



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Mar 1 2007

ARC REVIEW CODE: R703011

TO: Chairman John H. Eaves
ATTN TO: Morgan Ellington, Planner III
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Friendship Village

Review Type: Development of Regional Impact

Description: The proposed Friendship Village is a mixed use development located on 1,997.6 acres in South Fulton County in the Chattahoochee Hill Country. The proposed development includes 5,981 residential units, 993,900 square feet of commercial space, 116,500 square feet of community uses, and 1,275 acres of community greenspace. Residential units will include 2,197 single family detached units, 350 townhomes, 1,699 condos/stacked flats, 550 carriage houses, 450 apartments, and 735 residential units above retail. Of the commercial uses, there will be 238,300 square feet of retail, 581,600 square feet of mixed use, and 174,000 square feet of office space. Community uses will consist of a church and daycare, school, civic uses such as a fire station, and community amenity centers. Community greenspace included 27.8 acres of active recreation, 428.9 acres in watershed protection, and 819.2 acres of passive open space. The proposed development is located at the intersection of Cascade-Palmetto Highway and South Fulton Parkway with access on South Fulton Parkway, Rivertown Road, Cochran Mill Road, Northcutt Road, and Cascade-Palmetto Highway.

Submitting Local Government: Fulton County

Date Opened: Mar 1 2007

Deadline for Comments: Mar 15 2007

Earliest the Regional Review can be Completed: Mar 30 2007

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE HILL COUNTRY
CITY OF UNION CITY
UPPER CHATTAHOOCHEE RIVERKEEPER
COWETA COUNTY
SOUTH FULTON PARKWAY ALLIANCE

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF PALMETTO
CITY OF FAIRBURN
NATIONAL PARK SERVICE
DOUGLAS COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FULTON COUNTY SCHOOLS
GEORGIA CONSERVANCY
CARROLL COUNTY
CHATTAHOOCHEE-FLINT RDC

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2007-03-15 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Friendship Village** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Haley Fleming, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3311 Fax (404) 463-3254
hffleming@atlantaregional.com

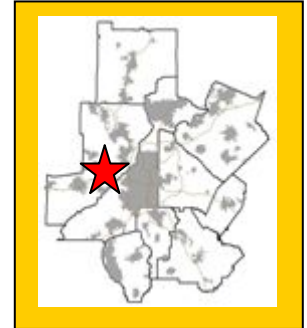
Return Date: Mar 15 2007

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Friendship Village is a mixed use development located on 1,997.6 acres in South Fulton County in the Chattahoochee Hill Country. The proposed development includes 5,981 residential units, 993,900 square feet of commercial space, 116,500 square feet of community uses, and 1,275 acres of community greenspace. Residential units will include 2,197 single family detached units, 350 townhomes, 1,699 condos/stacked flats, 550 carriage houses, 450 apartments, and 735 residential units above retail. Of the commercial uses, there will be 238,300 square feet of retail, 581,600 square feet of mixed use, and 174,000 square feet of office space. Community uses will consist of a church and daycare, school, civic uses such as a fire station, and community amenity centers. Community greenspace included 27.8 acres of active recreation, 428.9 acres in watershed protection, and 819.2 acres of passive open space. The proposed development is located at the intersection of Cascade-Palmetto Highway and South Fulton Parkway with access on South Fulton Parkway, Rivertown Road, Cochran Mill Road, Northcutt Road, and Cascade-Palmetto Highway.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date 2022.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned AG-1 (agricultural). The proposed zoning for the site is CHC Mix (Chattahoochee Hill Country Mixed Use). Information submitted for the review states that the proposed development is consistent with the future land use plan for Fulton County, which designates the area as village nodes and estate residential.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

This will be determined based on comments received from potentially impacted local governments.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

This will be determined based on comments received from potentially impacted local governments.

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**Will the proposed project generate population and/or employment increases in the Region?
If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

No, the proposed development would not increase the need for services in the area.

What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a 2 mile radius of the proposed project.

YEAR NAME

2001 Cedar Grove Lakes

2000 Knights S. Fulton Parkway Residential

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, the site is currently undeveloped.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

Information submitted for the review states that the developer and Fulton County are working together to provide wastewater treatment capacity to the site. ARC requests confirmation from Fulton County and the developer as to the discussions and agreements to providing wastewater treatment to the site.

The proposed development is a mixed use development located in the Chattahoochee Hill Country. According the Atlanta Region Unified Growth Policy Map, the proposed development is located with suburban neighborhood. Suburban neighborhoods are areas that are located outside the Central City or Activity Centers and will be developed at more of a suburban scale with appropriate commercial development and low intensity mixed use serving the local area.

Located in the Chattahoochee Hill Country, the proposed development is one of three villages proposed in the Chattahoochee Hill Country Master Plan, which utilizes the village and hamlet development pattern. The intention of the Chattahoochee Hill Country is to direct growth into these villages and hamlets to preserve the surrounding agricultural land.

