



Regional Review Notification

Development of Regional Impact

DATE: May 13, 2025

TO: Mayor Tom Reed, City of Chattahoochee Hills

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

RE: Development of Regional Impact Review

FROM: Mike Alexander, COO, Atlanta Regional Commission

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI'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 Preliminary Report does not address whether the DRI is or is not in the best interest of the local government. A Final Report will be issued pending the receipt of stakeholders' comments and ARC's completion of its review of the project.

Name of Proposal: Bouckaert Farms DRI 4282

Submitting Local Government: City of Chattahoochee Hills

Date Opened: May 13, 2025

Comments Due: May 28, 2025

Date to Close: May 29, 2025

Description: A DRI review of a proposal to construct a 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.

Preliminary Comments:

Key Comments

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."

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 are optimally aligned with Rural Areas policy recommendations. 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.

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.

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.

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.

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.

Transportation and Mobility Comments

ARC's Transportation and Mobility Group comment will be provided in the Final Report.

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

The project will generate a total of 25,190 new vehicular trips.

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 will be provided in the Final Report.

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.

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 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
Georgia Department of Transportation
Georgia Environmental Finance Authority
Coweta County
City of South Fulton

Georgia Department of Natural Resource
Georgia Regional Transportation Authority
Georgia Conservancy
Douglas County
City of Douglasville

Georgia Dept of Community Affairs
GA Soil & Water Cons Commission
City of South Fulton
MARTA
City of Palmetto

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

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



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

*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

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

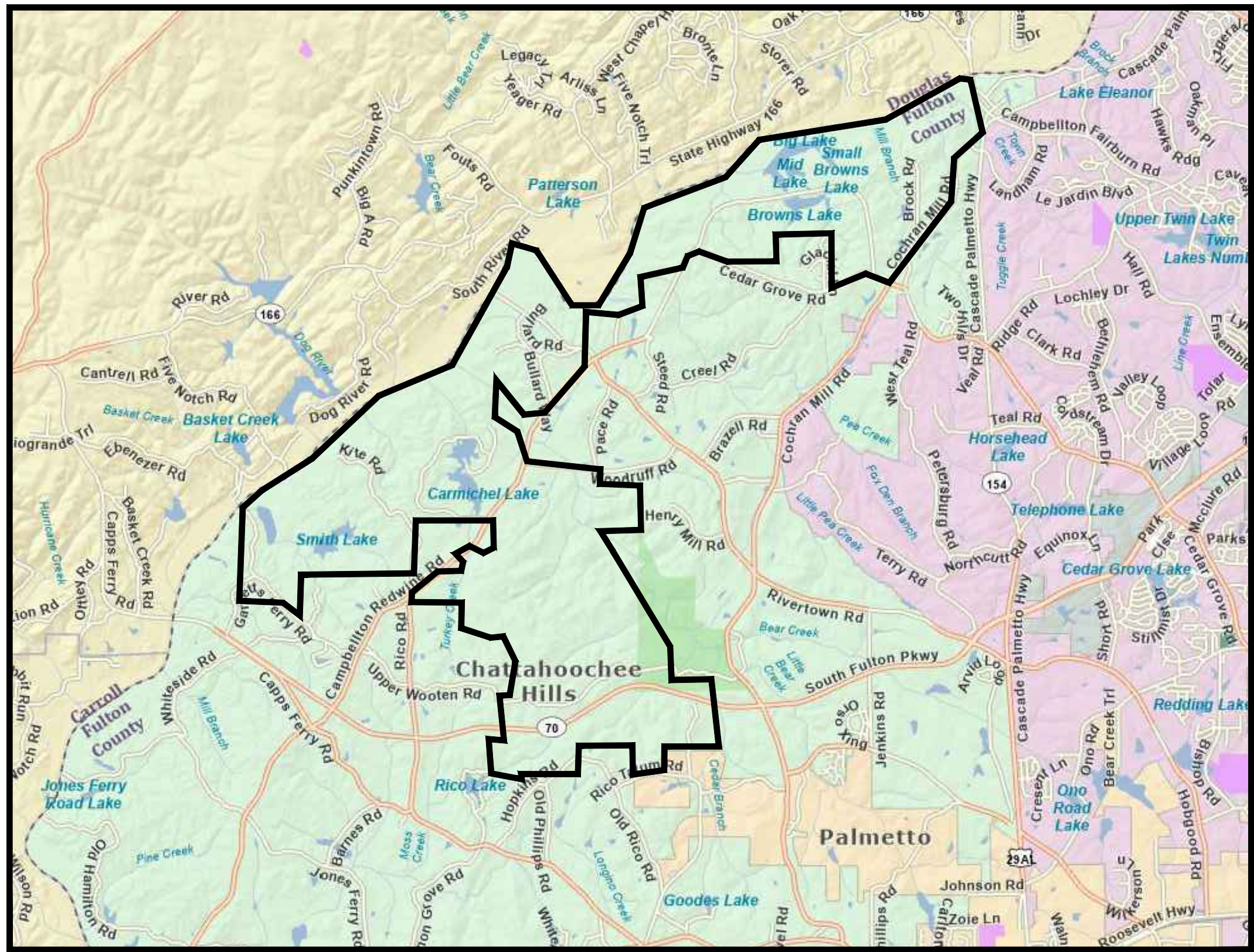
Cancel

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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

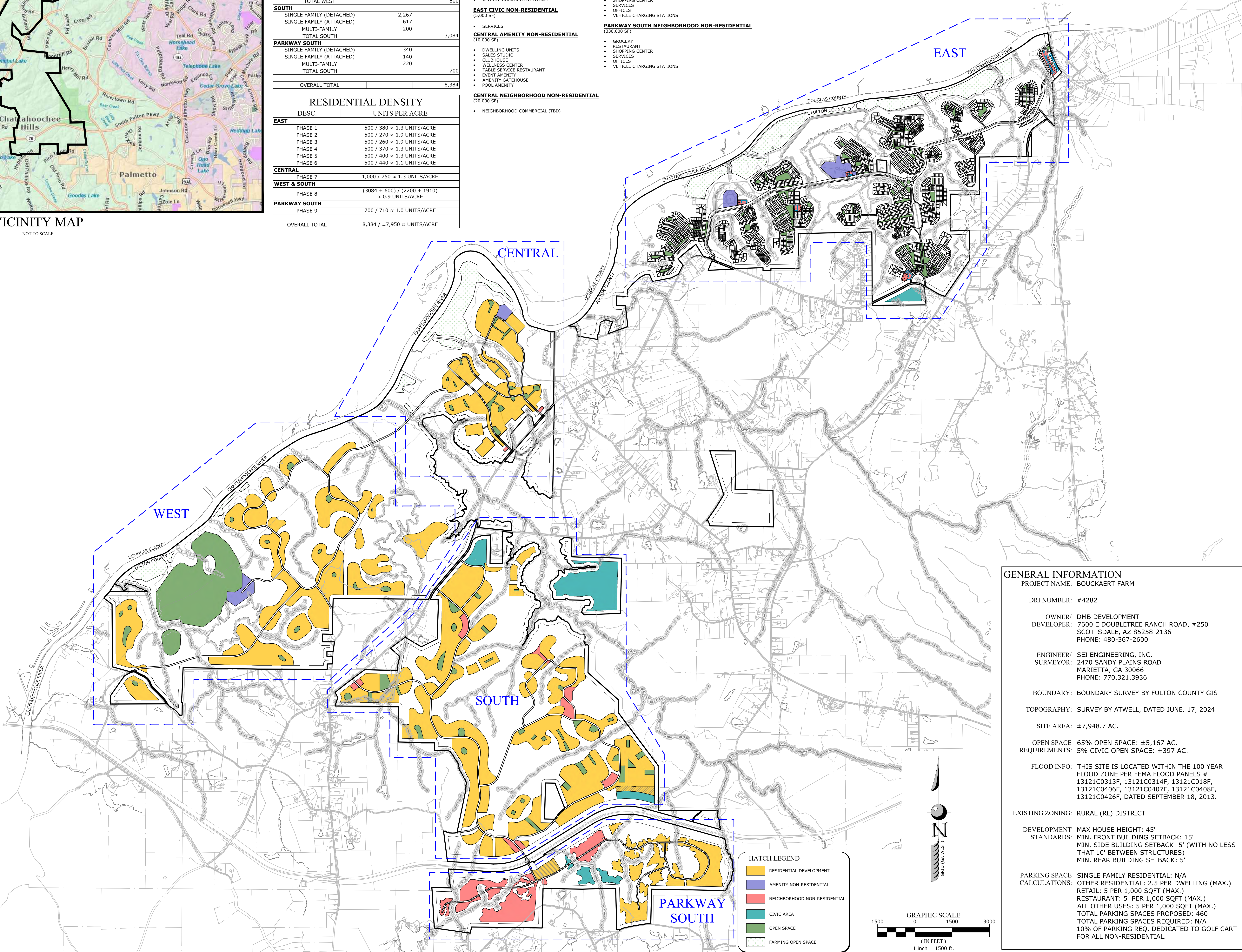


VICINITY MAP
NOT TO SCALE

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

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

1416-24-046

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

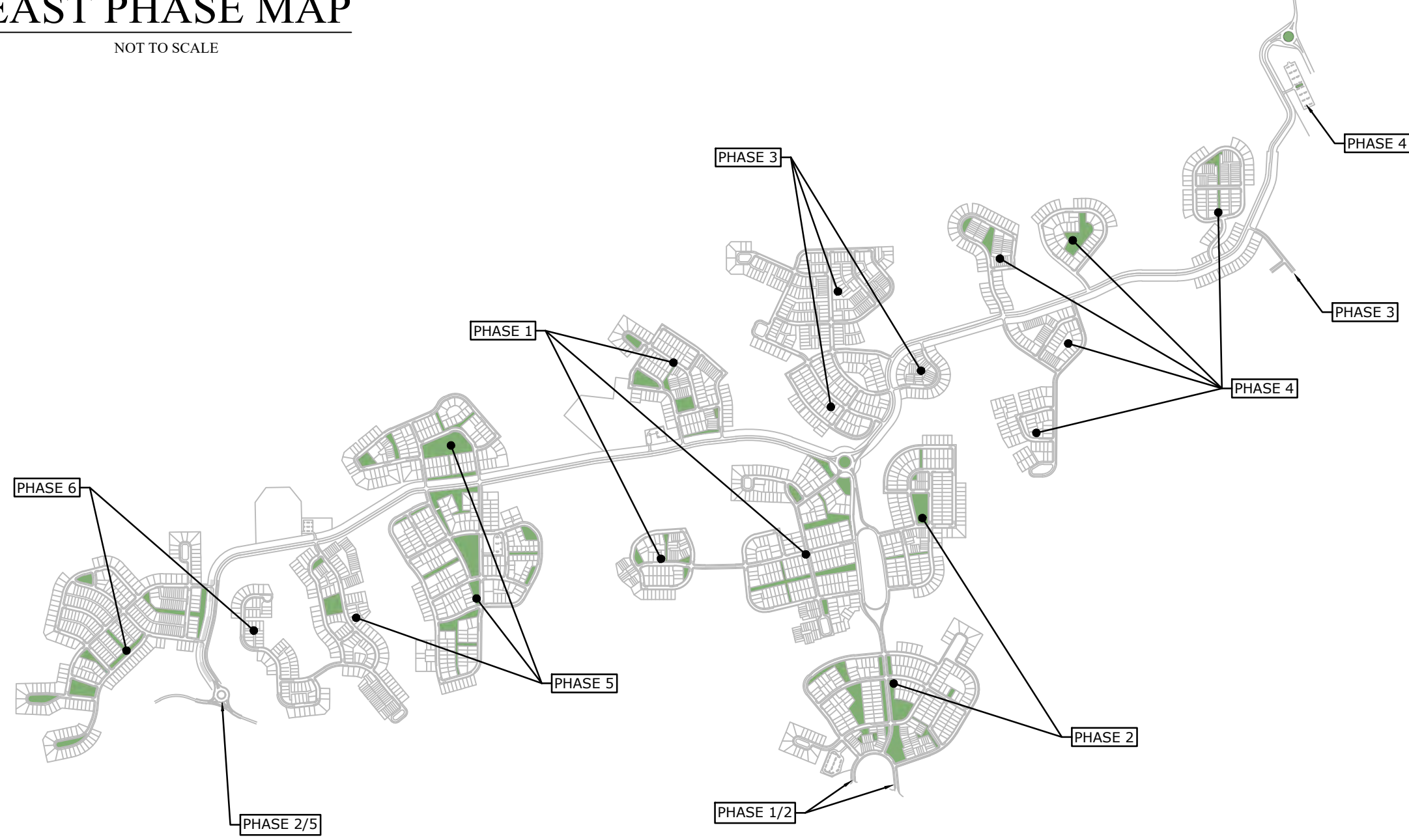
811
Know what's below.
Call before you dig.

