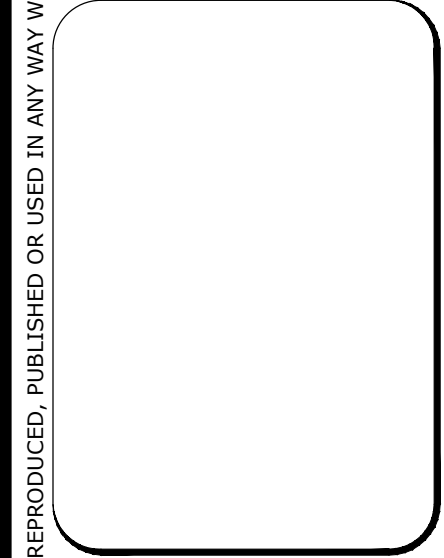
MULTI-MODAL SECTION #1  
(BIKES AND GOLF CART USE ONLY)



TRAIL SECTION #2  
(BIKES AND WALKING USE)



TRAIL SECTION #3  
(PEDESTRIAN WALKING USE)



No	ISSUED DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

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PROJECT OWNED/DEVELOPED BY:  
**DMB DEVELOPMENT**  
7600 E DOUBLETREE RANCH ROAD, #250  
SCOTTSDALE, AZ 85258-2136

CONTACT INFORMATION  
480-507-2600

ROAD CROSS SECTIONS

BOUCKAERT FARM



ISSUED FOR:  
REVIEW

Project No.: 1416-24-046  
Designed By: SEI  
Issue Date: 2024-11-14

C5.0.1



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**BOUCKAERT FARMS DRI**  
**City of Chattahoochee Hills**  
**Natural Resources Review Comments**  
**May 21, 2025**

**CHATTAHOOCHEE RIVER CORRIDOR**

The project property has roughly 9.32 miles of frontage on the Chattahoochee River in three segments, with over 2200 acres within the 2000-foot Chattahoochee River Corridor. The portions of the proposed project in the Corridor are subject to the requirements of the Metropolitan River Protection Act (MRPA) and the Chattahoochee Corridor Plan, which include limits on land disturbance and impervious surface based on land vulnerability to development, buffers along the river and blue-line streams, and limitations in the river floodplains, including a maximum of 30% land disturbance and 15% impervious surface of the floodplain area in the river 100-year floodplain and height limits in the 500-year floodplain. Floodplain areas that are below the river 100-year flood elevation and extend beyond the 2000-foot Corridor boundary are included in the Corridor and are subject to review under MRPA.

A review or reviews of the Corridor portion of the project will be required to determine consistency with the Chattahoochee Corridor Plan. The applicant's agents have started work on a category reevaluation of land outside the river 100-year floodplain in the Corridor, but it is not yet complete.

**OTHER REGULATIONS AND CONSIDERATIONS FOR EXTERNAL COORDINATION:**

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

**Coordination with the Middle Chattahoochee Regional Water and Sewer Authority**

The project site is adjacent to property owned by the Middle Chattahoochee Regional Water and Sewer Authority (MCRWSA) for a proposed drinking water supply pump station, reservoir, and filtration plant. While these sites have been selected to meet the near-term water supply forecasted needs for the Authority, future growth will likely require expansion. Given the potential difficulty in acquiring additional land for future infrastructure expansion, ARC strongly recommends that development plans are coordinated with MCRWSA to discuss long-term land availability and expansion options adjacent to these proposed residential sites.

**Watershed Protection**

The entire project property is located in the portion of the Chattahoochee River watershed draining into the Chattahoochee River Corridor. This portion of the watershed drains into the Chattahoochee downstream of the existing public water supply intakes on the Chattahoochee. However, an intake currently under construction in Coweta County and a proposed intake adjacent to Bear Creek in the City of Chattahoochee Hills and on land in the Central portion of this project would make this portion of the Chattahoochee River watershed a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. However, for 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. The portion of the property upstream of the proposed Bear Creek intake is within seven miles of the intake site. The portion of the project downstream of Bear Creek is more than seven miles upstream of the Coweta intake.

The Bear Creek intake proposal is a run-of-river intake on the Chattahoochee. However, water will be pumped to the proposed Bear Creek reservoir, which is located on Bear Creek between the Central and West sections of the project property. The proposed reservoir area and the State 150-foot reservoir buffer are shown on the plans. The reservoir is identified on Sheet 17 of 19, but the reservoir buffer is not identified on any plans.

The reservoir makes the Bear Creek watershed upstream of the reservoir a small (less than 100 square miles in area) water supply watershed which is subject to the Minimum Criteria for Small Water Supply Watersheds under Rule 391-3-16-.01 Criteria for Water Supply Watersheds of the Rules and Regulations of the State of Georgia. In addition to the reservoir buffer, these Criteria include a required 100-foot undisturbed buffer and 150-foot impervious setback along all perennial streams (defined as “a stream that has normal stream flow consisting of base flow (discharge that enters the stream channel mainly from groundwater) or both base flow and direct runoff during any period of the year” in the Criteria) within seven miles upstream of the reservoir.

The Criteria also place a 25% maximum on all impervious surfaces within the water supply watershed, unless alternate criteria are adopted by the City and approved by Georgia EPD. Detailed designs of the portion of the project will need to include these requirements, or any alternate measures adopted by the City.

