



# Regional Review Finding

## Development of Regional Impact

**DATE:** June 11, 2025

**TO:** Mayor Khalid Kamau, City of South Fulton

**ATTN TO:** Reginald McClendon, *Managing Director*, City of South Fulton

**FROM:** Mike Alexander, COO, Atlanta Regional Commission

**RE:** Development of Regional Impact (DRI) Review

*ARC has completed a regional review of the below DRI. ARC reviewed the 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:** Le Jardin Subdivision DRI 4348

**Submitting Local Government:** City of South Fulton

**Date Opened:** May 27, 2025

**Date Closed:** June 11, 2025

**Description:** A DRI review of a proposal to construct 867 single-family detached homes on a currently mostly forested 448-acre site on the east side of Cascade Palmetto Highway south of Landham Road in the City of South Fulton in Fulton County.

### **Comments:**

#### **Key Comments**

*The project is partially aligned with applicable Developing Rural Areas policy recommendations which note: "These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. "*

*The project's retention of 247 acres of the total 488 acres as green and open space is supportive of regional environmental policies.*

*The project is expected to generate 7,204 new daily vehicular trips; associated roadway improvements to accommodate these are proposed.*

*The project's lack of mixed-use development of any kind is not in keeping with regional transportation and placemaking policies. Some minimal provision of neighborhood retail space could shorten or eliminate some automobile trips generated.*

*The project generally avoids stream buffer intrusions which is supportive of regional water supply and environmental policies. Some of the single-family lots do extend in to buffer areas and the city should ensure that the permitting process for the construction of homes on these lots excludes actual construction in these areas.*

*Opportunities for coordinating the project design with the design of the large mixed-use Boukaert Farms project in development on the west side of Cascade Palmetto Highway in the city of Chattahoochee Hills should be explored.*

## **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. The Plan assigns a relevant growth management category designation to all areas in the region— Developing Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments. The project's lack of mixed-use development of any kind is not in keeping with regional transportation and placemaking policies. Some minimal provision of neighborhood focused retail space could shorten or eliminate some automobile trips generated.

Opportunities for coordinating the project design with the design of the large mixed-use Boukaert Farms project in development on the west side of Cascade Palmetto Highway in the city of Chattahoochee Hills should be explored.

## **Transportation and Mobility Comments**

The project is expected to generate 7,204 new daily vehicular trips and a number of associated roadway improvements are proposed.

Opportunities for alternative transportation mode connections are limited by the rural location.

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 Comments**

ARC's Natural Resource Group comments are attached.

### *Stream Buffers*

The submitted site plan and USGS coverage for the project area shows Town Creek crossing the property from the southeast corner of the property to the northwest. The USGS coverage also shows three unnamed tributaries to Town Creek. The submitted site plan shows these streams as well as several other unnamed tributaries. The 100-foot impervious setback and 75-foot undisturbed buffer required under the City of South Fulton's Unified Stream Buffer Protection ordinance, as well as the State 25-foot Erosion and Sedimentation Buffer are shown on all streams and are identified in a legend box on the site plan. The only intrusions shown on the submitted site plan are five transportation stream crossings, which are allowed under the City ordinance. However, portions of several residential lots intrude on the City 100-foot impervious setback and several stormwater management areas and a mailbox kiosk area, are shown nearly abutting the edge of the 100-foot impervious setback. Any intrusions into City buffers or setbacks may require a variance from the City.

Any unmapped streams on the property may also be subject to the requirements of the City Stream Buffer Ordinances and any other waters of the State on the property will be subject to the 25-foot state Erosion and Sedimentation Act buffers.

## *Floodplains*

The submitted site plans show the FEMA 100 -year floodplain areas the streams on the property. Road crossings are the only intrusions shown in the 100-year floodplain on the submitted plans.

## **Environmental Comments**

The project's retention of 247 acres of the total 488 acres as green and open space is supportive of regional environmental policies.

The project can support The Atlanta Region's Plan by incorporating other aspects of regional environmental policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any site improvements.

## **GDOT Aviation**

Comments received from GDOT aviation are attached.

## **Unified Growth Policy Considerations: Developing Rural Areas**

Developing Rural Areas designation which denotes areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed in developing rural areas.

