



## PLANNING COMMISSION MEETING

March 14, 2024 at 7:00 PM

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950 Senoia Road, Tyrone, GA 30290

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David Nebergall, Chairman

Scott Bousquet, Commissioner

Jeff Duncan, Commissioner

Phillip Trocquet, Assistant Town Manager

Terry Noble, Commissioner

Brad Matheny, Vice-Chairman

Patrick Stough, Town Attorney

### AGENDA

*Social Distancing will be observed, and seating is limited. The meeting can be accessed live at [www.tyrone.org/youtube](http://www.tyrone.org/youtube). If you do not plan to attend, please send any agenda item questions or comments to Town Manager Brandon Perkins ([bperkins@tyrone.org](mailto:bperkins@tyrone.org)).*

#### I. CALL TO ORDER

#### II. APPROVAL OF AGENDA

#### III. APPROVAL OF MINUTES

1. February 2nd, 2024

#### IV. PUBLIC HEARING

2. Consideration to recommend approval of a text amendment to section 113-211 of Article VIII of the Zoning Ordinance off-street automobile parking. **Phillip Trocquet, Community Development**

#### V. NEW BUSINESS

3. Consideration to approve a Landcape Plan submission from applicant East Group Properties, LP. **Phillip Trocquet, Community Development | Devon Boullion, Environmental Management**

#### VI. STAFF COMMENTS

#### VII. COMMISSION COMMENTS

#### VIII. ADJOURNMENT



# Community Development

# PLANNING COMMISSION STAFF REPORT

**Meeting Date:** 03/14/2024

**Staff Contact:** Phillip Trocquet

**Agenda Section:** Public Hearing

## STAFF REPORT

**Item Description:** *Consideration to recommend approval of a text amendment to section 113-211 of Article VIII of the Zoning Ordinance off-street automobile parking.*

### Background/History:

The parking ordinance does not have provisions for many use types. Data center parking requirements are one of these use types. With the Town potentially accepting a data center development plan, provisions for such uses were researched by staff.

### Findings/Current Activity:

Without specific provisions, data centers would fall into the commercial and industrial parking use classification which would require one space per 2,000 s.f. of gross floor area. Given that the traffic counts and on-site activity of data centers is much lower than general industrial uses, it was not deemed appropriate by staff to utilize this calculation.

Staff took into account Traffic Impact Analyses for recent data center projects in the metro area as well as employment profiles for such uses. Staff also gathered data from the Institute of Traffic Engineers (ITE) Transportation Planning Handbook and found that Data Centers fall into the 33<sup>rd</sup> percentile of traffic generation for light industrial uses which supports a lower parking requirement to the Town’s current industrial provisions.

High parking requirements also expand the impervious surface area of a development and conflict with the Comp Plan and Land Development Ordinance’s preference for preserving green space and reducing impervious surface development coverage.

Parking spaces should accommodate employee parking and any ratio of parking associated with ‘unmanned’ non-office floor space dedicated to data processing.

### Actions/Options/Recommendations:

Staff recommends approval of this text amendment.

**Sec. 113-211. Off-street automobile parking.**

- (a) *Plans required.* A parking plan for all non-residential and multi-family uses shall be submitted to the town with the site plans.
- (b) *Design standards.* All parking facilities, including entrances, exits and maneuvering areas, shall:
- (1) Have access to a public street;
  - (2) Be graded and paved (including access drive(s)), including access drive(s), and be curbed when needed for effective drainage control as determined by the Town of Tyrone Engineer and Environmental Specialist;
  - (3) Have all spaces marked with paint lines, curb stones or other similar designations;
  - (4) Be drained so as to prevent damage to abutting properties or public streets;
  - (5) If a parking area is established within a residential zoning district for a non-residential use, provide a 20-foot wide continuous visual buffer at least four feet in height between the parking area and the abutting residential property;
  - (6) Provide adequate lighting if the facilities are to be used at night. The lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties or streets;
  - (7) Not be established in the front yard of any residential zoning district except for a single-family residential use; no more than 35 percent of the front yard may be paved or used for parking; and
  - (8) The provisions of paragraphs (2), (3), (5), and (6) of this subsection shall not apply to single-family residential uses where three or less spaces are required.
- (c) *Parking area:*
- (1) Parking stalls shall have a minimum width of nine feet and a minimum length of 18 feet;
  - (2) There shall be provided adequate interior driveways to connect each parking space with a public right-of-way;
  - (3) Interior driveways shall be:
    - a. At least 24 feet wide where used with 90 degree angle parking;
    - b. At least 18 feet wide where used with 60 degree angle parking;
    - c. At least 12 feet wide where used with 45 degree angle parking;
    - d. At least 12 feet wide where used with parallel parking, or where there is no parking;
    - e. At least 12 feet wide for one-way traffic movement; and
    - f. At least 24 feet wide for two-way traffic movement.
  - (4) Curb return radii shall not exceed 15 feet nor be less than ten feet.
- (d) *Joint use of parking facilities.* The required parking space for a number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use at the same time, except that one-half of the parking spaces required for churches, theatres or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.
- (e) *Shared parking arrangements.* Two or more uses may share parking without providing the minimum number of on-site required spaces for each use, under all of the following conditions:

- (1) The minimum required number of parking spaces for the combined uses may be reduced by 20 percent for shared parking when hours of operation overlap.
  - (2) Off-site spaces shall be within 1,000 feet walking distance of a building entrance or use as measured from the parking area entrance along pedestrian walkways. If the pedestrian walkway access is to cross an arterial street, appropriate safety measures must be present to help the pedestrian cross the street. In any event, safe and convenient pedestrian access, such as a sidewalk, crosswalk, or path, must exist or be provided from the structure or use to the parking area.
  - (3) When the hours of operation do not overlap, the parking area to be shared must contain at least the minimum required spaces of the largest individual use sharing the lot and shall be developed to the extent of at least being designated according to the standards of this chapter.
  - (4) The parking area to be shared must be owned by the owner of one of the uses or leased for at least a 20-year term or through a permanent easement by the owner of the uses being served.
  - (5) No changes shall be made to the shared parking area which would reduce the parking provided for the uses, unless the owner of one of the uses makes other arrangements to provide parking. No such changes shall be made without Town approval.
  - (6) Handicap parking spaces cannot be shared, unless the uses that are to share the spaces are adjacent to the handicap spaces and no inconvenience to the users of such spaces would be created.
  - (7) Loading spaces shall not be shared.
  - (8) Any proposed change in the use of a structure that shares a parking area will require proof that adequate parking is available.
- (f) *Proximity to public parking.* If a site lies within 1,000 feet walking distance of a public parking area, the minimum parking requirements shall be 30 percent less than otherwise required by this section.
- (g) *Use of area.* No parking area may be used for the sale, repair, dismantling, servicing or long-term storage of any vehicles or equipment unless such activity is allowed in the zoning district in which the parking area is located.
- (h) *Location and surface of parking areas.* The parking of any vehicle on any lot in any zoning district on other than a surface treated and hardened to accommodate the vehicle is prohibited. In addition, parking of vehicles in the front yard or in front of the principal building line in a residential zoning district shall be prohibited except on a hard-surfaced driveway or in a carport or garage.
- (i) *Parking of business vehicles.* In any residential or multi-family zoning district, no prohibited business vehicle or school bus used for transporting students to either public or private schools shall be allowed to park on parcels so zoned or on streets abutting such parcels except during daylight hours and only for the purpose of making deliveries, pickups and providing services. A prohibited business vehicle is defined as a vehicle with a gross vehicle weight rating (GVWR) in excess of 26,000 pounds, or a vehicle with more than two axles, or a vehicle designed to transport at least 15 passengers (including the driver). Business vehicles with a GVWR of less than 26,000 pounds, or less than three axles, or those designed to carry less than 15 passengers (including the driver) shall not be parked on streets abutting such parcels. This provision shall not be construed as restricting in any way the normal business vehicle activity associated with development and construction.
- (j) *Required spaces.* The number of parking spaces or area required for a particular use shall be as follows:
- (1) *Automobile sales and repair garage.* One space per employee plus one space for each 150 square feet of gross floor area;
  - (2) *Automobile service station.* Three spaces for each service bay, with a minimum of ten spaces required;

- (3) *Business, professional offices and clinics.* One space per 250 square feet of gross floor area;
- (4) *Bowling alleys, religious institutions and other places of assembly.* One space per four seats in the main auditorium or 100 square feet in the largest assembly room (10/18/07);
- (5) *Commercial, manufacturing and industrial establishments.* One space per 2,000 square feet of gross office, plant and storage area;
- (6) *Delivery, ambulance and other similar services.* One space for each vehicle, plus one additional space for each two employees;
- (7) ***Data Processing Center.* One space per 4,000 square feet of gross office, server, equipment, and storage area;**
- ~~(7-8)~~ *One-, two- and three-family dwellings.* Two spaces per dwelling unit plus one space for each 200 square feet of clubhouse, or other common structure;
- ~~(8-9)~~ *Food stores.* One space per 100 square feet of gross floor area;
- ~~(9-10)~~ *General business, commercial or personal service establishments.* Five and one-half spaces per 1,000 square feet of gross floor area;
- ~~(10-11)~~ *Hospitals, care homes and similar institutions.* One space per two beds plus one space for each staff member or visiting doctor, plus one space for each employee;
- ~~(11-12)~~ *Hotels and motels.* One space for each guest room plus one space for each 200 square feet of accessory uses such as convention halls, banquet rooms, lounges, restaurants or similar accessory uses;
- ~~(12-13)~~ *Lodges, fraternal or social organizations.* One space per 100 square feet of gross floor area;
- ~~(13-14)~~ *Manufactured homes.* Two spaces for each manufactured home lot;
- ~~(14-15)~~ *Restaurants, night clubs, taverns and similar establishments serving food or beverages and providing patron use area.* One space per 75 square feet of gross floor area;
- ~~(15-16)~~ *Restaurants, drive-in (without area provided for patron use).* One space per 100 square feet of gross floor area;
- ~~(16-17)~~ *Shopping centers.* Five and one-half spaces per 1,000 square feet of gross floor area;
- ~~(17-18)~~ *Schools, public or private elementary.* Two spaces per classroom;
- ~~(18-19)~~ *Schools, public or private middle, high, trade, exam preparation and tutoring, colleges and universities.* Five spaces per classroom;
- ~~(19-20)~~ *Skating rinks, dance halls, poolrooms, and other places of amusement or assembly without fixed seating.* One space per 200 square feet of gross floor area;
- ~~(20-21)~~ *Swimming pool, golf course, neighborhood recreation center or similar use.* One space per five members but not less than 20 spaces except that golf courses shall require a minimum of 20 spaces per nine holes;
- ~~(21-22)~~ *Theaters, auditoriums funeral homes, gymnasiums, stadiums and other places of assembly with fixed seating.* One space per three seats;
- ~~(22-23)~~ *Theaters, auditoriums, funeral homes, gymnasiums, stadiums and other places of assembly without fixed seating for the accommodation of movable seats in the largest assembly room.* One space per 25 square feet of gross floor area available; and
- ~~(23-24)~~ *Wholesale establishments or other similar uses.* One space per 200 square feet of gross floor area devoted to sales or display plus two spaces per 2,000 square feet of gross storage area.