Of the 1,997.6 acres, the gross open space is 1,275.9 acres or 63% of the total site area. This includes both active and passive recreation spaces as well as land that is not suitable for development. Of the 1,275.9 acres of gross open space, 819 acres, or 41% of the total site acreage, is considered community passive greenspace, including land that is buildable and outside of the environmental sensitive areas. ARC considers a conservation subdivision to have 40% open space where both primary and secondary

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conservation areas are preserved. Primary conservation areas are floodplains, wetlands, riparian zones, steep slopes, habitat for threatened or endangered species, and archeological or burial ground site. Secondary conservation areas include historic sites, healthy existing native forest and trees, scenic viewsheds, prime agricultural lands, and existing trails.

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PRELIMINARY REPORT

Regional Development Plan Policies

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

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Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

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Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development is located in the Chattahoochee Hill Country on the north and south side of Rivertown Road, between South Fulton Parkway and Cochran Mill Road.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within the Fulton County’s jurisdiction. The proposed development is less than 5 miles from the Cities of Palmetto, Fairburn, and Union City.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

This will be determined based on comments received from potentially impacted local governments.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$1,289,860,200 with an expected \$27 million in annual local tax revenues.

How many short-term jobs will the development generate in the Region?



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Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

To be determined during the review.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Watershed Protection

The proposed project is not in the Chattahoochee River Corridor, but is in the portion of the Chattahoochee Basin that drains into the Corridor. The southern portion of the project property is within the proposed Bear Creek Water Supply Watershed that is proposed to serve the Cities of Palmetto, Fairburn and Union City. The watershed serving the proposed intake is about 28.5 square miles, making it a small (less than 100 square mile) watershed under the Georgia Part 5 Minimum environmental Planning Criteria. The portions of the project in the Bear Creek Water Supply Watershed will be required to meet the Part 5 Minimum Criteria for small water supply watersheds, or the requirements of any alternate criteria developed by the jurisdictions in the watershed and approved by Georgia DCA and EPD. The minimum criteria for land within seven miles of an intake or reservoir (the project is within seven miles of the proposed reservoir site) include a 150-foot impervious surface setback and 100-foot vegetative buffer on both banks of all perennial streams (defined by the criteria as streams shown as perennial on the appropriate USGS 1:24,000 quadrangle map). In addition, a maximum of 25 percent of the watershed can be in impervious surface. On all other applicable streams in the water supply watershed and on streams throughout the rest of project property, the Fulton County buffers will apply and are shown on the plans.

All other state waters on the property not subject to the Part 5 criteria or the County buffer ordinance will be subject to the 25-foot state Erosion and Sedimentation Act buffers, which are administered by the Environmental Protection Division of Georgia DNR.

Storm Water / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based

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on regional storm water monitoring data from the Atlanta Region. Land use areas were estimated based on the project plans. All residential areas have been classified as multi-family, since the average lot is less than ¼-acre and there are no separate factors for that lot size. Institutional uses, including active recreation, have been combined with commercial. Actual loading factors will depend on the amount of impervious surface in the final project design. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants Per Year:

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	66.7	114.06	1160.58	7203.60	65566.10	82.04	14.67
Forest/Open	1248.1	99.85	748.86	11232.90	293303.50	0.00	0.00
Townhouse/Apartment	682.8	716.94	7312.79	45747.60	413094.00	518.93	95.59
TOTAL	1997.6	930.85	9222.23	64184.10	771963.60	600.97	110.27
Total % impervious	20%						

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

How many site access points will be associated with the proposed development? What are their locations?

A total of 15 access points will be provided into the proposed development.

- 10 access points will be provided along Rivertown Road.



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- 4 access points will be provided along Cochran Mill Road
- 1 access point will be provided on Cascade-Palmetto Highway

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

Lowe Engineers performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7th edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour	SAT Peak Hour	
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way	Enter	Exit
2,197 Single Family Homes	413	1234	1647	1398	819	2217	21027	1114	951
350 Town Homes	25	128	153	122	59	181	2052	88	75
1,699 Condominiums	126	622	748	593	290	883	9957	430	368
550 Carriage Homes	41	200	241	193	95	288	3222	139	119
450 Multi-Family Units	46	183	229	181	98	279	3024	184	117
735 Residential Units Above Retail/Office	74	11	372	295	5	300	4912	295	191
236,000 sq ft Retail Space	142	89	231	405	439	844	9651	582	536
174,000 sq ft Office Space	271	53	324	69	269	338	3010	77	61
160,400 sq ft Mixed Use Office/Retail On Ground Floor	114	91	205	315	321	636	6947	417	384
19,000 sq ft Church	7	6	13	7	6	13	173	48	20
20,000 sq ft Daycare Center	136	120	256	124	140	264	1585	21	13
31,000 sq ft Elementary School	139	113	252	76	92	168	774	0	0
12,600 sq ft YMCA	6	9	15	26	25	51	415	16	16
4,500 sq ft Fire Station	9	1	10	4	9	13	126	1	1
18,000 sq ft Amphitheater	0	0	0	0	0	0	0	0	0
20,000 sq ft Community Amenity Center	39	5	44	18	39	57	458	13	13
Reductions	-565	-286	-1138	-806	-650	-1456	-12906	-742	-722
TOTAL NEW TRIPS	1023	2579	3602	3020	2056	5076	54427	2683	2143