The project is partially aligned with Developing Rural Areas recommendations in it's provision of 247 acres and green and open space. It could be better aligned with these policies by incorporating low-impact design approaches in constructed areas and providing some amount of neighborhood retail space to reduce car trips. City of South Fulton leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses 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 Chattahoochee Hills         |
| Douglas County                                  | 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 #4348

#### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

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

#### Local Government Information

Submitting Local Government: South Fulton  
 Individual completing form: Reginald McClendon  
 Telephone: 4708097236  
 E-mail: [reginald.mcclendon@cityofsouthfultonga.gov](mailto:reginald.mcclendon@cityofsouthfultonga.gov)

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

#### Proposed Project Information

Name of Proposed Project: Le Jardin Subdivision  
 Location (Street Address, District 9, Land Lot 17  
 GPS Coordinates, or Legal  
 Land Lot Description):

Brief Description of Project: Continuation of multi-phase master plan development, previously reviewed under DRI #552. Developer and Applicant have been advised that due to the length of time that has lapsed since the original application decision, DRI re-review would be required. Original DRI (#552) contemplated 2,370 total residential units (1,430 single family units, 790 townhouse units, and 150 loft apartment units). Also, approximately 200,000 square feet of retail space. The current project consists of 867 proposed single family detached units.

#### Development Type:

- |                                                            |                                                             |                                                       |
|------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input 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 checked="" 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.): 867 Proposed Single Family Detached Units

Developer: Brent Holdings, LLC

Mailing Address: 270 North Jeff Davis Drive

Address 2:

City: Fayetteville State: GA Zip: 30214

Telephone: 770-451-0478

Email: [doug@brentholdings.net](mailto:doug@brentholdings.net)

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

If yes, property owner: Le Jardin VCOFI, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

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: Twin Lakes Community Development (now known as Le Jardin Subdivision)

Project ID: 552

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? 100%; proposing remaining lots that will be built out

Estimated Project Completion Dates: This project/phase: Dec 2032  
Overall project: Dec 2032

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)



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### DRI #4348

There are three location where proposed roads cross existing streams. Two of the crossings already had culverts constructed during the prior development that stalled in the 2008 financial crisis. A proposed culvert will be installed for the third crossing. Floodplain analysis will be performed on any crossings impacting FEMA's 1% Annual Chance Special Flood Hazard Areas.

### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

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

#### Local Government Information

Submitting Local Government: South Fulton  
 Individual completing form: Reginald McClendon  
 Telephone: 4708097236  
 Email: reginald.mcclendon@cityofsouthfultonga.gov

#### Project Information

Name of Proposed Project: Le Jardin Subdivision  
 DRI ID Number: 4348  
 Developer/Applicant: Pulte Home Company, LLC  
 Telephone: 470-364-5618  
 Email(s): andrew.moroz@pulte.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: \$477,695,560

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4,645,500

Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?  
☐ (not selected) ☐ Yes ☒ No

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

**Water Supply**

Name of water supply provider for this site: City of Atlanta

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.25

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?  
0.52

**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)?

0.25

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? 7.3 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.)

521 AM, 740 PM

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: Left-turn lane on SR 70/154 at Proposed Entrance, right-turn deceleration lane on SR 70/154 at Proposed Entrance

**Solid Waste Disposal**

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

2,272

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? 20%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stream buffers and conservation spaces are proposed to limit land disturbance. Storm water management ponds are proposed to provide water quality treatment as well as attenuation of runoff flowrates for the developing areas of the site.

### 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:

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**LE JARDIN SUBDIVISION DRI**  
**City of South Fulton**  
**Natural Resources Review Comments**  
**June 4, 2025**

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

**Watershed Protection**

The project property is located in the portion of the Chattahoochee River watershed drains into the Chattahoochee River Corridor, but it is not within the 2000-foot Chattahoochee River Corridor and is not subject to the requirements of the Metropolitan River Protection Act or the Chattahoochee Corridor Plan. This portion of the watershed drains into the Chattahoochee downstream of the existing public water supply intakes on the Chattahoochee. Proposed intakes in at Bear Creek in the City of Chattahoochee Hills and in Coweta County include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. 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. This property is less than seven miles upstream of the proposed public water supply intake at Bear Creek in Chattahoochee Hills.

