



# Regional Review Notification Development of Regional Impact

**DATE:** November 7, 2025

**TO:** Mayor Sandra Vincent, City of McDonough

**ATTN TO:** Aaron Hypolite, *Planner*, City of McDonough

**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:** SRM Concrete Ready Mix Plant DRI 4487  
**Submitting Local Government:** City of McDonough  
**Date Opened:** November 7, 2025      **Comments Due:** November 22, 2025      **Date to Close:**

**Description:** *A DRI review of a proposal to construct a ready mix concrete plant including a small office, pump house, batching equipment, materials storage, weigh station / scales & wash rack, and parking and loading areas on a previously developed 3.3-acre site at 295 Racetrack Road in the City of McDonough in Henry County.*

## **Preliminary Comments:**

### **Key Comments**

*The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is not aligned with the site's 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 better aligned through the maximum retention of existing wooded area within the site.*

*The project will generate a total of 118 daily new vehicular trips.*

*It is recommended that the stormwater impacts be addressed through green infrastructure and other alternative elements to reduce the size of or eliminate the need for the proposed stormwater pond at the rear of the property and thereby increase the number of trees retained to provide a strong visual, sound, and dust buffer for the residential area to the north.*

### **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 Developing Suburbs; associated policy recommendations are provided at the end of these comments.

## **Transportation and Mobility Comments**

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

The project will generate a total of 118 daily new vehicular trips.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

## **ARC Natural Resources Comments**

ARC's Natural Resources Group comments will be provided in the Final Report.

## **Other Environmental Comments**

The project should incorporate key aspects of regional environmental policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

It is recommended that the stormwater impacts be addressed through green infrastructure and other alternative elements to reduce the size of or eliminate the proposed stormwater pond at the rear of the property and thereby increase the number of trees retained to provide a strong visual, sound, and dust buffer for the residential area to the north.

## **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 better aligned through the maximum retention of wooded area on the site. City of McDonough 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	Georgia Regional Transportation Authority	Georgia Soil and Water Con Commissio
	Georgia Environmental Finance Authority	Georgia Conservancy

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

- [DRI Home](#)
- [Tier Map](#)
- [Apply](#)
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**DRI #4487**

#### 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: McDonough  
 Individual completing form: Aaron Hypolite  
 Telephone: 4703160086  
 E-mail: AHYPOLITE@MCDONOUGHGA.ORG

\*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: SRM Concrete Ready Mix Plant  
 Location (Street Address, 295 Racetrack Road  
 GPS Coordinates, or Legal  
 Land Lot Description):  
 Brief Description of Project: The project consists of constructing a Ready-Mix Concrete Batch Plant within an industrial developed site. The main elements of this facility consist of a small office, pump house, batching equipment, materials storage, weigh station / scales & wash rack. All required parking for employees & company vehicles, loading & unloading areas will also be provided. Materials are brought to the site where they would be mixed and loaded onto concrete trucks. SRM would invest approximately \$18 to \$22 million dollars and employ 10 to 15 employees for this facility.

**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 type="radio"/> Industrial                           | <input checked="" type="radio"/> Quarries, Asphalt & Cement Plants |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): Proposed: 41,654.3 S.F. on 3.305 Acres  
 Developer: Smyrna Ready Mix Concrete, LLC.  
 Mailing Address: 1000 Hollingshead Circle  
 Address 2:  
 City: Murfreesboro State: TN Zip: 37129  
 Telephone: 615-624-1221  
 Email: brian.hercules@smyrnareadymix.com

Is property owner different from developer/applicant?  (not selected)  Yes  No  
 If yes, property owner: Gregory Goodwin

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: Project ID:

- The initial action being requested of the local government for this project:
- Rezoning
  - Variance
  - Sewer
  - Water
  - Permit
  - Other

Is this project a phase or part of a larger overall project?  (not selected)  Yes  No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: N/A Overall project: April 30, 2026

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## Developments of Regional Impact

- [DRI Home](#)   
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**DRI #4487**

### 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: McDonough

Individual completing form:

Telephone:

Email:

#### Project Information

Name of Proposed Project: SRM Concrete Ready Mix Plant

DRI ID Number: 4487

Developer/Applicant:

Telephone:

Email(s):

#### 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:

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

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:

What is the estimated water supply demand to be generated by the project,

measured in Millions of Gallons Per Day (MGD)?

