



Amendment Application

Applicant Information	Name:	AMLI RESIDENTIAL		
	Address:	260 Peachtree Street NW, Suite 1700, Atlanta GA 30303		
	Phone:	770-281-3300	Fax:	
	Email:	ahirst@amli.com		
Owner Information	Owner's Name:	TGPL LAKE HEARN OWNER, LLC		
	Owner's Address:	3330 Cumberland Blvd., Suite 300, Atlanta GA 30339		
	Phone:	770-980-0808	Fax:	
Property Information	Email:	kbillings@popeandland.com		
	Property Address:	1400 Lake Hearn Drive	Parcel Size:	21.14
	Parcel ID:	18 329 02 005 + 18 329 02 007		
	Current Zoning Classification:	O - I		
	Requested Zoning Classification:	Master Planned Development		
Questionnaire	1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan?			
	2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?			
	3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?			
	4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?			
	5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?			
	6. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?			
	7. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?			
Affidavit	<i>To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance.</i>			
	Applicant's Name:	Ann E. Hirst	Date:	7/1/20
Notary	Applicant's Signature:	<i>Ann E. Hirst</i>	Date:	7/1/20
	Sworn to and subscribed before me this	1st	Day of	JULY
	Notary Public:	Grace B. Lonzo	GRACE B. LONZO Notary Public Commonwealth of Massachusetts My Commission Expires May 13, 2027	
	Signature:	<i>Grace B. Lonzo</i>		
Fees	My Commission Expires:	May 13 th 2027		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee (\$135 x number required)* - <input type="checkbox"/> Legal Fee (\$10)			
Fee: \$		Payment:	<input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:

* One sign is required per street frontage and/or every 500 feet of street frontage



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)	Signature: <i>J. Kipulite Billy</i> ^{VP/Sec.} <i>T&PL Lake Haven Owners, LLC</i>		Date: <i>7/1/2020</i>
	Address: 3330 Cumberland Blvd, Suite 300	City, State: Atlanta, GA	Zip: 30339
	Phone: 770-980-0808		
Property Owner (If Applicable)	Sworn to and subscribed before me this <u>1st</u> day of <u>July</u> , 2020		
	Notary Public: <i>Patricia Ann Becker</i>		
	Signature: _____ Date: _____		
Property Owner (If Applicable)	Address: _____		City, State: _____ Zip: _____
	Phone: _____		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Property Owner (If Applicable)	Notary Public: _____		Signature: _____ Date: _____
	Address: _____		City, State: _____ Zip: _____
	Phone: _____		
Property Owner (If Applicable)	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public: _____		



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)	Signature: <i>[Handwritten Signature]</i>	Date: <i>7/1/2020</i>
	Address: <i>260 Peachtree Street NW, Suite 1700</i> City, State: <i>Atlanta, GA</i>	Zip: <i>30303</i>
	Phone: <i>770-281-3300</i>	
Property Owner (If Applicable)	Sworn to and subscribed before me this <i>7th</i> day of <i>JULY</i> , 20 <i>20</i>	
	Notary Public:	 GRACE B. LONZO Notary Public Commonwealth of Massachusetts My Commission Expires May 13, 2027
	Signature: <i>[Handwritten Signature]</i>	Date: <i>7/1/2020</i>
Property Owner (If Applicable)	Address: <i>779 E. Cal Hwy</i> City, State: <i>Essex</i>	Zip: <i>02530</i>
	Phone: <i>508 510 9100</i>	
	Sworn to and subscribed before me this _____ day of _____, 20____	
Property Owner (If Applicable)	Notary Public:	
	Signature:	Date:
	Address:	City, State:
Property Owner (If Applicable)	Phone:	
	Sworn to and subscribed before me this _____ day of _____, 20____	
	Notary Public:	



Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature: <i>[Signature]</i>	Date: <i>7/1/2020</i>	
	Address: 260 Peachtree Street NW, Suite 1700	City, State: Atlanta, GA	Zip: 30303
	Phone: 770-281-3300		
Attorney / Agent	Sworn to and subscribed before me this <i>1st</i> day of <i>July</i> , 20 <i>20</i>		
	Notary Public:	 <p>GRACE B. LONZO Notary Public Commonwealth of Massachusetts My Commission Expires May 13, 2027</p>	
	Signature: <i>[Signature]</i>	Date: <i>7/1/2020</i>	
	Address: <i>775 Safer Hwy</i>	City, State: <i>Carroll Ga</i>	Zip: <i>02936</i>
	Phone: <i>508 540 9100</i>		
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	Signature: <i>[Handwritten Signature]</i>
	Address: 260 Peachtree Street NW, Suite 1700, Atlanta GA 30303
	Date: <i>7/1/2020</i>

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	Signature: <i>J. Kenneth Miller VP/Sec. T&PL Lake Hearn Owner, LLC</i>
	Address: 3330 Cumberland Blvd, Suite 300, Atlanta, GA 30339
	Date: <i>7/1/2020</i>

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



July 1, 2020

Ms. Patrice Ruffin and Ms. Linda Abaray
City of Brookhaven – Community Development
4362 Peachtree Road
Brookhaven, GA 30319

Re: 1400 Lake Hearn Rezoning Application

Dear Ms. Patrice Ruffin and Ms. Linda Abaray,

On behalf of the owner, Pope & Land – TGPL Lake Hearn Owner, LLC, and the applicant, AMLI Residential, we are pleased to submit the enclosed rezoning application for the 1400 Lake Hearn project. We are enthusiastic about our proposed plan to redevelop the property into a Master Planned Development which will blend commercial and residential uses along with publicly-accessible greenspace under its new zoning designation.

We believe this parcel, and specifically this proposed site plan, represents an opportunity to provide new uses which will enhance the existing area while also creating a sense of place that reinforces Brookhaven’s strong identity as a city that its citizens are proud to call home.

We greatly appreciate your guidance and feedback on this property in the context of the City of Brookhaven zoning ordinance and the comprehensive plan. We look forward to continuing to work closely with you and other City of Brookhaven staff during this process. Should any questions or comments arise, please contact us.

