



# Regional Review Notification Development of Regional Impact

**DATE:** September 19, 2025

**TO:** Mayor Andre Dickens, City of Atlanta

**ATTN TO:** Steven Aceto, *Planner*, City of Atlanta

**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:** TD Jakes - Fort Mac Village One DRI 4370

**Submitting Local Government:** City of Atlanta

**Date Opened:** September 19, 2025    **Comments Due:** October 6, 2025    **Date to Close:**

**Description:** *A DRI review of a proposal to construct a mixed-use project with 191 townhomes, 817 multi-family units (mid-rise apartments), 84 senior adult multifamily units, a 270 room hotel, 60,675 square feet of general office space, 23,625 square feet of medical office space, private charter K-8 school with approximately 500 students, 125,778 square feet of shopping center space include a grocery store, 3,600 square feet of fast casual restaurant space, and 3,500 square feet of fast-food restaurant space on a 96-acre site within the former Fort McPherson military base at 1601 Lee Street in the City of Atlanta adjacent to the Oakland City MARTA station.*

**Preliminary Comments:**

**Key Comments**

*The project is strongly aligned with applicable Regional Center growth policies and recommendations which call for: "housing options should be expanded within their boundaries...support efforts to transform these areas into highly accessible mixed-use urban hubs.... adaptive reuse of existing buildings...need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."*

*The project's mix of residential, office, commercial and hospitality uses, and its reuse of a previously developed site, all within walking distance of the Oakland City MARTA station, are strongly supportive of regional growth, transportation, and placemaking policies.*

*Ensuring the provision of inviting and safe pedestrian connections from all proposed uses to the adjacent MARTA station is critical to reducing vehicular impacts and supporting MARTA ridership.*

*The project is expected to generate a total of 13,100 daily new vehicular trips; a number 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 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant

growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Regional Center; corresponding policy recommendations are provided at the end of these comments.

### **Transportation and Mobility Comments**

ARC's Transportation and Mobility Comments will be provided in the Final Report. The project is expected to generate a total of 13,100 new vehicular trips. A number of improvements are identified to reduce the impact of these new trips on surrounding roadways.

Ensuring the provision of inviting and safe pedestrian connections from all proposed uses to the adjacent MARTA station is critical to reducing vehicular impacts and supporting MARTA ridership.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, 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 Resources Group comments will be provided in the Final Report.

### **Other Environmental Comments**

The re-use of the previously developed low-density buildings surrounded by surface parking is supportive of regional stormwater and redevelopment goals. Ensuring maximum tree canopy in the remaining open areas and utilizing green infrastructure to the greatest extent possible would advance regional goals regarding heat island effect mitigation.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional 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 improvements to site frontages.

### **Unified Growth Policy Considerations: Regional Center**

According to the Atlanta Region's Plan, Regional Centers reflect concentrated uses that have generally defined boundaries and typically included areas of concentrated employment. People travel from around the region to these centers for employment, shopping, and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit.

Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs. The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing residential neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks.

The intensity and land use of this proposed project strongly aligns with The Atlanta Region's Plan's recommendations for Regional Centers. The project's reuse of an existing site and provision of substantial new

housing along with a mix of commercial, office and hospitality uses adjacent to a MARTA rail station directly respond to Regional Center policy recommendations. City of Atlanta staff and leadership, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, stakeholders, and natural systems.

**The Following Local Governments And Agencies Received Notice Of This Review:**

Atlanta Regional Commission	Georgia Department of Natural Resource	Georgia Dept of Community Affairs
Georgia Department of Transportation	Georgia Regional Transportation Authority	Georgia Soil and Water Conserv
CommGeorgia Environmental Finance Authority	Georgia Conservancy	City of Atlanta
MARTA	City of East Point	

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

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



## Developments of Regional Impact

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**DRI #4370**

### 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: Atlanta

Individual completing form: Steven Aceto

Telephone: 404-205-0638

E-mail: [saceto@atlantaga.gov](mailto:saceto@atlantaga.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: TD Jakes - Fort Mac Village One

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1601 Lee Street SW, Atlanta, GA 30311

Brief Description of Project: This application proposes the redevelopment of a 96-acre portion of the Fort McPherson Base, located at 1601 Lee Street SW, Atlanta GA 30311 within Fulton County. The proposed development consists of four zoning districts; Market District, Heritage District, Campbellton District, and Western District. The project will have a variety of building uses spanning across the entire site which will include new buildings as well as the re-purpose and restoration of existing historic buildings located on the site. This project will be constructed in multiple phases. Proposed uses includes: Commercial, Food Service, Office, Senior Living, Hotel, Residential (multi-family and single family) and School

#### 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.): 105,000 SF Commercial, 36,000 SF Food service, 84,300 SF Office, 85,000 SF Senior living facility

Developer: Fort Mac Village One, LLC Company (Marcus Dawson and Roxanne Gardner)

Mailing Address: 3703 Patience Boulevard E

Address 2:

City:Dallas State: TX Zip:75236

Telephone: 972-709-2508

Email: [marcus.dawson@tdjakes.com](mailto:marcus.dawson@tdjakes.com)

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

If yes, property owner: McPherson Implementing Local Redevelopment Authority

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: TD Jakes - Fort Mac Village One  
Project ID: 4103

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: 2028  
Overall project: 2028

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### DRI #4370

Wetlands were indicated on site. Historical buildings exist on site. All impacts, modifications, and reuse will be reviewed and permitted through the authority having jurisdiction.