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

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

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

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

**Wastewater Disposal**

Name of wastewater treatment provider for this site:

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (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.)

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:

We are extending the deceleration lane to the main entrance and installing wider Radii for the main access drive for the trucks

**Solid Waste Disposal**

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

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Detention pond and water quality measures will be employed to control quality and quantity of storm water run off discharge.

### 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:

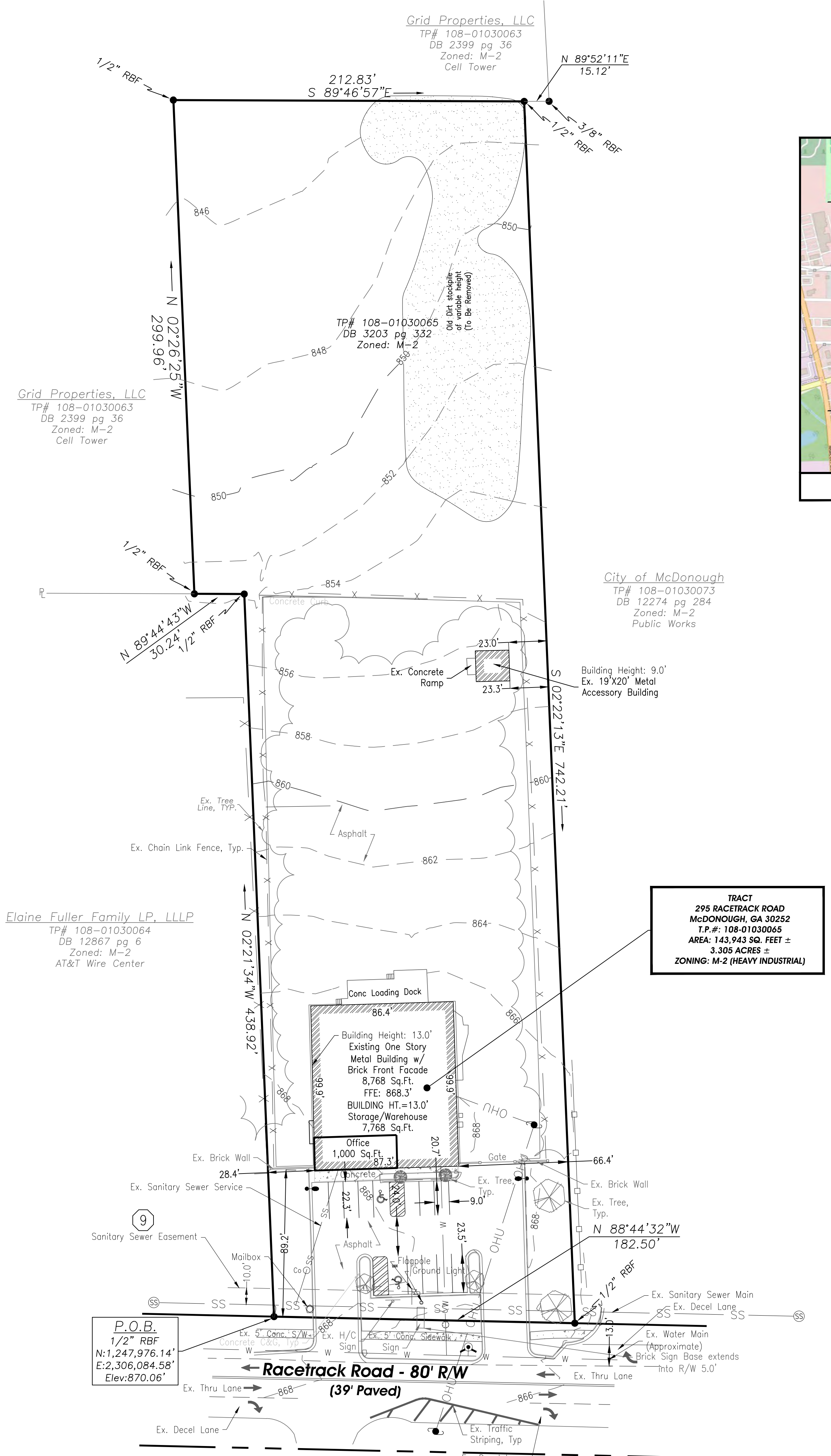