( Ord. No. 2021-03 , § 1, 2-18-2021)



| APPLICATION NO. | PLANNING COMMISSION DATE |
|-----------------|--------------------------|
| PC 03142024     | March 14, 2024           |

| ADDRESS                            | OWNER                 | PARCEL NO.      | EX. ZONING  | PROPOSED ZONING | FUTURE LAND USE   | SURROUNDING ZONING                                    | SITE IMPROVEMENTS             | ACREAGE |
|------------------------------------|-----------------------|-----------------|---|-----------------|-------------------|---|-------------------------------|---------|
| McCarthy Ct. & Shamrock Ind. Blvd. | East Group Properties | Parcel 0725-014 | M-1 Planned Industrial Park (PIP) Business/Tech. Park | N/A             | Community Gateway | North: CMU   South: C-1<br>East: E-1 & AR   West: M-2 | Misc. Agricultural Structures | 60.889  |

**SUMMARY & HISTORY**

Applicant, East Group Properties, LP received final site plan approval in May of 2023 for the proposed “Greenway Commerce Park” at the corner of Jenkins Road and SR-74. The approved site plan reflects five (5) multi-tenant buildings to be built across 3 phases. Phase I’s Landscape Plan is included in this packet and has been reviewed by Planning and Environmental Management staff for compliance to the the Town Code of Ordinances and Comprehensive Plan.

Staff Recommends approval of the Landscape Plan for Phase I as submitted.



**COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY**

The Comprehensive Plan calls for natural buffers and high standards of landscaping with an emphasis on well-designed bioretention areas and a focus on specimen tree preservation to the highest degree possible. The applicant has implemented two bioretention areas that incorporate GI/LID practices as well as enhanced vegetative filter strips along the multi-use-trail to treat stormwater runoff. Ponds have been landscaped with river rock, and planted aquatic benches to filter water prior to being discharged into downstream creeks and streams.

**ORDINANCE COMPATABILITY**

The proposed landscape plan meets the SR-74 Quality Growth District special requirements which call for a 50' planted buffer fronting SR-74 that utilizes earthen berms, understory, and overstory trees. The earthen berm shall be a minimum of 4' in height as submitted per the approved development plan.

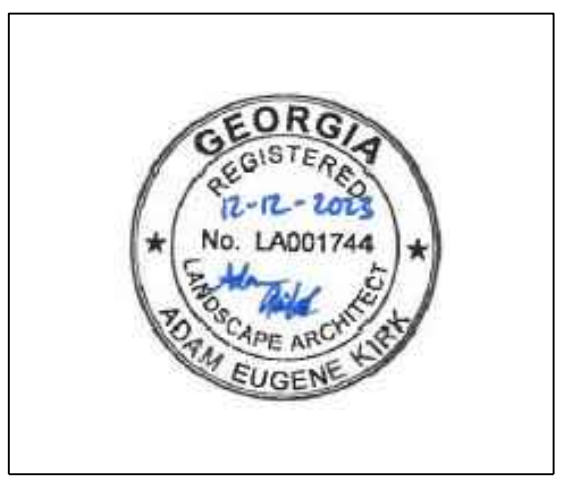
This submission has preserved approximately 17 specimen trees, 450 non-specimen trees, and includes over 560 trees to be re-planted on site. Over double the number of specimen trees are being preserved from initial submission. Green Infrastructure & Low-Impact Development (GILID) measures were implemented in all of the retention areas with two full bioretention areas to be constructed. Roughly

**EXISTING TREE LEGEND**

- EXISTING TREE (TO REMAIN)
- TREE TO BE REMOVED
- EXISTING SPECIMEN TREE (TO REMAIN) CRZ
- SPECIMEN TREE TO BE REMOVED CRZ