### 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: Atlanta  
 Individual completing form: Steven Aceto  
 Telephone: 404-205-0638  
 Email: saceto@atlantaga.gov

#### Project Information

Name of Proposed Project: TD Jakes - Fort Mac Village One  
 DRI ID Number: 4370  
 Developer/Applicant: Fort Mac Village One, LLC/The Fort Mac Village, LLC (Contact: Marcus Dawson & Roxanne Gardner)  
 Telephone: 214-878-4173; 312-49  
 Email(s): Marcus.Dawson@tdjakesrev.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: \$580,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$12,000,000

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)? Proposed: 0.568 MGD (Peak: 2.27 MGD) (1.2x Sewer GPD)

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

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

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

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

### Wastewater Disposal

Name of wastewater treatment provider for this site: City of Atlanta

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? Proposed: 0.474 MGD (Peak: 1.90 MGD)

Is sufficient wastewater treatment capacity available to serve this proposed project?  (not selected)  Yes  No

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

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

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

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 1,342 AM, 1,456 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: Traffic signal, left- and right-turn lanes on Lee Street SW at Driveway 6/Site Drive N and Driveway 7/Site Drive S. Both driveway approaches should contain separate left- and right-turn approach lanes and single departure lanes. At Driveway 5 along Lee Street SW, left- and right-turn lanes on Lee Street SW and single approach and departure lanes on Driveway 5. At Driveway 4/Site Drive EC on Campbellton Road, a left- and right-turn lane on Campbellton Road SW are warranted.

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 3,895 tons

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? 50%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Measures in place include typical stormwater facilities, including collaboration with adjacent Tyler Perry Studios project. Details included in site plan.

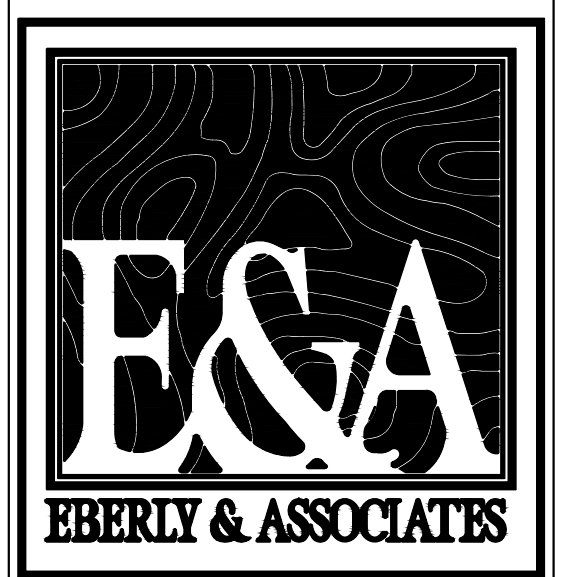
### Environmental Quality

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

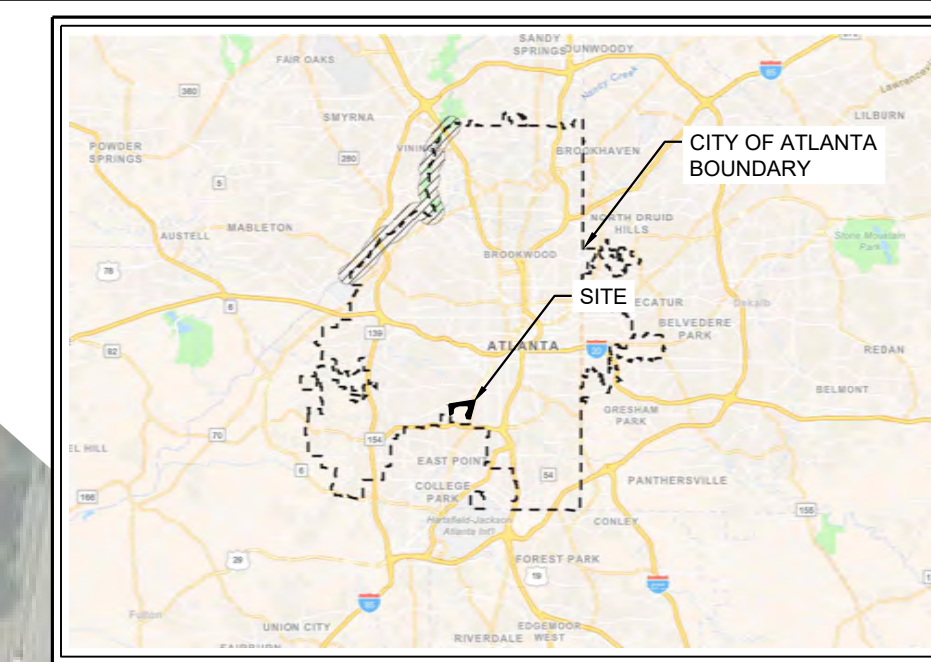
If you answered yes to any question above, describe how the identified resource(s) may be affected:

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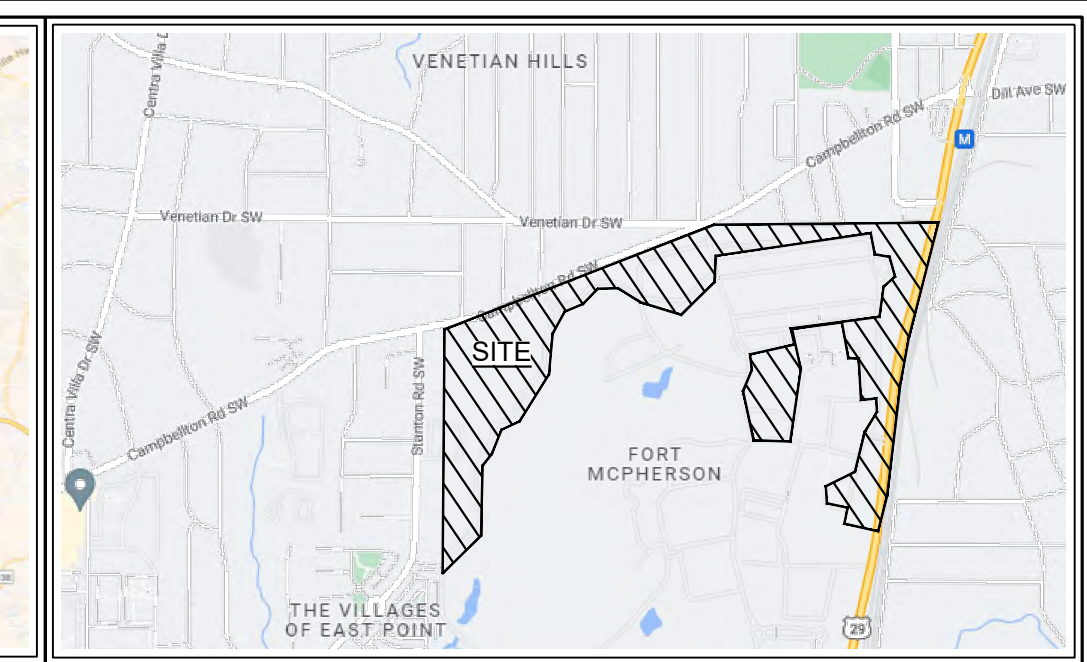


TEL 770.452.7849 FAX 770.452.0086  
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LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE



JURISDICTION BOUNDARY MAP  
N.T.S.