**Submit Application**

Save without Submitting

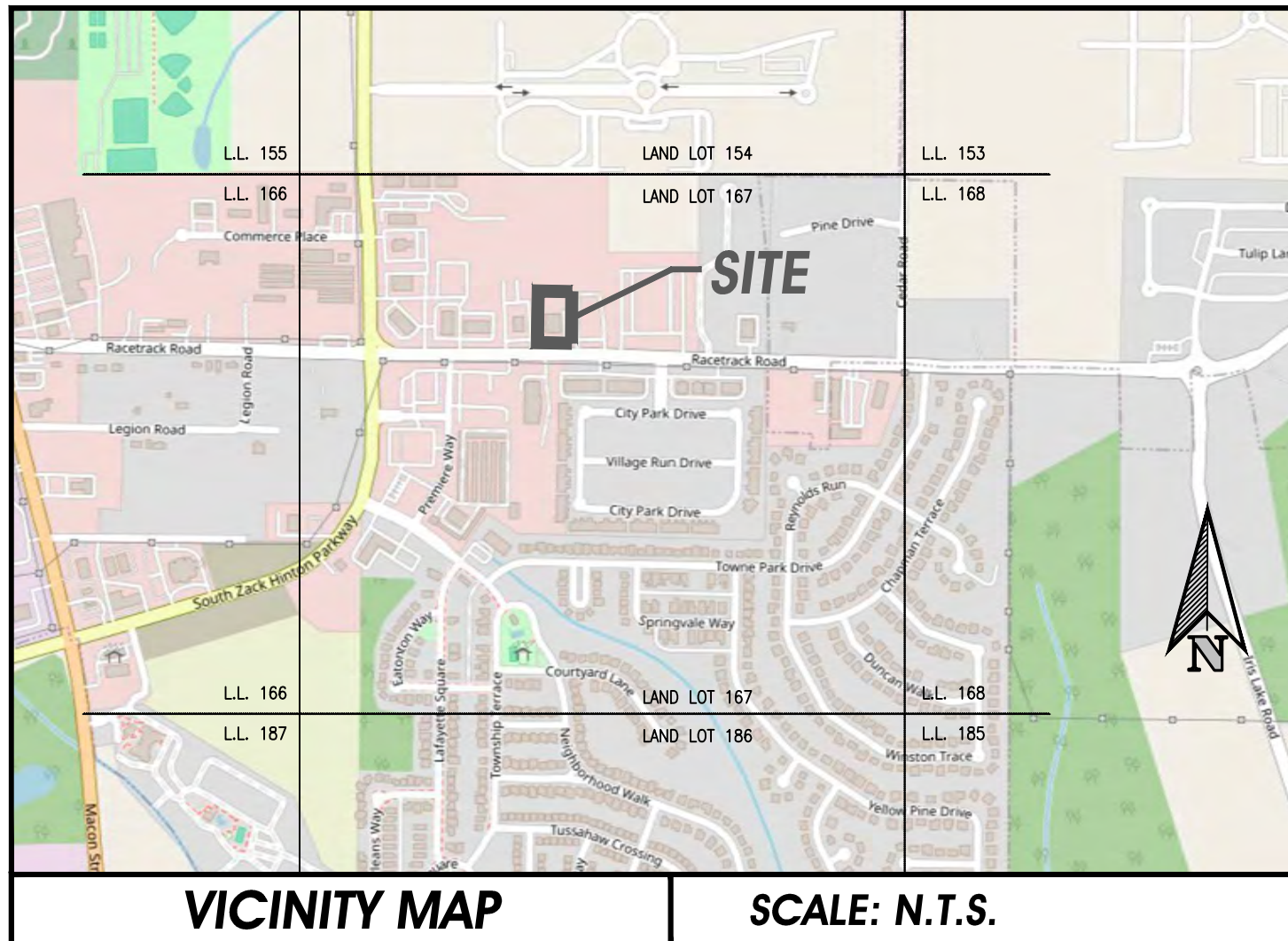
Cancel

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2. PROJECTS: 24-637-02 295 RACETRACK RD McDONOUGH PROJECT DRAWINGS: RACETRACK ROAD 7-25.DWG



This property does not lie within a 100-Year Flood Plain according to Flood Insurance Rate Map # 13151C 0167D Dated 10-6-2016



- GENERAL NOTES:**
- TRAFFIC CONSULTANT - ABE ABOUHAMDAN-PE ABE CONSULTING, INC. 2410 HOG MOUNTAIN ROAD, SUITE 103 WATKINSVILLE, GA 30677 PHONE: (706) 613-8900 EMAIL: ABE@ABECONSULTING.COM
  - CLIENT - BRIAN D. HERCULES PHONE: (615) 624-1221 EMAIL: BRIAN.HERCULES@SMRYNAREADYMIX.COM
  - SITE IS LOCATED IN HENRY COUNTY.
  - PROPOSED USE OF OFFICE BUILDING - CENTRAL HUB FOR PROJECT MANAGEMENT, PROPOSED USE OF SILO - TO STORE CEMENT. PROPOSED USE OF AGGREGATE BIN - TO STORE AGGR.

