



Regional Review Finding Development of Regional Impact

DATE: October 10, 2025

TO: Mayor Mario Avery, City of Fairburn

ATTN TO: Denise Brookins, *Planning and Zoning Director*, City of Fairburn

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: T5 ATL IV DRI 4465

Submitting Local Government: City of Fairburn

Date Opened: September 25, 2025 **Date Closed:** October 10, 2025

Description: *A DRI review of a proposal to construct six data center buildings totaling 2,184,000 square feet of space along with associated infrastructure, access, parking, utilities, and stormwater management and a new power substation on a 119-acre mostly wooded site off of Gullatt Road primarily in the city of Fairburn with a smaller portion of the property in the City of Palmetto in Fulton County.*

Comments:

Key Comments

The project is not aligned with the applicable Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses."

The project could be somewhat better aligned with Developing Suburbs policies through the retention of additional natural wooded area of the site and the allocation of some of the local tax revenue generated toward natural area conservation and acquisition elsewhere in the two cities.

The project will require clearing of much of the forested portion of the site which will exacerbate local and regional heat island and stormwater impacts. It is recommended that the number of trees removed be replaced by trees planted elsewhere on the site or in the cities of Fairburn and Palmetto.

There are significant concerns about the project's impact on watersheds, streams, and floodplains that should be addressed before the project moves forward.

Comments received from Fayette County are attached. The County has serious concerns about the project's impact on water supply and water quality and requests that additional stream buffers be added to site plan.

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 with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations are provided at the end of these comments.

Transportation and Mobility Comments

ARC Transportation and Mobility comments are attached. The proposal is not consistent with ARC's MTP. There are safety concerns about the pedestrian network in and around the site to transit stops. The development type is not transit supportive. Consider lowering parking minimums to reduce amount of land needed. Also consider a tree ordinance to replace trees destroyed during development. Consider improving connections to transit in this area and improving transit stops.

The project will generate a total of 2,162 daily new vehicular trips.

The constructed development should provide 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 Resources Comments

ARC's Natural Resources Group comments are attached. There are significant concerns about the project's impact on watersheds, streams, and floodplains.

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes could create a large peak demand from the local water service provider. While the DRI application lists the City of Atlanta Watershed Department as the local water service provider, the developer should confirm whether this service is provided by either the City of Fairburn or the City of Palmetto as the site overlaps both of these jurisdictions. The sewer provider for the site is Fulton County Public Works. The application proposes 0.01352 MGD of water supply demand and 0.011350 MGD of estimated sewage flow generated by the project and notes that neither the available water supply nor the available wastewater treatment capacities are sufficient to serve the facility. ARC recommends that the developer reach out to these local utilities as soon as possible to ensure that water and sewer service are available for the planned capacities. Additionally, it is unclear whether the stated figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by the local water service provider of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the local water service provider require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

Water Supply Watersheds

The proposed project is in the Line Creek Water Supply Watershed which is a public water supply source for both the City of Newnan in Coweta County and for Fayette County. It is classified as a small (less than 100 square mile) water supply watershed. Under the Georgia Planning Act of 1989, all development in a small public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD. The Part 5 criteria include an impervious limit of 25% impervious surface in the entire watershed and a 100-foot vegetative buffer and 150-foot impervious setback along all perennial streams within 7 miles upstream of a public water supply intake.

More than 7 miles upstream, the minimum criteria halve the buffer and setback to 50 and 75 feet, respectively. The City of Fairburn Code of Ordinances has two separate water supply watershed ordinances that include Line Creek.

The first ordinance is in the City's Water Resource Districts ordinance (City Code 80-111) under Part (g). The language is that of the Part 5 Criteria, with the original Part 5 Criteria definition of perennial stream given in the overall ordinance, in Part (b) as "a stream that flows throughout the whole year as indicated on a USGS quad map."

The second ordinance, City Code 80-111.1, although entitled "Bear Creek Water Supply Watershed Ordinance" references all water supply watersheds in the City, including Line Creek in Part €. This ordinance also follows the Part 5 Criteria language, although it has a more recent definition of perennial stream: "A stream that has normal stream flow consisting of base flow (discharge that enters the stream channel mainly from groundwater) or both base flow and direct runoff during any period of the year." This is significant because only one stream, Shoal Creek, shown on the submitted plans is a blue-line stream. Two tributaries to Shoal Creek shown on the plans are not blue-lines. The submitted site plan shows two intrusions into the buffers along Shoal Creek consisting of an access drive along Building 5 and portions of the parking area and the corner of building at Building 2. These are violations of either City watershed ordinance. If the "Bear Creek" ordinance applies to this project and if the two non-blue line stream are covered by the perennial stream definition in that ordinance, then there are additional violations of ordinance requirements as development is proposed in the buffers of those streams and directly over those streams. The project will also need to meet all other relevant requirements of the City of Fairburn ordinances.