LOCATION MAP  
N.T.S.

**OWNER/DEVELOPER**  
FORT MAC VILLAGE ONE, LLC  
3703 PATIENCE BLVD. E  
DALLAS, TEXAS 75236  
(310) 465-0327  
ROXANNE GARDNER  
ROXANNEGARDNER@TDJAKES.COM

**ENGINEER / SITE PLANNER**  
EBERLY & ASSOCIATES, INC.  
CONTACT: ANTONIO SAMPLE  
2951 FLOWERS ROAD SOUTH  
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ASAMPLE@EBERLY.NET

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NVS ENGINEERS AND CONSULTANTS, INC.  
NAVEED JAFFAR, P.E.  
10745 WESTSIDE WAY  
SUITE 300  
ALPHARETTA, GA 30009  
(678) 795-3649

**PROJECT:**  
T.D. JAKES  
FORT MAC VILLAGE ONE  
LAND LOT 121, 136, 153  
14TH DISTRICT  
FULTON COUNTY, GEORGIA  
1801 LEE STREET SW, ATLANTA, GA 30311

REVISIONS:

02/28/2023	SAP PLAN SUBMITTAL
03/16/2023	DRI SITE PLAN
12/15/2023	PAGE TURN SET
08/19/2025	DRI SITE PLAN

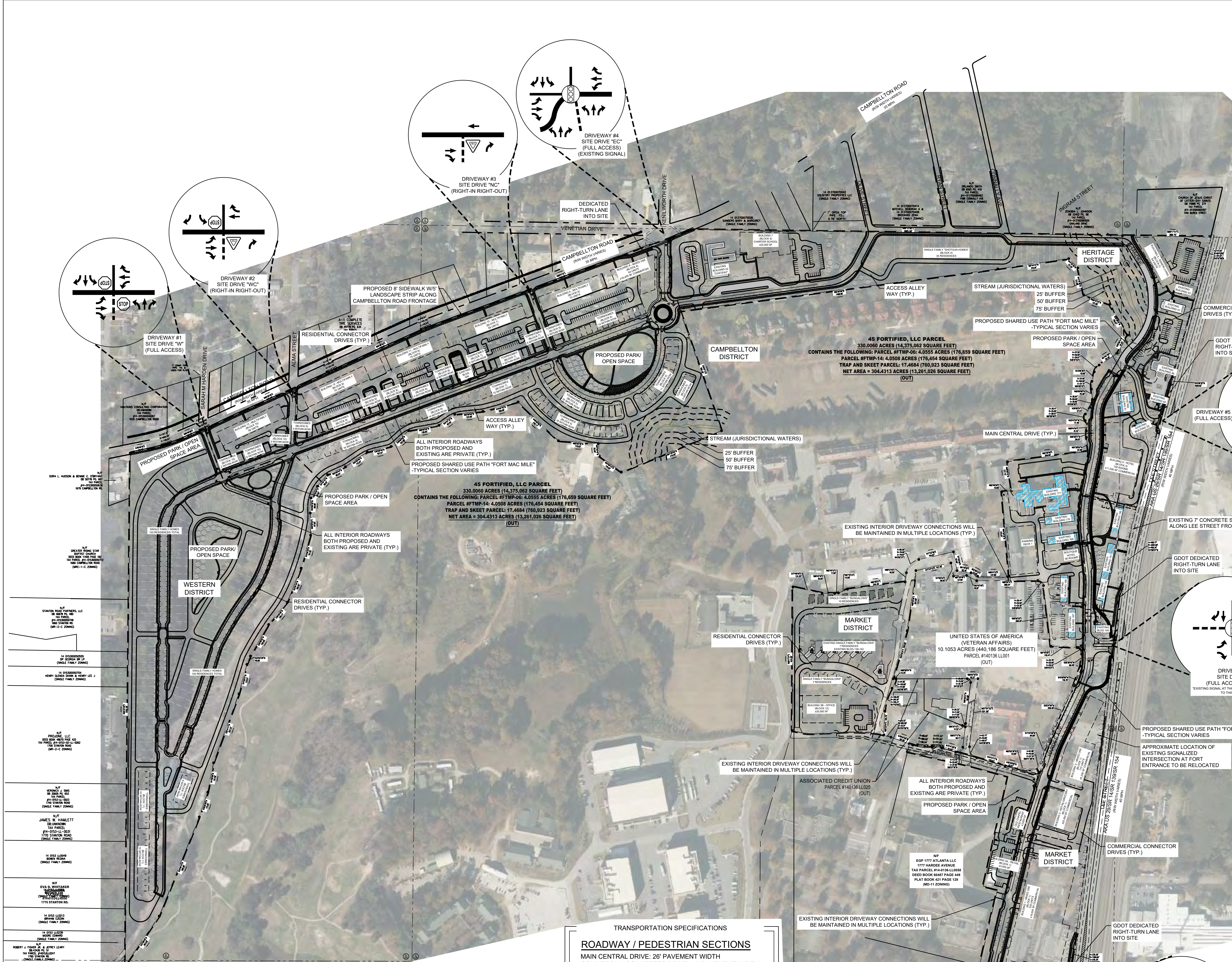
DRI SITE PLAN

SCALE:	1" = 200'
DATE:	08/01/2022
DRAWN BY:	EY
PROJECT MANAGER:	AS
QA/QC CHECK:	