Sincerely,

Kirk Billings
Pope & Land
678-589-7659
kbillings@popeandland.com

Annie Evans Hirst
AMLI Residential
770-281-3357
ahirst@amli.com

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 329 OF THE 18TH LAND DISTRICT, CITY OF BROOKHAVEN, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 285 (VARIABLE WIDTH RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF PERIMETER CENTER PARKWAY (VARIABLE WIDTH RIGHT OF WAY), ALL 5/8" REBARS SET HAVE A RED CAP BEARING THE INSCRIPTION "LSF 0946"; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 285 NORTH 70 DEGREES 26 MINUTES 01 SECONDS EAST A DISTANCE OF 62.29 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE NORTH 24 DEGREES 48 MINUTES 03 SECONDS EAST A DISTANCE OF 103.26 FEET TO A MAG NAIL FOUND IN THE CONCRETE CURB; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,981.97 FEET AND AN ARC LENGTH OF 178.43 FEET, BEING SUBTENDED BY A CHORD NORTH 70 DEGREES 39 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 178.41 FEET TO A MAG NAIL FOUND; THENCE NORTH 71 DEGREES 56 MINUTES 43 SECONDS EAST A DISTANCE OF 679.36 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 20 DEGREES 03 MINUTES 14 SECONDS EAST A DISTANCE OF 72.67 FEET TO A 5/8" REBAR FOUND; THENCE NORTH 69 DEGREES 56 MINUTES 46 SECONDS EAST A DISTANCE OF 193.06 FEET TO A MAG NAIL FOUND; THENCE NORTH 23 DEGREES 06 MINUTES 39 SECONDS EAST A DISTANCE OF 96.04 FEET TO A 5/8" REBAR FOUND; THENCE NORTH 69 DEGREES 56 MINUTES 46 SECONDS EAST A DISTANCE OF 736.40 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 63 DEGREES 00 MINUTES 43 SECONDS EAST A DISTANCE OF 6.04 FEET TO A 5/8" REBAR FOUND ON THE NORTHERLY RIGHT OF WAY OF LAKE HEARN DRIVE (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG THE NORTHERLY RIGHT OF WAY OF LAKE HEARN DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 700.35 FEET AND AN ARC LENGTH OF 58.69 FEET, BEING SUBTENDED BY A CHORD SOUTH 52 DEGREES 15 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 58.67 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 64 DEGREES 34 MINUTES 05 SECONDS WEST A DISTANCE OF 2.15 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 49 DEGREES 32 MINUTES 52 SECONDS WEST A DISTANCE OF 45.88 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 36 DEGREES 51 MINUTES 51 SECONDS EAST A DISTANCE OF 1.32 FEET TO A NAIL FOUND IN CONCRETE; THENCE SOUTH 48 DEGREES 07 MINUTES 24 SECONDS WEST A DISTANCE OF 552.41 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE NORTH 41 DEGREES 51 MINUTES 59 SECONDS WEST A DISTANCE OF 3.94 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 48 DEGREES 08 MINUTES 01 SECONDS WEST A DISTANCE OF 160.51 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 76 DEGREES 18 MINUTES 29 SECONDS WEST A DISTANCE OF 16.85 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE NORTH 42 DEGREES 12 MINUTES 45 SECONDS WEST A DISTANCE OF 10.00 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 47 DEGREES 24 MINUTES 42 SECONDS WEST A DISTANCE OF 32.42 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 42 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 19.00 FEET TO A NAIL FOUND IN CONCRETE; THENCE SOUTH 46 DEGREES 54 MINUTES 15 SECONDS WEST A DISTANCE OF 11.23 FEET TO A NAIL FOUND IN CONCRETE; THENCE NORTH 43 DEGREES 13 MINUTES 37 SECONDS WEST A DISTANCE OF 19.00 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 46 DEGREES 23 MINUTES 06 SECONDS WEST A DISTANCE OF 33.45 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 44 DEGREES 00 MINUTES 10 SECONDS EAST A DISTANCE OF 10.00 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 17 DEGREES 03 MINUTES 16 SECONDS WEST A DISTANCE OF 23.32 FEET TO A 5/8" REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,196.69 FEET AND AN ARC LENGTH OF 238.80 FEET, BEING SUBTENDED BY A CHORD SOUTH 42 DEGREES 46 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 238.68 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 39 DEGREES 38 MINUTES 15 SECONDS WEST A DISTANCE OF 95.85 FEET TO A 5/8" REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,746.48 FEET AND AN ARC LENGTH OF 105.69 FEET, BEING SUBTENDED BY A CHORD SOUTH 37 DEGREES 55 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 105.67 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 36 DEGREES 10 MINUTES 13 SECONDS WEST A DISTANCE OF 129.36 FEET TO A 5/8" REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.04 FEET AND AN ARC LENGTH OF 102.88 FEET, BEING SUBTENDED BY A CHORD SOUTH 44 DEGREES 35 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 102.51 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 53 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 186.17 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE NORTH 39 DEGREES 03 MINUTES 14 SECONDS WEST A DISTANCE OF 10.34 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 50 DEGREES 28 MINUTES 32 SECONDS WEST A DISTANCE OF 10.21 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 39 DEGREES 27 MINUTES 23 SECONDS EAST A DISTANCE OF 10.70 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 52 DEGREES 42 MINUTES 43 SECONDS WEST A DISTANCE OF 179.80 FEET TO A 5/8" REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 469.66 FEET AND AN ARC LENGTH OF 72.58 FEET, BEING SUBTENDED BY A CHORD SOUTH 48 DEGREES 17 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 72.51 FEET TO A 5/8" REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 260.83 FEET AND AN ARC LENGTH OF 83.58 FEET, BEING SUBTENDED BY A CHORD SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 83.22 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 87 DEGREES 40 MINUTES 57 SECONDS WEST A DISTANCE OF 13.42 FEET TO

A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 518.90 FEET AND AN ARC LENGTH OF 52.68 FEET, BEING SUBTENDED BY A CHORD NORTH 73 DEGREES 37 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 52.66 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE NORTH 14 DEGREES 47 MINUTES 07 SECONDS EAST A DISTANCE OF 10.67 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE NORTH 75 DEGREES 58 MINUTES 37 SECONDS WEST A DISTANCE OF 11.96 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE SOUTH 12 DEGREES 11 MINUTES 28 SECONDS WEST A DISTANCE OF 10.65 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 513.57 FEET AND AN ARC LENGTH OF 111.24 FEET, BEING SUBTENDED BY A CHORD NORTH 83 DEGREES 41 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 111.02 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE NORTH 89 DEGREES 49 MINUTES 12 SECONDS WEST A DISTANCE OF 50.00 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND ON THE EASTERLY RIGHT OF WAY OF PERIMETER CENTER PARKWAY (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG THE EASTERLY RIGHT OF WAY OF PERIMETER CENTER PARKWAY NORTH 18 DEGREES 53 MINUTES 33 SECONDS EAST A DISTANCE OF 86.42 FEET TO A 5/8" REBAR FOUND; THENCE NORTH 02 DEGREES 51 MINUTES 51 SECONDS WEST A DISTANCE OF 15.05 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 87 DEGREES 08 MINUTES 09 SECONDS WEST A DISTANCE OF 62.47 FEET TO A 5/8" REBAR FOUND; THENCE NORTH 02 DEGREES 51 MINUTES 56 SECONDS WEST A DISTANCE OF 239.00 FEET TO A 5/8" REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5,714.49 FEET AND AN ARC LENGTH OF 275.99 FEET, BEING SUBTENDED BY A CHORD NORTH 01 DEGREES 28 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 275.96 FEET TO A 5/8" REBAR FOUND; THENCE NORTH 00 DEGREES 08 MINUTES 53 SECONDS WEST A DISTANCE OF 59.13 FEET TO A 5/8" REBAR FOUND, SAID 5/8" REBAR SET BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 21.14 ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

Trip Generation Report/Traffic Impact Study

1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

Land Use (ITE Code)	Intensity	Daily Total	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
General Office (710)	50,000 Gross Square Feet	782	95	13	108	23	112	135
Townhouse (230)	200 Units	1,157	15	75	90	71	35	106
TOTAL		1,939	110	88	198	94	147	241

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting. The minimum requirements of the Traffic Impact Study shall be as follows:

Land Use	ITE Code	Variable	Rate Trips/Var	Minimum Size for 100 Peak Hour Trips
Residential				
Single Family Detached	210	Housing Units	1.01	99 Units
Apartment	220	Housing Units	0.62	161 Units
Townhome/Condo	230	Housing Units	0.52	192 Units
Retail				
Shopping Center	820	1000 sf GLA	3.71	26 ksf GLA
Specialty Center	826	1000 sf GLA	5.02	20 ksf GLA
Pharmacy - no drive-thru	880	1000 sf	8.4	11.5 ksf
Pharmacy - w/drive-thru	881	1000 sf	9.91	10 ksf
Services				
Fast Food	934	1000 sf	45.42	2.2 ksf
Sit Down Restaurant	932	1000 sf	10.81	9 ksf
Coffee/Donut Shop	937	1000 sf	100.58	1 ksf
Bank no drive-thru	911	1000 sf	12.13	8 ksf
Bank w/drive-thru	912	1000 sf	24.3	4 ksf
Gas Station	944	Pumps	13.87	7 pumps
Institutional				
Day Care	565	Students	0.81	123 Students
Private School (K-8)	534	Students	0.9	111 Students
Private School (K-12)	536	Students	0.81	123 Students
Office				
General Office	710	1000 sf	1.56	64 ksf
Medical Office	720	1000 sf	3.57	28 ksf
Lodging				
Hotel	310	Rooms	0.6	166 Rooms