**Stream Buffers**

The submitted site plan and USGS coverage for the project area shows Town Creek crossing the property from the southeast corner of the property to the northwest. The USGS coverage also shows three unnamed tributaries to Town Creek. The submitted site plan shows these streams as well as several other unnamed tributaries. The 100-foot impervious setback and 75-foot undisturbed buffer required under the City of South Fulton's Unified Stream Buffer Protection ordinance, as well as the State 25-foot Erosion and Sedimentation Buffer are shown on all streams and are identified in a legend box on the site plan. The only intrusions shown on the submitted site plan are five transportation stream crossings, which are allowed under the City ordinance. However, portions of several residential lots intrude on the City 100-foot impervious setback and several stormwater management areas and a mailbox kiosk area, are shown nearly abutting the edge of the 100-foot impervious setback. Any intrusions into City buffers or setbacks may require a variance from the City.

Any unmapped streams on the property may also be subject to the requirements of the City Stream Buffer Ordinances and any other waters of the State on the property will be subject to the 25-foot state Erosion and Sedimentation Act buffers.

**Floodplain**

The submitted site plans show the FEMA 100 -year floodplain areas the streams on the property. Road crossings are the only intrusions shown in the 100-year floodplain on the submitted plans.

**Stormwater/Water Quality**

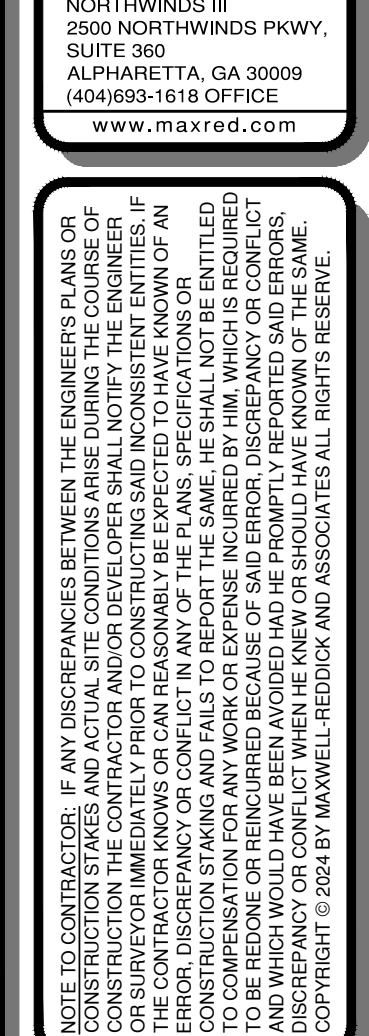
The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

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

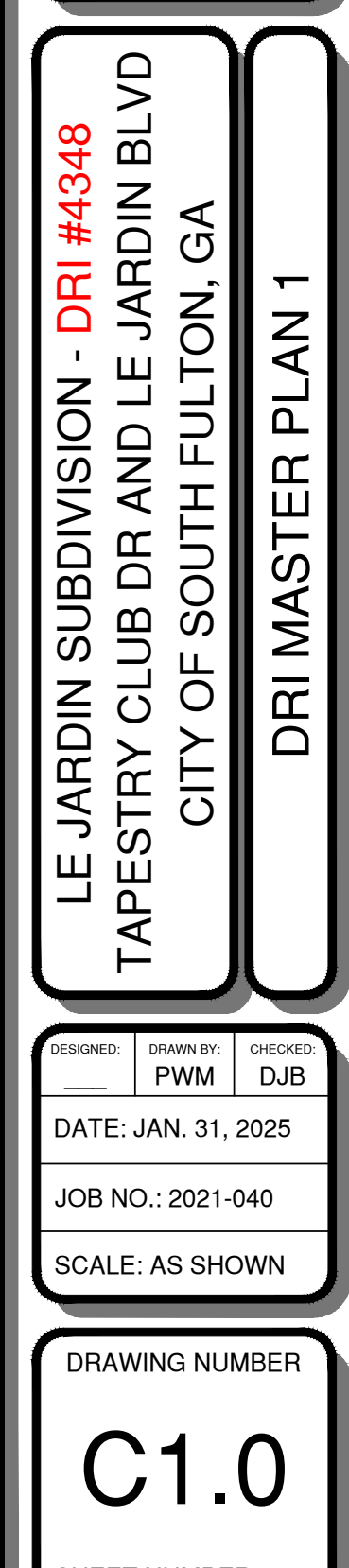
**Le Jardin Subdivision DRI**  
**ARC Natural Resources Comments**  
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**June 4, 2025**

([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.