**E&A**  
**EBERLY & ASSOCIATES**  
 TEL 770.452.7849 FAX 770.452.0086  
 2951 FLOWERS ROAD SOUTH, STE 119  
 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET

LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE



**PROJECT:**  
**EASTGROUP - HIGHWAY 74**  
**BUSINESS TECH PARK**  
 LAND LOT 110 & 115  
 7TH DISTRICT  
 FAYETTE COUNTY, GEORGIA  
 STATE HIGHWAY 74

**REVISIONS:**

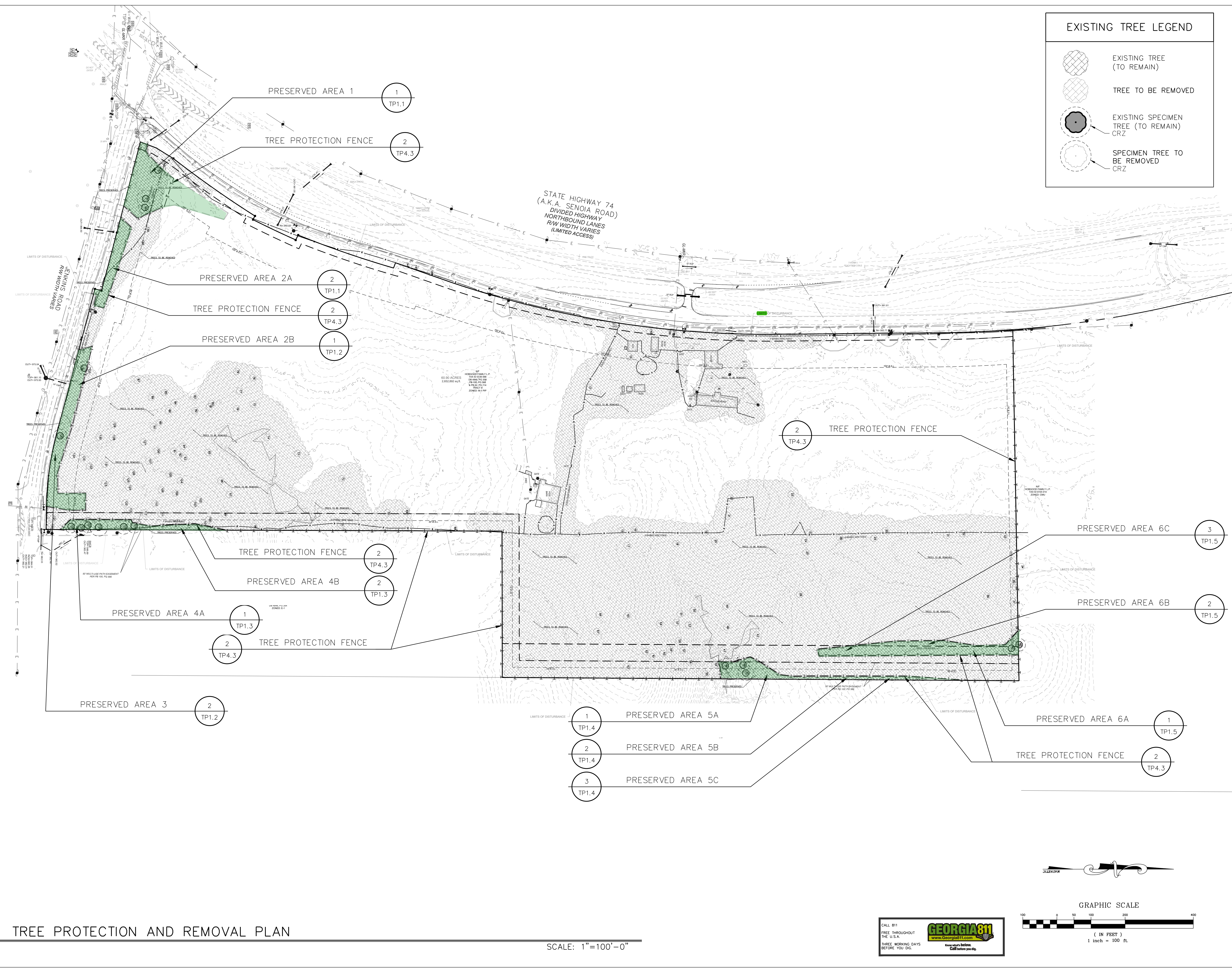
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| 12/16/2022 | REV LDP SUBMIT  |
| 02/23/2023 | FCWS RESUBMIT   |
| 07/19/2023 | AHJ COMMENTS #1 |
| 08/31/2023 | AHJ COMMENTS #2 |
| 10/20/2023 | AHJ COMMENTS #3 |
| 12/12/2023 | APPROVAL SET    |

**TREE PROTECTION & REMOVAL PLAN**

|                  |                     |
|------------------|---------------------|
| SCALE:           | 1" = 100'           |
| DATE:            | 09/26/2022          |
| DRAWN BY:        | AK                  |
| PROJECT MANAGER: | JOHANNA LINEY, P.E. |
| QA/QC CHECK:     | AK                  |