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1416-24-046

EAST PHASE MAP

NOT TO SCALE



RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
EAST		
SINGLE FAMILY (DETACHED)	2,400	
SINGLE FAMILY (ATTACHED)	600	
TOTAL EAST		3,000
CENTRAL		
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SINGLE FAMILY (ATTACHED)	200	
TOTAL CENTRAL		1,000
WEST		
SINGLE FAMILY (DETACHED)	480	
SINGLE FAMILY (ATTACHED)	120	
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PHASE 5	500 / 400 ≈ 1.3 UNITS/ACRE	
PHASE 6	500 / 440 ≈ 1.1 UNITS/ACRE	
CENTRAL		
PHASE 7	1,000 / 750 ≈ 1.3 UNITS/ACRE	
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

(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

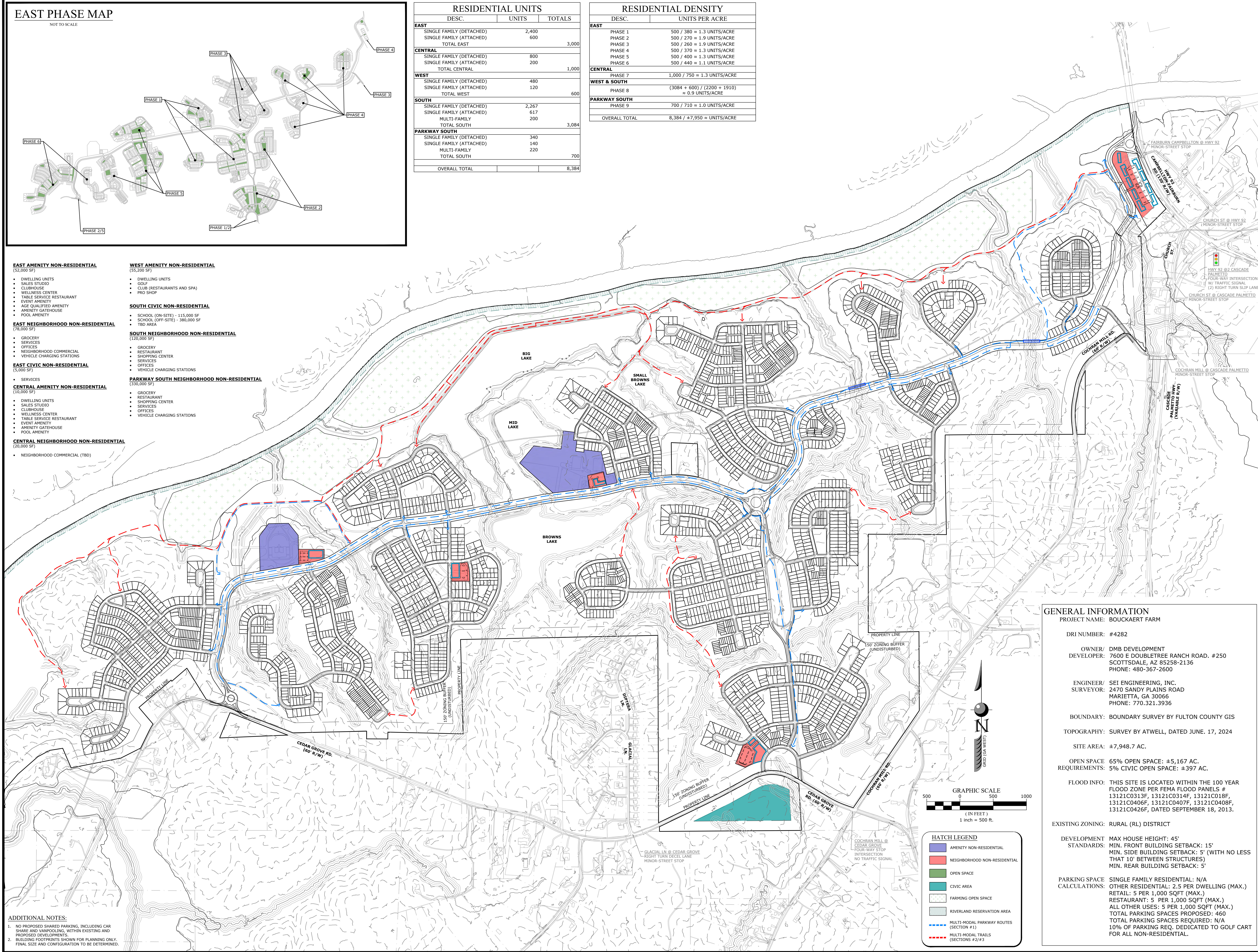
(330,000 SF)

- 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.

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



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SCOTTSDALE, AZ 85258-2136
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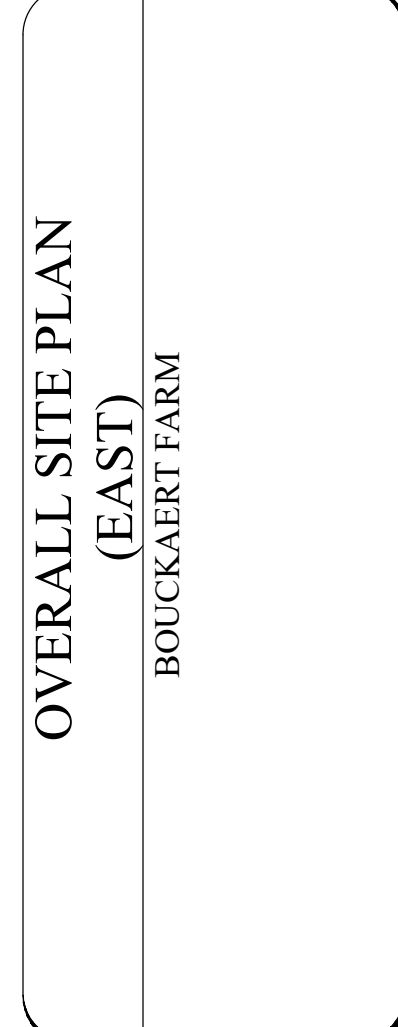
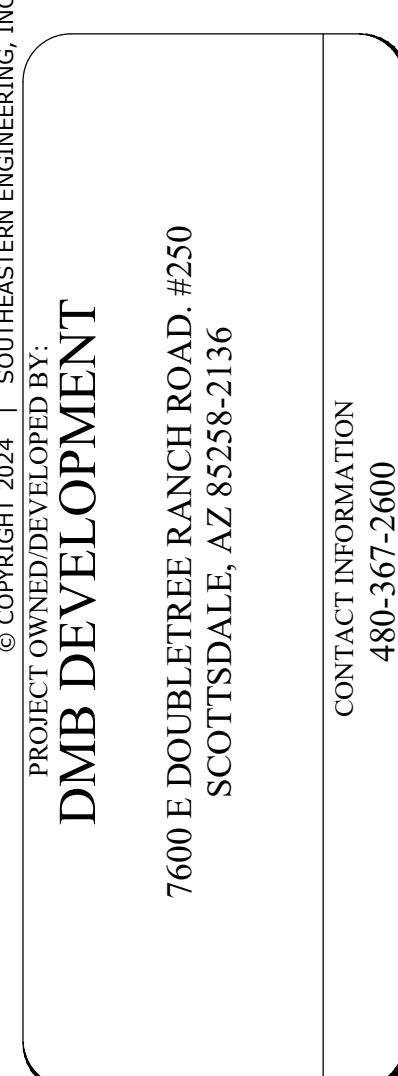
EXISTING ZONING: RURAL (RL) DISTRICT

DEVELOPMENT STANDARDS: MAX HOUSE HEIGHT: 45'
MIN. FRONT BUILDING SETBACK: 15'
MIN. SIDE BUILDING SETBACK: 5' (WITH NO LESS 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.



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



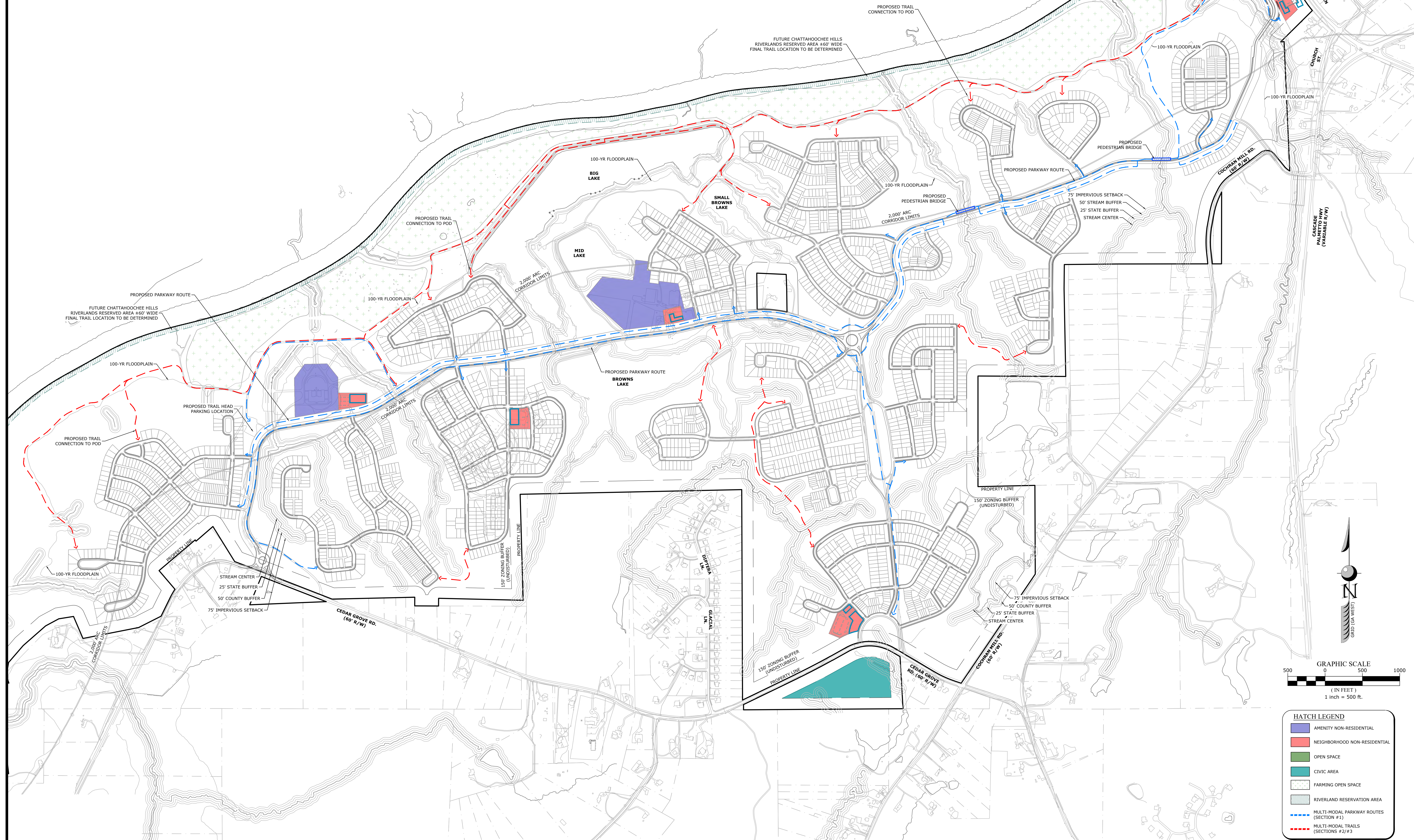
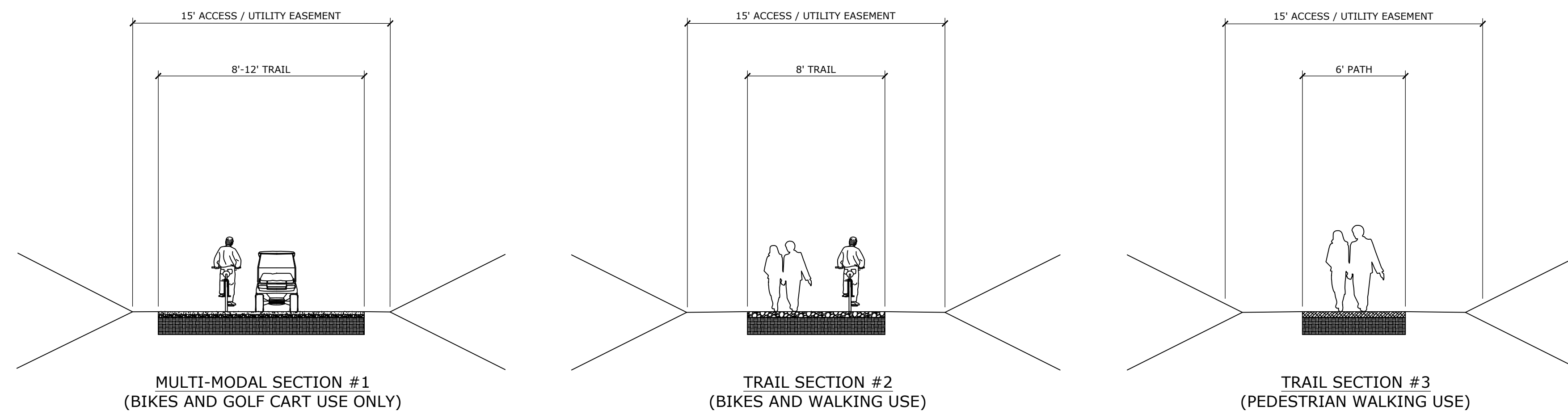
ISSUED FOR: REVIEW