Stream Buffers

As mentioned in the previous section, both the USGS coverage for the project area and the proposed project site plan show a blue-line stream, Shoal Creek, running north to south through the center of the property. The site plan also shows two tributaries flowing into Shoal Creek on the project property. The submitted site plan shows no development in the State 25-foot Sediment and Erosion Control buffer along Shoal Creek, but as mentioned above, two intrusions in the City's 50-foot undisturbed buffer and 75-foot impervious surface setback along Shoal Creek are shown on the site plan. Again, these intrusions are an access drive along Building 5 and portions of the parking area and the corner of building at Building 2. Intrusions into both the State and City buffers are also visible along the two unnamed tributaries to Shoal Creek. The intrusions are portions of Buildings 1, 2 and 8, as well as parking, equipment yards and the proposed substation. They are either intruding into the buffers or entirely covering them. In addition to the possible Part 5 Criteria issues discussed in the previous section, these intrusions will require variances to these buffer requirements.

Floodplain

The FEMA FIRM coverage for the project area shows a 500-year floodplain along Shoal Creek, but no 100-year floodplain or floodway are indicated. The 500-year floodplain is shown on the submitted site plan and is identified in the legend. A portion of Building 5 and an adjacent driveway appear to intrude into the indicated floodplain on the plans. While there appear to be no specific City requirements for development in the 500-year floodplain, portions of the project in the floodplain should be designed to protect against possible future flooding.

Other Environmental Comments

The project will require clearing of much of the forested portion of the site which will exacerbate local and regional heat island and stormwater impacts. It is recommended that the number of trees removed be replaced by trees planted elsewhere on the site or in the cities of Fairburn and Palmetto.

The Atlanta Region's Plan strongly encourages the use of 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.

GDOT Aviation

Comments submitted by GDOT Aviation are attached.

Fayette County Comments

Comments received from Fayette County are attached. The County has significant concerns about the project's impact on water supply and water quality and requests that additional stream buffers be added to site plan. FCWS provides potable water to approximately 85% of Fayette County's population. Staff reviewed the site plan and TIS with respect to impacts on Fayette County's Surface Water Withdrawal Permit No. 056-1102-09. This project will have an impact on both the quantity and quality of surface water in Lake McIntosh, a small watershed water supply reservoir.

This permit requires FCWS to perform special conditions monitoring on Shoal Creek, specifically inflow. If inflow is reduced significantly FCWS must adjust its operational habits. The site plan shows tributaries to Shoal Creek are not being protected, and impervious area is being constructed over the tributaries. Although stormwater may be retained it may not be allowed back into the Shoal Creek Watershed and this impervious area could constrain the amount of flow into Shoal Creek. Fayette County is requesting buffers be placed on these tributaries. EPD mandated Fayette County adopt and enforce a Watershed Protection Ordinance placing buffers on Lake McIntosh as it is categorized as a small watershed water supply reservoir. These buffers are much greater than the minimum standard called out on the site plan. Fayette County requests that the buffers equal to Line Creek buffers required by the FC Watershed Protection Ordinance be adhered to. These are 100 ft. Undisturbed buffers with an additional 50 ft. Impervious setback.

The primary water source for the Crosstown Plant is Lake McIntosh on Line Creek. Currently the water quality in the reservoir is heavily influenced by storm flow increasing turbidity and other pollutants. Further deterioration of water quality poses significant operational challenges resulting in increased cost of treatment. Further deterioration of tributaries to Line Creek will exacerbate production problems to the point of making Lake McIntosh unusable under heavy rainfall conditions.

Atlanta Region’s Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region’s Plan identifies Developing Suburbs as areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The project is not aligned with Developing Suburbs policy recommendations which state “There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses.” It could be somewhat better aligned with these policies through the retention of more of the existing forested portion of the site, the protection of all streams and watershed recharge areas, and the allocation of some of the substantial annual tax revenue to support conservation land acquisition and tree planting elsewhere in the two cities. City of Fairburn and City of Palmetto leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission Affairs	Georgia Department of Natural Resource	Georgia Department of Community
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation
Georgia Environmental Finance Authority	Georgia Conservancy	MARTA
City of Palmetto	Fulton County	City of South Fulton
Coweta County	Fayette County	

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 #4465

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: Fairburn
 Individual completing form: Denise Brookins
 Telephone: 7708435718
 E-mail: sbrookins@fairburn.com

*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: T5 ATL IV
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Gullatt Road, Fairburn Georgia
 Brief Description of Project: T5 ATL IV is a proposed industrial development. The project consists of six data center buildings totaling up to 2,184,000 square feet, along with associated infrastructure, access, parking, utilities, and stormwater management. The majority of the project site falls within the City of Fairburn but there is also a portion in the City of Palmetto.