2. Environmental Impacts of The Proposed Project

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

On January 31, 2019, Corblu Ecology Group, LLC (Corblu) personnel used the Routine On-site Determination Method described in the 1987 Corps of Engineers Wetlands Delineation Manual and the Eastern Mountains and Piedmont Region USACE Regional Supplement, to delineate potential jurisdictional waters of the U.S. on the project site. During the field investigation Corblu personal observed two wetland areas (Wet A and Wet B) (Figure 1). Forested wetland area Wet A is directly adjacent to perennial stream S1 and located in its floodplain. Forested wetland area Wet B drains into S1 via a riprap drainage feature which abuts the perennial stream. The location of wetlands were confirmed by the U.S. Army Corps of Engineers (USACE) on April 21, 2020.

There are no proposed impacts to the wetlands found within the project site; i.e., no adverse effects to wetlands.

b. Floodplain

The proposed project will not result in fill of a FEMA studied 100-year floodplain (Figure 2).

c. Streams/stream buffers

During the field investigation Corblu personal observed three streams (S1 – S3) (Figure 1). Physical characteristics were used to determine the ordinary high water mark (OHWM) of the streams on-site, including changes in the character of soil, shelving, destruction of terrestrial vegetation, deposition, and bed and banks. S1 originates off-site and enters the project site via multiple culverts as an intermittent stream and flows southwest until it transitions onto an existing concrete flume. Stream flow continues in a southwesterly direction and enters a culvert under multiple roads. S1 daylights as a perennial stream and continues flowing southwest until it flows under Perimeter Center Parkway NE and off-site. S2 and S3 are unnamed, intermittent streams that enter the site via existing culverts. S2 flows west for approximately 96 LF before entering a culvert and then daylighting for another 90 LF before losing bed and bank features, as well as a discernable OHWM. S3 originates in the south-central portion of the site and flows northwest for approximately 150 linear feet until it joins S1. The location of the streams were confirmed by the USACE on April 21, 2020.

Proposed impacts to aquatic features are limited to 280 LF (Figure 3) and were authorized by the USACE on April 21, 2020. The remaining streams on the subject site [83% or approximately 1,350.5 LF (1,137 LF of perennial stream and 213.5 LF of intermittent stream)] are located outside of the development foot-print (i.e., avoidance) and are not proposed for impact. Further, secondary adverse impacts to the subject stream and other downstream waters are not anticipated during construction, as approved GEPD and City of Brookhaven (City) sedimentation and erosion control measures will be employed, and

as required by state and local regulation routinely inspected and maintained during site development.

As mentioned above, the USACE approved a Nationwide Permit No. 39 (NWP 39 – *Commercial and Institutional Developments*) for 280 LF of stream impacts. An application to the Georgia Environmental Protection Division (EPD) has been submitted to encroach into associated stream buffers. Water quality functions associated with the loss of stream buffers will be achieved via an integrated post-re-development stormwater management plan that has been designed to improve existing water quality conditions and through the purchase of stream mitigation credits from an USACE approved mitigation bank.

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

Slopes on the project site range from 0 to 25% based on the soils mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service (NRCS) (Figure 4), therefore, no slopes over a 10-foot rise in elevation exceed 25% within the project site (Figure 5).

e. Vegetation

The project site is a previously developed commercial site surrounded on all sides by urban development and to the north by Interstate-285. With the exception of the delineated streams and wetland areas, and remnant undeveloped uplands, the majority of the project site consists of a commercial building and accompanying parking lots and access drives. By re-developing a pre-existing building and parking lots, the project was designed to avoid and minimize impacts to the maximum extent practicable and represents the least environmentally damaging, practicable alternative that satisfies the project purpose. Typical upland vegetation found on the project include Persian silk tree (*Albizia julibrissin*), Chinese privet (*Ligustrum sinense*), and English ivy (*Hedera helix*) all of which are non-native, invasive plant species that cause environmental harm in Georgia.

f. Wildlife Species (including fish)

Corblu conducted a literature and records review of information available from the U.S. Fish and Wildlife Service (USFWS) concerning the potential occurrence of federally threatened and endangered species on the project site. The IPaC report suggests that habitat for Michaux's sumac (*Rhus michauxii*) may be located in the project area.

Michaux's sumac occurs in sandy or rocky open woods that are artificially disturbed, such as highway and railroad rights-of-way, pine plantations, edges of cultivated fields, and other cleared lands. The existing development and associated past landscaping activities have eliminated suitable habitat and no individuals or colonies of Michaux's sumac were observed.

Based on the field survey by Corblu, no individuals were observed within the project area for the above listed species; therefore, no impacts to protected species is expected from the proposed project.

g. Archeological/Historical Sites

R.S. Webb and Associates completed a cultural resources literature review for the project area during the period of July 17 through July 22, 2019. The investigation was conducted to identify archeological sites or historic structures within or around the project area. Background data and records on the project area were reviewed and evaluated from the National Register of Historic Places for DeKalb County, Georgia. Based on the information available during the literature review and site file search, no National Register for Historic Places (NRHP) eligible/listed properties are recorded within or immediately adjacent to the project area; therefore no impacts to NRHP resources will occur from the proposed re-development project.



S1 - intermittent segment
51.7 LF

S2
186.3 LF

S1 - perennial segment
1,327 LF

Wet B
0.12 acre

S3
65.5 LF

Wet A
0.14 acre

Legend

- Site Boundary
- Perennial Stream
- Intermittent Stream
- Wetland

Base Map Source: ESRI Aerial Imagery (2018)
All measurements are approximate, LF = linear feet