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

C1.0.1

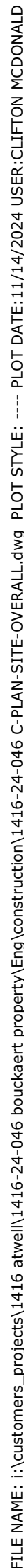


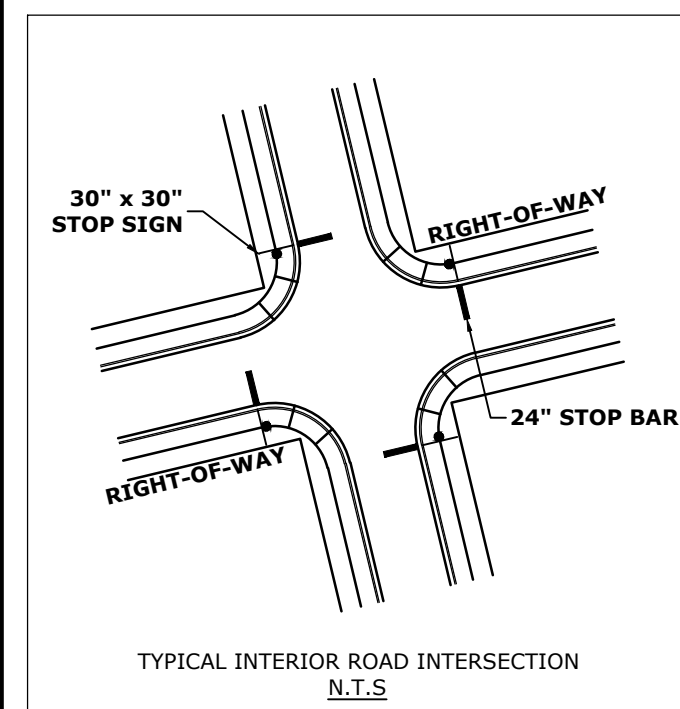
Know what's below. Call before you dig.



FILE NAME: I:\customers_projects\1416 atwell\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

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO IMITATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

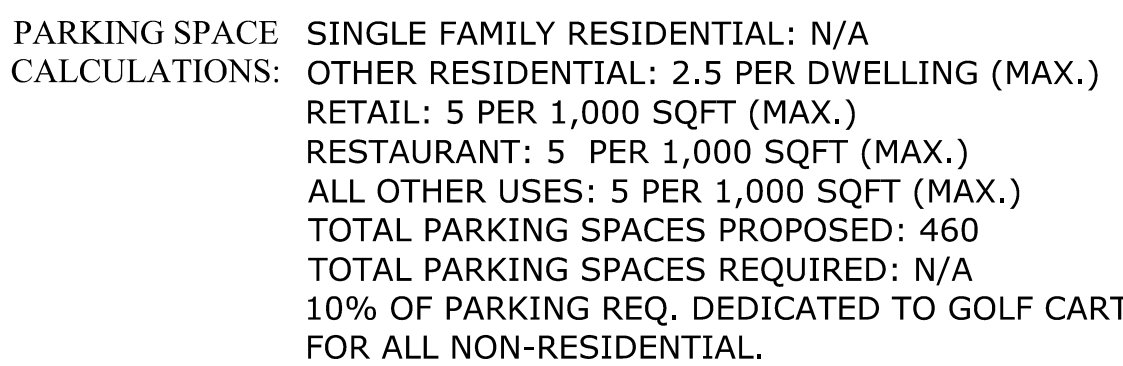




• NEIGHBORHOOD COMMERCIAL (TBD)

- 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.



C1.0.4

811

Call Before You Dig

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
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	1,000 / 750 ≈ 1.3 UNITS/ACRE
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

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

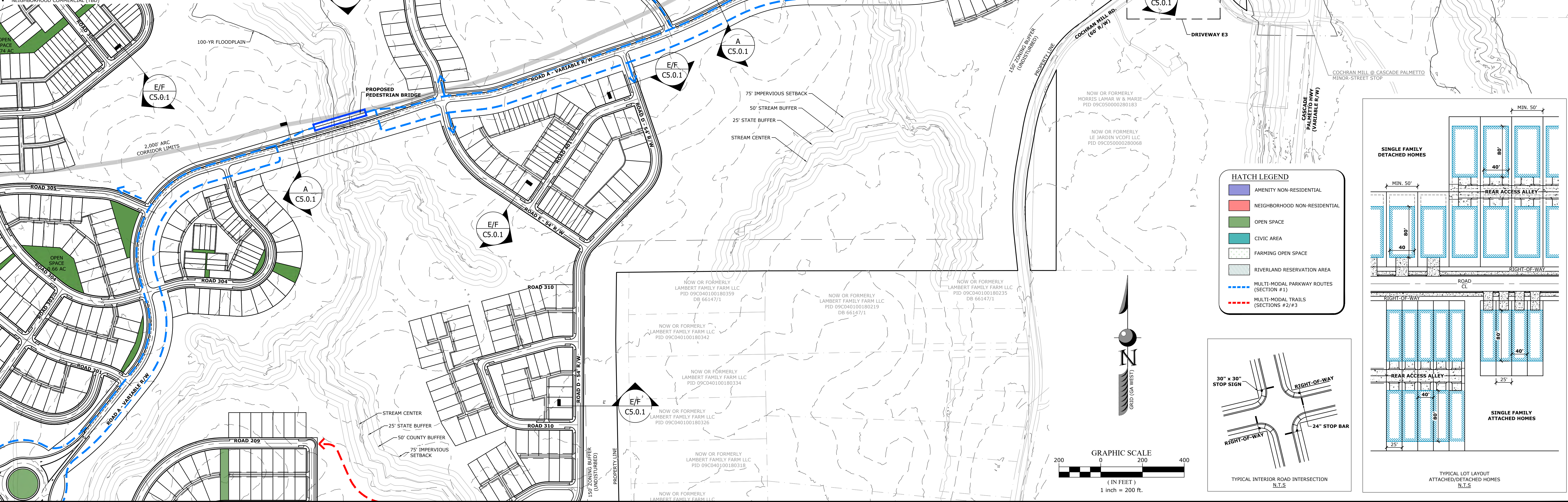
SOUTH NEIGHBORHOOD NON-RESIDENTIAL
(120,000 SF)

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

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

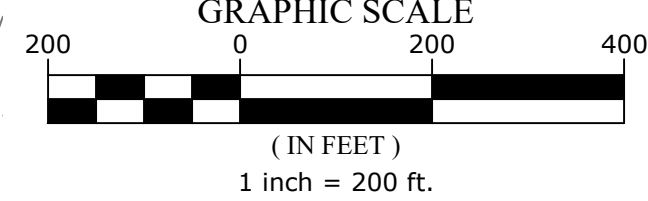
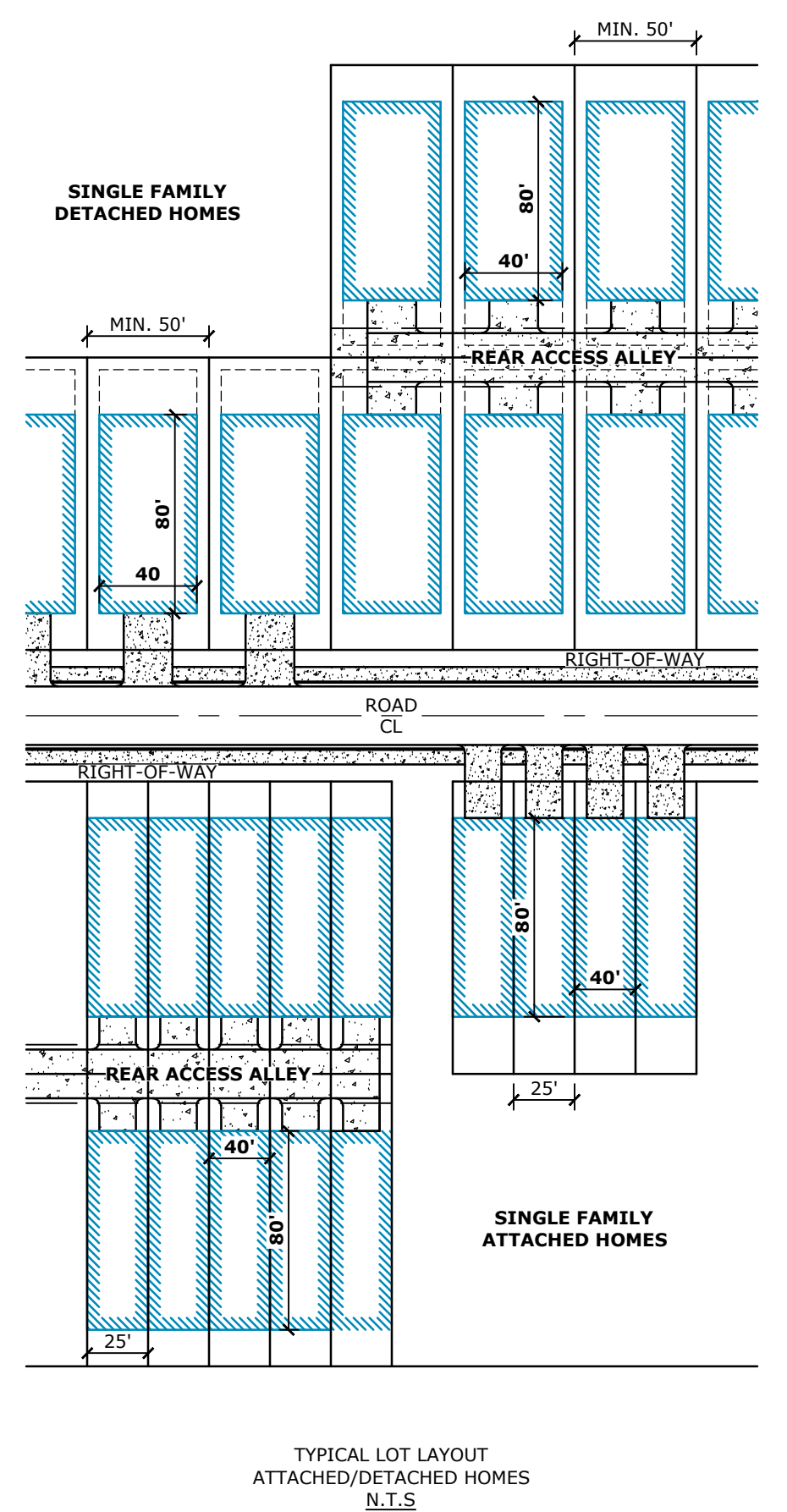
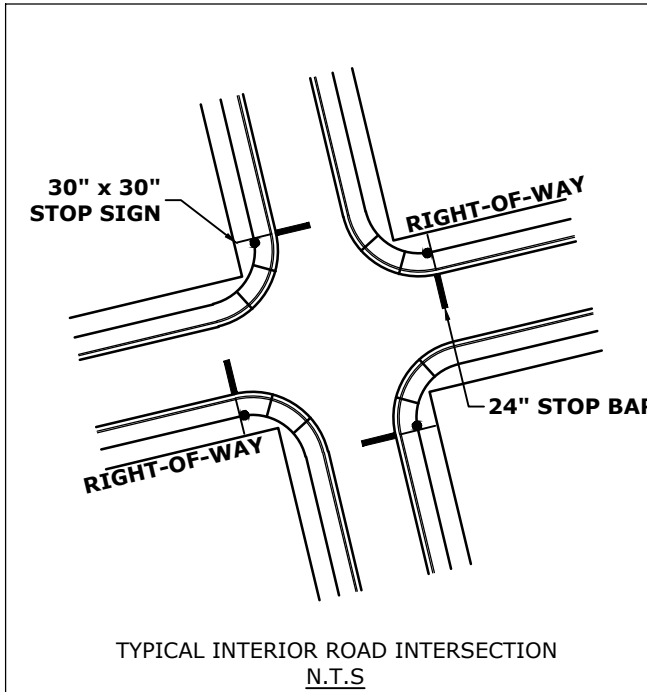
- GROCERY
- RESTAURANT
- SHOPPING CENTER
- SERVICES
- OFFICES
- VEHICLE CHARGING STATIONS