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 type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 2,184,000 square feet
 Developer: T5 Data Center
 Mailing Address: 11720 Amber Park Dr.
 Address 2: Suite 600,
 City: Alpharetta State: GA Zip: 30009
 Telephone: 470-273-3826
 Email: john.walker@kimley-horn.com

Is property owner different from developer/applicant? (not selected) Yes No
 If yes, property owner: T5 Atlanta IV LP
 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? Palmetto

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information: Project Name: T5 ATL IV
Project ID:

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other Concept Plan

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: Q2 2027
Overall project:

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DRI #4465

Project will seek environmental permits from the USACE and Georgia Environmental Protection Division to impact an area of existing wetlands and stream buffers to allow construction of the project.

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: Fairburn
 Individual completing form: Denise Brookins
 Telephone: 7708435718
 Email: sbrookins@fairburn.com

Project Information

Name of Proposed Project: T5 ATL IV
 DRI ID Number: 4465
 Developer/Applicant: T5 Data Center
 Telephone: 470-273-3826
 Email(s): john.walker@kimley-horn.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: 3.2 Billion
 Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$49 Million - 55 Million

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)? 13520 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: City of Atlanta (COA) records show that there is a 12-inch water main located behind the curb on the southwest side of Gullatt Rd. This water main is owned and maintained by the City of Atlanta. The developer has been in communication with the City of Atlanta and has requested an updated "will serve" letter. The review of this request is currently in progress.

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: Fulton County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 11,350 GPD

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: The Fulton County Department of Public Works owns and maintains the sanitary sewer system in the area surrounding the subject parcels. An 8-inch sanitary sewer line runs along Gullatt, complete with corresponding manholes SMLC0106090 and/or SMLC0106080. The developer will need to request an updated "will serve" letter.

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.) 2,162 Daily Trips, 278 AM Peak Hour Trips, 235 PM Peak Hour Trips

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: The development is projected to generate 2,162 daily vehicle trips, including 278 AM peak-hour trips and 235 PM peak-hour trips. Access will be provided through four driveways along Gullatt Road and Williams Road, with traffic distributed evenly between entering and exiting vehicles. Key intersections along Roosevelt Highway, Gullatt Road, Williams Road, and Johnson Road should be studied for Level of Service (LOS D) standards.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 630 tons/yr

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? 30%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Multiple wet extended detention ponds will provide water quality treatment and channel protection, along with stream buffers and impervious setbacks. The design must achieve a minimum of 80% reduction in the average annual TSS loading from post-development stormwater runoff.

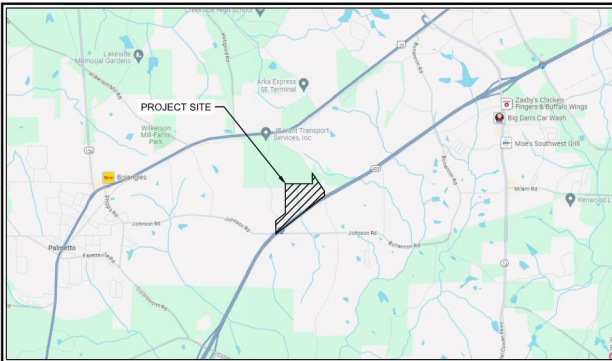
Environmental Quality

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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LOCATION MAP
SCALE: 1" = 100'

PROJECT CONTACTS	
DEVELOPER / OWNER	T5 @ ATLANTA IV, LLC ADDRESS 3344 PEACHTREE ROAD, ATLANTA, GA 30326 CONTACT DAVID VARGHESE PHONE 864.634.1888 EMAIL DVARGHESE@T5DATACENTERS.COM
CIVIL ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS 11720 AMBER PARK DRIVE, #600, ALPHARETTA, GA 30009 CONTACT REID IRWIN, P.E. PHONE 770.545.6106 EMAIL REID.IRWIN@KIMLEY-HORN.COM
TRAFFIC ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS 11720 AMBER PARK DRIVE, #600, ALPHARETTA, GA 30009 CONTACT LANI NEGRILLO, P.E. PHONE 770.619.4280 EMAIL LANI.NEGRILLO@KIMLEY-HORN.COM

- LANDSCAPE REQ'S FOR VEHICLE USE AREAS**
- PERIMETER LANDSCAPE AREAS SHALL BE NO LESS THAN FIVE FEET HORIZONTALLY AND SHALL PROVIDE ONE TREE FOR EVERY 250 SF OF LANDSCAPE AREA.
 - PERIMETER LANDSCAPE AREAS ABUTTING PUBLIC STREET RIGHT-OF-WAY SHALL HAVE A MINIMUM DIMENSION OF 10 FEET FROM THE RIGHT-OF-WAY LINE TO THE VEHICULAR USE AREA.
 - AN AREA OR COMBINATION OF AREAS EQUAL TO 10 PERCENT OF THE TOTAL VEHICULAR USE AREA, EXCLUSIVE OF PERIMETER LANDSCAPE AREAS, SHALL BE DEDICATED TO INTERIOR LANDSCAPING. ALL INTERIOR LANDSCAPE AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET. A MINIMUM OF ONE TREE FOR EVERY 250 SQUARE FEET OR FRACTION THEREOF OF INTERIOR LANDSCAPE AREA SHALL BE PROVIDED. NO MORE THAN 12 ADJACENT PARKING SPACES EXIST WITHOUT A LANDSCAPED SEPARATION.
 - ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF FAIRBURN CODE OF ORDINANCES SEC. 80-336(b)