**PROJECT DATA**

- OWNER: GREGORY D GOODWIN 295 RACETRACK ROAD McDONOUGH, GA 30253
- DEVELOPER: SRM CONCRETE, LLC 1000 HOLLINGSHEAD CIRCLE MURFREESBORO, TN 37129 CONTACT: BRIAN HERCULES PHONE: 615 624-1221 EMAIL: BRIAN.HERCULES@SMRYNAREADYMIX.COM
- DEVELOPERS AGENT: PENTA ENGINEERING CO., LLC 10123 CORPORATE SQUARE ST. LOUIS, MO 63132 CONTACT: CHRISTIAN BENAVIDES PHONE: 314 369-1313 EMAIL: CHRISTIAN.BENAVIDES@PENTA.NET
- ENGINEER & AUTHORIZED AGENT: ABE CONSULTING, INC. 2410 HOG MOUNTAIN ROAD, STE. 103 WATKINSVILLE, GEORGIA 30677 CONTACT: MR. ABE ABOUHAMDAN, PE, F.ASCE PHONE: (706) 613-8900 EMAIL: ABE@ABECONSULTINGINC.COM

PHYSICAL ADDRESSES: 295 RACE TRACK ROAD, McDONOUGH, GA 30253  
 TOTAL ACRES: 3.305 ACS. (143,943 S.F.)  
 TAX PARCEL NUMBER: 108-01030065  
 PROPOSED DISTURBED AREA: TBD  
 JURISDICTIONAL AND STATE WATERS DO NOT EXIST WITHIN 200' OF THE SITE  
 EXISTING ONE STORY BUILDINGS ON PROPERTY  
 PROPOSED BUILDINGS TOTAL S.F.: 63 S.F.  
 EXISTING ZONING: M-2 (HEAVY INDUSTRIAL)  
 EXISTING USE: SIGN COMPANY  
 PROPOSED USE: READY MIX CONCRETE BATCHING PLANT  
 PROPOSED BUILDING USE: OFFICE/WAREHOUSE, BUILDING IS NOT SPRINKLED  
 BOUNDARY TAKEN FROM BOUNDARY SURVEY BY ABE CONSULTING, INC. DATED 1-24-25.  
 TOPO SURVEY BY: ABE CONSULTING, INC. DATED: 1-24-25  
 WATER SUPPLY: CITY WATER  
 SEWAGE DISPOSAL: CITY SEWER  
 SOLID WASTE & RECYCLING: WILL BE PICKED UP BY PRIVATE CONTRACTORS VIA ROLL OFF CARTS  
 PROPOSED UTILITIES: CABLE, PHONE, POWER & TELECOM  
 BUILDING FLOOR AREA RATIO: 0.0061  
 NO TRAFFIC SIGNALIZATION IS PROPOSED OR EXISTING  
 THE NUMBER AND LOCATION OF PROPOSED CAR SHARE SPACES AND VANPOOL SPACES: NONE  
 THE DESIGNATION OF ANY RESTRICTED DRIVEWAYS: NONE  
 LOCATION AND SIZE OF EXISTING OR PROPOSED OPEN SPACE AND DEICATED PARK SPACE: NONE  
 THIS FACILITY WILL BE CONSTRUCTED IN 1 PHASE  
 PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN PER FIRM PANEL #13151C 0167D DATED 10-6-2016.  
 PROPOSED 100-YEAR FLOOD ZONE WILL BE CONTAINED WITHIN THE PROPOSED STORMWATER MANAGEMENT FACILITY  
 BUILDING SETBACK LIMITS PER CITY ZONING:  
 M-2: FRONT YARD: 50'  
 SIDE YARD: 25'  
 REAR YARD: 50'  
 MAXIMUM BUILDING HEIGHT: 50'  
 MAXIMUM ALLOWED IMPERVIOUS SURFACE: 80% OF LOT AREA  
 MINIMUM OPEN SPACE: 20% OF LOT AREA  
 MINIMUM LOT SIZE: 43,560 S.F.  
 MINIMUM LOT WIDTH: 100'  
 PROPOSED IMPERVIOUS COVERAGE: <80%, TBD  
 PARKING CALCULATIONS:  
 EXISTING PARKING SPACES PROVIDED: 13 SPACES  
 (1) HANDICAP SPACE  
 (1) VAN ACCESSIBLE HANDICAP SPACE  
 PROPOSED COMPANY PARKING SPACES PROVIDED: 6 SPACES  
 TOTAL PARKING SPACES PROVIDED: 19 SPACES TOTAL  
 PARKING SPACE REQUIRED: 1 SPACE PER 1,000 S.F. BUILDING 8,768 S.F./1,000 = 8.7 SPACES - 9 SPACES REQUIRED  
 LENGTH OF RACETRACK ROAD:  
 FROM HWY 155 INTERSECTION TO IRIS LAKE ROAD INTERSECTION:  
 APPROXIMATELY 0.86 MILES