FILE NAME: I:\customers_projects\1416\anelli\1416-24-046 BOUCKAERT Farm\Construction\1416-24-046 C-PLAN-SITE-Overall.dwg PLOT STYLE: PLOT DATE:11/14/2024 USER:CLIFTON MCDONALD



HATCH LEGEND

[Blue Hatched Box]	AMENITY NON-RESIDENTIAL
[Red Hatched Box]	NEIGHBORHOOD NON-RESIDENTIAL
[Green Hatched Box]	OPEN SPACE
[Teal Hatched Box]	CIVIC AREA
[Light Green Hatched Box]	FARMING OPEN SPACE
[Grey Hatched Box]	RIVERLAND RESERVATION AREA
[Blue Dashed Line]	MULTI-MODAL PARKWAY ROUTES (SECTION #1)
[Red Dashed Line]	MULTI-MODAL TRAILS (SECTIONS #2/#3)



SEI ENGINEERING, INC.
2470 Sandy Plains Road, Suite A Marietta, Georgia 30066
(770) 321-3936
www.seiengineering.com

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

DATE: 11/14/2024
ISSUED DESCRIPTION: SITE PLAN (EAST)
NO. 1. 2. 3. 4. 5. 6. 7. 8. 9.

ISSUED FOR: REVIEW
Project No.: 1416-24-046
Designed By: SEI
Issue Date: 2024-11-14
C1.0.5
811
Know what's below. Call before you dig.

PROJECT NAME: BOUCKAERT FARM

DRI 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: $\pm 5,167$ 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.

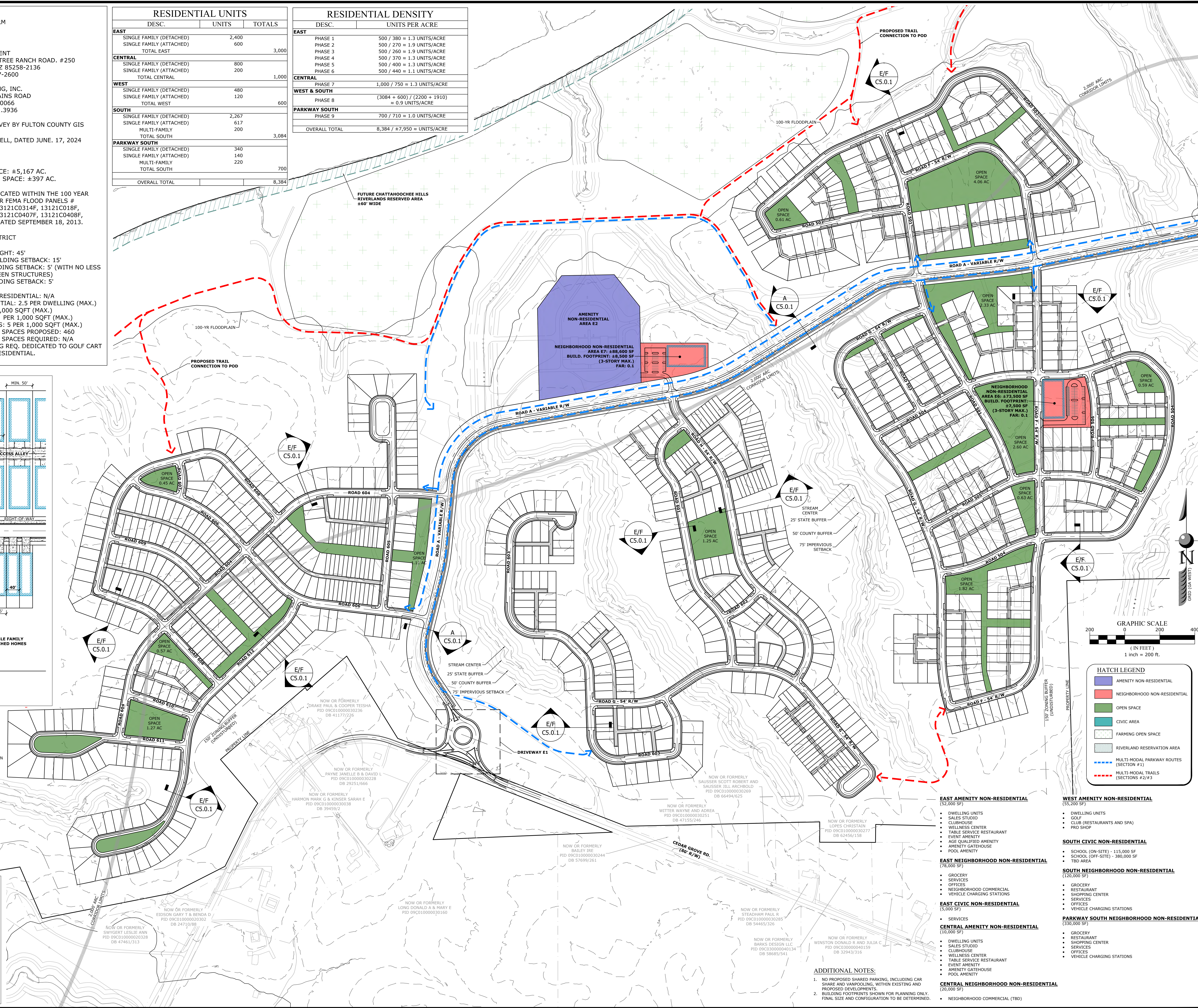
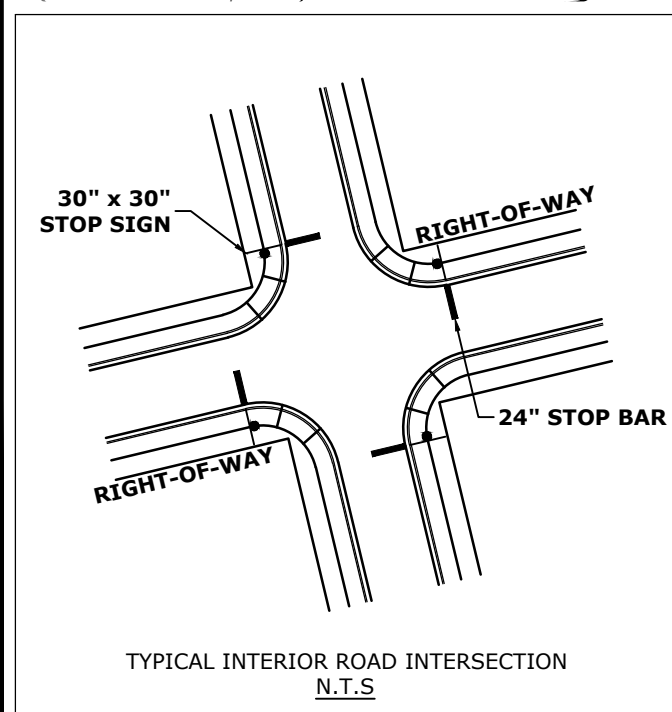
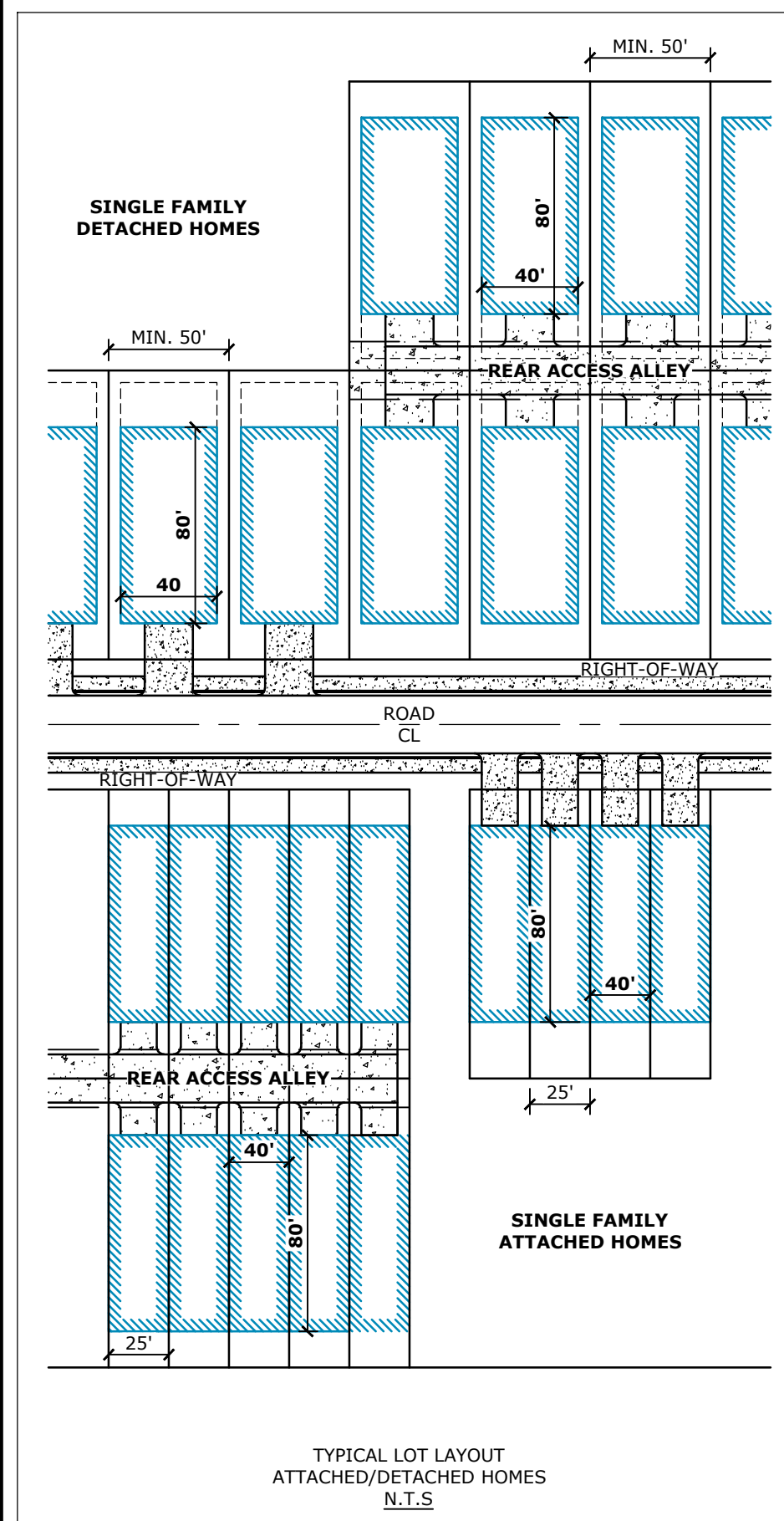
EXISTING ZONING: RURAL (RL) DISTRICT

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
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 \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	
CENTRAL		
PHASE 7	1,000 / 750 \approx 1.3 UNITS/ACRE	
WEST & SOUTH		
PHASE 8	(3084 + 600) / (2200 + 1910) \approx 0.9 UNITS/ACRE	
PARKWAY SOUTH		
PHASE 9	700 / 710 \approx 1.0 UNITS/ACRE	
OVERALL TOTAL	8,384 / 7,950 \approx UNITS/ACRE	