- SITE NOTES**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY CORGAN, DATED 03.18.2025 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY METRO ENGINEERING & SURVEYING CO., DATED 03.15.2024.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE DEVELOPMENT SUMMARY

SITE SUMMARY:

CURRENT ZONING:	M-2
TOTAL SITE AREA:	118.85 ACRES
CITY OF PALMETTO	53.07 ACRES
CITY OF FAIRBURN	65.78 ACRES
TOTAL DISTURBED AREA:	97.72 ACRES
IMPERVIOUS:	54%
OPEN SPACE:	46%

BUILDING AREA:

BUILDING 1:	2-STORY, 320,000 SF
BUILDING 2:	2-STORY, 386,000 SF
BUILDING 3:	2-STORY, 386,000 SF
BUILDING 4:	2-STORY, 386,000 SF
BUILDING 5:	2-STORY, 320,000 SF
BUILDING 6:	2-STORY, 386,000 SF
TOTAL:	2,184,000 SF
FAR:	42%

BUILDING SETBACK:

FRONT:	40 FT
SIDE:	20 FT
BACK:	30 FT

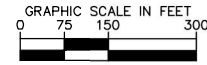
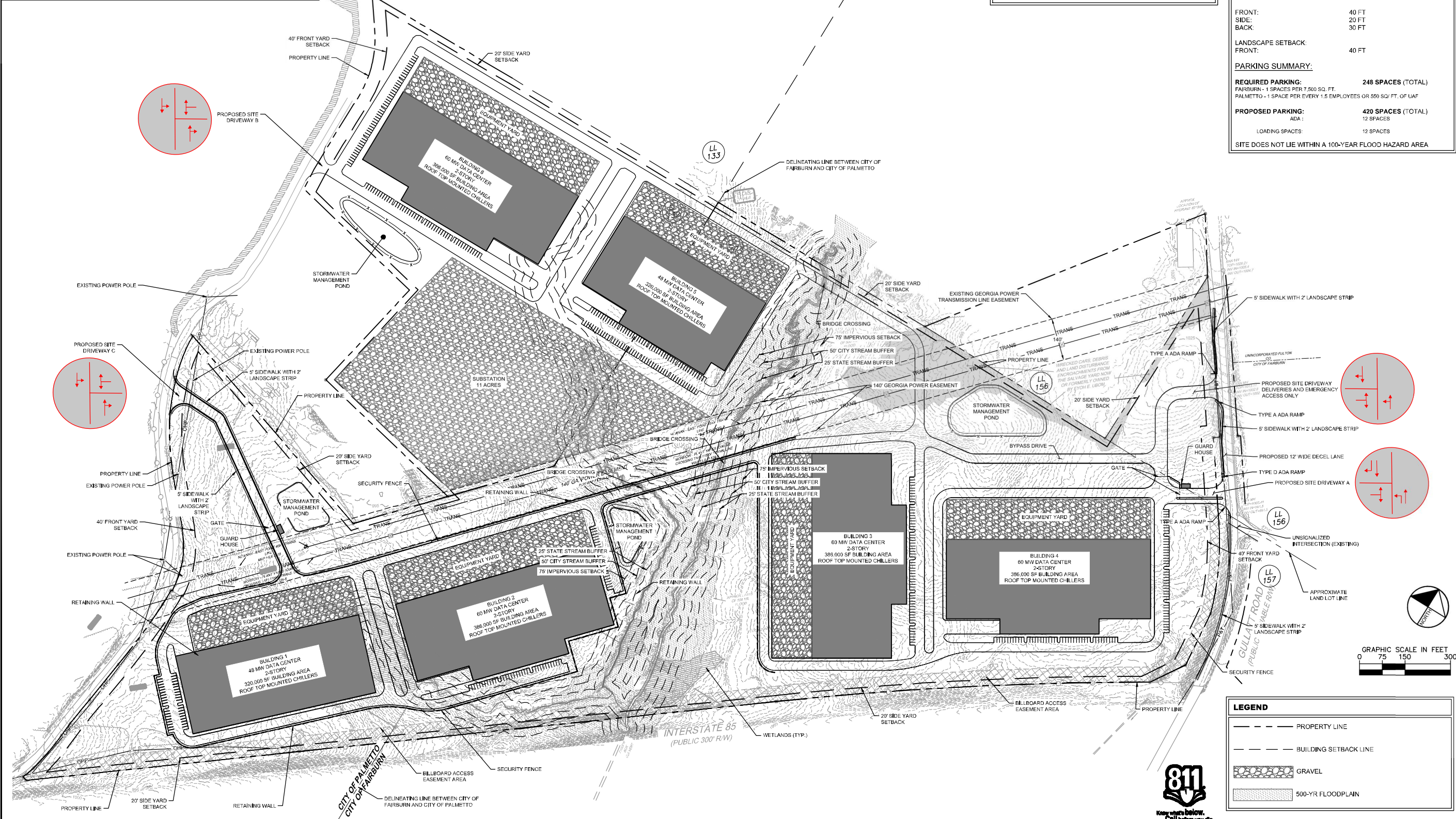
LANDSCAPE SETBACK:

FRONT:	40 FT
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PARKING SUMMARY:

REQUIRED PARKING:	248 SPACES (TOTAL)
FAIRBURN - 1 SPACE PER 7,500 SQ. FT.	
PALMETTO - 1 SPACE PER EVERY 1.5 EMPLOYEES OR 550 SQ. FT. OF UAF	
PROPOSED PARKING:	420 SPACES (TOTAL)
ADA:	12 SPACES
LOADING SPACES:	12 SPACES

SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA



LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE
▨	GRAVEL
▨	500-YR FLOODPLAIN

Kimley Horn
11750 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GEORGIA 30009
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM

T5 DATA CENTERS
3344 PEACHTREE ROAD, SUITE 2550, ATLANTA, GA 30328
PHONE 864.634.1888

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	Fulton County Sewer Revisions	06/09/2025	

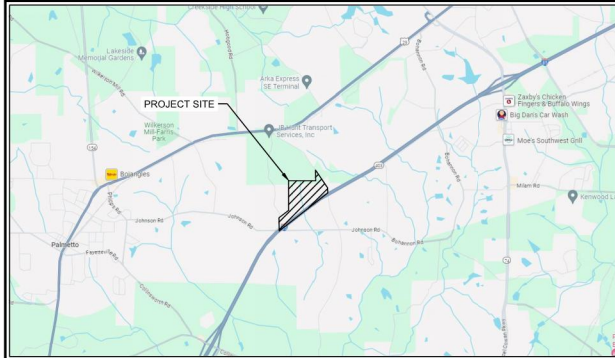
T5 @ Atlanta IV, LLC
DRI #44465
GULLATT RD, FAIRBURN, GA 30268
LAND LOT 156, 157, 7 TH DISTRICT
PARCEL ID: 07290001560467, 07290001570168, 07290001570200

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
NO. 12024

GSWCC NO. (LEVEL II) 0000008170
DRAWN BY EJD
DESIGNED BY MMM
REVIEWED BY DBA
DATE 06.27.2025
PROJECT NO. 013440009
TITLE **SITE PLAN**
SHEET NUMBER **C2.00**

Drawing name: K:\ALP_PP\013440009_T5_ATL_IV_ShangriLa\CADD\North\Exhibit\2025-4-23_Mistler Campus Site - Concept Site Plan\C2.00 - SITE PLAN.dwg C2.00 SITE PLAN Aug 22, 2025 2:57pm by Reid Irwin

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LOCATION MAP
SCALE: NTS


PROJECT CONTACTS	
DEVELOPER / OWNER	T5 @ ATLANTA IV, LLC ADDRESS 3344 PEACHTREE ROAD, ATLANTA, GA 30326 CONTACT DAVID VARGHESE PHONE 864.634.1888 EMAIL DVARGHESE@TSDATACENTERS.COM
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LANDSCAPE REQ'S FOR VEHICLE USE AREAS
1. PERIMETER LANDSCAPE AREAS SHALL BE NO LESS THAN FIVE FEET HORIZONTALLY AND SHALL PROVIDE ONE TREE FOR EVERY 250 SF OF LANDSCAPE AREA.
2. PERIMETER LANDSCAPE AREAS ABUTTING PUBLIC STREET RIGHT-OF-WAY SHALL HAVE A MINIMUM DIMENSION OF 10 FEET FROM THE RIGHT-OF-WAY LINE TO THE VEHICULAR USE AREA.
3. AN AREA OR COMBINATION OF AREAS EQUAL TO 10 PERCENT OF THE TOTAL VEHICULAR USE AREA, EXCLUSIVE OF PERIMETER LANDSCAPE AREAS, SHALL BE DEDICATED TO INTERIOR LANDSCAPING. ALL INTERIOR LANDSCAPE AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET. A MINIMUM OF ONE TREE FOR EVERY 250 SQUARE FEET OR FRACTION THEREOF OF INTERIOR LANDSCAPE AREA SHALL BE PROVIDED. NO MORE THAN 12 ADJACENT PARKING SPACES EXIST WITHOUT A LANDSCAPED SEPARATION.
4. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF FAIRBURN CODE OF ORDINANCES SEC. 80-336(b)