What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

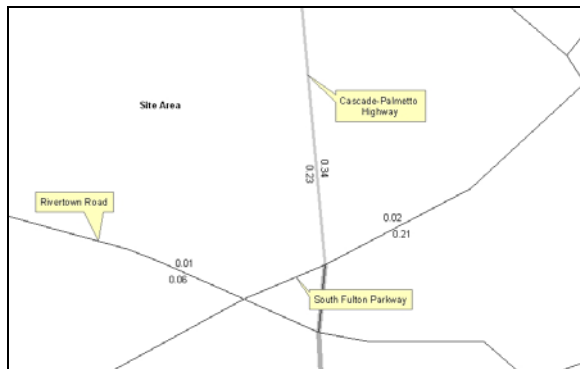
Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

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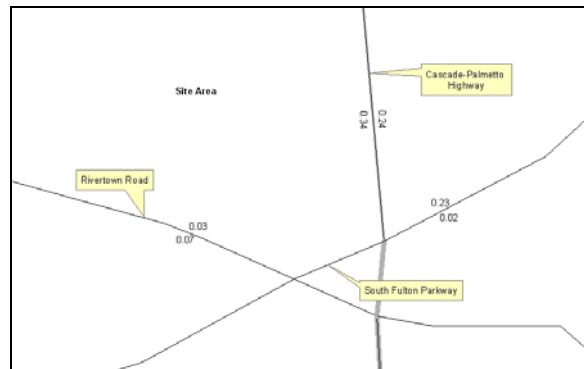
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

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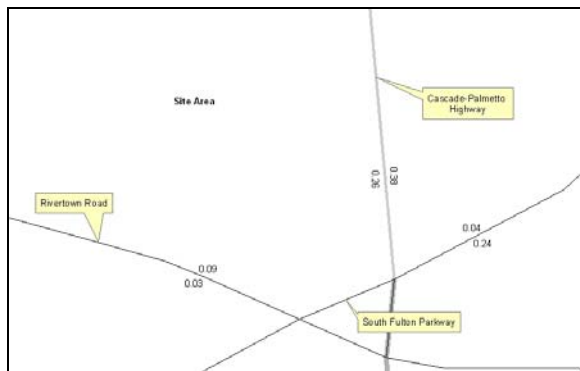
V/C Ratios



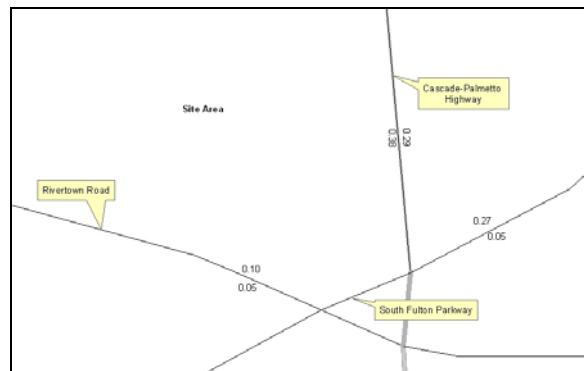
2005 AM Peak



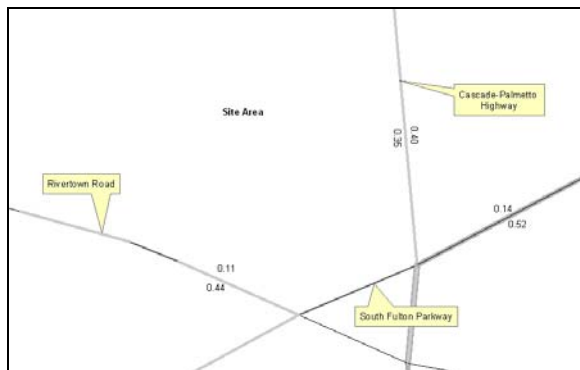
2005 PM Peak



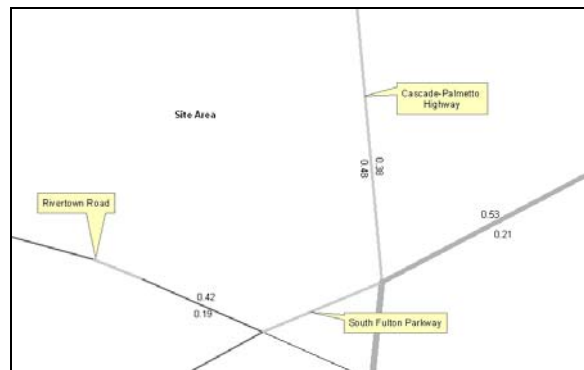
2010 AM Peak



2010 PM Peak



2030 AM Peak



2030 PM Peak

Legend	
AM/PM Peak V/C Ratio	LOS A: 0 - 0.3 LOS B: 0.31 - 0.5 LOS C: 0.51 - 0.75 LOS D: 0.76 - 0.90 LOS E: 0.91 - 1.00 LOS F: 1.01+

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2006-2011 TIP, approved in March of 2006. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

List the transportation improvements that would affect or be affected by the proposed project.