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

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

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

EAST CIVIC NON-RESIDENTIAL

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

CENTRAL NEIGHBORHOOD NON-RESIDENTIAL

- NEIGHBORHOOD COMMERCIAL (TBD)

WEST AMENITY NON-RESIDENTIAL

- 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
(130,000 CF)

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

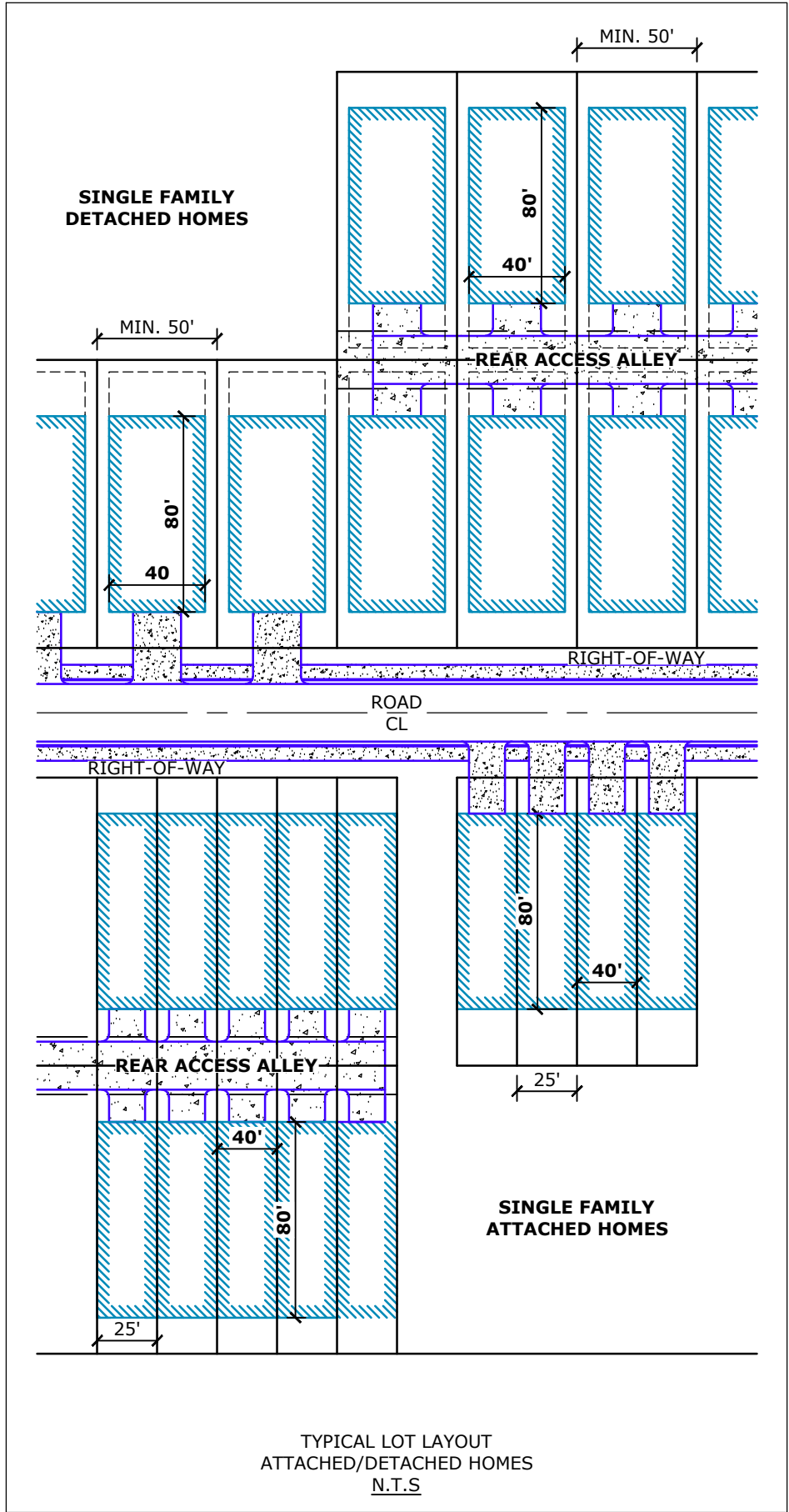
PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL

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

FILE NAME: I:\customers projects\1416 atwell\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

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

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
EAST		
SINGLE FAMILY (DETACHED)	2,400	
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TOTAL EAST		3,000
CENTRAL		
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SINGLE FAMILY (DETACHED)	2,267	
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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

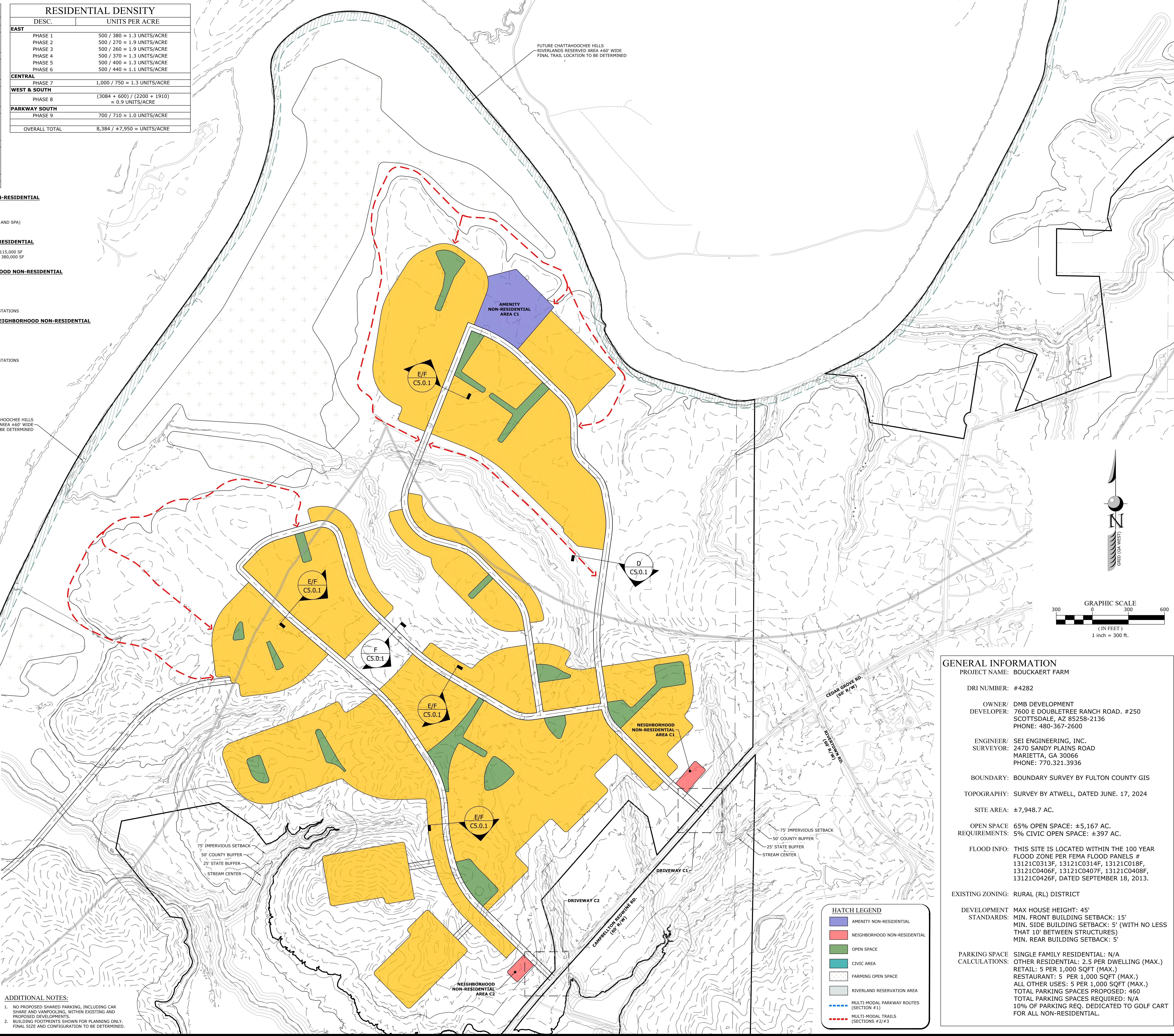
PARKWAY SOUTH NEIGHBORHOOD NON-RESIDENTIAL
(330,000 SF)

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

ADDITIONAL NOTES:

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RESIDENTIAL DENSITY		
DESC.	UNITS PER ACRE	
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PHASE 5	500 / 400 ≈ 1.3 UNITS/ACRE	
PHASE 6	500 / 440 ≈ 1.1 UNITS/ACRE	
CENTRAL		
PHASE 7	1,000 / 750 ≈ 1.3 UNITS/ACRE	
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	



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.

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13121C0313F, 13121C0314F, 13121C018F,
13121C0406F, 13121C0407F, 13121C0408F,
13121C0426F, DATED SEPTEMBER 18, 2013.

EXISTING ZONING: RURAL (RL) DISTRICT

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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.



No	DATE	ISSUED DESCRIPTION
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9	-	-