PROJECT NO. 22-087

SHEET NO. DRI DRI# 4370

NOT ISSUED FOR CONSTRUCTION



**OVERALL SITE DATA**

ZONING USE: SPI-2  
TOTAL ACREAGE: 95.61  
DISTURBED ACREAGE: 100.10  
FULTON COUNTY, GA  
LAND LOT 121, 136, 154; 14TH DISTRICT  
PARCEL #: 14 0136 LL0041  
TOTAL OPEN SPACE REQUIRED: 1,500,000 SF  
TOTAL OPEN SPACE PROVIDED: 3,326,563 SF

MARKET DISTRICT (SA 1)	HERITAGE DISTRICT (SA 2)	CAMPBELLTON DISTRICT (SA 3)	WESTERN DISTRICT (SA 4)
<b>DISTRICT AREA</b> TOTAL AREA: 25.83 ACRES (1,116,324 sq. ft.)	<b>DISTRICT AREA</b> TOTAL AREA: 19.13 ACRES (833,154 sq. ft.)	<b>DISTRICT AREA</b> TOTAL AREA: 26.02 ACRES (1,133,213 sq. ft.)	<b>DISTRICT AREA</b> TOTAL AREA: 34.46 ACRES (1,485,296 sq. ft.)
<b>SETBACKS</b> SIDE: 0 ft. BACK: 0 ft. FACADE SETBACK: 70 ft.	<b>SETBACKS</b> SIDE: 0 ft. BACK: 0 ft. FACADE SETBACK: 70 ft.	<b>SETBACKS</b> SIDE: 7 ft. BACK: 10 ft. FACADE SETBACK: 70 ft.	<b>SETBACKS</b> SIDE: 7 ft. BACK: 10 ft. FACADE SETBACK: 70 ft.
<b>DENSITY/OPEN SPACE</b> MAXIMUM NON-RESIDENTIAL FAR: 4.0 MAXIMUM RESIDENTIAL FAR: 3.2 REQUIRED OPEN SPACE: 15% PROVIDED NON-RESIDENTIAL FAR: 0.21 PROVIDED RESIDENTIAL FAR: 0.51 PROVIDED OPEN SPACE: 74 % (827,174 sq. ft.)	<b>DENSITY/OPEN SPACE</b> MAXIMUM NON-RESIDENTIAL FAR: 3.0 MAXIMUM RESIDENTIAL FAR: 2.0 REQUIRED OPEN SPACE: 15% PROVIDED NON-RESIDENTIAL FAR: 0.28 PROVIDED RESIDENTIAL FAR: 0.68 PROVIDED OPEN SPACE: 83% (888,701 sq. ft.)	<b>DENSITY/OPEN SPACE</b> MAXIMUM NON-RESIDENTIAL FAR: 3.0 MAXIMUM RESIDENTIAL FAR: 2.0 REQUIRED OPEN SPACE: 15% PROVIDED NON-RESIDENTIAL FAR: 0.02 PROVIDED RESIDENTIAL FAR: 0.24 PROVIDED OPEN SPACE: 87% (992,164 sq. ft.)	<b>DENSITY/OPEN SPACE</b> MAXIMUM NON-RESIDENTIAL FAR: 3.0 MAXIMUM RESIDENTIAL FAR: 2.0 REQUIRED OPEN SPACE: 15% PROVIDED NON-RESIDENTIAL FAR: 0.0 PROVIDED RESIDENTIAL FAR: 0.24 PROVIDED OPEN SPACE: 87% (992,164 sq. ft.)
<b>BUILDING HEIGHT</b> MAX BUILDING HEIGHT (SINGLE FAMILY): 35 ft. MAX BUILDING HEIGHT (OTHER STRUCTURES): 120 ft. BUILDING HEIGHT MAX. (SINGLE FAMILY): 35 ft. BUILDING HEIGHT MAX. (OTHER STRUCTURES): 74 ft.	<b>BUILDING HEIGHT</b> MAX BUILDING HEIGHT (SINGLE FAMILY): 35 ft. MAX BUILDING HEIGHT (OTHER STRUCTURES): 120 ft. BUILDING HEIGHT MAX. (SINGLE FAMILY): 32 ft. BUILDING HEIGHT MAX. (OTHER STRUCTURES): 74 ft.	<b>BUILDING HEIGHT</b> MAX BUILDING HEIGHT (SINGLE FAMILY): 35 ft. MAX BUILDING HEIGHT (OTHER STRUCTURES): 75 ft. BUILDING HEIGHT (SINGLE FAMILY): 35 ft. BUILDING HEIGHT (OTHER STRUCTURES): 44 ft.	<b>BUILDING HEIGHT</b> MAX BUILDING HEIGHT (SINGLE FAMILY): 35 ft. MAX BUILDING HEIGHT (OTHER STRUCTURES): 75 ft. BUILDING HEIGHT (SINGLE FAMILY): 35 ft. BUILDING HEIGHT (OTHER STRUCTURES): 44 ft.
<b>VEHICULAR PARKING</b> MINIMUM PARKING: NONE TOTAL PROVIDED PARKING: 1,512 SPACES	<b>VEHICULAR PARKING</b> MINIMUM PARKING: NONE TOTAL PROVIDED PARKING: 688 SPACES	<b>VEHICULAR PARKING</b> MINIMUM PARKING: NONE TOTAL PROVIDED PARKING: 683 SPACES	<b>VEHICULAR PARKING</b> MINIMUM PARKING: NONE TOTAL PROVIDED PARKING: 432 SPACES
<b>BICYCLE PARKING (PER SPI-2 TABLE 8)</b> REQUIRED: 44 SPACES PROVIDED: 91 SPACES	<b>BICYCLE PARKING (PER SPI-2 TABLE 8)</b> REQUIRED: 44 SPACES PROVIDED: 44 SPACES	<b>BICYCLE PARKING (PER SPI-2 TABLE 8)</b> REQUIRED: 43 SPACES PROVIDED: 43 SPACES	<b>BICYCLE PARKING (PER SPI-2 TABLE 8)</b> REQUIRED: 0 SPACES PROVIDED: 0 SPACES

