



Regional Review Notification Development of Regional Impact

DATE: September 25, 2025

TO: Mayor Mario Avery, City of Fairburn

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

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: T5 ATL IV DRI 4465
Submitting Local Government: City of Fairburn
Date Opened: September 25, 2025 **Comments Due:** October 10, 2025 **Date to Close:** October 10, 2025

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.*

Preliminary 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.

The project will generate a total of 2,162 daily new vehicular trips and associated improvements to mitigate the impact of these trips are proposed.

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 will be provided in the Final Report. 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 will be provided in the Final Report.

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.

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, 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	Georgia Department of Natural Resource	Georgia Dept of Community Affairs
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 Report will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

- [DRI Home](#)
 [Tier Map](#)
 [Apply](#)
 [View Submissions](#)
 [Login](#)

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:

[Back to Top](#)



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

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:

[Back to Top](#)



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@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

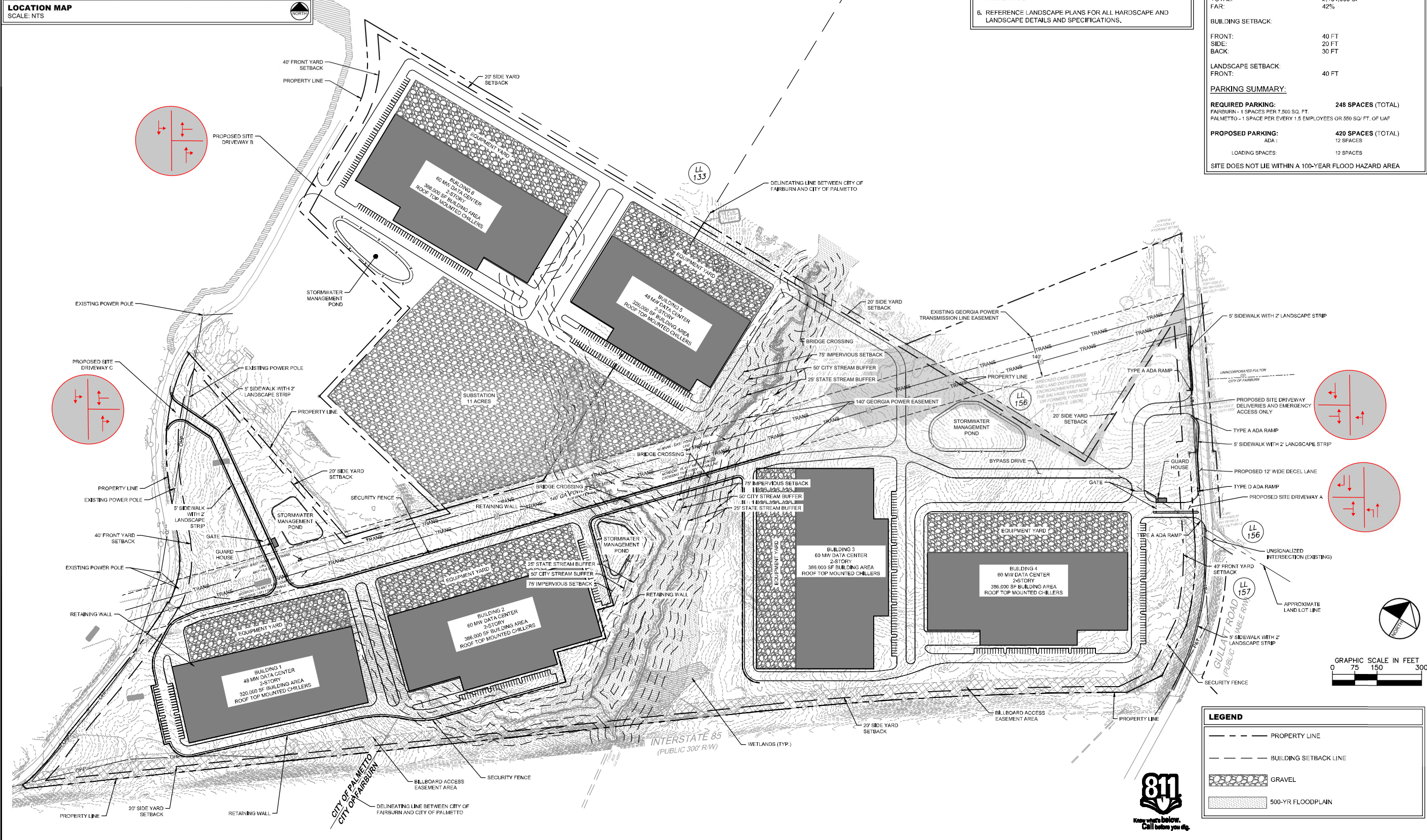
LANDSCAPE SETBACK:

FRONT:	40 FT
--------	-------

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



Kimley-Horn
11750 AMBER PARK DRIVE
ATLANTA, GA 30328
PHONE 770.619.4280
WWW.KIMLEY-HORN.COM

T5 DATA CENTERS
3344 PEACHTREE ROAD, SUITE 2500
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

LEGEND

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

GRAPHIC SCALE IN FEET
0 75 150 300

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

SHEET NUMBER
C2.00

Drawing name: K:\ALP_PP\013440009_15_ATL IV ShugartCAD\North\Exhibit\2025-4-23 Master Campus Site - Concept Site Plan\2.00 - 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
CIVIL ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS 11720 AMBER PARK DRIVE, #600, ALPHARETTA, GA 30009 CONTACT REID IRWIN, P.E. PHONE 770.545.8106 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
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	



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

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

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

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 V 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.