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

OVERALL SITE PLAN
(CENTRAL)
BOUCKAERT FARM

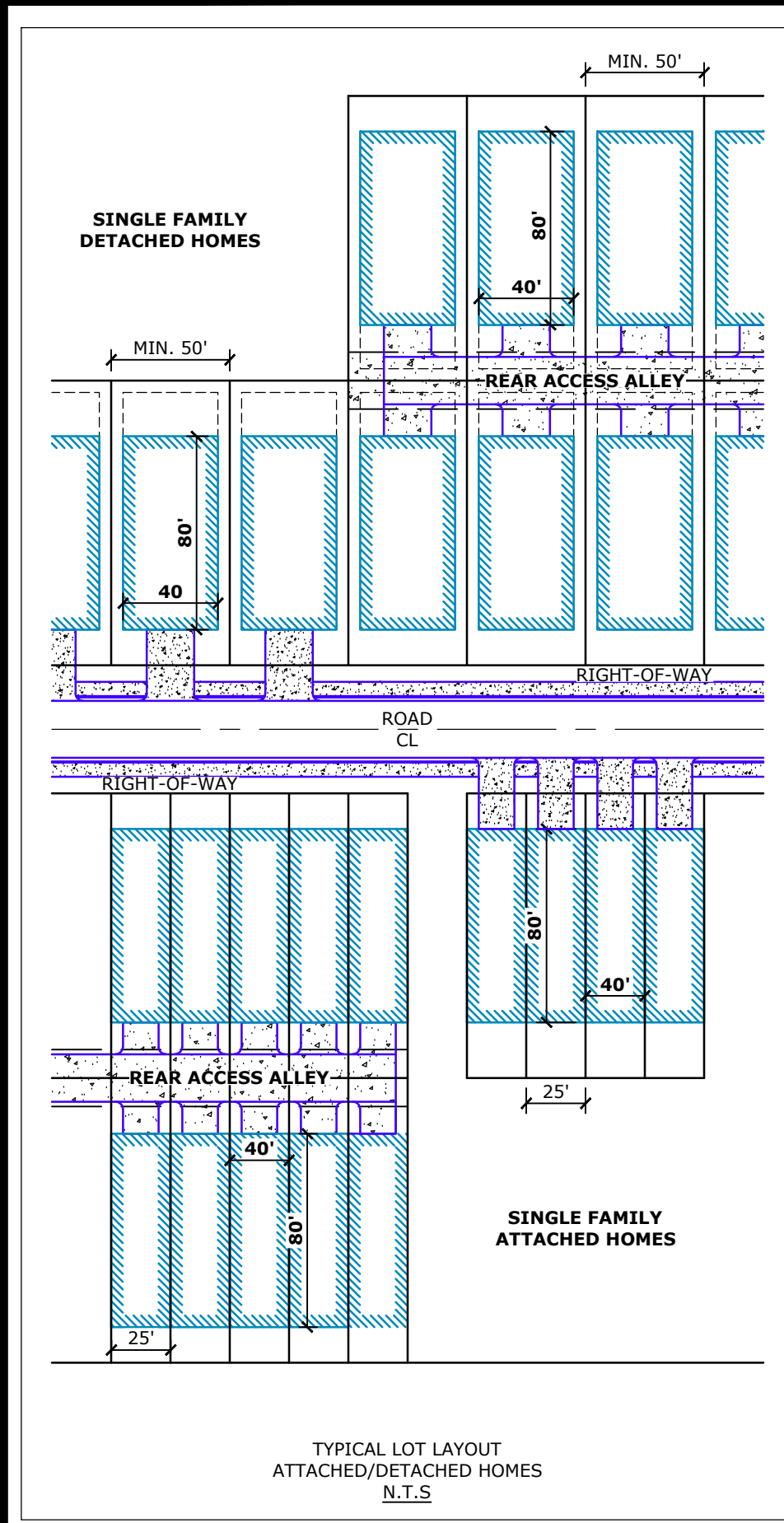


ISSUED FOR:
REVIEW

Project No.: 1416-24-046
Designed By: SEI
Issue Date: 2024-11-14
C1.0.7



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

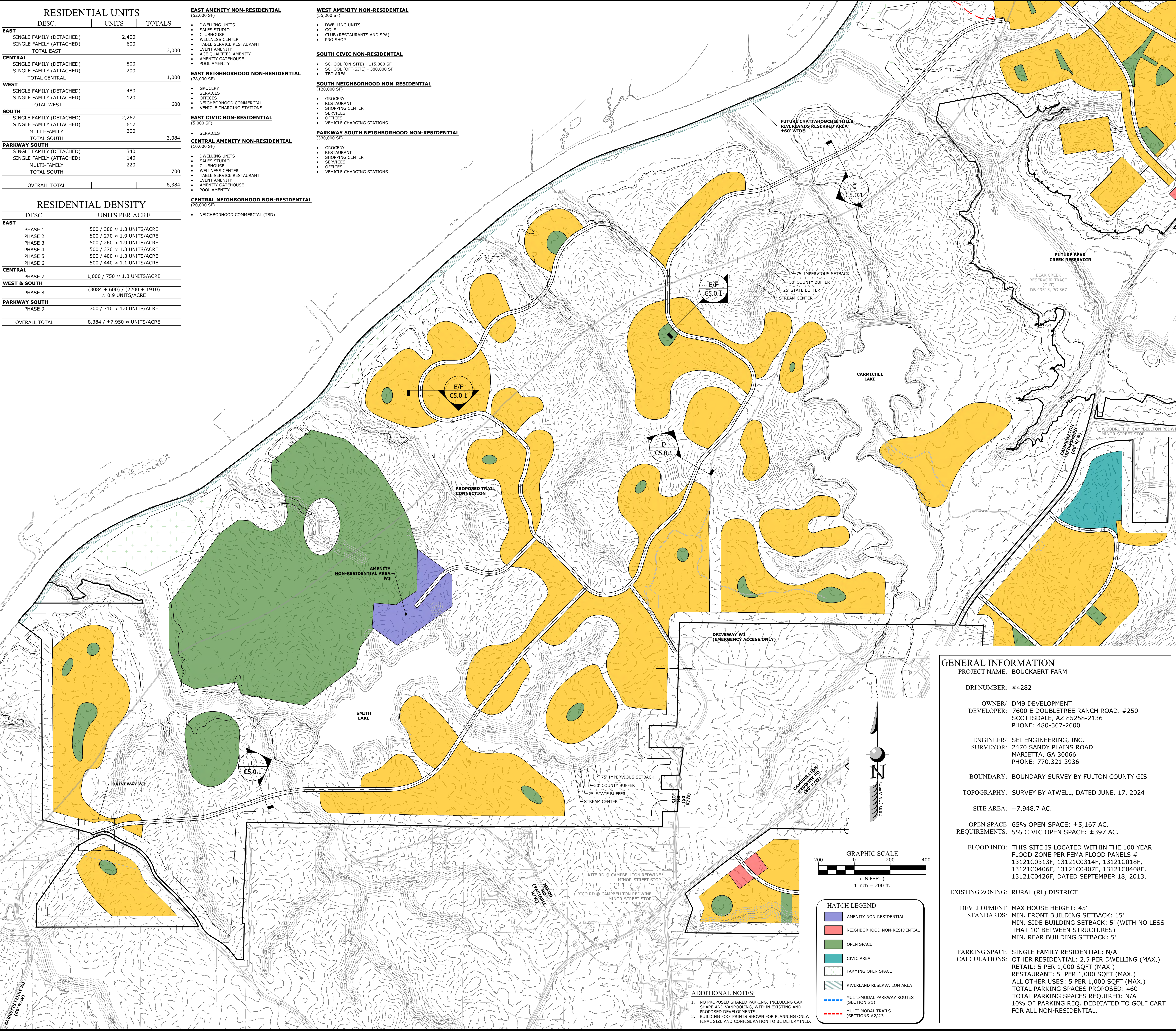


RESIDENTIAL UNITS		
DESC.	UNITS	TOTALS
EAST		
SINGLE FAMILY (DETACHED)	2,400	
SINGLE FAMILY (ATTACHED)	600	
TOTAL EAST		3,000
CENTRAL		
SINGLE FAMILY (DETACHED)	800	
SINGLE FAMILY (ATTACHED)	200	
TOTAL CENTRAL		1,000
WEST		
SINGLE FAMILY (DETACHED)	480	
SINGLE FAMILY (ATTACHED)	120	
TOTAL WEST		600
SOUTH		
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	1,000 / 750 ≈ 1.3 UNITS/ACRE
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**
(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 A Marietta, Georgia 30066
417 Johnson Way, Suite A Marietta, Georgia 30066
www.seiengineering.com

No	DATE	ISSUED DESCRIPTION
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8	-	-
9	-	-

OVERALL SITE PLAN (WEST)
BOUCKAERT FARM

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER
CLAY W. EPPLE
NO. 23306

ISSUED FOR: REVIEW

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

C1.0.8

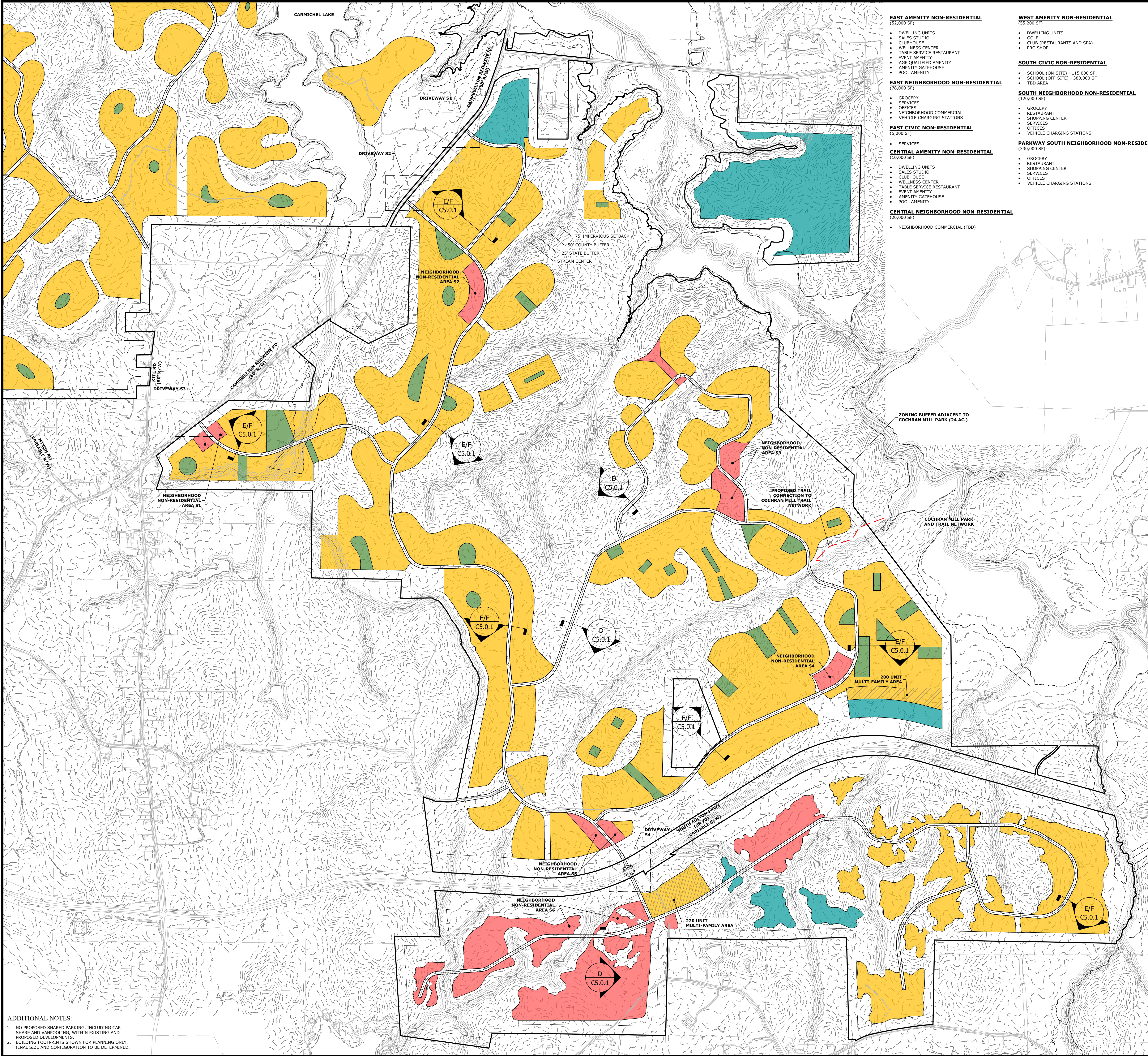
811
Know what's below.
Call before you dig.

1416-24-046

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)

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

- (120,000 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

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

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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'

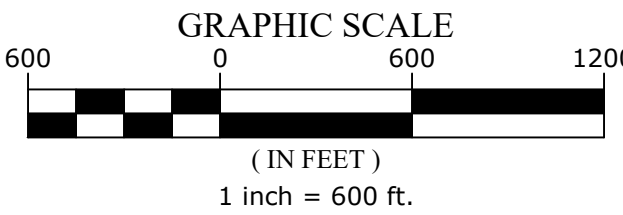
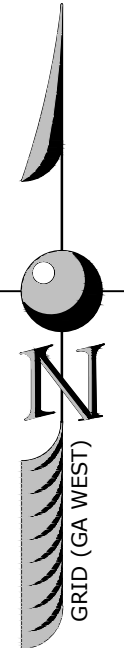
PARKING SPACE CALCULATIONS: SINGLE FAMILY RESIDENTIAL: N/A
OTHER RESIDENTIAL: 2.5 PER DWELLING (MAX.)
RETAIL: 5 PER 1,000 SQFT (MAX.)
RESTAURANT: 5 PER 1,000 SQFT (MAX.)
ALL OTHER USES: 5 PER 1,000 SQFT (MAX.)
TOTAL PARKING SPACES PROPOSED: 460
TOTAL PARKING SPACES REQUIRED: N/A
10% OF PARKING REQ. DEDICATED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

RESIDENTIAL UNITS

DESC.	UNITS	TOTALS
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
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PHASE 6	500 / 440 ≈ 1.1 UNITS/ACRE
CENTRAL	
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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



HATCH LEGEND

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



DATE	ISSUED DESCRIPTION
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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

OVERALL SITE PLAN
(SOUTH)
BOUCKAERT FARM



ISSUED FOR:
REVIEW

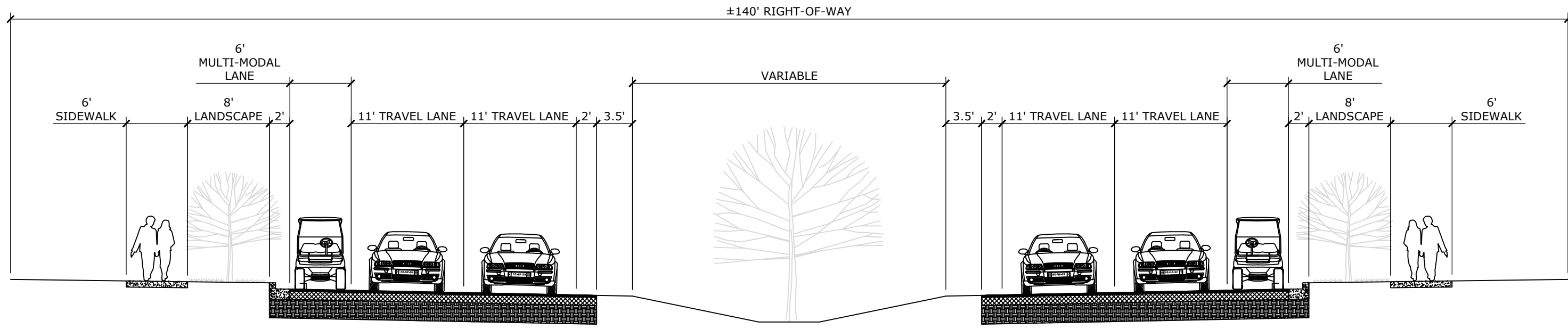
Project No.: 1416-24-046
Designed By: SEI
Issue Date: 2024-11-14