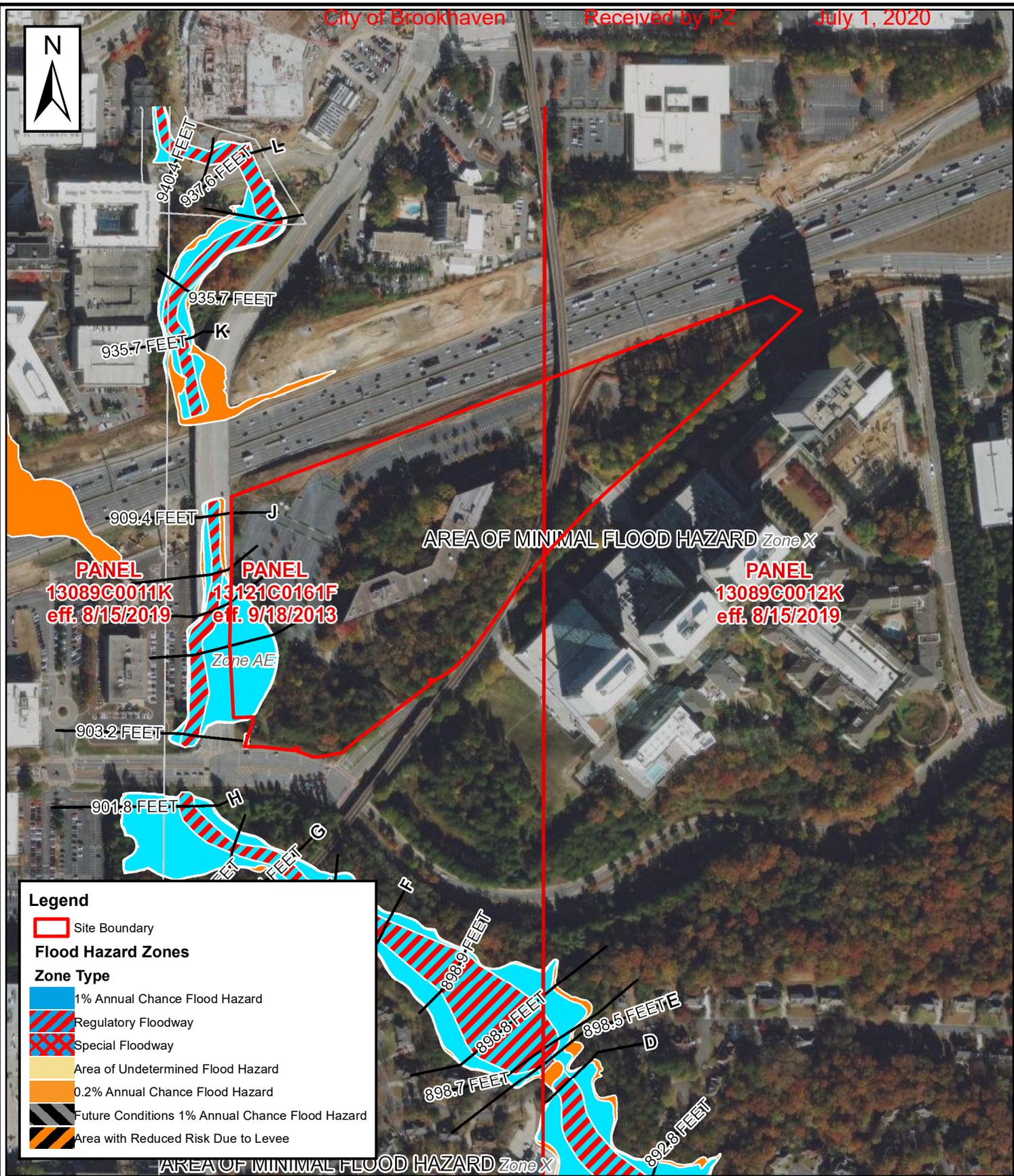
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1400 Lake Hearn Drive
Re-Development
Pope & Land Real Estate
Brookhaven, Georgia



Figure 1
Site Waters Map
Project No. 02-121918

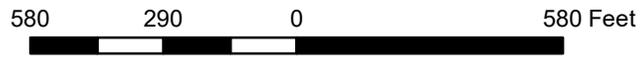


Legend

- Site Boundary
- Flood Hazard Zones**
- Zone Type**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

Base Map Source: ESRI Aerial Imagery (2018)

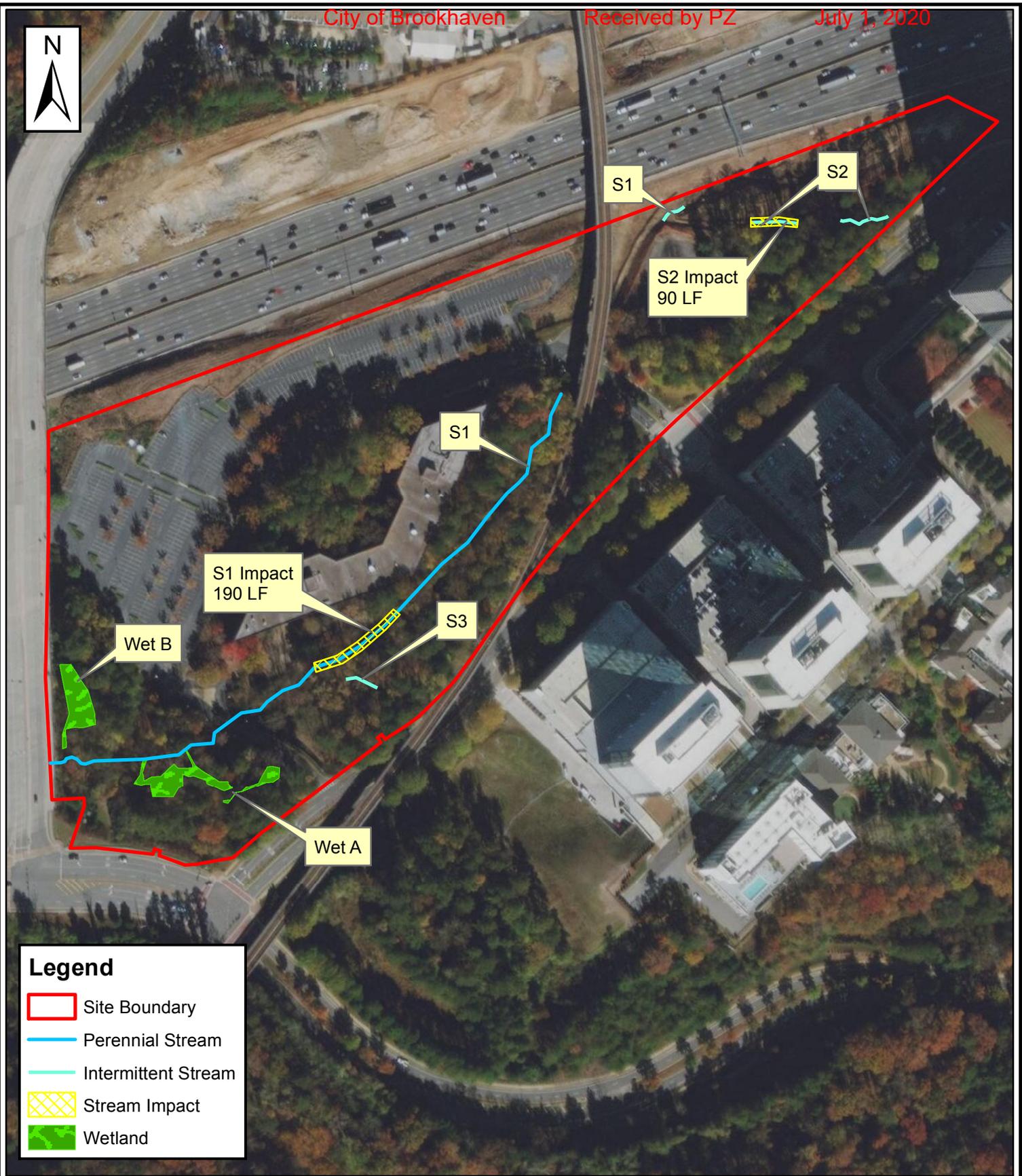
1:5,000



1400 Lake Hearn Drive
 Re-Development
 Pope & Land Real Estate
 Brookhaven, Georgia



Figure 2
 FEMA Flood Map
 Project No. 02-121918



Legend

- Site Boundary
- Perennial Stream
- Intermittent Stream
- Stream Impact
- Wetland