**TRANSPORTATION SPECIFICATIONS**

**ROADWAY / PEDESTRIAN SECTIONS**

MAIN CENTRAL DRIVE: 26' PAVEMENT WIDTH  
COMMERCIAL CONNECTOR DRIVE: 24' PAVEMENT WIDTH  
RESIDENTIAL CONNECTOR DRIVE: 22' PAVEMENT WIDTH  
ACCESS ALLEYWAY: 20' PAVEMENT WIDTH

**SIDEWALKS**

LEE STREET FRONTAGE: 7' (EXISTING)  
CAMPBELLTON FRONTAGE: 8' W/ 5' LANDSCAPE STRIP  
STANDARD WIDTH: 6' W/ 6' LANDSCAPE STRIP  
MINIMUM WIDTH: 5'

**DRIVEWAY SUMMARY**

DRIVEWAY #1 (SITE DRIVE "W"): FULL ACCESS (CAMPBELLTON & SARAH HARDEN DRIVE)

DRIVEWAY #2 (SITE DRIVE "WC"): RIGHT-IN RIGHT-OUT (CAMPBELLTON & ALMA STREET)

DRIVEWAY #3 (SITE DRIVE "NC"): RIGHT-IN RIGHT-OUT

DRIVEWAY #4 (SITE DRIVE "EC"): FULL ACCESS AT EXISTING SIGNAL (CAMPBELLTON & KENILWORTH DRIVE)

DRIVEWAY #5: FULL ACCESS AT LEE STREET

DRIVEWAY #6 (SITE DRIVE "N"): FULL ACCESS AT RELOCATED SIGNAL (LEE STREET & THORNE AVENUE)

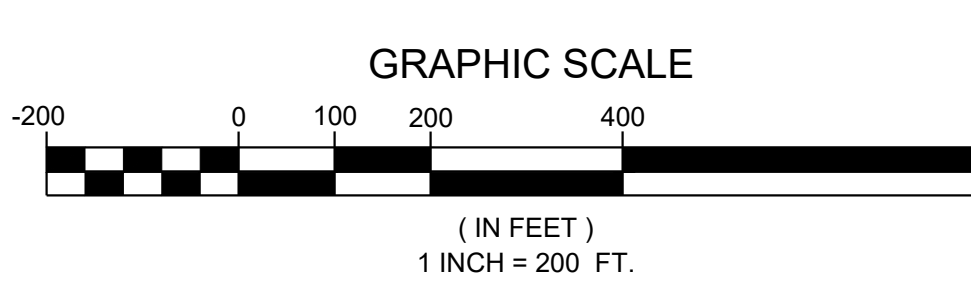
DRIVEWAY #7 (SITE DRIVE "S"): FULL ACCESS SIGNALIZED INTERSECTION AT SHARED DRIVE WITH ADJACENT PROPERTY OWNER

**NOTE**

REFERENCE THE "TD JAKES AT FORT MCPHERSON DEVELOPMENTS OF REGIONAL IMPACT METHODOLOGY MEETING PACKET" DEVELOPED BY NVS ENGINEERS AND CONSULTANTS, INC. DATED 3/1/2023 FOR ADDITIONAL DETAILS

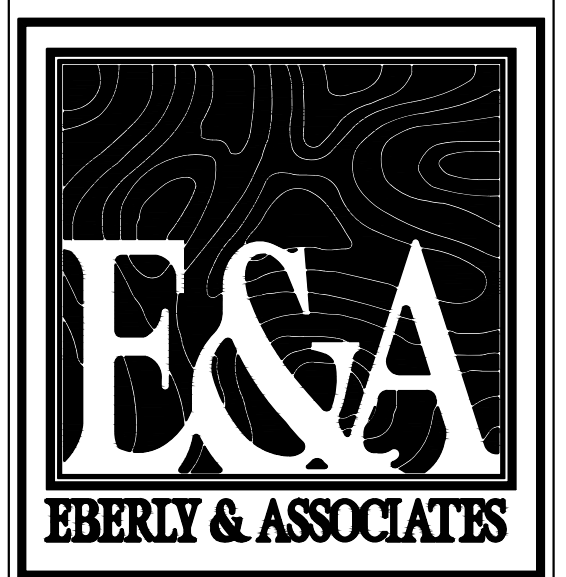
**LEGEND**

	GDOT / AOT PAVING
	MULTI-PURPOSE / SIDEWALK
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	PROPOSED DRIVEWAY CONNECTION
	EXISTING ROADWAY AT PROPOSED CONNECTION