C1.0.9

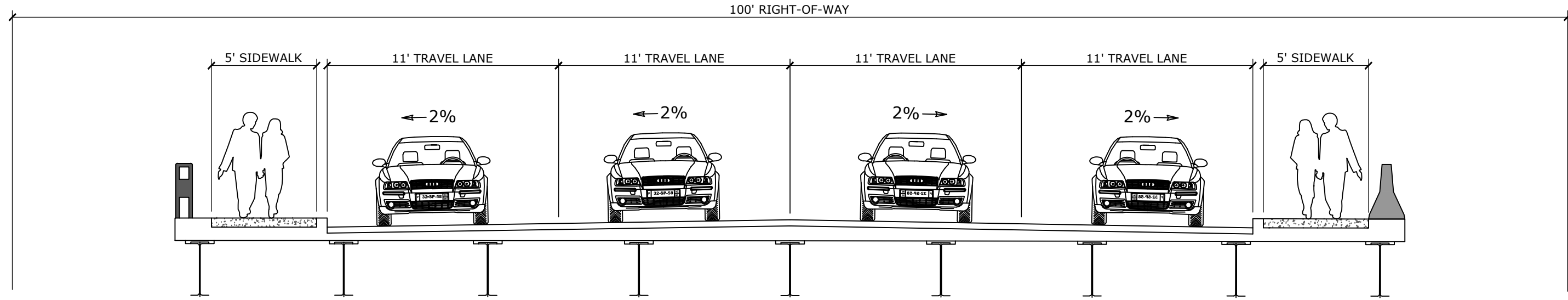


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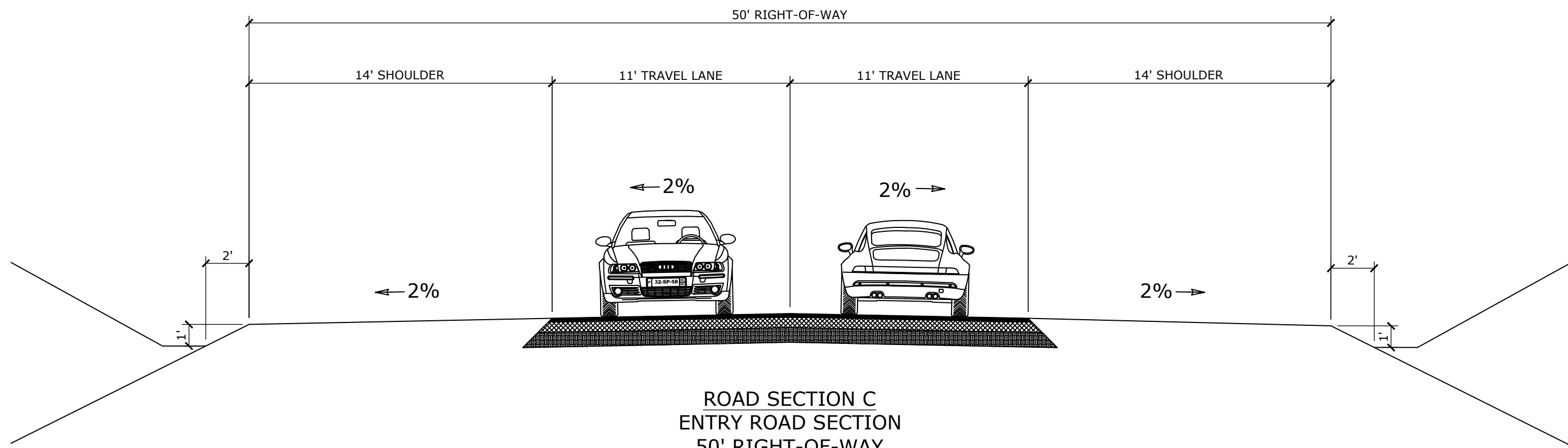
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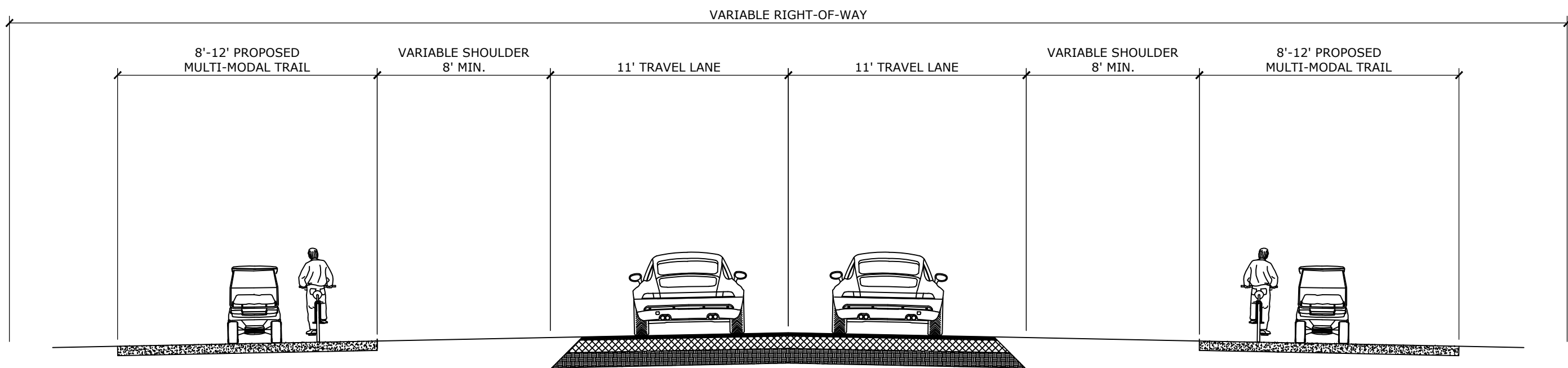
ROAD SECTION A
±140' RIGHT-OF-WAY
(FULL ROADWAY SECTION TO MATCH TRAFFIC STUDY REQUIREMENTS)*



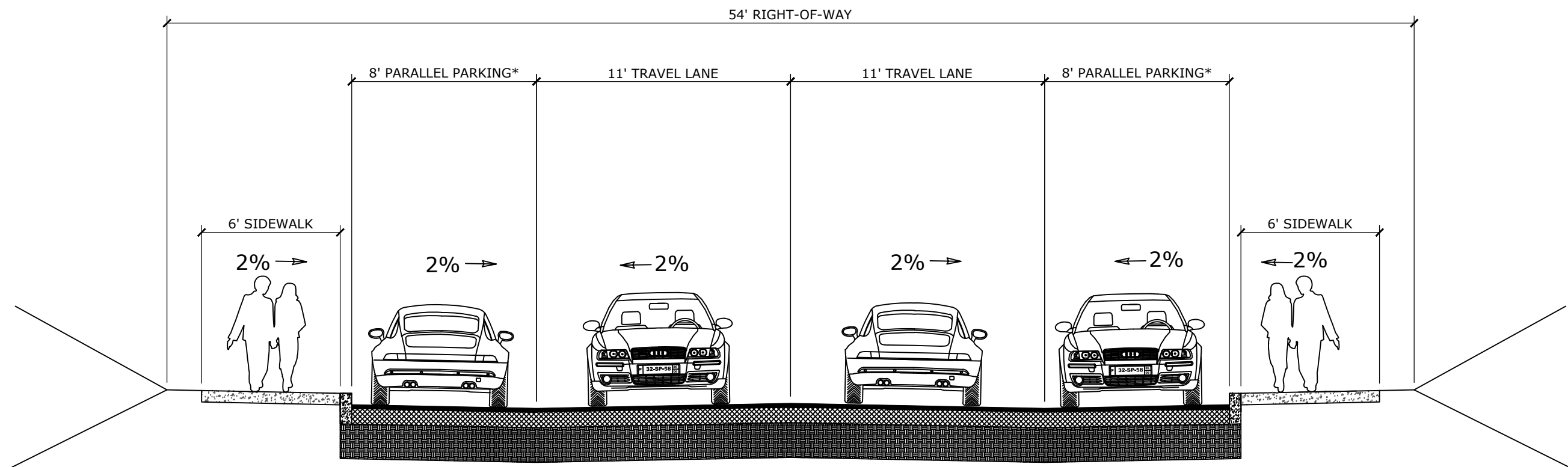
ROAD SECTION B
BRIDGE DETAIL WITH PEDESTRIAN TRAVEL
100' RIGHT-OF-WAY BRIDGE ROADWAY SECTION
(FULL ROADWAY SECTION CONSTRUCTION TO MATCH TRAFFIC STUDY REQUIREMENTS)*



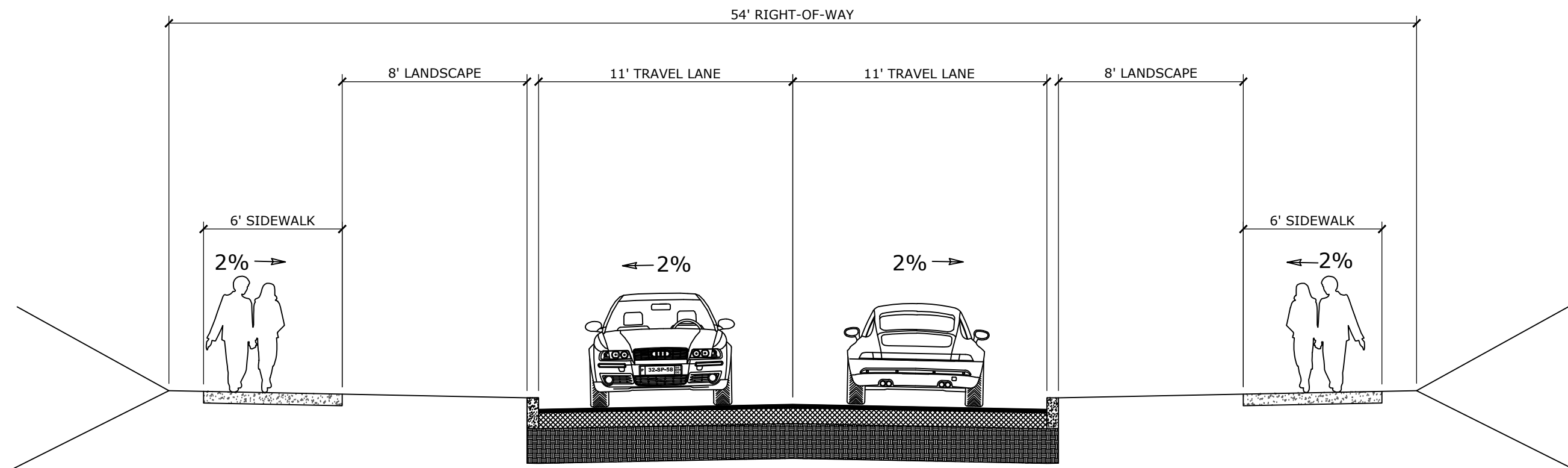
ROAD SECTION C
ENTRY ROAD SECTION
50' RIGHT-OF-WAY