Base Map Source: ESRI Aerial Imagery (2018)
 LF = linear feet

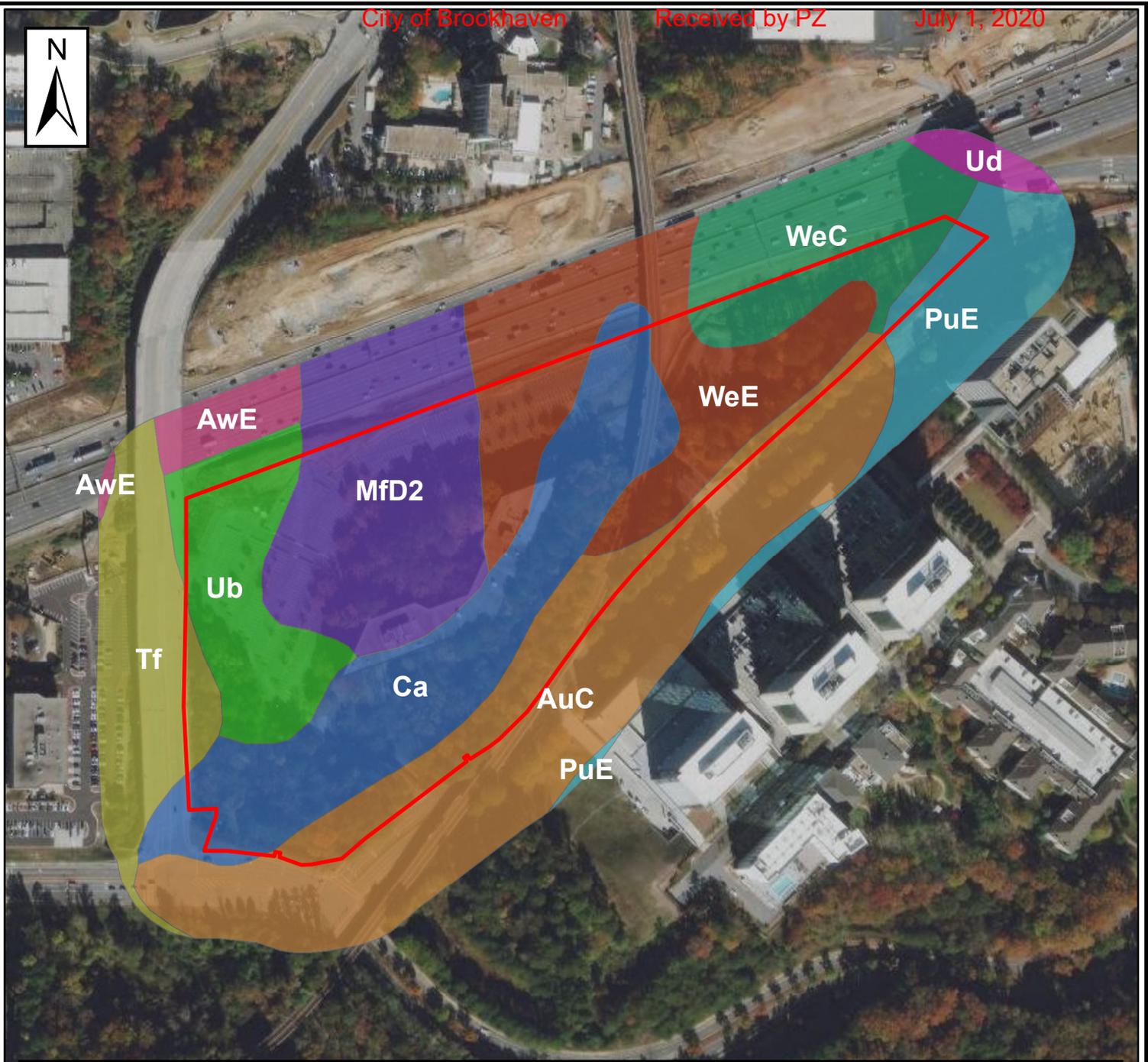
1:3,000



**1400 Lake Hearn Drive
 Re-Development
 Pope & Land Real Estate
 Brookhaven, Georgia**



**Figure 3
 Site Waters Impacts Map
 Project No. 02-121918**



Legend

Site Boundary

Soil Unit Symbol

AuC - Appling-Urban land complex, 2-10% slopes

AwE - Ashlar-Wedowee complex, 10-25% slopes

Ca - Cartecay silt loam, frequently flooded

MfD2 - Madison sandy clay loam, 10-15% slopes, moderately eroded

PuE - Pacolet-Urban land complex, 10-25% slopes

Tf - Toccoa sandy loam, 0-2% slopes, frequently flooded

Ub - Udorthents, 2-10% slopes

Ud - Urban land

WeC - Wedowee sandy loam, 6-10% slopes

WeE - Wedowee sandy loam, 10-25% slopes

Base Map Source: NRCS, Soil Survey for DeKalb County, Georgia (1982)

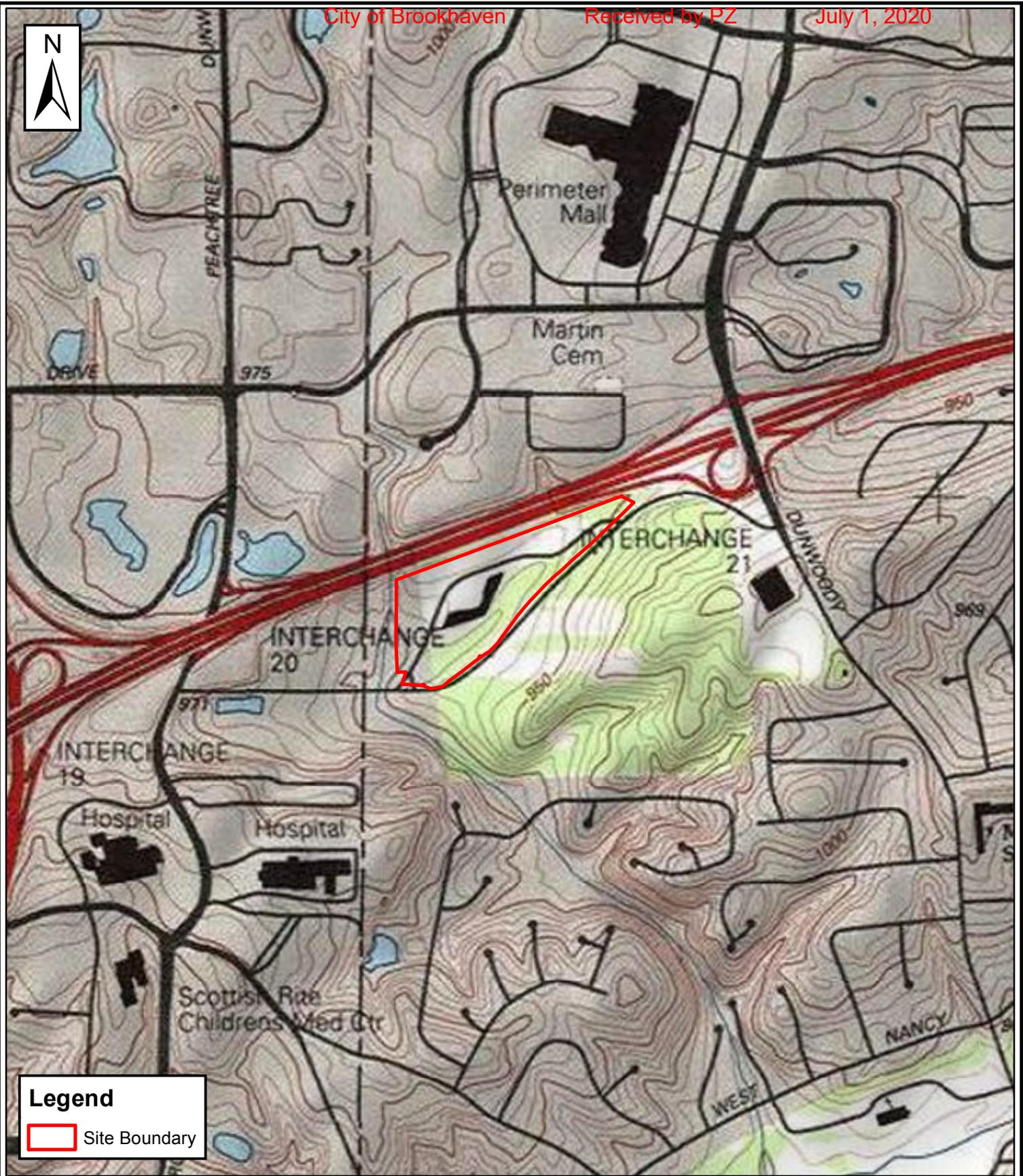
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1400 Lake Hearn Drive
Re-Development
Pope & Land Real Estate
Brookhaven, Georgia