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2006-2011 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FS-140	COCHRAN MILL ROAD	Bridge Upgrade	2008
FS-206	SR 154 (CASCADE-PALMETTO HIGHWAY)	Roadway Operations	2010
FS-196	SR 14 SPUR (SOUTH FULTON PARKWAY) ACCESS MANAGEMENT PLAN	Study	2006

2030 RTP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
N/A	N/A	N/A	N/A

**The ARC Board adopted the 2030 RTP and FY 2006-2011 TIP on February 22, 2006. USDOT approved on March 30th, 2006.*

Summarize the transportation improvements as recommended by consultant in the traffic study for Friendship Village.

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

South Fulton Parkway and Campbellton Fairburn Highway

- Add a second southbound left turn lane to Campbellton Fairburn Highway.
- Upgrade the signal to protected only phasing for the southbound left-turn.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service for the future phase 1 2015 build condition and the 2022 future year total condition. The recommendations stated in the no-build condition are also applicable to the build condition.

Future Phase 1 2015 Build Condition

Rivertown Road at Site Entrances

- Widen Rivertown Road to a four-lane divided roadway with a 20' median from South Fulton Parkway to past Site Entrance #5 at the west end of the proposed retail village.
- Add left and right-turn lanes on Rivertown Road at Site Entrance #1, Site Entrance #2, and Site Entrance #4.
- Signalize the intersection of Rivertown Road with Site Entrance #2.
- Add left and right-turn lanes on Rivertown Road at Site Entrances #6, #7, #8, #9, and #10.

Cochran Mill Road at Site Entrance #8

- Add left and right-turn lanes on Cochran Mill Road.

Cascade-Palmetto Highway at Site Entrance #15



Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

- Add left and right-turn lanes on Cascade-Palmetto Highway.

South Fulton Parkway at Rivertown Road

- Signalize this intersection including protected/permitted left-turn phases on all approaches.
- Re-stripe the northbound approach on Rivertown Road to include a left-turn lane to westbound South Fulton Parkway.
- Configure one of the two proposed lanes on the southbound approach of Rivertown Road to function as a left-turn lane to eastbound South Fulton Parkway with the other functioning as a shared thru/right lane.

South Fulton Parkway at Campbellton Fairburn Highway

- Add a second southbound left-turn lane to Campbellton Fairburn Highway.
- Upgrade the signal to protected only phasing for the southbound left-turn.

2022 Future Year Total Condition

South Fulton Parkway at Rivertown Road

- Add a second left-turn lane from Rivertown Road southbound.
- Upgrade the traffic signal to protected only phasing for the southbound left.
- Add a right-turn lane to Rivertown Road northbound.
- Add a second right-turn lane from South Fulton Parkway westbound to Rivertown Road northbound.

South Fulton Parkway at Cascade-Palmetto Highway

- Add right-turn lanes to Cascade-Palmetto Highway on both the northbound and southbound approaches.
- Add a second thru lane to Cascade Palmetto Highway on both northbound and southbound approaches.
- Upgrade the signal to include protected/permitted left-turn phasing on Cascade-Palmetto highway on both the northbound and southbound approaches.
- Add a second left-turn lane to South Fulton Parkway eastbound.

South Fulton Parkway at Cedar Grove Road

- Add a northbound right-turn lane to Cedar Grove Road.
- Add a second southbound left-turn lane to Cedar Grove Road and upgrade the signal to protected only phasing for the southbound left.

South Fulton Parkway at Campbellton Fairburn Highway

- Add a southbound right-turn lane to Campbellton Fairburn Road.
- Add a second northbound thru lane to Campbellton Fairburn Road.
- Add a third thru lane to South Fulton Parkway at the intersection in both directions.

Rivertown Road at Cascade-Palmetto Highway

- Add right-turn lanes on Rivertown Road on both approaches.

Cascade-Palmetto Highway at Cedar Grove Road



Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
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- Add a right-turn lane to westbound Cedar Grove Road.

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

Currently, there is no transit service available within the vicinity of the proposed site.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

None proposed.

The development **DOES NOT PASS** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Bike/ped networks connecting to land uses within and adjoining the site	4%	4%
Total		7%

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

To be determined during the review.

INFRASTRUCTURE

Wastewater and Sewage

Estimated wastewater generation was not submitted during the review

Which facility will treat wastewater from the project?

Based on information submitted for the review, the developer has been working with Fulton County Public Works regarding wastewater disposal.

What is the current permitted capacity and average annual flow to this facility?

N/A

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
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PERMITTED CAPACITY MMF, MGD ₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

*₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

What other major developments will be served by the plant serving this project?

Not applicable.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 1.9 MGD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 15,080 tons of solid waste per year and the waste will be disposed of in Fulton County.