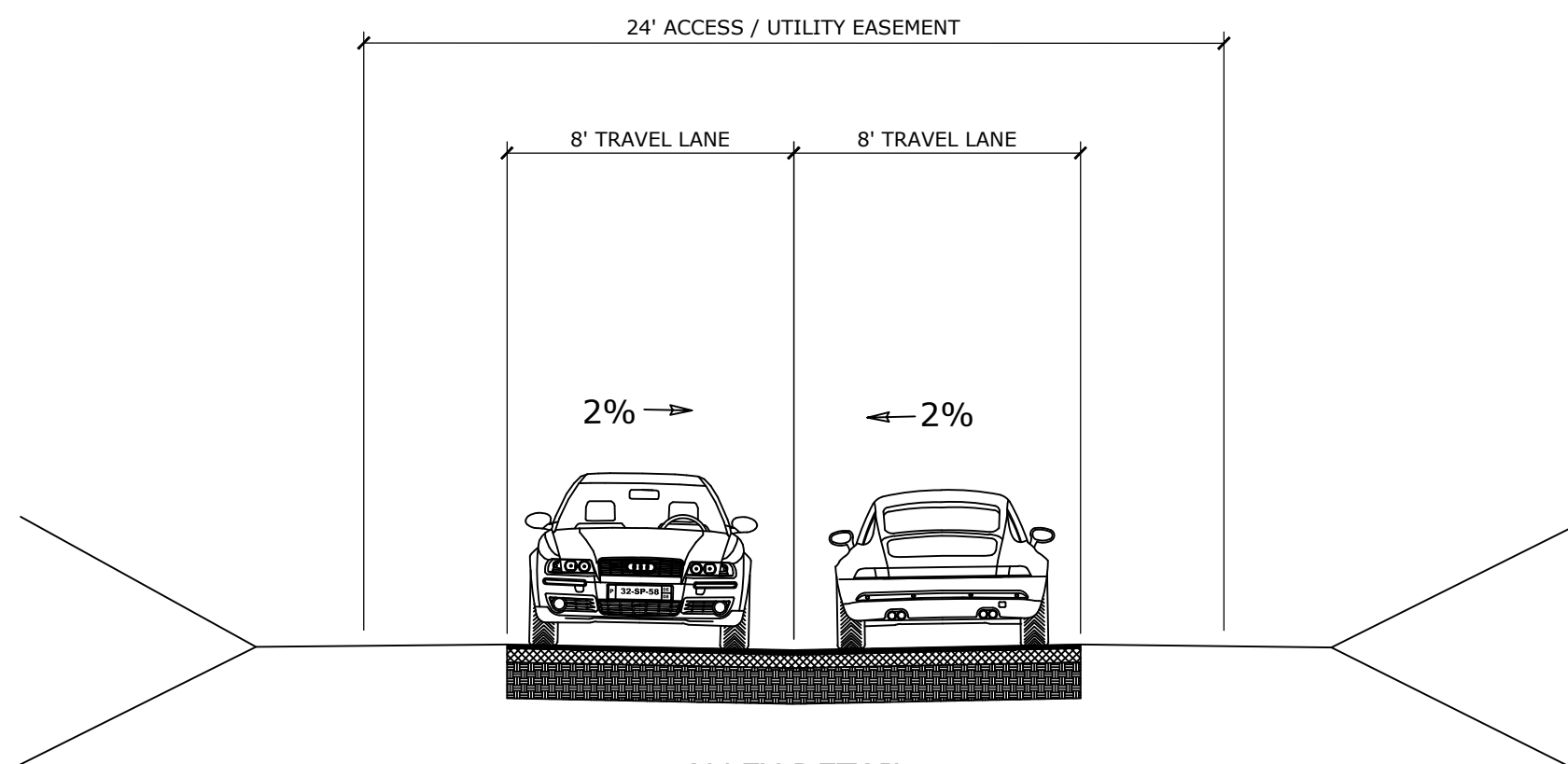
ROAD SECTION D
ROAD SECTION W/ MULTI-MODAL TRAIL
VARIABLE RIGHT-OF-WAY



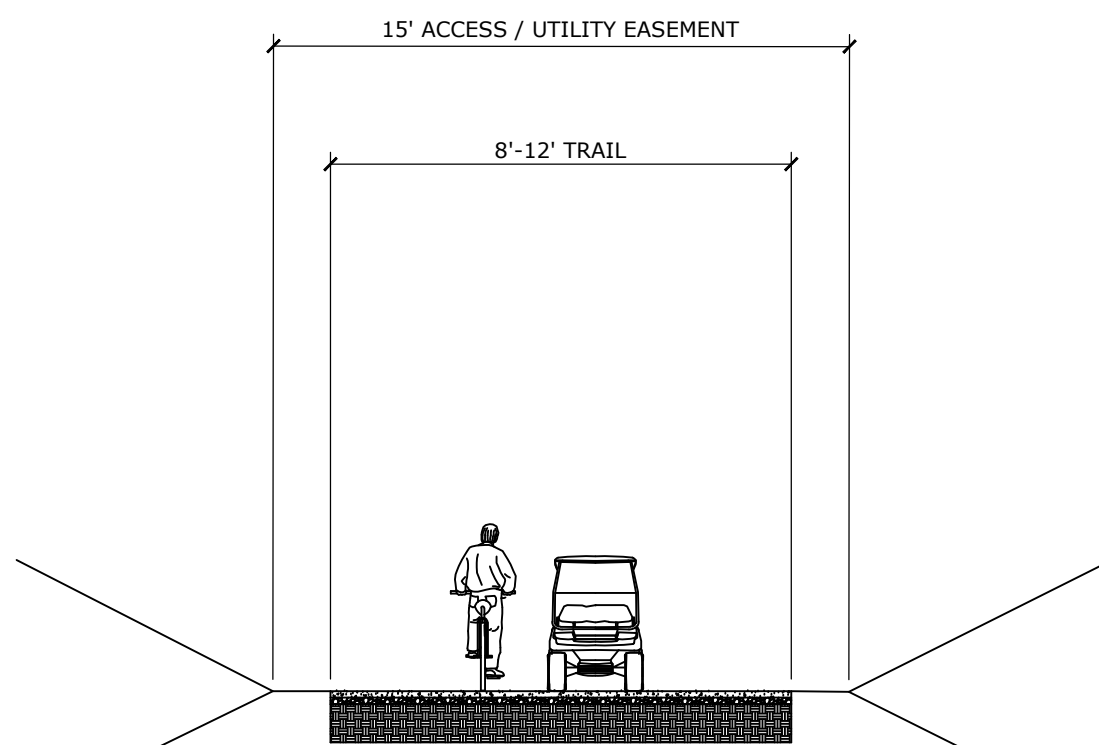
ROAD SECTION E
(POD ROADWAY)
*ON-STREET PARKING VARIES PER PLAN
54' RIGHT-OF-WAY



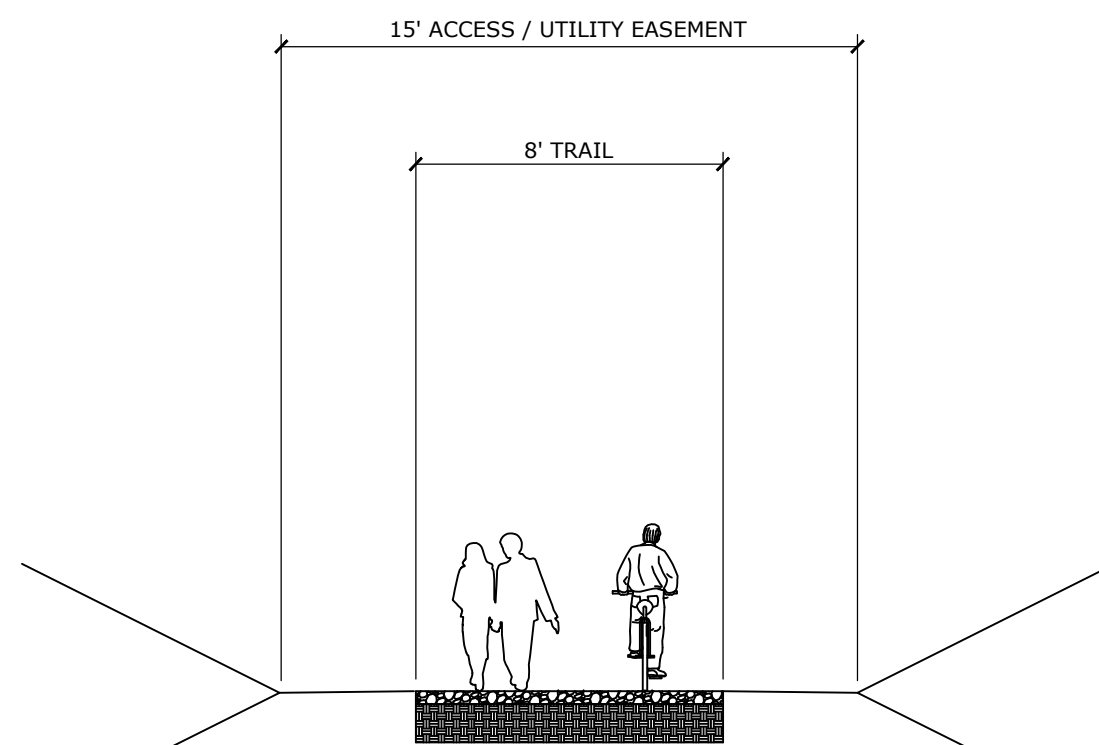
ROAD SECTION F
(POD ROADWAY)
NO ON-STREET PARKING
54' RIGHT-OF-WAY



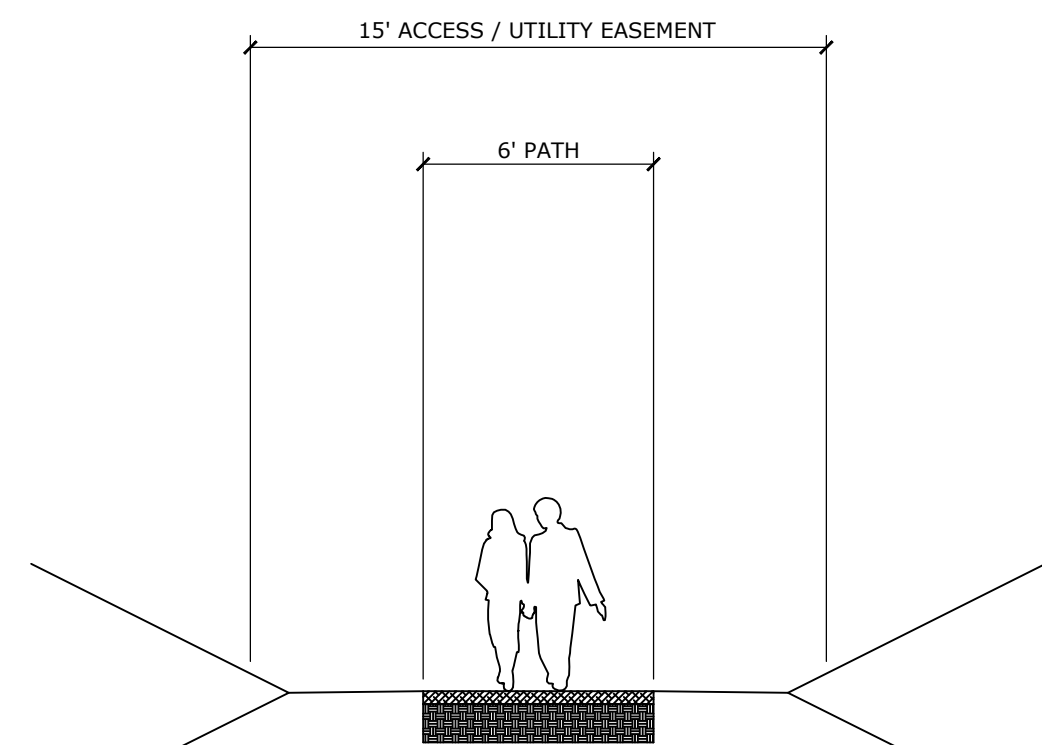
ALLEY DETAIL
24' REAR ALLEY SECTION
NON FIRE ACCESS



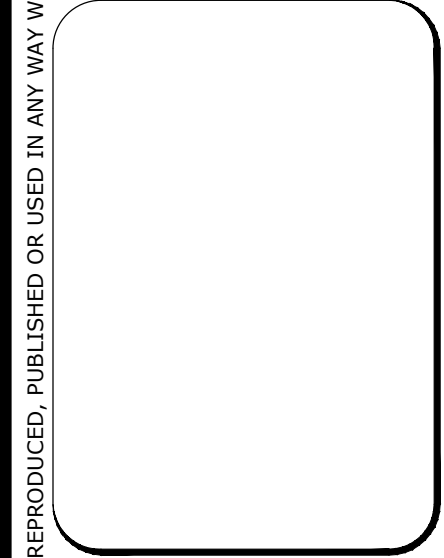
MULTI-MODAL SECTION #1
(BIKES AND GOLF CART USE ONLY)



TRAIL SECTION #2
(BIKES AND WALKING USE)



TRAIL SECTION #3
(PEDESTRIAN WALKING USE)



No	ISSUED DESCRIPTION	DATE
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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



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.