Figure 4
Site Soils Map
Project No. 02-121918



Legend

 Site Boundary

Base Map Source: USGS, U.S. Topographic 7.5-minute map for Chamblee, Georgia

1:12,000



1400 Lake Hearn Drive
 Re-Development
 Pope & Land Real Estate
 Brookhaven, Georgia



Figure 5
 USGS Topographic Map
 Project No. 02-121918

3. Project Implementation Measures

- a. Small amount of floodplain fill is proposed but will have compensation provided on site for overall no rise. Remaining buffers, creeks, wetlands etc. will be protected by Erosion, Sedimentation and Pollution Control measures that meet or exceed the erosion control manual for Georgia.
- b. Water quality to be provided per city water quality requirements. Proposed Best Management Practices (BMPs) include: a sand filter, (2) StormFilter water quality units, permeable pavers and Flexstorm catch basin inserts.
- c. Minimizing impacts by using existing drive connections where possible. Existing utility infrastructure to be used where possible.
- d. N/A
- e. N/A
- f. Per site plan
- g. The project site is surrounded by commercial development and the retail core will serve as an amenity for workers from the adjacent office and medical centers. The residential portion of the development is located further into the site, and buildings 1-4 are separated from the public way by a forested stream buffer, and publicly accessible park land. Building 5 is located nearest to the street, with a 35' separation at the closest point, providing privacy for both residents and citizens.
- h. Per site plan
- i. Per the environmental impact writeup...*"Corblu conducted a literature and records review of information available from the U.S. Fish and Wildlife Service (USFWS) concerning the potential occurrence of federally threatened and endangered species on the project site. The IPaC report suggests that habitat for Michaux's sumac (Rhus michauxii) may be located in the project area. Michaux's sumac occurs in sandy or rocky open woods that are artificially disturbed, such as highway and railroad rights-of-way, pine plantations, edges of cultivated fields, and other cleared lands. The existing development and associated past landscaping activities have eliminated suitable habitat and no individuals or colonies of Michaux's sumac were observed. Based on the field survey by Corblu, no individuals were observed within the project area for the above listed species; therefore, no impacts to protected species is expected from the proposed project."*



SEWER CAPACITY EVALUATION REQUEST

Department of Watershed Management

Project Information:

Project Address: 1400 LAKE HEARN DRIVE Project Name: 1400 LAKE HEARN
BROOKHAVEN, GA 30319 Type of Development: MIXED USE
(City, State, Zip Code)
 Intended Tie-In Manhole ID: 18-329-5043 Land Lot and Parcel ID: LL329 ID: 18-329-02-005
 Total Peak Flow Requesting: 246,165 [Ⓢ] GPD Sewershed: NANCY CREEK
~~241,402~~
Proposed Peak Flow minus existing peak flow

Developer/Owner Information:

Company's Name: POPE AND LAND REAL ESTATE Address: 3330 CUMBERLAND BLVD. SE., #300
 Contact Name: KIRK BILLINGS City, State, Zip Code: ATLANTA, GA 30339
 Phone Number: 770-980-0808 Email Address: Kbillings@popeland.com

Engineer Information:

Company's Name: HAINES GIPSON + ASSOC. Address: 1550 NORTH BROWN RD, #10
 Contact Name: SCOTT SAMUEL City, State, Zip Code: LAWRENCEVILLE, GA 30043
 Phone Number: 770-491-7550 Email Address: ssamuel@hainesgipson.com

Please include the following items in your submittal package:

- Proposed Peak Daily Flow Calculation based on attached guidelines (See Appendix B)
- Existing Developments New Conditions
- Separate detailed calculation sheet signed by the owner or owner's representative for each project
- All requested flows greater than 500 gpd ADF must be sealed by Professional Engineer
- Geographical Information System (GIS) map clearly showing the proposed site (s) surrounds areas, and utilities
- Proposed utility plan, if available NOT AVAILABLE YET

Name: SCOTT SAMUEL
 Signed: [Signature]

Date: 6/11/2020 6/12/2020 [Ⓢ]
 Seal: [Professional Engineer Seal]
 (By Professional Engineer)