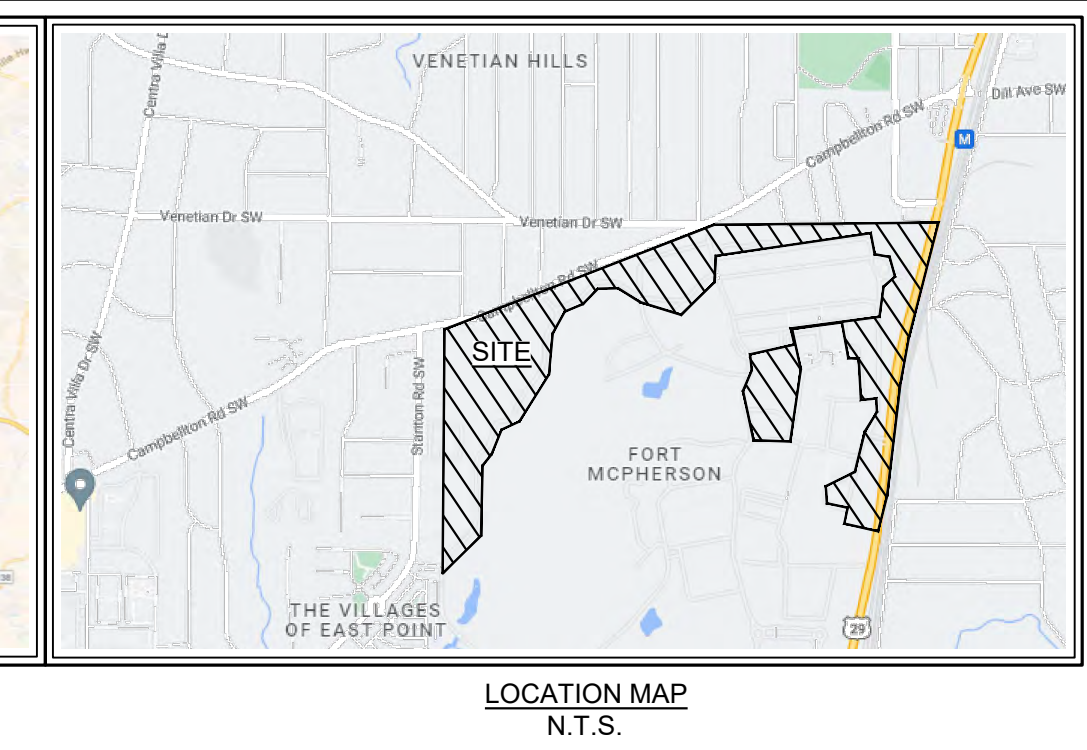
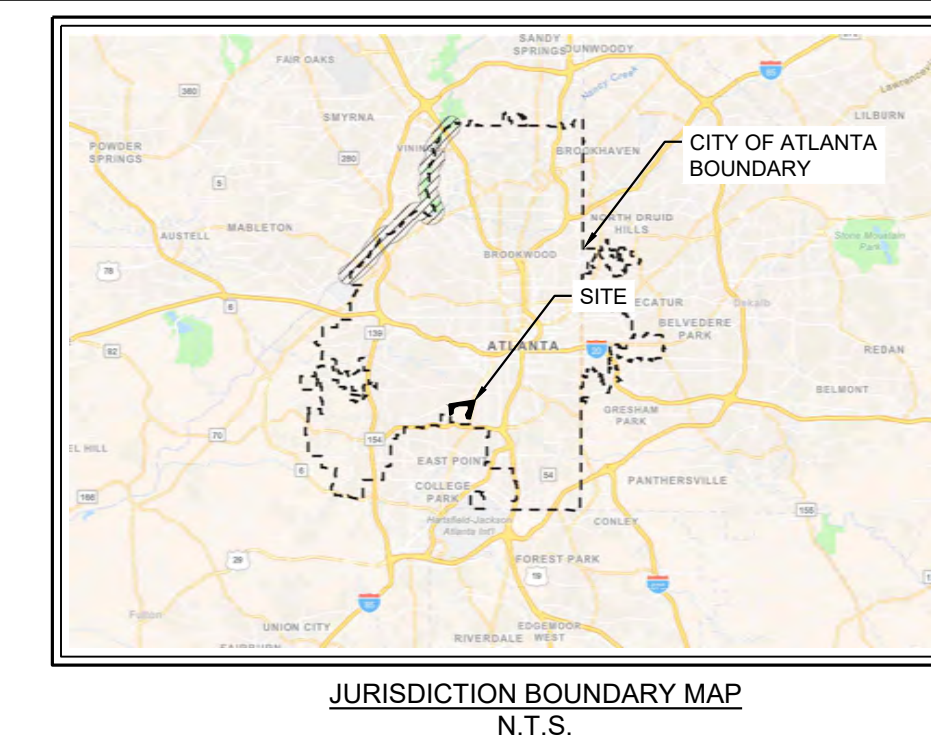
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ATLANTA, GEORGIA 30341  
WWW.EBERLY.NET

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE



**OWNER/DEVELOPER**  
FORT MAC VILLAGE ONE, LLC  
3703 PATIENCE BLVD. E  
DALLAS, TEXAS 75236  
(310) 483-3377  
ROXANNE GARDNER  
ROXANNEGARDNER@TJAKES.COM

**ENGINEER / SITE PLANNER**  
EBERLY & ASSOCIATES, INC.  
CONTACT: ANTONIO SAMPLE  
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**PROJECT:**  
T.D. JAKES  
FORT MAC VILLAGE ONE  
LAND LOT 121, 136, 153  
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1801 LEE STREET SW, ATLANTA, GA 30311

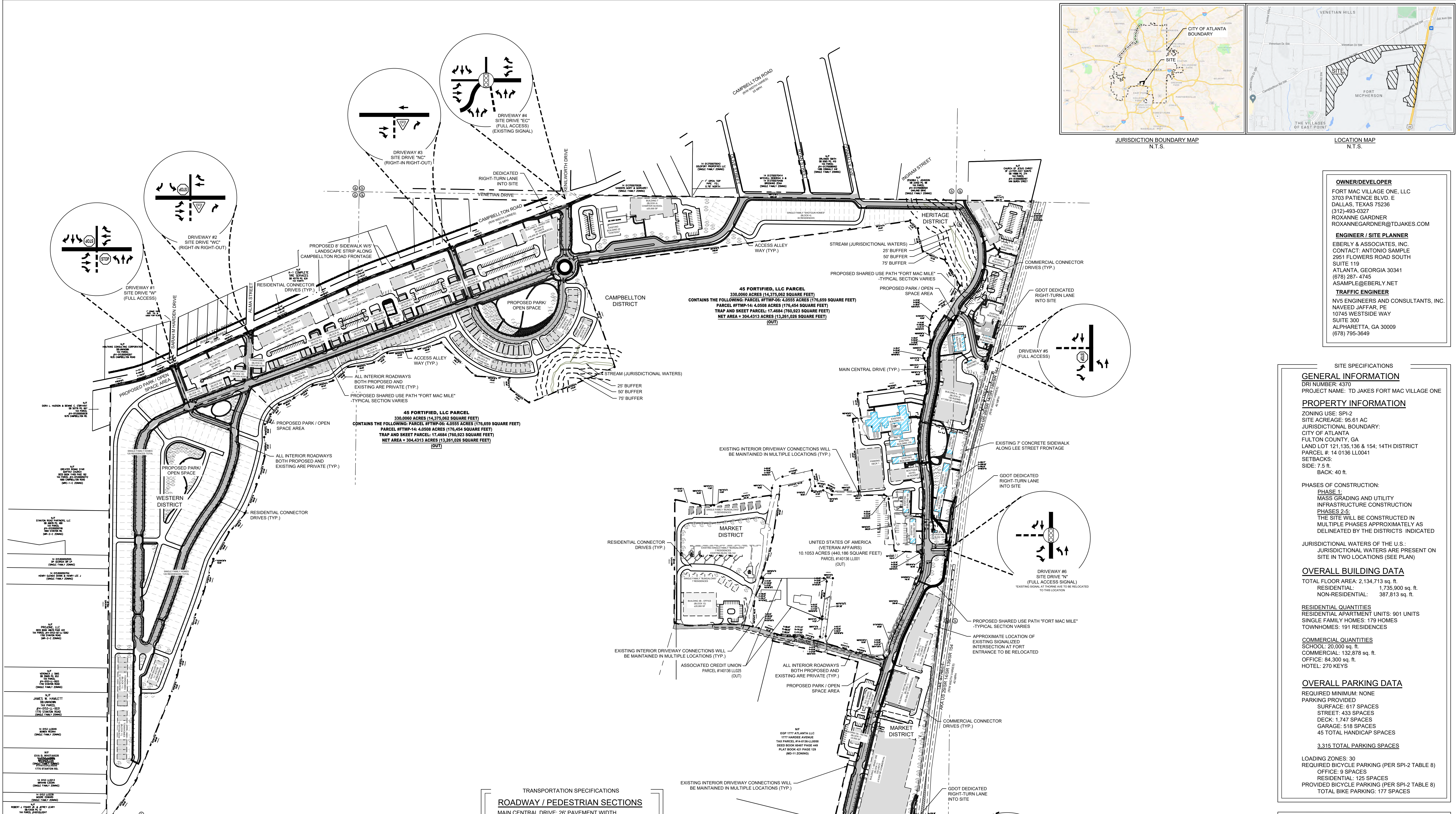
REVISIONS:

DATE	DESCRIPTION
02/28/2023	SAP PLAN SUBMITTAL
03/16/2023	DRI SITE PLAN
12/15/2023	PAGE TURN SET
08/19/2025	DRI SITE PLAN

DRI SITE PLAN

SCALE:	DATE:	DRAWN BY:	PROJECT MANAGER:	QA/QC CHECK:
1" = 200'	08/01/2022	EV	AS	

PROJECT NO. 22-087  
SHEET NO.  
**DRI**  
DRI#: 4370  
NOT ISSUED FOR CONSTRUCTION



**OVERALL SITE DATA**  
ZONING USE: SPI-2  
TOTAL ACREAGE: 95.61  
DISTURBED ACREAGE: 100.10  
FULTON COUNTY, GA  
LAND LOT 121, 135, 136, 154; 14TH DISTRICT  
PARCEL #: 14 0136 LL0041  
TOTAL OPEN SPACE REQUIRED: 1,500,000 SF  
TOTAL OPEN SPACE PROVIDED: 3,326,563 SF

MARKET DISTRICT (SA 1)	HERITAGE DISTRICT (SA 2)	CAMPBELLTON DISTRICT (SA 3)	WESTERN DISTRICT (SA 4)
<b>DISTRICT AREA</b> TOTAL AREA: 25.83 ACRES (1,116,324 sq. ft.)	<b>DISTRICT AREA</b> TOTAL AREA: 19.13 ACRES (833,154 sq. ft.)	<b>DISTRICT AREA</b> TOTAL AREA: 26.02 ACRES (1,133,213 sq. ft.)	<b>DISTRICT AREA</b> TOTAL AREA: 24.46 ACRES (1,065,296 sq. ft.)
<b>SETBACKS</b> SIDE: 0 ft. BACK: 0 ft. FACADE SETBACK: 70 ft.	<b>SETBACKS</b> SIDE: 0 ft. BACK: 0 ft. FACADE SETBACK: 70 ft.	<b>SETBACKS</b> SIDE: 7 ft. BACK: 10 ft. FACADE SETBACK: 70 ft.	<b>SETBACKS</b> SIDE: 7 ft. BACK: 10 ft. FACADE SETBACK: 70 ft.
<b>DENSITY/OPEN SPACE</b> MAXIMUM NON-RESIDENTIAL FAR: 4.0 MAXIMUM RESIDENTIAL FAR: 3.2 REQUIRED OPEN SPACE: 15% PROVIDED NON-RESIDENTIAL FAR: 0.21 PROVIDED RESIDENTIAL FAR: 0.51 (827,174 sq. ft.) PROVIDED OPEN SPACE: 74 % (827,174 sq. ft.)	<b>DENSITY/OPEN SPACE</b> MAXIMUM NON-RESIDENTIAL FAR: 3.0 MAXIMUM RESIDENTIAL FAR: 2.0 REQUIRED OPEN SPACE: 15% PROVIDED NON-RESIDENTIAL FAR: 0.28 PROVIDED RESIDENTIAL FAR: 0.68 PROVIDED OPEN SPACE: 83% (688,701 sq. ft.)	<b>DENSITY/OPEN SPACE</b> MAXIMUM NON-RESIDENTIAL FAR: 3.0 MAXIMUM RESIDENTIAL FAR: 2.0 REQUIRED OPEN SPACE: 15% PROVIDED NON-RESIDENTIAL FAR: 0.02 PROVIDED RESIDENTIAL FAR: 0.24 PROVIDED OPEN SPACE: 87% (992,164 sq. ft.)	<b>DENSITY/OPEN SPACE</b> MAXIMUM NON-RESIDENTIAL FAR: 3.0 MAXIMUM RESIDENTIAL FAR: 2.0 REQUIRED OPEN SPACE: 15% PROVIDED NON-RESIDENTIAL FAR: 0.00 PROVIDED RESIDENTIAL FAR: 0.24 PROVIDED OPEN SPACE: 87% (992,164 sq. ft.)
<b>BUILDING HEIGHT</b> MAX BUILDING HEIGHT (SINGLE FAMILY): 35 ft. MAX BUILDING HEIGHT (OTHER STRUCTURES): 120 ft. BUILDING HEIGHT MAX. (SINGLE FAMILY): 35 ft. BUILDING HEIGHT MAX. (OTHER STRUCTURES): 74 ft.	<b>BUILDING HEIGHT</b> MAX BUILDING HEIGHT (SINGLE FAMILY): 35 ft. MAX BUILDING HEIGHT (OTHER STRUCTURES): 120 ft. BUILDING HEIGHT MAX. (SINGLE FAMILY): 32 ft. BUILDING HEIGHT MAX. (OTHER STRUCTURES): 74 ft.	<b>BUILDING HEIGHT</b> MAX BUILDING HEIGHT (SINGLE FAMILY): 35 ft. MAX BUILDING HEIGHT (OTHER STRUCTURES): 75 ft. BUILDING HEIGHT (SINGLE FAMILY): 35 ft. BUILDING HEIGHT (OTHER STRUCTURES): 44 ft.	<b>BUILDING HEIGHT</b> MAX BUILDING HEIGHT (SINGLE FAMILY): 35 ft. MAX BUILDING HEIGHT (OTHER STRUCTURES): 75 ft. BUILDING HEIGHT (SINGLE FAMILY): 35 ft. BUILDING HEIGHT (OTHER STRUCTURES): 44 ft.
<b>VEHICULAR PARKING</b> MINIMUM PARKING: NONE TOTAL PROVIDED PARKING: 1,512 SPACES	<b>VEHICULAR PARKING</b> MINIMUM PARKING: NONE TOTAL PROVIDED PARKING: 688 SPACES	<b>VEHICULAR PARKING</b> MINIMUM PARKING: NONE TOTAL PROVIDED PARKING: 683 SPACES	<b>VEHICULAR PARKING</b> MINIMUM PARKING: NONE TOTAL PROVIDED PARKING: 432 SPACES
<b>BICYCLE PARKING (PER SPI-2 TABLE 8)</b> REQUIRED: 91 SPACES PROVIDED: 91 SPACES	<b>BICYCLE PARKING (PER SPI-2 TABLE 8)</b> REQUIRED: 44 SPACES PROVIDED: 44 SPACES	<b>BICYCLE PARKING (PER SPI-2 TABLE 8)</b> REQUIRED: 43 SPACES PROVIDED: 43 SPACES	<b>BICYCLE PARKING (PER SPI-2 TABLE 8)</b> REQUIRED: 0 SPACES PROVIDED: 0 SPACES