### **Stream Buffers**

The USGS coverage for the project area shows roughly ten blue-line streams draining into the Chattahoochee, along with numerous tributaries to these streams. The streams include Tuggle Creek and its tributary Town Creek, Mill Branch, Pea Creek, Bear Creek and Turkey Creek. The submitted project plan shows about 18 streams and stream segments either flowing into the river or ending in wetland areas nest to the river, along with numerous tributaries. The City stream buffer ordinance requires a 75-foot impervious surface setback and a 50-foot undisturbed buffer on all streams. The submitted project plans show buffers on all identified streams. The buffers are shown but not identified on the Overall Site Plan (Sheet 9 of 19) or on the East Overall Site Plan (Sheet 10 of 19), but the City 75-foot impervious setback and 50-foot undisturbed buffer, and the 25-foot State Sediment and Erosion Control buffer are identified on the detailed site plans (Sheets 11-18 of 19). However, the 50-foot buffer is identified as a County buffer. It should be identified as a City buffer. The only intrusions shown on the streams on the submitted plans are transportation crossings, which are allowed under the City ordinance. However, the plans show several proposed individual lots in the East sections as slightly intruding on the 75-foot buffer, particularly one lot at the cul-de-sac of Road 612 on Sheet 15 of 19. Any actual intrusions into the buffers in the final design may require variances from the City.

As stated in the previous section, the portions of the Central and West project areas that are within the proposed Bear Creek Reservoir small water supply watershed will need to show the 100-foot undisturbed buffer and 150-foot impervious surface setback required under the Georgia Environmental Planning Criteria on all perennial streams, as defined by those Criteria.

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.

**Bouckaert Farms DRI**  
**ARC Natural Resources Comments**  
**Page Three**  
**May 21, 2025**

**Floodplain**

The submitted site plans and the FEMA coverage for the project area (through Fulton GIS's Floodplain coverage) both show the 100 -year floodplain areas along the Chattahoochee and the tributary streams on the property. Road crossings and trails are the only intrusions shown in the 100-year floodplain on the submitted plans. As stated above, floodplain areas below the river 100-year flood elevation that extend beyond the 2000-foot Corridor, are part of the Chattahoochee River Corridor and are subject to review under MRPA.

**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 public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual

([www.georgiastormwater.com](http://www.georgiastormwater.com)) such as 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. 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 the amount of 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.

## Development of Regional Impact

### *Assessment of Consistency with the ARC Metropolitan Transportation Plan*

**Prepared by:** Shelby Piccolo, ARC Transportation Access and Mobility Division

May 14, 2025

#### **DRI INFORMATION**

***Bouckaert Farms DRI 4282 – Fulton County, Georgia***

#### **Metropolitan Transportation Plan Projects**

**Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?**

Yes, the transportation analysis incorporates all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions.

#### **REGIONAL NETWORKS**

- 1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.**

☐ NO ☒ YES

Regional Thoroughfare capacity and safety needs have been met.

- 2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.**

☐ NO ☒ YES

Access points between the development and the Regional Truck Route have been designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

- 3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.**

☒ NOT APPLICABLE

☐ RAIL SERVICE WITHIN ONE MILE

4. If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions

☒ NOT APPLICABLE      ☐ Yes

5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions

☐ NOT APPLICABLE

☒ YES

Cochran Mill Park and Bear Creek Nature Center Trails

Distance      ~1 mile

Walking Access\* Trails are accessible within the western limits of the Cochran Mill Park site. SR 70 is not walkable.

#### **OTHER TRANSPORTATION DESIGN CONSIDERATIONS**

1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?

Yes.

2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

Yes. Multiuse trails and bike/ped connections should continue to be pursued through the development.

3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

Yes.

4. Does the site plan include provisions for electric vehicle charging?

No.

#### **RECOMMENDATIONS**

1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?

Yes. The proposal is largely consistent with ARC's MTP. The project supports a mix of uses and provides provisions for bike, pedestrian, and trail connections. EV charging should be included where possible. Project connectivity with adjacent Regional Thoroughfares and Regional Truck Routes has been properly addressed. The lack of transit connections in the area increases the need for vehicular travel.

**2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

Greenspace and tree canopies should be preserved as much as possible. The jurisdiction should explore future transit connections in the area.



**From:** [Hood, Alan C.](#)  
**To:** [Donald Shockey](#)  
**Subject:** RE: 2025 Bouckaert Farms DRI 4282 - Preliminary Report and Comments Request  
**Date:** Tuesday, May 27, 2025 4:39:26 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Donald,

This proposed mixed-use project with 8,527 detached single-family units, 1,677 attached single-family units, 6,624 multi-family units, 315,500 SF of office space, 65,000 SF of grocery store space, 88,000 SF of restaurant space, a 200-acre golf-course, a 600 student elementary school, and a 1,000 student high school on an 8,000-acre mostly forested site situated between the Chattahoochee River on the west and generally SR 154 on the east and SR 70 on the north in the City of Chattahoochee Hills in Fulton County, is almost 14 miles from Hartsfield/Jackson Atlanta International Airport (ATL) and Fulton County Executive Airport/Charlie Brown Field (FTY). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

If any construction equipment or construction exceeds 200' 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*



*Aviation Programs*

600 West Peachtree Street NW

6<sup>th</sup> Floor

Atlanta, GA, 30308