SITE NOTES
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY CORGAN, DATED 03.18.2025 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY METRO ENGINEERING & SURVEYING CO., DATED 03.15.2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE DEVELOPMENT SUMMARY	
SITE SUMMARY:	
CURRENT ZONING:	M-2
TOTAL SITE AREA:	118.85 ACRES
CITY OF PALMETTO	53.07 ACRES
CITY OF FAIRBURN	65.78 ACRES
TOTAL DISTURBED AREA:	97.72 ACRES
IMPERVIOUS:	54%
OPEN SPACE:	46%
BUILDING AREA:	
BUILDING 1:	2-STORY, 320,000 SF
BUILDING 2:	2-STORY, 386,000 SF
BUILDING 3:	2-STORY, 386,000 SF
BUILDING 4:	2-STORY, 386,000 SF
BUILDING 5:	2-STORY, 320,000 SF
BUILDING 6:	2-STORY, 386,000 SF
TOTAL:	2,184,000 SF
FAR:	42%
BUILDING SETBACK:	
FRONT:	40 FT
SIDE:	20 FT
BACK:	30 FT
LANDSCAPE SETBACK:	
FRONT:	40 FT
PARKING SUMMARY:	
REQUIRED PARKING:	248 SPACES (TOTAL)
FAIRBURN - 1 SPACES PER 7,500 SQ. FT.	
PALMETTO - 1 SPACE PER EVERY 1.5 EMPLOYEES OR 550 SQ/ FT. OF UAF	
PROPOSED PARKING:	420 SPACES (TOTAL)
ADA:	12 SPACES
LOADING SPACES:	12 SPACES
SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA	






1,750 AMBER PARK DRIVE
PARKWAY 400, SUITE 800
ALPHARETTA, GEORGIA 30009
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM

T5 DATA CENTERS
3344 PEACHTREE ROAD, SUITE 2550
ATLANTA, GA 30328
PHONE: 684.634.1888

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	Fulton County Sewer Revisions	06/08/2025	

T5 @ Atlanta IV, LLC
DRI #44465
GULLATT RD, FAIRBURN, GA 30268
LAND LOT 156, 157, 7 TH DISTRICT
PARCEL ID: 07290001560467, 07380001570168,
07380001570200



GSWCC NO. (LEVEL II) 0000008170
DRAWN BY EJD
DESIGNED BY MMM
REVIEWED BY DBA
DATE 06.27.2025
PROJECT NO. 013440009
TITLE
AERIALS SITE PLAN
SHEET NUMBER
C2.01

Drawing name: K:\ALP_P\013440009_T5 ATL IV Shugart\CAD\North\Exhibits\2025-4-23 Master Campus Site - Concept Site Plan\C2.00 - SITE PLAN 4.dwg C2.01 AERIAL SITE PLAN Aug 22, 2025 2:59pm by: Reid Irwin

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DRI 4465 – Fayette County Comments

Planning & Zoning

140 Stonewall Avenue West, Suite 202, Fayetteville, GA 30214
770-305-5421

PROJECT NAME: T5 ATL IV – DRI #4465

PROJECT LOCATION: Gullatt Road, City of Fairburn and City of Palmetto, Fulton County, GA

ACREAGE: 119 acres

PROJECT DESCRIPTION: A DRI review of a proposal to construct six data center buildings totaling 2,184,000 square feet of space along with associated infrastructure, access, parking, utilities, and stormwater management and a new power substation on a 119-acre mostly wooded site off of Gullatt Road primarily in the city of Fairburn with a smaller portion of the property in the City of Palmetto in Fulton County.

EXISTING USE: Undeveloped

Planning & Zoning

- P & Z recommends coordination with the Fayette County Watershed Protection Ordinance.

Water System

- FCWS provides potable water to approximately 85% of Fayette County's population. Staff reviewed the site plan and TIS with respect to impacts on Fayette County's Surface Water Withdrawal Permit No. 056-1102-09. This project will have an impact on both the quantity and quality of surface water in Lake McIntosh, a small watershed water supply reservoir.

This permit requires FCWS to perform special conditions monitoring on Shoal Creek, specifically inflow. If inflow is reduced significantly FCWS must adjust its operational habits. The site plan shows tributaries to Shoal Creek are not being protected, and impervious area is being constructed over the tributaries. Although stormwater may be retained it may not be allowed back into the Shoal Creek Watershed and this impervious area could constrain the amount of flow into Shoal Creek. Fayette County is requesting buffers be placed on these tributaries.

EPD mandated Fayette County adopt and enforce a Watershed Protection Ordinance placing buffers on Lake McIntosh as it is categorized as a small watershed water supply reservoir. These buffers are much greater than the minimum standard called out on the site plan. Fayette County requests that the buffers equal to Line Creek buffers required by the FC

Watershed Protection Ordinance be adhered to. These are 100 ft. Undisturbed buffers with an additional 50 ft. Impervious setback.

The primary water source for the Crosstown Plant is Lake McIntosh on Line Creek. Currently the water quality in the reservoir is heavily influenced by storm flow increasing turbidity and other pollutants. Further deterioration of water quality poses significant operational challenges resulting in increased cost of treatment. Further deterioration of tributaries to Line Creek will exacerbate production problems to the point of making Lake McIntosh unusable under heavy rainfall conditions.