**TRANSPORTATION SPECIFICATIONS**  
**ROADWAY / PEDESTRIAN SECTIONS**  
MAIN CENTRAL DRIVE: 26' PAVEMENT WIDTH  
COMMERCIAL CONNECTOR DRIVE: 24' PAVEMENT WIDTH  
RESIDENTIAL CONNECTOR DRIVE: 22' PAVEMENT WIDTH  
ACCESS ALLEYWAY: 20' PAVEMENT WIDTH

**FORT MAC MILE**  
COMMERCIAL DISTRICT: 10' PATH W/ 5' LANDSCAPE STRIP  
STREET PARKING: 10' PATH W/ 4' STREET-SCAPE ZONE  
RESIDENTIAL DISTRICT: 8' PATH W/ 6' LANDSCAPE STRIP

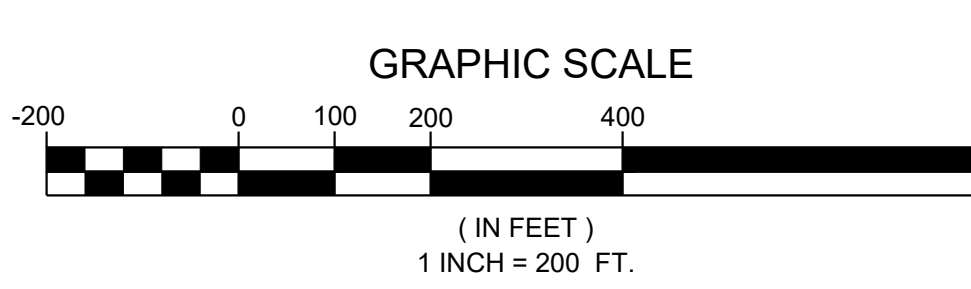
**SIDEWALKS**  
LEE STREET FRONTAGE: 7' (EXISTING)  
CAMPBELLTON FRONTAGE: 8' W/ 5' LANDSCAPE STRIP  
STANDARD WIDTH: 6' W/ 6' LANDSCAPE STRIP  
MINIMUM WIDTH: 5'

**DRIVEWAY SUMMARY**  
DRIVEWAY #1 (SITE DRIVE "W"): FULL ACCESS (CAMPBELLTON & SARAH HARDEN DRIVE)  
DRIVEWAY #2 (SITE DRIVE "WC"): RIGHT-IN RIGHT-OUT (CAMPBELLTON & ALMA STREET)  
DRIVEWAY #3 (SITE DRIVE "NC"): RIGHT-IN RIGHT-OUT  
DRIVEWAY #4 (SITE DRIVE "EC"): FULL ACCESS AT EXISTING SIGNAL (CAMPBELLTON & KENILWORTH DRIVE)  
DRIVEWAY #5: FULL ACCESS AT LEE STREET  
DRIVEWAY #6 (SITE DRIVE "N"): FULL ACCESS AT RELOCATED SIGNAL (LEE STREET & THORNE AVENUE)  
DRIVEWAY #7 (SITE DRIVE "S"): FULL ACCESS SIGNALIZED INTERSECTION AT SHARED DRIVE WITH ADJACENT PROPERTY OWNER

**NOTE**  
REFERENCE THE "TD JAKES AT FORT MCPHERSON DEVELOPMENTS OF REGIONAL IMPACT METHODOLOGY MEETING PACKET" DEVELOPED BY NVS ENGINEERS AND CONSULTANTS, INC. DATED 3/1/2023 FOR ADDITIONAL DETAILS

**LEGEND**

	GDOT / ADOT PAVING
	MULTI-PURPOSE / SIDEWALK
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	PROPOSED DRIVEWAY CONNECTION
	EXISTING ROADWAY AT PROPOSED CONNECTION



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