**TRACT**  
 295 RACETRACK ROAD  
 McDONOUGH, GA 30252  
 T.P.#: 108-01030065  
 AREA: 143,943 SQ. FEET ±  
 3.305 ACRES  
 ZONING: M-2 (HEAVY INDUSTRIAL)

**Legend of Survey Abbreviations/Symbols**

B.S.L.	Building Setback Line
C	Centerline
CMF	Concrete Monument Found
DB	Dead Book
FND	Found
IPS	1/2" Capped Rebar Set Stamped LSF 1010
P	Property Line
PB	Plot Book
POB	Point of Beginning
R/W	Right-of-Way
RBF	Rebar Found
TP	Tax Parcel Number
O	1/2" Capped Rebar Set Stamped LSF 1010 (Unless otherwise noted)
●	Iron Pin Found (As described)
□	Concrete Monument Found
○	Computed Point (No pin)
○	Cleanout
○	Fire Hydrant
○	Light Pole
○	Mailbox
○	Sanitary Sewer Manhole
○	Sign
○	Utility Pole
-x-x-	Chain Link Fence
-o-o-o-	Overhead Utilities
-s-s-	Sanitary Sewer
-o-o-	Vinyl Fence

**COLORS FOR UTILITY LOCATING:**  
 White = Prop. Excavation  
 Pink = Temp. Survey Markings  
 Red = Electric  
 Yellow = Gas/Oil  
 Orange = Phone/Cable  
 Blue = Water  
 Purple = Reclaimed Water  
 Green = Sewer



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 www.abeconsultinginc.com

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**SRM CONCRETE**  
**READY MIX**  
**TERMINAL**

**295 RACETRACK ROAD**  
**McDONOUGH, GA 30252**  
**TAX PARCEL#: 108-01030065**  
**ZONING: M-2**  
**3.305 ACRES**  
**LAND LOT 167, DISTRICT 7**