□ **Public Works**

- Fayette County staff would like to thank you for the opportunity to review this project as it is very likely to increase the impact on our existing transportation network. Many of the projects we have reviewed over the last few years, including DRI 4465, show that expected volumes are not enough to warrant evaluation or mitigation to the Fayette County transportation network. However, we find it difficult to track the cumulative impacts as many of these projects complete the ARC process. The combined trips generated by the DRI's listed below **will** affect our transportation networks within unincorporated Fayette County:

Tyrone	DRI – 3628 Hwy 74 Business Tech Park, final report 7/21/2022
Fayetteville	DRI – Trilith Expansion, Staff recommendations 11/14/2022
Fayetteville	DRI – 3813 QTS, final report 1/3/2023
Coweta	DRI - 4079 - T5 ATL IV Data Center - Notice of Decision 02/05/2024
Tyrone	DRI - 4094 - Project Rita – Notice of Decision 03/28/2024
Senoia	DRI - 4143 - 141 South Project –*3 Rivers, current proposal
Coweta	DRI - 4164 - Benister –*3 Rivers, current proposal
Coweta	DRI - 4194 - Trinity Christian School, current proposal
Fairburn	DRI – 4213 Fairburn Technology center, NOD 8/19/2024
South Fulton	DRI - 4237 - Lofts at South Fulton, current proposal
Spalding	DRI – 4286 North Towaliga Village
Coweta	DRI - 4301 Project Peach, current proposal
Fayetteville	DRI – 4306 Fayetteville City Center, current proposal
South Fulton	DRI – 4313 – Mapco Industrial site, current proposal
Union City	DRI – 4315 ATL03 Red Oak, current proposal
Coweta	DRI – 4361 Project Sail
Newnan	DRI – 4374 Central Coweta Industrial
Newnan	DRI – 4423 Project 34
South Fulton	DRI – 4483 Town Center at Mansa Park, current proposal
Coweta	DRI – 4547 Big Poplar, current proposal
Fairburn/Palmetto	DRI – 4465 T5 ATL IV 4465, current proposal

Many of the transportation studies submitted as part of DRI reviews incorporate GDOT's planned future roadway projects, along with various proposed infrastructure improvements to

the surrounding transportation network. Fayette County respectfully requests that ARC staff provide applicants with relevant transportation data to support the evaluation of road networks within neighboring municipalities. This includes proposed DRI transportation data and Final Notice DRI findings. Providing this information will help ensure that all stakeholders can better fulfill their responsibilities to their respective communities.

During construction, Fayette County requests that any haul routes within our municipal boundary be restricted to arterial roadways for the duration of the project. Fayette County Public Works has observed that data center developments often result in continuous hauling of materials to the site. Therefore, municipalities should account for and plan these haul routes during the planning stages of the project.

Environmental Health Department

- No comments.

Fire/EMA

- No comments.

Fayette County School System

- No comments.

**T5 ATL IV DRI
City of Fairburn
Natural Resources Review Comments**

October 1, 2025

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes could create a large peak demand from the local water service provider. While the DRI application lists the City of Atlanta Watershed Department as the local water service provider, the developer should confirm whether this service is provided by either the City of Fairburn or the City of Palmetto as the site overlaps both of these jurisdictions. The sewer provider for the site is Fulton County Public Works. The application proposes 0.01352 MGD of water supply demand and 0.011350 MGD of estimated sewage flow generated by the project and notes that neither the available water supply nor the available wastewater treatment capacities are sufficient to serve the facility. ARC recommends that the developer reach out to these local utilities as soon as possible to ensure that water and sewer service are available for the planned capacities. Additionally, it is unclear whether the stated figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by the local water service provider of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the local water service provider require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

Additional Water Resources Comments

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

Water Supply Watersheds

The proposed project property is in the Line Creek Water Supply Watershed which is a public water supply source for both the City of Newnan in Coweta County and for Fayette County. It is classified as a small (less than 100 square mile) water supply watershed. Under the Georgia Planning Act of 1989, all development in a small public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD. The Part 5 criteria include an impervious limit of 25% impervious surface in the entire watershed and a 100-foot vegetative buffer and 150-foot impervious setback along all perennial streams within 7 miles upstream of a public water supply intake.

T5 ATL IV DRI
Natural Resources Department
October 1, 2025
Page Two

More than 7 miles upstream, the minimum criteria halve the buffer and setback to 50 and 75 feet, respectively. The City of Fairburn Code of Ordinances has two separate water supply watershed ordinances that include Line Creek.

The first ordinance is in the City's Water Resource Districts ordinance (City Code 80-111) under Part (g). The language is that of the Part 5 Criteria, with the original Part 5 Criteria definition of perennial stream given in the overall ordinance, in Part (b) as "a stream that flows throughout the whole year as indicated on a USGS quad map."