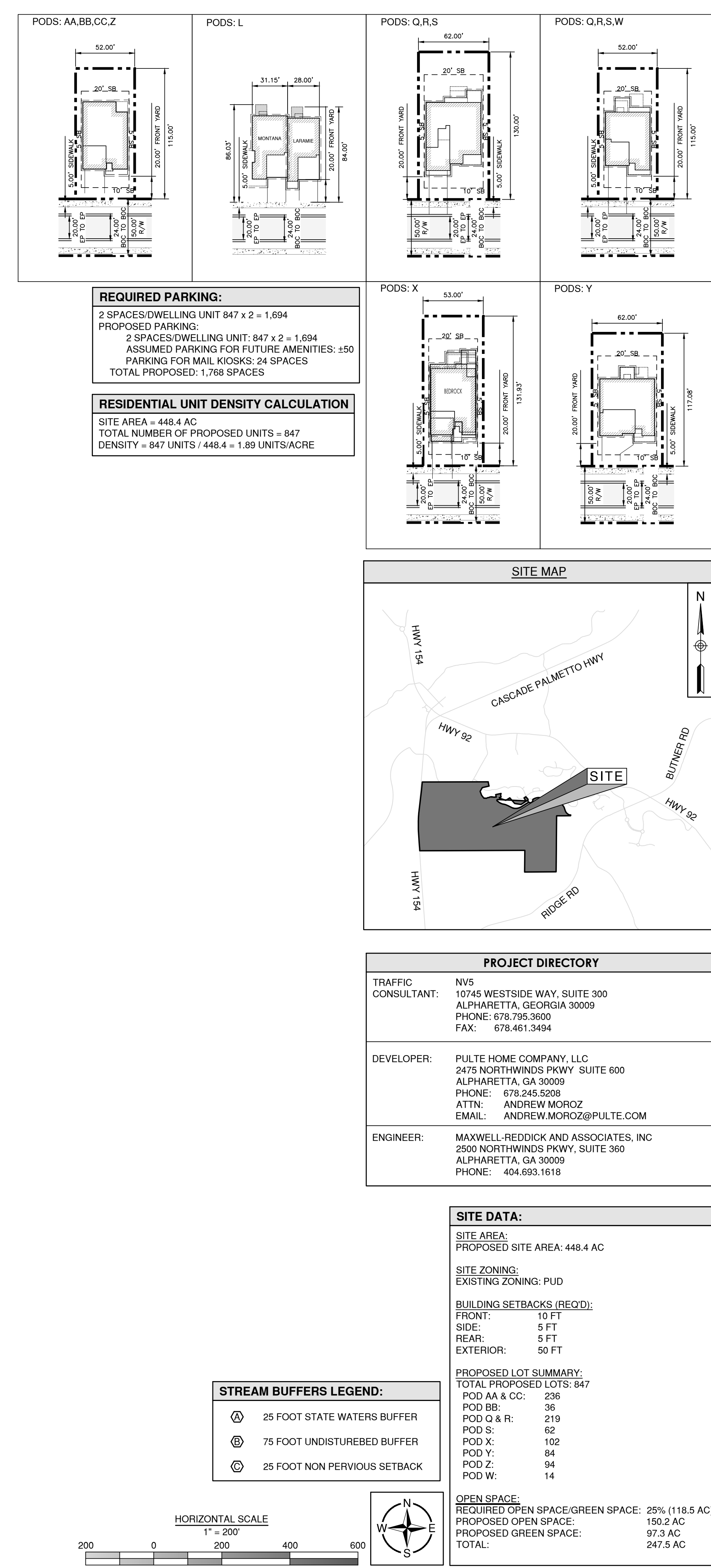
During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

[illegible]

|                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>DATA SOURCE NOTE:</b></p> <p>"THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM FULTON COUNTY GIS AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK."</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|







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AND ASSOCIATES

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REVISIONS:

| NO. | DATE     | BY                | CHECKED |
|-----|----------|-------------------|---------|
| 1   | 10-05-25 | UPDATED LOT COUNT |         |

**LE JARDIN SUBDIVISION - DRI #14348**

TAPESTRY CLUB DR AND LE JARDIN BLVD

CITY OF SOUTH FULTON, GA

**GRTA DRI SITE PLAN - A**

| REVISION | DATE     | BY                | CHECKED |
|----------|----------|-------------------|---------|
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CITY OF SOUTH FULTON, GA