**PROJECT NO.**  
 22-041

**SHEET NO.**  
 TP1.0  
 NOT ISSUED FOR CONSTRUCTION



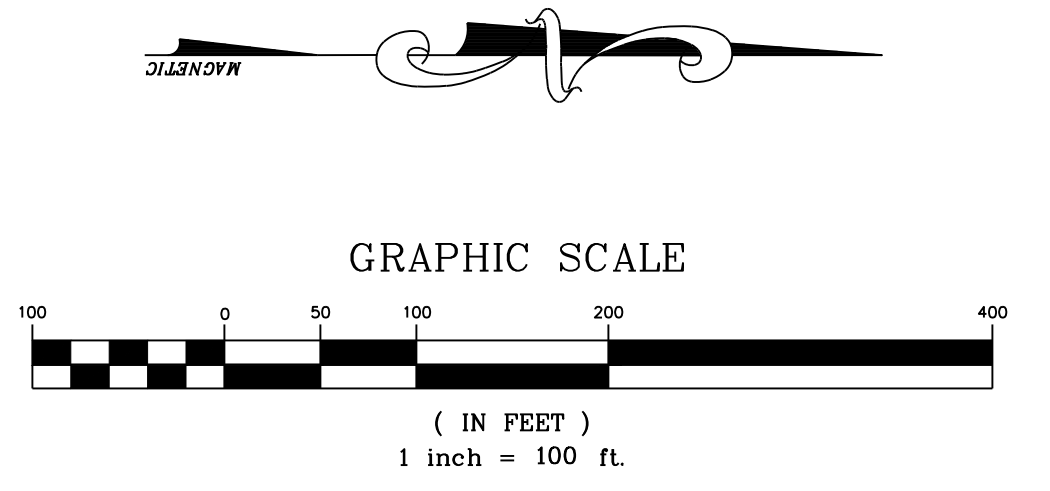
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 TP 1.0

**TREE PROTECTION AND REMOVAL PLAN**

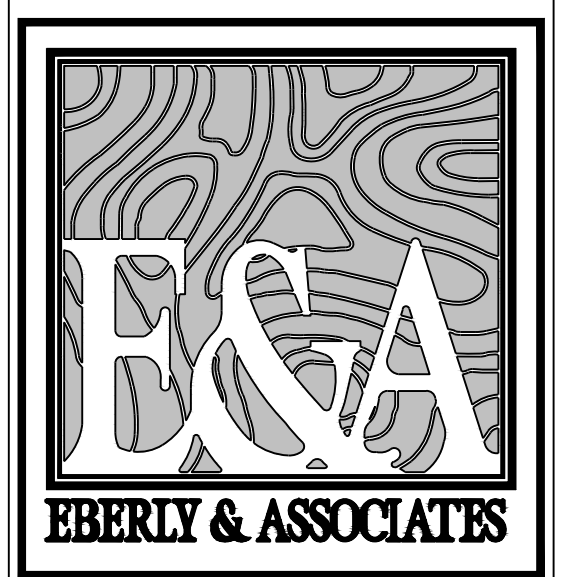
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- LANDSCAPE ARCHITECTURE



PROJECT: **EASTGROUP - HIGHWAY 74  
BUSINESS TECH PARK**

LAND LOT 110 & 115  
7TH DISTRICT  
FAYETTE COUNTY, GEORGIA  
STATE HIGHWAY 74

REVISIONS:

|            |                 |
|------------|-----------------|
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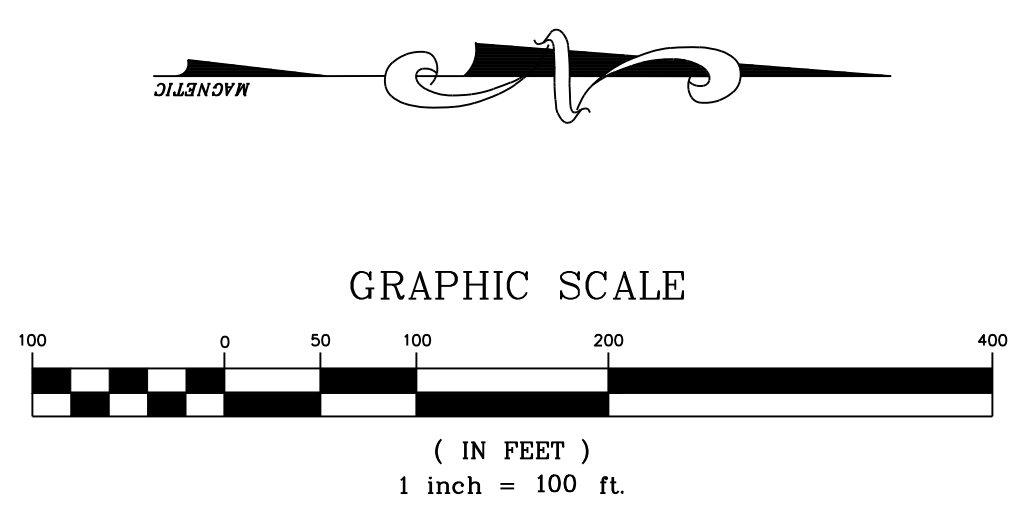
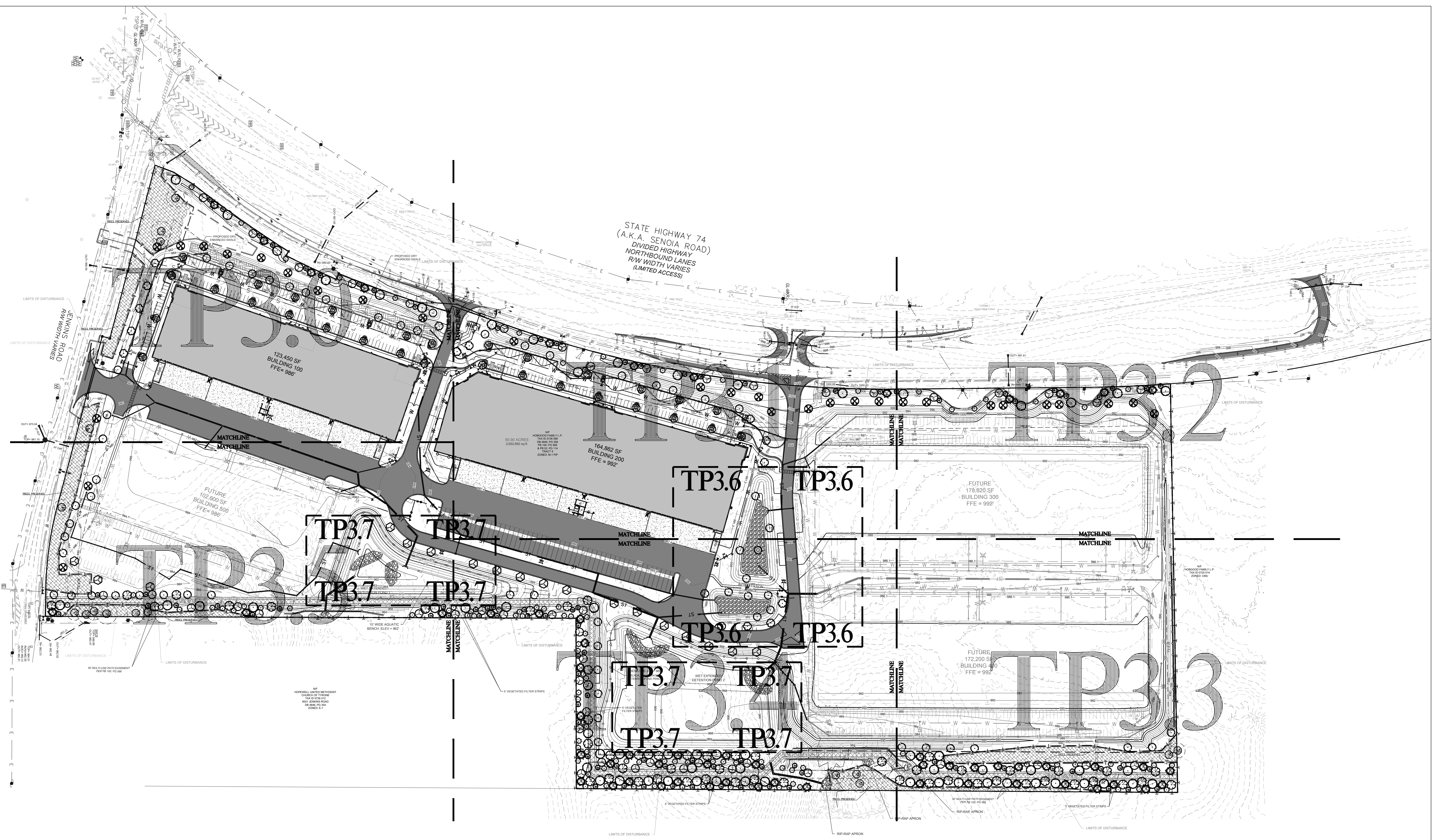
MATCHLINE INDEX

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| DRAWN BY:        | AK                  |
| PROJECT MANAGER: | JOHANNA LINEY, P.E. |
| QA/QC CHECK:     | AK                  |