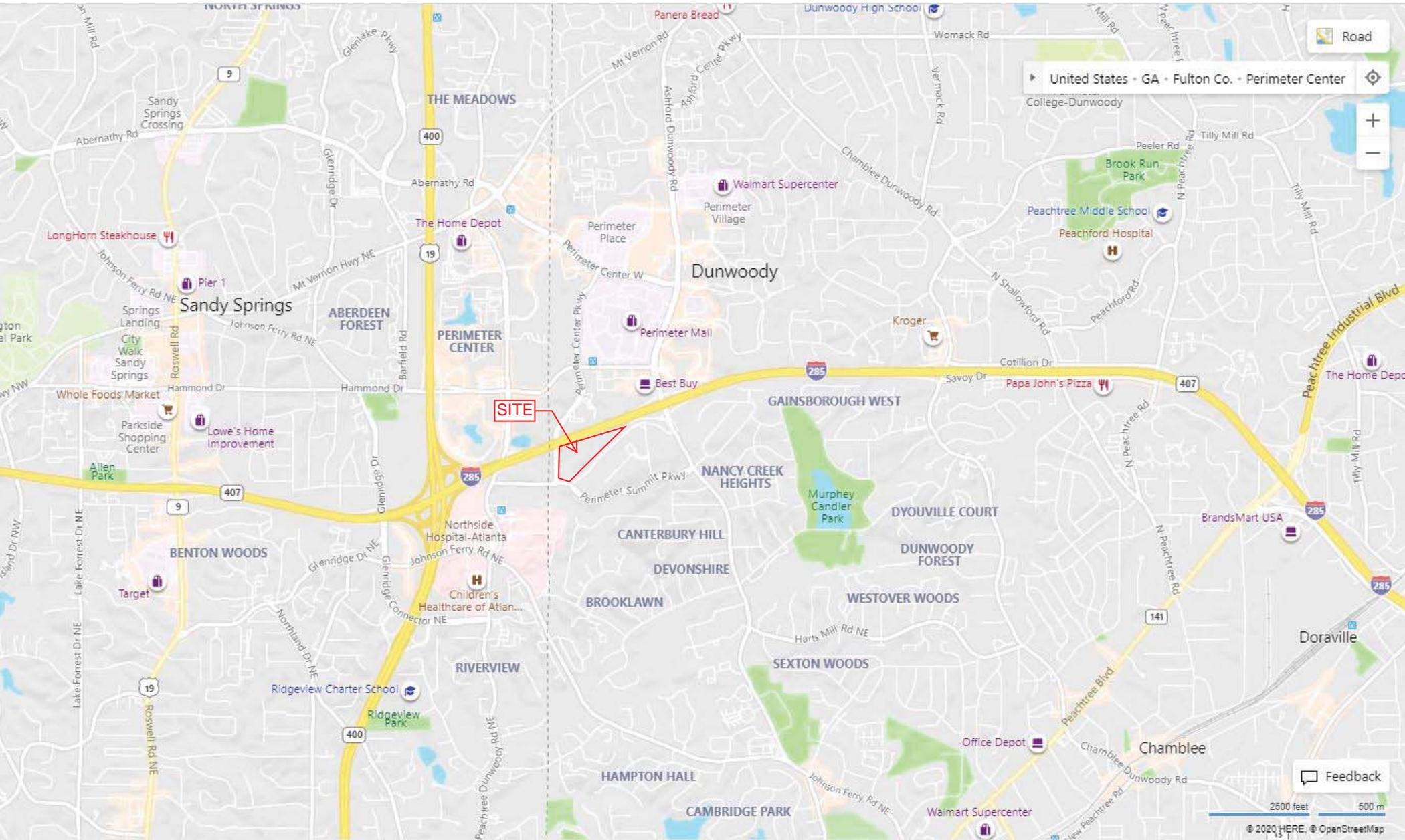


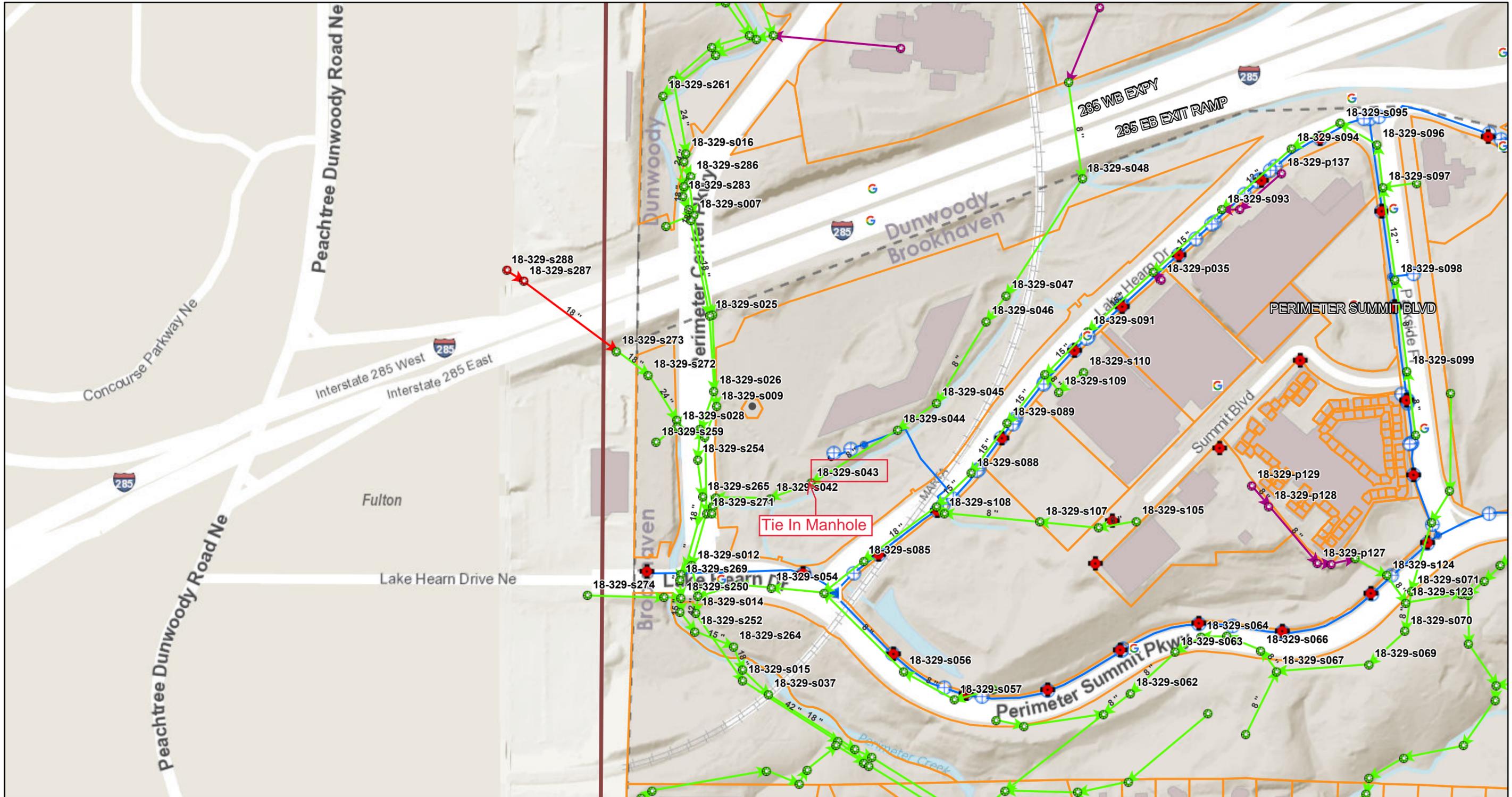
Capacity Evaluation Request will not be accepted until form is fully completed and all supplemental information is attached. Submit documents to sewercapacity@dekalbcountyga.gov

Internal Use Only

Date Capacity Request Reviewed and Accepted: _____ Received By: _____
 Signed: _____

ESTIMATE OF EXISTING SEWER DEMAND						
Contributor / Use	Building Size	# of Units	Unit	Avg. Daily Flow per unit (gpd)	Avg. Daily Flow (gpd)	Peak Design Flow (gpd)
5-Story Office (53,562 s.f / floor)	267,810	---	per 1, 000 sq. ft.	110	29,459	73,648
				Total Existing (gpd)=	29,459	73,648
ESTIMATE OF PROPOSED SEWER DEMAND						
Contributor / Use	Building Size (s.f.)	# of Units	Unit	Avg. Daily Flow (gpd)	Avg. Daily Flow (gpd)	Peak Design Flow (gpd)
Multi-family Residential	---	630	per unit	185	116,550	291,375
Commercial / Retail	6,500	---	per 1, 000 sq. ft.	100	650	1,625
Restaurant	19,500		per 1, 000 sq. ft.	550	10,725	26,813
				Total Proposed (gpd)=	127,925	319,813
				CAPACITY SEWER REQUEST (gpd)=	98,466	246,165

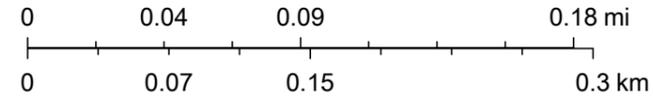




6/10/2020, 10:39:30 AM

1:4,514

- Google Street View
- Sewer Mains DEKALB
- Sewer Mains PRIVATE
- Sewer Mains ATLANTA
- Water Hydrants
- Water Valves
- Water Fittings Reducer
- Water Fittings Tap Sleeve
- Water Fittings Tee
- WML
- Water Mains
- Streets
- Parcels
- Land Lot
- Districts





Henry A. Bailey
404-504-5446
hbailey@mmmlaw.com
www.mmmlaw.com

_____, 2020

VIA U.S. MAIL:

Re: Notice to neighbors regarding public input meeting for rezoning application.

Dear Neighbor:

You are receiving this notice because you own property within 500 feet of 1396 & 1400 Lake Hearn Drive (Parcel Nos. 18 329 02 005 and 18 329 02 007). I represent the owner of the subject property. We are seeking a rezoning of the property from O-I to Master Planned Development and several variances in order to accommodate the redevelopment of the property. If granted, the existing vacant office building will be replaced with a mixed use development consisting of commercial and residential uses.

Please be advised the applicant will be hosting a public input meeting via Zoom at the dial-in information below on TBD, 2020 at 6PM. You are encouraged to attend to learn more about this project and ask any questions you may have.