The second ordinance, City Code 80-111.1, although entitled "Bear Creek Water Supply Watershed Ordinance" references all water supply watersheds in the City, including Line Creek in Part e. This ordinance also follows the Part 5 Criteria language, although it has a more recent definition of perennial stream: "A stream that has normal stream flow consisting of base flow (discharge that enters the stream channel mainly from groundwater) or both base flow and direct runoff during any period of the year." This is significant because only one stream, Shoal Creek, shown on the submitted plans is a blue-line stream. Two tributaries to Shoal Creek shown on the plans are not blue-lines. The submitted site plan shows two intrusions into the buffers along Shoal Creek consisting of an access drive along Building 5 and portions of the parking area and the corner of building at Building 2. These are violations of either City watershed ordinance. If the "Bear Creek" ordinance applies to this project and if the two non-blue line stream are covered by the perennial stream definition in that ordinance, then there are additional violations of ordinance requirements as development is proposed in the buffers of those streams and directly over those streams. The project will also need to meet all other relevant requirements of the City of Fairburn ordinances.

Stream Buffers

As mentioned in the previous section, both the USGS coverage for the project area and the proposed project site plan show a blue-line stream, Shoal Creek, running north to south through the center of the property. The site plan also shows two tributaries flowing into Shoal Creek on the project property. The submitted site plan shows no development in the State 25-foot Sediment and Erosion Control buffer along Shoal Creek, but as mentioned above, two intrusions in the City's 50-foot undisturbed buffer and 75-foot impervious surface setback along Shoal Creek are shown on the site plan. Again, these intrusions are an access drive along Building 5 and portions of the parking area and the corner of building at Building 2. Intrusions into both the State and City buffers are also visible along the two unnamed tributaries to Shoal Creek. The intrusions are portions of Buildings 1, 2 and 8, as well as parking, equipment yards and the proposed substation. They are either intruding into the buffers or entirely covering them. In addition to the possible Part 5 Criteria issues discussed in the previous section, these intrusions will require variances to these buffer requirements.

Any unmapped streams on the property may also be subject to the Fairburn Stream Buffer Ordinance. Any unmapped streams as well as any other waters of the state on this property are also subject to the State 25-foot Sediment and Erosion Control Buffer.

Floodplain

The FEMA FIRM coverage for the project area shows a 500-year floodplain along Shoal Creek, but no 100-year floodplain or floodway are indicated. The 500-year floodplain is shown on the submitted site plan and is identified in the legend. A portion of Building 5 and an adjacent driveway appear to intrude into the indicated floodplain on the plans. While there appear to be no specific City requirements for development in the 500-year floodplain, portions of the project in the floodplain should be designed to protect against possible future flooding.

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 (or post-development) 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 the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

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

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

Prepared by: Shelby Piccolo, ARC Transportation Access and Mobility Division October 10, 2025

DRI INFORMATION

2025 T5 ATL IV DRI 4465 – Cities of Fairburn and Palmetto, Fulton County, GA

METROPOLITAN TRANSPORTATION PLAN PROJECTS

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

Yes, the analysis incorporated all current MTP projects in the study area.

REGIONAL NETWORKS

1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
 NO YES
2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
 NO YES
3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.
 NOT APPLICABLE
 RAIL SERVICE WITHIN ONE MILE
4. If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.
 NOT APPLICABLE

YES

MARTA Route 180

Distance* .85 miles

Walking Access to stops* *Stop is not walkable from site. Walking conditions could be improved via sidewalks, lighting, crosswalks, and pedestrian markings along Gullatt Road. Transit stop needs improvements as well.*

Bicycling Access to stops * *Stop is not bikeable from site. Bicycling conditions could be improved via bike markings, bike lanes, and lighting improvements along Gullatt Road.*

BRT TOD Comments - Development does not support transit ridership. Data centers are not supportive of multimodal transportation uses.

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

NOT APPLICABLE

YES

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

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

These connections are not feasible.

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

No. There are limited sidewalks and no bike lanes within the development. There are also no crosswalks. Marked crossings should be at main entrances of development along with sidewalks from main roads into the development.

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

Yes.

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

EV charging minimums are referenced in TIS report.

RECOMMENDATIONS

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

The proposal is not consistent with ARC's MTP. There are safety concerns about the pedestrian network in and around the site to transit stops. The development type is not transit supportive.

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

Consider lowering parking minimums to reduce amount of land needed. Also consider a tree ordinance to replace trees destroyed during development. Consider improving connections to transit in this area and improving transit stops.

From: [Hood, Alan C.](#)
To: [Donald Shockey](#)
Subject: RE: 2025 T5 ATL IV DRI 4465 - Preliminary Report and Comments Request
Date: Tuesday, October 7, 2025 4:58:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Donald,

This proposed six data center buildings totaling 2,184,000 square feet of space along with associated infrastructure, access, parking, utilities, and stormwater management and a new power substation on a 119-acre mostly wooded site off of Gullatt Road primarily in the city of Fairburn with a smaller portion of the property in the City of Palmetto in Fulton County is more than 10 miles from any civil airport and is located outside of any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

However, if 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

6th Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

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