PROJECT NO.  
**22-041**

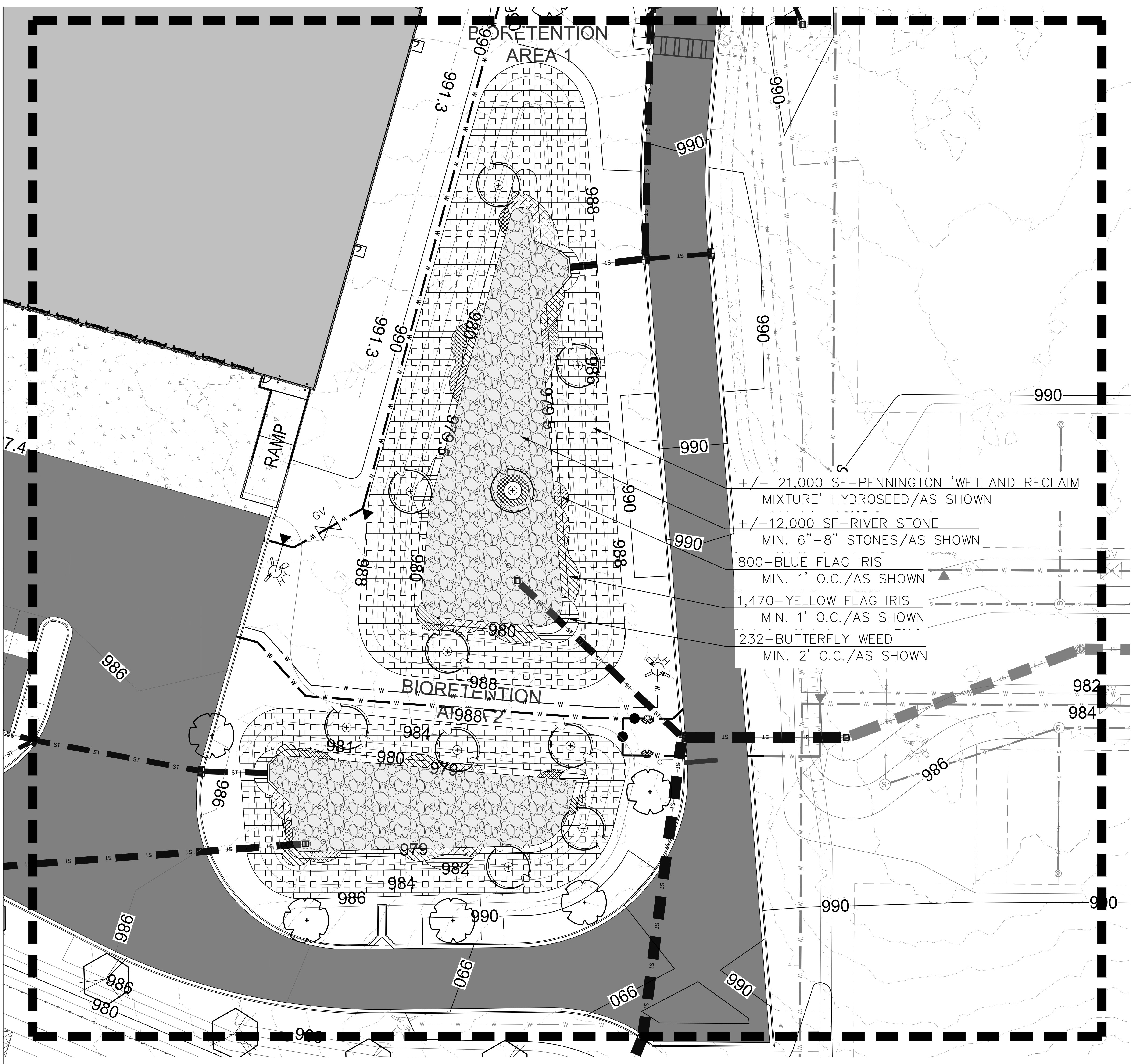
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NOT ISSUED FOR CONSTRUCTION



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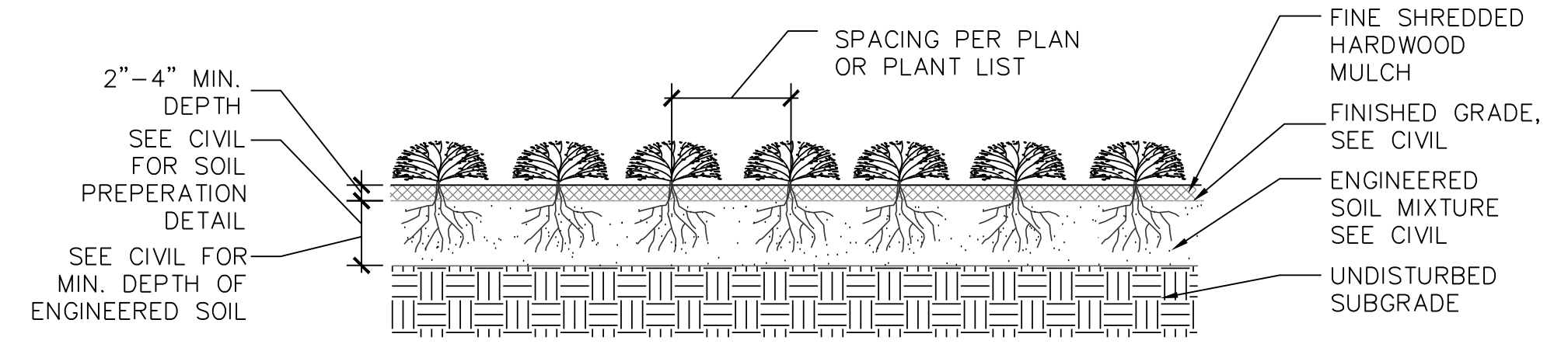
1 MATCHLINE INDEX  
TP2.0