Zoom Dial-In Information: _____

If you are unable to attend and would like more information, feel free to contact me at 404-504-5446 or hbailey@mmmlaw.com. You may also contact Carl Westmoreland at 404-504-7799 or email at cwestmoreland@mmmlaw.com.

Very truly yours,

Henry A. Bailey, Jr.

City of Brookhaven

Received by PZ

July 1, 2020

Owner	Owner Address	City/State/Zip	Property ID	Property Address
KPB PARTNERS LLC	1150 LAKE HEARN DR STE 650	ATLANTA GA 30342	18 329 02 006	1204 Lake Hearn Drive Atlanta, GA 30319
DEVELOPMENT AUTHORITY OF DEKALB COUNTY	125 CLAIRMONT AVE STE 150	DECATUR GA 30030	18 329 07 130	4004 Summit Boulevard Atlanta, GA 30319
GEORGETOWN PERIMETER I LLC	244 PERIMETER CENTER PKWY	DUNWOODY GA 30346	18 329 04 005	244 Perimeter Center Parkway Atlanta, GA 30346
NF IV VA ATL PERIMETER LLC	3424 PEACHTREE RD 2000	ATLANTA GA 30326	18 329 08 003	4083 Lake Hearn Drive Atlanta, GA 30319
CITY OF DUNWOODY	41 PERIMETER CTR E 250	DUNWOODY GA 30346	18 329 04 010	249 Perimeter Center Parkway Atlanta, GA 30346
DEVELOPMENT AUTHORITY DEKALB	2002 SUMMITT BLVD STE 200	ATLANTA GA 30319	18 329 07 127	3003 Summit Boulevard Atlanta, GA 30319
MARTA	2424 PIEDMONT RD NE	ATLANTA GA 30324	18 329 09 001	1205 Lake Hearn Drive Atlanta, GA 30319
20 PERIMETER SUMMIT LLC	2002 SUMMIT BLVD STE 200	ATLANTA GA 30319	18 329 07 124	1001 Summit Boulevard Atlanta, GA 30319
DEVELOPMENT AUTHORITY OF DEKALB COUNTY	125 CLAIREMONT AVE STE 150	DECATUR GA 30030	18 329 07 132	1407 Lake Hearn Drive Atlanta, GA 30319
IC PERIMETER LLC	11150 SANTA MONICA BLVD STE 1680	LOS ANGELES CA 90025	18 329 04 006	246 Perimeter Center Parkway Atlanta, GA 30346
20 PERIMETER SUMMIT LLC	2002 SUMMIT BLVD STE 200	ATLANTA GA 30319	18 329 07 125	1419 Lake Hearn Drive Atlanta, GA 30319
BRIAN REALTY CORPORATION	2002 SUMMIT BLVD STE 200	ATLANTA GA 30319	18 329 08 002	4077 Lake Hearn Drive Atlanta, GA 30319
TGPL 1400 LAKE HEARN OWNER LLC	1717 MAIN ST STE 2600	DALLAS TX 75201	18 329 02 007	1400 Lake Hearn Drive Atlanta, GA 30319
DEVELOPMENT AUTHORITY OF DEKALB COUNTY	556 S MCDONOUGH ST	DECATUR GA 30310	18 329 07 131	4150 Parkside Place Atlanta, GA 30319
PERIMETER SUMMIT PARCEL 2 LP	2002 SUMMIT BLVD	ATLANTA GA 30319	18 329 07 121	2002 Summit Boulevard Atlanta, GA 30319
BRIAN REALTY CORPORATION	2002 SUMMIT BLVD 200	ATLANTA GA 30319	18 329 07 117	5005 Summit Boulevard Atlanta, GA 30319
TGPL 1400 LAKE HEARN OWNER LLC	1717 MAIN ST STE 2600	DALLAS TX 75201	18 329 02 005	1396 Lake Hearn Drive Atlanta, GA 30319
BRIAN REALTY CORPORATION	2002 SUMMIT BLVD STE 200	ATLANTA GA 30319	18 329 09 002	1205 Lake Hearn Drive Atlanta, GA 30319
CITY OF DUNWOODY	41 PERIMETER CTR E 250	DUNWOODY GA 30346	18 329 04 009	251 Perimeter Center Parkway Atlanta, GA 30346
DEVELOPMENT AUTHORITY DEKALB	3756 LAVISTA RD STE 200	TUCKER, GA 30084	18 329 07 126	4000 Summit Boulevard Atlanta, GA 30319

Developments of Regional Impact

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

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:	<input type="text"/>
Individual completing form:	<input type="text"/>
Telephone:	<input type="text"/>
E-mail:	<input type="text"/>

*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:	<u>1400 Lake Hearn</u>
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	<u>1396 + 1400 Lake Hearn Drive Atlanta, GA 30319</u>
Brief Description of Project:	<u>Redevelopment of former Cox Automotive bldg into 25,000 SF of commercial space, 615 residences and 5 acres of greenspace</u>

Development Type:

- | | | |
|--|---|---|
| <input checked="" type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):	25,000 SF commercial, 615 residences, 5 acres of greenspace		
Developer:	AML1 Residential		
Mailing Address:	260 Peachtree St. NW		
Address 2:	Suite 1700		
City:	Atlanta	State:	GA Zip: 30303
Telephone:	770-281-3300		
Email:	LakeHearn@amli.com		
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
If yes, property owner:	TGPL LakeHearn Owner, LLC		
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, provide the following information:	Project Name: _____		
	Project ID: _____		
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other _____		
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, what percent of the overall project does this project/phase represent?			
Estimated Project Completion Dates:	This project/phase: _____		
	Overall project: 3Q 2024		
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>			
Back to Top			

Developments of Regional Impact

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[Thresholds](#)

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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:	
Individual completing form:	
Telephone:	
Email:	

Project Information

Name of Proposed Project:	1400 Lake Hearn
DRI ID Number:	
Developer/Applicant:	AMLI Residential / TGPL Lake Hearn Owner, LLC
Telephone:	770-281-3300
Email(s):	LakeHearn@amli.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.)	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	\$260,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$2,500,000
Is the regional work force sufficient to fill the demand created by the proposed project?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site:	<i>DeKalb County Watershed Management</i>
--	---

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	<i>0.1 MGD (average)</i>
--	--------------------------

Is sufficient water supply capacity available to serve the proposed project?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No <i>Likely, but not confirmed</i>
--	---

If no, describe any plans to expand the existing water supply capacity:	<i>N/A</i>
---	------------

Is a water line extension required to serve this project?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
---	--

If yes, how much additional line (in miles) will be required?	<i>No Public extension. Private, on-site main required</i>
---	--

Wastewater Disposal

Name of wastewater treatment provider for this site:	<i>DeKalb County Watershed Management</i>
--	---

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	<i>0.1 MGD (AVG.), 2.5 MGD (PEAK)</i>
--	---------------------------------------

Is sufficient wastewater treatment capacity available to serve this proposed project?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No <i>pending county certification</i>
---	--

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

Is a sewer line extension required to serve this project?	<input checked="" type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No <i>NOT AN EXTENSION, BUT A Re-Route</i>
---	---

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.)	<i>Pending traffic study</i>
---	------------------------------

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
--	---

Are transportation improvements needed to serve this project?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
---	--

If yes, please describe below:	
--------------------------------	--

Solid Waste Disposal

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

1,475

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?

+/- 55%

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? (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

Streams, as authorized by the US Army CORPS of Engineers

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

*Wetlands on-site but no proposed impacts.
Floodplain on-site. Any proposed fill will be compensated on site for no rise in flood plain elevation.*

Submit Application	Save without Submitting	Cancel
Back to Top		

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