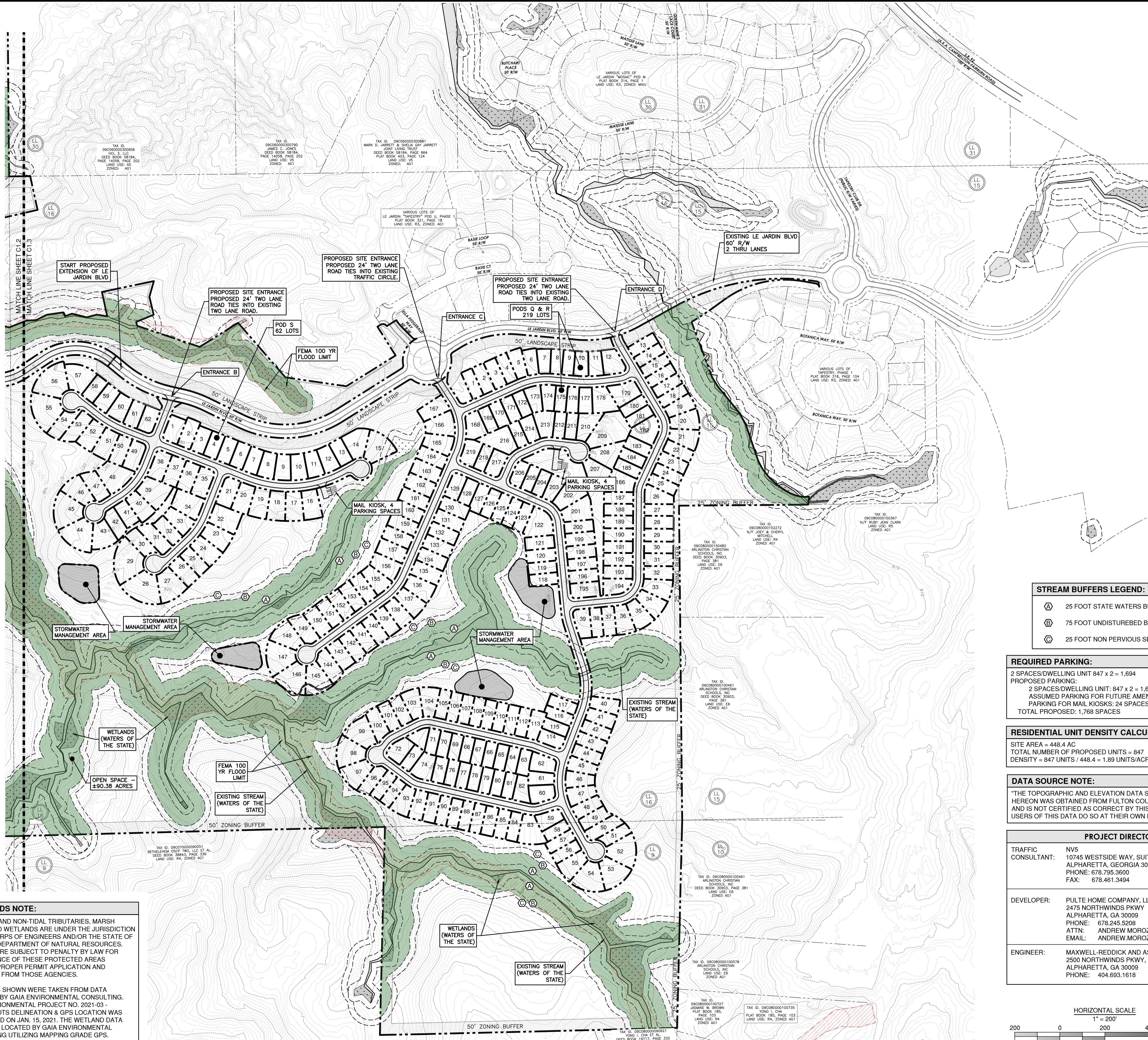
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\\maxwell-reddick.com\Projects\2021-2022\040 Pulte - Le Jardin\Engineering\Design\Conceptual Drawings\LEJARDIN\_MASTER DRI PLAN.PLOT DATE: 3/6/2025 10:23 AM

#### WETLANDS NOTE:

ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES.

WETLANDS SHOWN WERE TAKEN FROM DATA PROVIDED BY GAIA ENVIRONMENTAL CONSULTING. GAIA ENVIRONMENTAL PROJECT NO. 2021-03. WOTUS/WOTS DELINEATION & GPS LOCATION WAS COMPLETED ON JAN. 15, 2021. THE WETLAND DATA WAS FIELD LOCATED BY GAIA ENVIRONMENTAL CONSULTING UTILIZING MAPPING GRADE GPS.