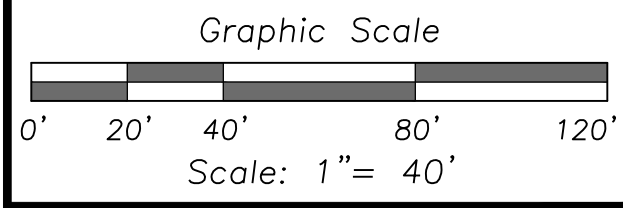
**EXISTING SITE**  
**GRTA DRI# 4487**



GSWCC LEVEL II  
 CERTIFIED DESIGN  
 PROF. #0000010490  
 EXPIRES: 12-19-27 7-11-25

REVISIONS	DATE

**DATE: 7-11-25**  
**PROJECT #: 24-637-02**

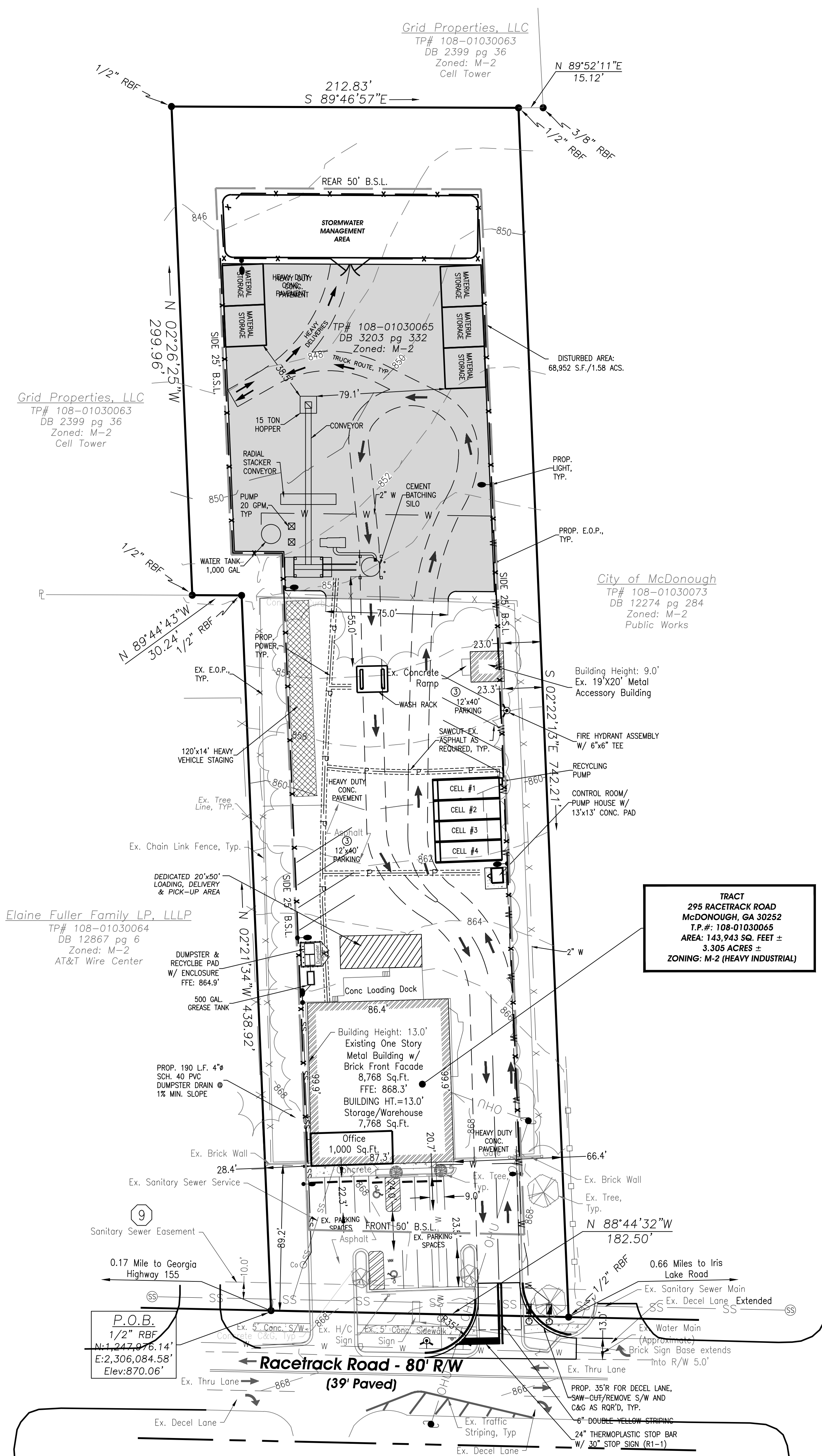


**SHEET #**  
**1**  
**3**

Grid North  
 Georgia East Zone



Z:\PROJECTS\24-637-02\_295 RACETRACK RD McDONOUGH\PROJECT DRAWINGS\DRM RACETRACK ROAD\_7-25.DWG



This property does not lie within a 100-Year Flood Plain according to Flood Insurance Rate Map # 13151C 0167D Dated 10-6-2016

PROJECT DATA

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ENGINEER & AUTHORIZED AGENT: ABE CONSULTING, INC. 2410 HOG MOUNTAIN ROAD, STE. 103 WATKINSVILLE, GEORGIA 30677

PHYSICAL ADDRESSES: 295 RACE TRACK ROAD, McDONOUGH, GA 30253
TOTAL ACREAGE: 3.305 ACS. (143,943 S.F.)
TAX PARCEL NUMBER: 108-01030065
PROPOSED DISTURBED AREA: TBD
PROPOSED USE: READY MIX CONCRETE BATCHING PLANT
PROPOSED BUILDING USE: OFFICE/WAREHOUSE, BUILDING IS NOT SPRINKLED
PROPOSED BUILDINGS TOTAL S.F.: 63 S.F.
EXISTING ZONING: M-2 (HEAVY INDUSTRIAL)
EXISTING USE: SIGN COMPANY