Will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities



Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
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According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the development is proposing 5,981 residential units.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 104. This tract had a 27.8 percent increase in number of housing units from 2000 to 2006 according to ARC's Population and Housing Report. The report shows that 90 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of housing options around the development area.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

N/A

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

Friendship Village

February 19, 2007

Open Space

Of the 1,997.6 acres in Friendship Village, the Gross Open Space is 1,275.9 acres (63% of the total site)

Specific types of open space within Friendship Village include:

- 428 acres of Open Space which is “not suitable for development” (watershed protection) including ACOE Wetlands, Floodplain, 75’ stream buffers and slopes greater than 33%.
- 42 acres of Neighborhood Parks including: Amphitheater Park, Pocket Parks, Soccer Fields, Kiddies Play Areas, Basketball Courts, Picnic Areas, Trail Areas and Swim/Tennis Center
- 819 acres of Community Passive Green space, including land that is buildable and outside of the environmentally sensitive areas (wetlands, floodplain, 33% slopes) and is also outside of developed areas.

Housing Types

Friendship Village will meet the goal of affordable housing by providing a diversity of housing types including 10% of the project to be affordable to the median income of the area. The housing product types will include approximately:

- 2,197 single family housing units
- 350 town homes
- 1,699 condos/stacked flats
- 550 carriage houses (small apartments above garages)
- 450 apartments
- 750 residential units above retail

Build-Out Phasing

The build out of the project is approximately 15-20 years anticipating approximately 250-300 units a year. It is one of the goals of Friendship Village Community to be inclusive of all by offering different, affordable and mixed housing types throughout the neighborhoods.

In the first three years, the Village Center will commence, together with some of the single family areas.

The school is expected to open during the first two years, followed by an active adult complex and potential small retail shops across from the amphitheater. After the core of the Village Center is established, we will begin introducing product in the ridge and valley areas of the plan and along Rivertown Road. The grocery store and home improvement center is anticipated to open after approximately 1,200 units have been sold followed by the remaining neighborhoods and condo/stacked flats.

The Proposed School

The proposed K-8 Charter School will focus on the core principles of learning with an emphasis on ecological sustainability. The school itself will become a learning lab of energy efficiency (Green Building) principles, together with an added emphasis on the arts. The school will have approximately 800 children. The design will include facilities to be shared with the community during non school hours, such as Community Theater and meeting space and playfields.

Environmental Protection Goals

All neighborhoods, commercial districts and housing products will be designed to minimize the impact on natural resources by limiting the impervious footprints, concentrating housing products, minimizing creek crossings and incentivizing all builders to build energy efficiently.

Recycling/Reuse techniques will be implemented from the beginning of the construction phase of the project (programs such as: mulch re-use from on-site clearing, tree relocation, rock reuse on site, etc.)

Watershed Protection will be a major focus, by maintaining and protecting all stream buffers and developing master storm water plan and using innovative storm water techniques.

In conjunction with the Cochran Mill Nature Center, the management and stewardship of open space for biodiversity will be a key component of the project, including wildlife corridors, wildlife crossings, aquatic crossings, and pedestrian trails to enhance educational opportunities and restore existing landscapes systems.

We will attempt to create a healthy environment for the new residents by encouraging alternative modes of transportation to schools, neighborhood amenities, and the village center. We will be providing multi-use trails for pedestrians, electric golf cart trails for

access to the village center, sidewalks throughout the neighborhoods, and bike lanes on all major roadways throughout the development.

Green Neighborhoods/Earthcraft standards will be implemented for many of the Friendship communities.

Please contact Stacy R Patton if you have any additional questions.
770-841-4944

S:\Stacy\Rezoning\haleyarc.doc

Your DRI ID NUMBER for this submission is: **1309**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 1/10/2007 12:52:09 PM

DEVELOPMENT OF REGIONAL IMPACT

Fulton County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	Fulton County
*Individual completing form and Mailing Address:	Morgan Ellington, Planner Fulton Co., Government Center, Suite 2085 141 Pryor Street, Atlanta, GA 30303
Telephone:	404-730-8049
Fax:	404-730-7818
E-mail (only one):	Morgan.Ellington@co.fulton.ga.us

*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:	Friendship Village	
Development Type	Description of Project	Thresholds
Mixed Use	5981 residential units 993900 sf retail/ofc 96500 sf institutional /civic uses 1997.6 acres	View Thresholds
Developer / Applicant and Mailing Address:	Minerva Properties, LLP (contact Stacy Patton) 2292 Henderson Mill Road Atlanta, Georgia 30345	
Telephone:	678-808-8006	
Fax:	678-808-8001	
Email:	spatton@Minerva-USA.com	
Name of property owner(s) if different from developer/applicant:	Reemtsma Family Friendship, LLP et al	
Provide Land-Lot-District Number:	District 7, LL 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 43, 44, 45, 46, 51, 52, 53, 54, 55	
What are the principal streets or roads providing vehicular access to the site?	South Fulton Parkway & Rivertown Rd (GA 154)	
Provide name of nearest street(s) or intersection:	Rivertown Road @ Porter Terry	
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):	/	
If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):		
Is the proposed project entirely located within your local government's jurisdiction?	Y	