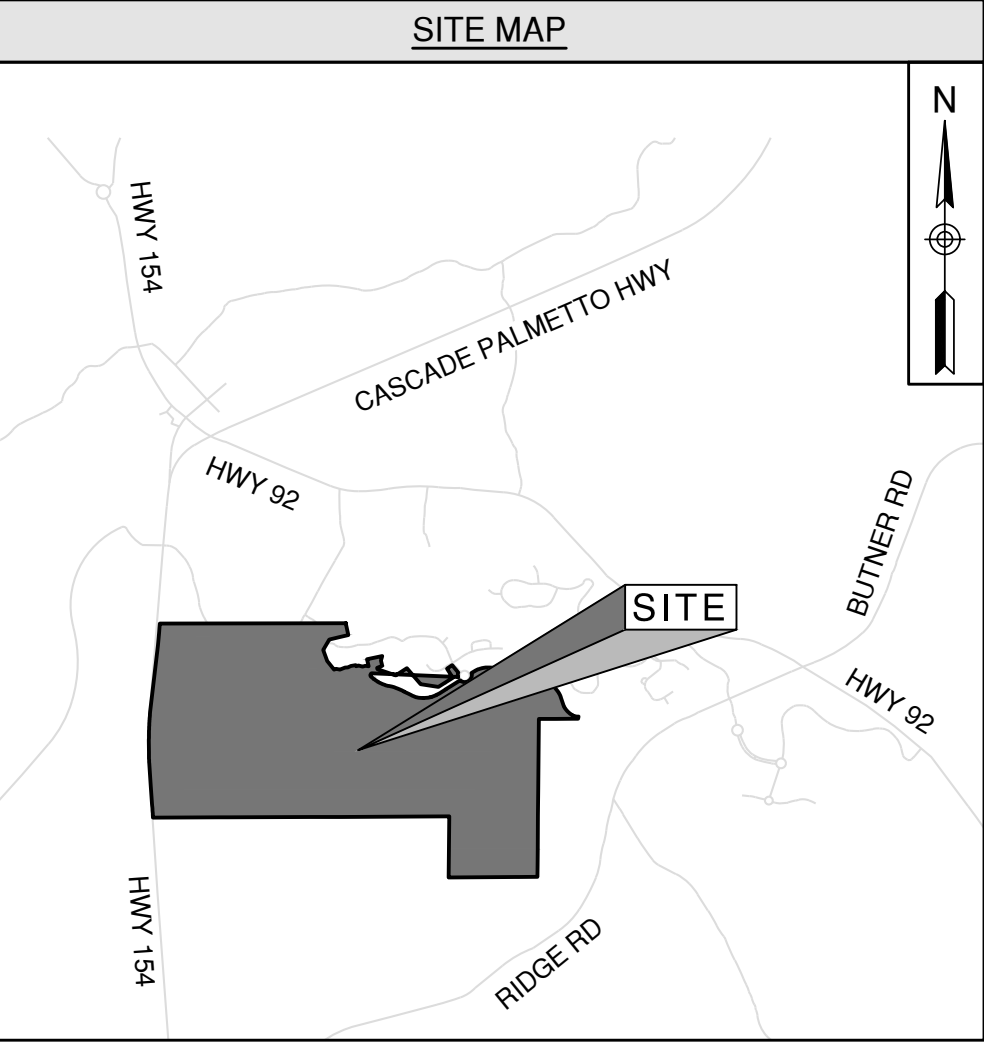
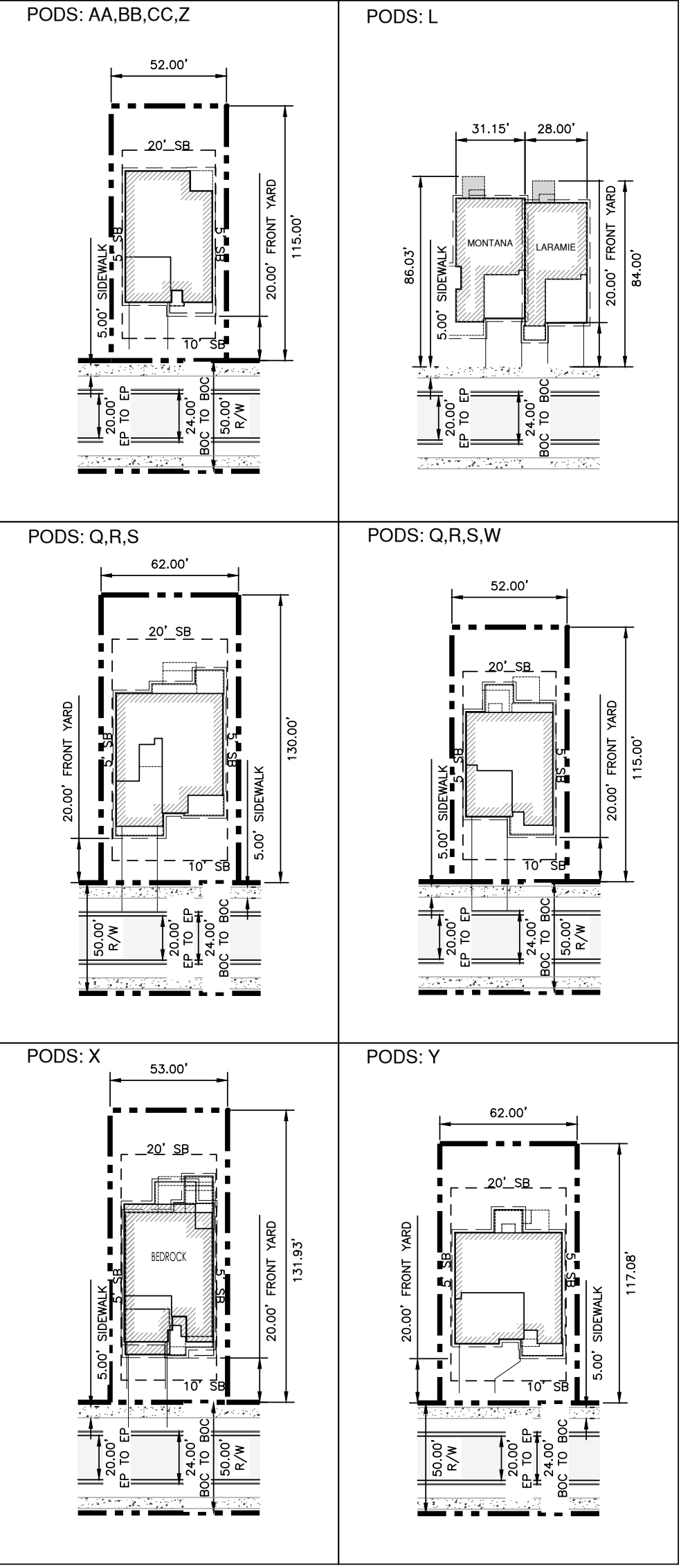
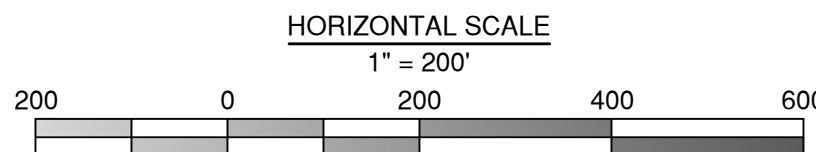
| STREAM BUFFERS LEGEND: |                              |
|------------------------|------------------------------|
| (A)                    | 25 FOOT STATE WATERS BUFFER  |
| (B)                    | 75 FOOT UNDISTURBED BUFFER   |
| (C)                    | 25 FOOT NON PERVIOUS SETBACK |