Legend of Survey Abbreviations/Symbols

- B.S.L. Building Setback Line
Centerline
CMF Concrete Monument Found
DB Deed Book
FND Found
IPS 1/2" Capped Rebar Set
Stamped LSF 1010
Property Line
PB Plot Book
POB Point of Beginning
R/W Right-of-Way
REF Rebar Found
TP Tax Parcel Number
IP 1/2" Capped Rebar Set
Stamped LSF 1010
(Unless otherwise noted)
Iron Pin Found
(As described)
Concrete Monument Found
Computed Point (No pin)
Cleanout
Fire Hydrant
Light Pole
Mailbox
Sanitary Sewer Manhole
Sign
Utility Pole
Chain Link Fence
Overhead Utilities
Sanitary Sewer
Vinyl Fence

COLORS FOR UTILITY LOCATING:
White = Prop. Excavation
Pink = Temp. Survey Markings
Red = Electric
Yellow = Gas/Oil
Orange = Phone/Cable
Blue = Water
Purple = Reclaimed Water
Green = Sewer



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www.ABEconsultinginc.com

SRM CONCRETE READY MIX TERMINAL

295 RACETRACK ROAD McDONOUGH, GA 30252
TAX PARCEL#: 108-01030065
ZONING: M-2
3.305 ACRES
LAND LOT 167, DISTRICT 7

PROPOSED SITE PLAN GRTA DRI# 4487

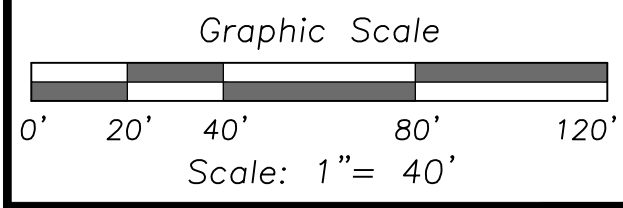


GSNCC LEVEL II CERTIFIED DESIGN
PROF. #0000010490
EXPIRES: 12-19-27

Table with 2 columns: REVISIONS and DATE. Contains multiple empty rows for tracking changes.

DATE: 7-11-25

PROJECT #: 24-637-02



North arrow pointing up, labeled 'Grid North Georgia East Zone'. SHEET # 2/3.



Z:\PROJECTS\24-637-02\_298\_RACETRACK RD McDONOUGH\PROJECT DRAWINGS\DR ACETRACK ROAD\_7-2-25.DWG



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**SRM CONCRETE  
 READY MIX  
 TERMINAL**

295 RACETRACK ROAD  
 McDONOUGH, GA 30252  
 TAX PARCEL#: 108-01030065  
 ZONING: M-2  
 3.305 ACRES  
 LAND LOT 167, DISTRICT 7

**AERIAL  
 SITE PLAN  
 GRTA DRI# 4487**

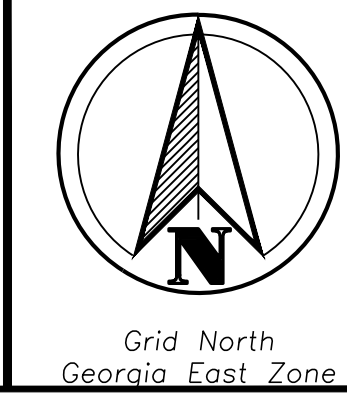
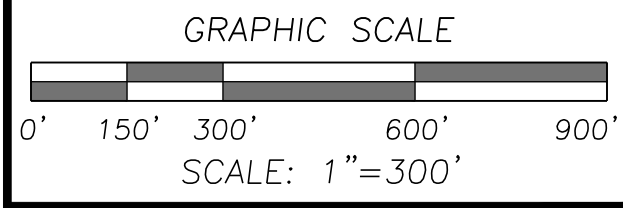


GSWCC LEVEL II  
 CERTIFIED DESIGN  
 PROF. #0000010490  
 EXPIRES: 12-19-27

REVISIONS	DATE

DATE: 7-11-25

PROJECT #: 24-637-02



**SHEET #**  
**3**  
**3**