If yes, how close is the boundary of the nearest other local government?	City of Palmetto (2.5 mi), Douglas Co. (3.5 mi)
If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning, Variance
What is the name of the water supplier for this site?	City of Atlanta
What is the name of the wastewater treatment supplier for this site?	Fulton Co.
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: 2021-2025 Overall project: 12-15 year buildout

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	N
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	
Included in an official Transportation Improvement Plan (TIP)?	
Developer/Applicant has identified needed improvements?	
Other (Please Describe):	

Submitted on: 2/21/2007 11:33:36 AM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Fulton County
Individual completing form:	Morgan Ellington
Telephone:	404-730-8049
Fax:	404-730-7818
Email (only one):	Morgan.Ellington@co.fulton.ga.us

Proposed Project Information

Name of Proposed Project:	Friendship Village
DRI ID Number:	1309
Developer/Applicant:	Minerva Properties, LLP
Telephone:	678-808-8006
Fax:	678-808-8001
Email(s):	spatton@minerva-usa.com

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	\$1,289,860,200
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$27 million
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc):	

Community Facilities Impacts

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)?	1.9 MGD
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	N
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	see note below
--	----------------

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?	
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below: The developer has been in contact with Fulton County Public Works regarding wastewater disposal.	
If sewer line extension is required to serve this project, 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.)	54,427 daily (am3,602; pm 5,076)
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	
If transportation improvements are needed to serve this project, please describe below: Applicant is sending traffic study to Fulton Co., Notes from applicant - Widening of Rivertown to 4-lanes in front of retail village, additional traffic signal at Rivertown Rd/ S. Fulton Parkway intersection.	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	15,080 tons per year
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	N
If there are plans to expand existing landfill capacity, briefly describe below: Private contractors will dispose of solid waste.	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	25 percent
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below: master stormwater plan alternative treatment - extensive stream buffers for water quality as well as natural areas outside of stream buffers are proposed as well as detention ponds in the village center	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N

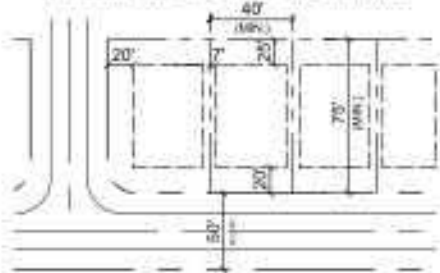
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y
Is the development located within, or likely to affect any of the following:	
1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:	

PROTOTYPICAL DEVELOPMENT STANDARDS

SINGLE FAMILY RESIDENTIAL:

- Minimum Lot Width at building line: 40'
- Minimum Lot Frontage: 40'
- Minimum Lot Depth: 75'
- Minimum Lot Size: 3,000 s.f.
- Street R.O.W. Width: 50'
- Front Yard Setback: 20' (10' if alley fed)
- Side Yard Setback: 7' (0' if alley fed, 7 min. between structures)
- Corner Yard Setback: 20'
- Rear Yard Setback: 25' (5' if alley fed)
- Minimum Heated Floor Area: 1,000 s.f. (850 s.f. if alley fed)

TYPICAL LOT DIAGRAM:



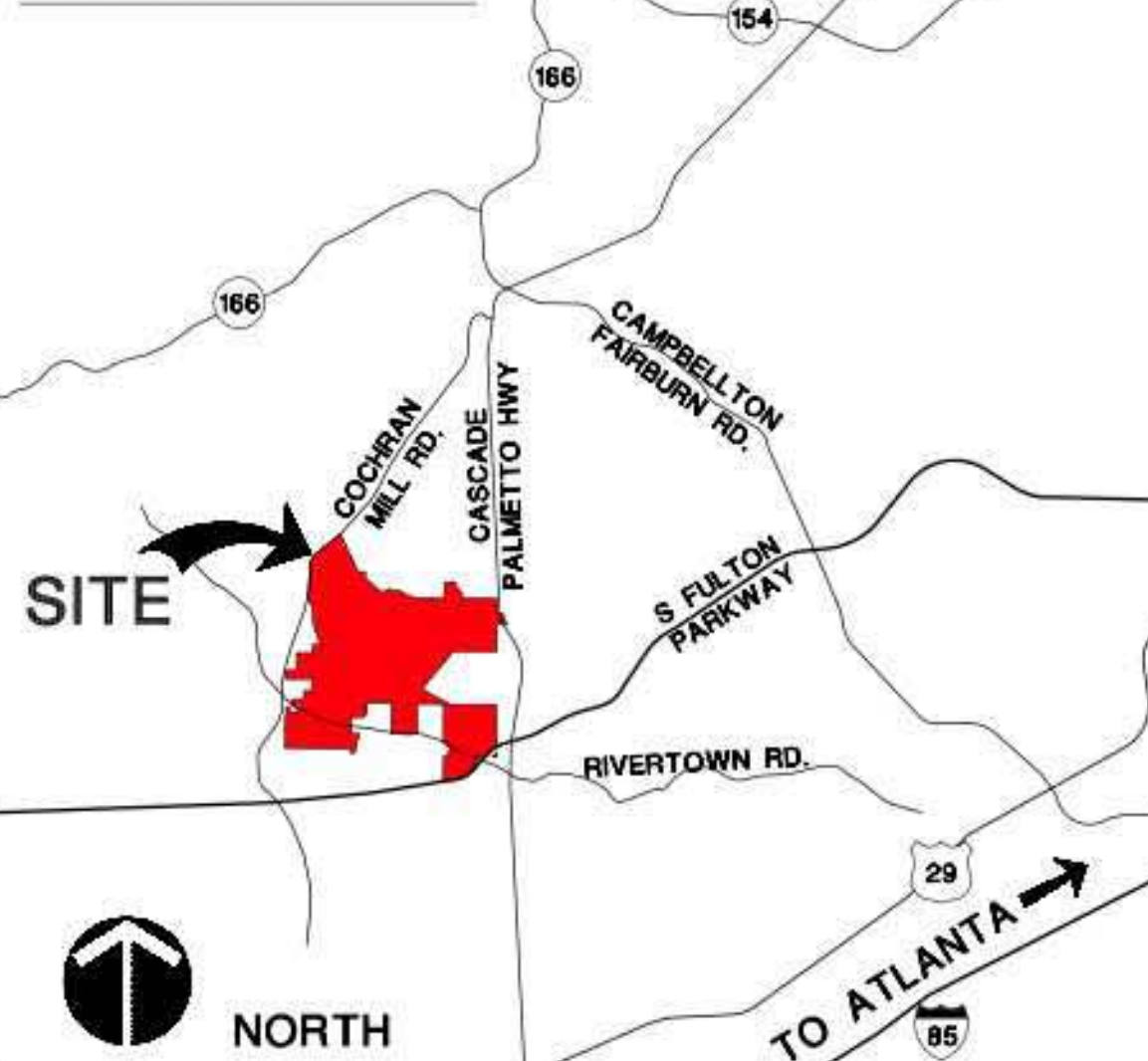
MULTIFAMILY MINIMUM HEATED FLOOR SUMMARY:

- Condominium/ Stacked Flats: 800 s.f.
- Apartment: 600 s.f.
- Townhome: 1,000 s.f.
- Carriage Lot: 600 s.f.

NEIGHBORHOOD SUMMARY

Parcel	Units
Neighborhood 1	20 units
Neighborhood 2	66 units
Neighborhood 3	81 units
Neighborhood 4	224 units
Neighborhood 5	27 units
Neighborhood 6	107 units
Neighborhood 7	38 units
Neighborhood 8	20 units
Neighborhood 9	20 units
Neighborhood 10	900 units
Neighborhood 11	17 units
Neighborhood 12	14 units
Neighborhood 13	57 units
Neighborhood 14	28 units
Neighborhood 15	18 units
Neighborhood 16	37 units
Neighborhood 17	47 units
Neighborhood 18	375 units
Neighborhood 19	100 units
Neighborhood 20	60 units
Neighborhood 21	115 units
Neighborhood 22	19 units
Neighborhood 23	198 units
Neighborhood 24	86 units
Neighborhood 25	32 units
Neighborhood 26A	100 units
Neighborhood 26B	100 units
Neighborhood 26C	150 units
Neighborhood 26D	300 units
Neighborhood 27	85 units
Neighborhood 28	37 units
Neighborhood 29	60 units
Neighborhood 30	22 units
Neighborhood 31	48 units
Neighborhood 32	130 units
Neighborhood 33A	112 units
Neighborhood 33B	80 units
Neighborhood 34	98 units
Neighborhood 35	14 units
Neighborhood 36	13 units
Neighborhood 37	42 units
Neighborhood 38	57 units
Neighborhood 39	15 units
Neighborhood 40	63 units
Neighborhood 41	198 units
Neighborhood 42	11 units
Neighborhood 43	148 units
Neighborhood 44	52 units
Neighborhood 45	31 units
Neighborhood 46	22 units
Neighborhood 47	43 units

LOCATION MAP



LEGEND

- STREAMS
- 75' STREAM BUFFER
- 25' STREAM BUFFER SETBACK
- WETLANDS
- FEMA FLOODPLAIN
- 300 FT. PERIPHERAL SETBACK
- DETENTION FACILITIES
- EXISTING ROCK OUTCROPPING
- NATURE TRAIL (TRAILS WILL BE PERVIOUS AND IMPERVIOUS)
- SERVICE/LOADING AREA

NOTE: 1. WATER SERVICE TO BE PROVIDED BY CITY OF ATLANTA. SANITARY SEWER TO BE PROVIDED BY FULTON COUNTY. EXISTING LIFT STATION APPROXIMATELY 2 MILES AWAY.
2. ALL FUTURE STREETS AND R.O.W. WILL CONFORM TO FULTON COUNTY STANDARDS UNLESS OTHERWISE NOTED.
3. ALL STREETS TO BE PUBLIC UNLESS OTHERWISE NOTED.
4. ALL ALLEYS TO BE PRIVATE
5. ALL ADJACENT PARCELS CURRENTLY ZONED AG-1 - AGRICULTURE
6. ALL PROPOSED INTERNAL ROADS WILL BE 50' R.O.W.