| REQUIRED PARKING:                       |                                           |
|-----------------------------------------|-------------------------------------------|
| 2 SPACES/DWELLING UNIT 847 x 2 = 1,694  | PROPOSED PARKING:                         |
| 2 SPACES/DWELLING UNIT: 847 x 2 = 1,694 | ASSUMED PARKING FOR FUTURE AMENITIES: ±50 |
| PARKING FOR MAIL KIOSK: 24 SPACES       | TOTAL PROPOSED: 1,768 SPACES              |

| RESIDENTIAL UNIT DENSITY CALCULATION          |                                      |
|-----------------------------------------------|--------------------------------------|
| SITE AREA = 448.4 AC                          | TOTAL NUMBER OF PROPOSED UNITS = 847 |
| DENSITY = 847 UNITS / 448.4 = 1.89 UNITS/ACRE |                                      |

| DATA SOURCE NOTE:                                                                                                                                                                   |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| "THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM FULTON COUNTY GIS AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK." |  |

| PROJECT DIRECTORY   |                                                                                                                                                                 |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TRAFFIC CONSULTANT: | NV5<br>10745 WESTSIDE WAY, SUITE 300<br>ALPHARETTA, GEORGIA 30009<br>PHONE: 678.795.3600<br>FAX: 678.461.3494                                                   |
| DEVELOPER:          | PULTE HOME COMPANY, LLC<br>2475 NORTHWINDS PKWY SUITE 600<br>ALPHARETTA, GA 30009<br>PHONE: 678.245.5208<br>ATTN: ANDREW MOROZ<br>EMAIL: ANDREW.MOROZ@PULTE.COM |
| ENGINEER:           | MAXWELL-REDDICK AND ASSOCIATES, INC.<br>2500 NORTHWINDS PKWY, SUITE 360<br>ALPHARETTA, GA 30009<br>PHONE: 404.693.1618                                          |



| OPEN SPACE:                      |                |
|----------------------------------|----------------|
| REQUIRED OPEN SPACE/GREEN SPACE: | 25% (118.5 AC) |
| PROPOSED OPEN SPACE:             | 150.2 AC       |
| PROPOSED GREEN SPACE:            | 97.3 AC        |
| TOTAL:                           | 247.5 AC       |

LE JARDIN SUBDIVISION - DRI #4348  
TAPESTRY CLUB DR AND LE JARDIN BLVD  
CITY OF SOUTH FULTON, GA  
GRTA DRI SITE PLAN - B

|           |               |          |
|-----------|---------------|----------|
| DESIGNED: | DRAWN BY:     | CHECKED: |
|           | PWM           | DJB      |
| DATE:     | JAN. 31, 2025 |          |
| JOB NO.:  | 2021-040      |          |
| SCALE:    | AS SHOWN      |          |

DRAWING NUMBER  
**C1.3**  
SHEET NUMBER 5

811  
Call before you dig.

MAXWELL-REDDICK AND ASSOCIATES  
ENGINEERING & LAND SURVEYING  
40 JOE KENNEDY BLVD  
STATESBORO, GA 30458  
(912)488-7112 OFFICE  
(912)488-7125 FAX  
NORTHWINDS III  
2500 NORTHWINDS PKWY,  
SUITE 360  
ALPHARETTA, GA 30009  
(404)693-1618 OFFICE  
www.maxwelled.com

NOTE TO CONTRACTOR: IF ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS OR CONSTRUCTION STAKES AND ACTUAL SITE CONDITIONS ARISE DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWLEDGE OF ANY DISCREPANCIES AND SHALL BE RESPONSIBLE FOR REPORTING THE SAME. THE CONTRACTOR SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM, WHICH IS REQUIRED TO CORRECT SUCH DISCREPANCIES, UNLESS THE CONTRACTOR CAN PROVE THAT THE DISCREPANCY OR CONFLICT WHEN HE KNEW OR SHOULD HAVE KNOWN OF THE SAME, DISCREPANCY OR CONFLICT. MAXWELL-REDDICK AND ASSOCIATES ASSUMES NO LIABILITY FOR SUCH DISCREPANCY OR CONFLICT. COPYRIGHT © 2021 BY MAXWELL-REDDICK AND ASSOCIATES. ALL RIGHTS RESERVED.

**From:** [Hood, Alan C.](#)  
**To:** [Donald Shockey](#)  
**Subject:** RE: 2025 Le Jardin Subdivision DRI 4348 - Preliminary Report and Comments Request  
**Date:** Tuesday, June 10, 2025 10:24:53 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Donald,

This proposed construction of 867 single-family detached homes on a currently mostly forested 448-acre site on the east side of Cascade Palmetto Highway south of Landham Road in the City of South Fulton in Fulton County, is 11 miles from the Hartsfield/Jackson Atlanta International Airport (ATL). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the 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/oe3a/main/#/noticePrescreen>). 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

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

---

**From:** Donald Shockey <DShockey@atlantaregional.org>

**Sent:** Tuesday, May 27, 2025 3:35 PM

**To:** chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West <jon.west@dca.ga.gov>; kmoore@gaconservancy.org; nongame.review@dnr.ga.gov;