LAND USE SUMMARY

Land Use	Units / Building Area	Acreage	Parking Required
Residential			
Single Family Detached	2,197 units		
Townhomes	350 units		
Condos/Stacked Flats	1,599 units		
Carriage Houses	450 units		
Apartment	735 units		
Residential above Retail (Mixed Use)	5,361 units	862.9 acres	
Commercial			
Retail	238,360 s.f.		6 per 1,000 sq. ft. = 1,429 stalls
Mixed Use	180,400 s.f.		5 per 1,000 sq. ft. = 902 stalls
Office	421,200 s.f.		2 per residential unit = 1,470 stalls
Commercial subtotal:	839,960 s.f.		3 per 1,000 sq. ft. = 522 stalls
Community Uses			
Church/Daycare	39,800 s.f.		
Future School	31,000 s.f.		
Civic (includes Fire Station)	26,500 s.f.		
Community Amenity Centers	30,000 s.f.		
Community Uses subtotal:	116,500 s.f.		
Community Green Space			
Active Recreation	27.9 acres***		
Watershed Protection/Undevelopable	428.9 acres***		
Potential Open Space	839.9 acres***		
Community Green Space subtotal:	1,277.3 acres		
Total:	5,361 units	1,287.8 acres	3,928 stalls

* Mixed Use ground floor (Retail and/or Office)
** Mixed Use upper floors (Residential and/or Office), residential units included in residential count.
*** Includes amphitheatre and neighborhood parks
**** Includes stream buffers, wetlands, floodplain and slopes greater than 33%
***** Includes Cochran Mill Nature Center/R.O.W. Center, community trails, setbacks, buffers, open space and Right-of-Way outside of Watershed Protection/Undevelopable area
***** Parking required for commercial land uses per Fulton County standards.

PROPOSED DEVELOPMENT PHASING

PHASE ONE: Neighborhoods 32, 33A, 33B
PHASE ONE + (AS NEEDED): Neighborhoods 29, 30, 31
PHASE TWO: Neighborhoods 18, 34, 35, 36, 37
PHASE THREE: Neighborhoods 40, 41, 42, 43
PHASE FOUR: Neighborhoods 15, 16, 17, 38, 39
PHASE FIVE: Neighborhoods 1, 2, 3, 9, 10, 11, 12, 13, 14
PHASE SIX: Neighborhoods 44, 45, 46, 47
PHASE SIX + (AS NEEDED): Neighborhoods 4, 5, 6, 7, 8
PHASE SEVEN: Neighborhoods 24, 25, 26, 27, 28
PHASE EIGHT: Neighborhoods 23
PHASE NINE: Neighborhoods: 19, 20, 21, 22

AMENITY SUMMARY

PRIMARY AMENITY CENTER
FITNESS CENTER, POOL, CONFERENCE ROOMS, PLAYGROUND, TRAILS
SECONDARY AMENITY CENTER
POOL, PLAYGROUND, RECREATION FIELDS, TRAILS, BASKETBALL COURT
NEIGHBORHOOD PARKS
TRAILS, OPEN PLAY AREAS



DEVELOPER:

MINERVA

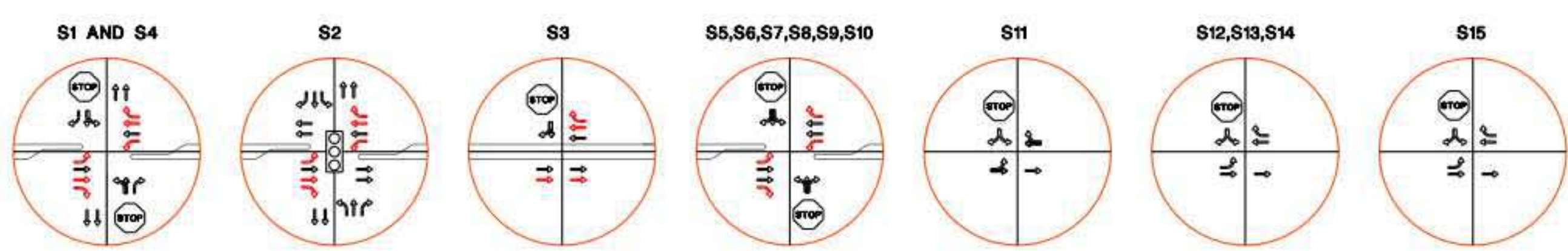
2292 Henderson Mill Rd.
Atlanta, GA 30345

PLANNERS:

GreenbergFarrow

Peter Drey Urban Design Studio
84 Peachtree Street NW, Suite 200
Atlanta, GA 30303
T: 404.525.7772 F: 404.525.7782

LANE CONTROL CONFIGURATIONS



KEY: EXISTING LANES PROPOSED LANES
 STOP SIGN STOP LIGHT

SITE PLAN

FRIENDSHIP VILLAGE
FULTON COUNTY, GEORGIA



Scale: 1" = 500'
Date: January 29, 2007

SHEET FILE: T:\2005 Jobs\050936-MINE\caddfiles\lotting\Master Plan\Master Plan-1.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.