| PLANT LEGEND |                         |
|--------------|-------------------------|
|              | OCTOBER GLORY RED MAPLE |
|              | SHUMARD OAK             |
|              | VIRGINIA PINE           |
|              | TULIP POPLAR            |
|              | AMERICAN HOLLY          |
|              | AMERICAN HORNBEAM       |
|              | EASTERN RED CEDAR       |
|              | ALLEE ELM               |
|              | WILLOW OAK              |
|              | BLACK GUM               |
|              | AMERICAN SYCAMORE       |
|              | BALD CYPRESS            |
|              | CARISSA HOLLY           |
|              | MAIDEN GRASS            |

| BIO-RETENTION LEGEND |                                      |
|----------------------|--------------------------------------|
|                      | RIVER STONE                          |
|                      | BUTTERFLY WEED                       |
|                      | YELLOW FLAG IRIS                     |
|                      | BLUE FLAG IRIS                       |
|                      | PENNINGTON 'RECLAIM WETLAND MIXTURE' |

+/- 21,000 SF - PENNINGTON 'WETLAND RECLAIM MIXTURE' HYDROSEED/AS SHOWN  
 +/- 12,000 SF - RIVER STONE MIN. 6" - 8" STONES/AS SHOWN  
 800 - BLUE FLAG IRIS MIN. 1' O.C./AS SHOWN  
 1,470 - YELLOW FLAG IRIS MIN. 1' O.C./AS SHOWN  
 232 - BUTTERFLY WEED MIN. 2' O.C./AS SHOWN

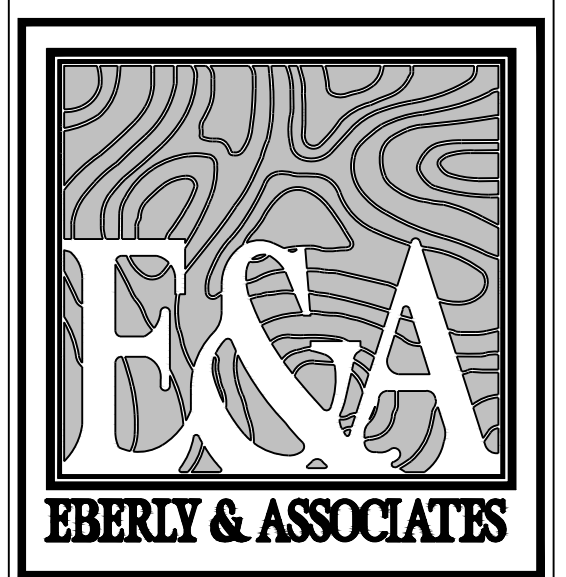
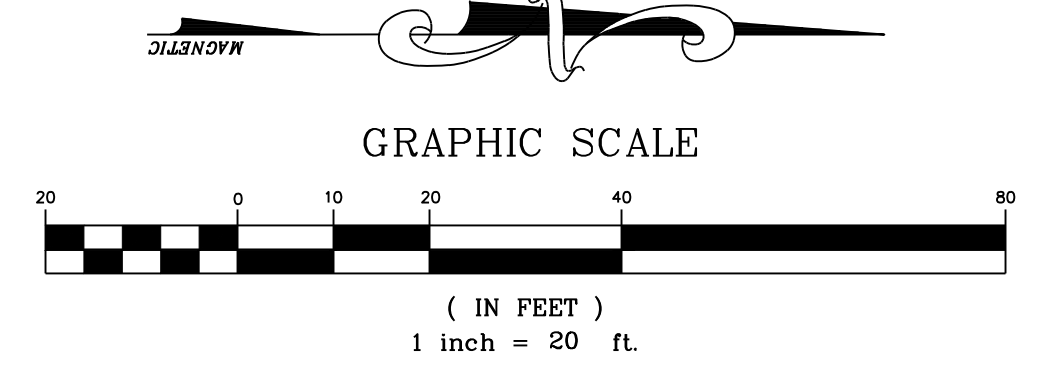


\*NOTE: PLANTING SOIL MIX IS NOT TO COVER THE ROOTMASS OF B&B OR CONTAINER MATERIAL. CONTAINER SOIL MIX SHALL BE IN DIRECT CONTACT WITH MULCH.

1 TP3.6 BIO-RETENTION PLANTINGS SECTION NTS

**GRASSING NOTE:**  
 - PROPOSED DRY ENHANCED SWALE:  
 - AREA IDENTIFIED IS TO BE SODDED WITH BERMUDA 419.  
 - VEGETATED FILTER STRIP:  
 - AREA IDENTIFIED IS TO BE SODDED WITH BERMUDA 419.

| EXISTING TREE LEGEND |  |
|----------------------|--|
|                      | EXISTING TREE (TO REMAIN)              |
|                      | EXISTING SPECIMEN TREE (TO REMAIN) CRZ |



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PROJECT: EASTGROUP - HIGHWAY 74 BUSINESS TECH PARK  
 LAND LOT 110 & 115 7TH DISTRICT FAYETTE COUNTY, GEORGIA STATE HIGHWAY 74

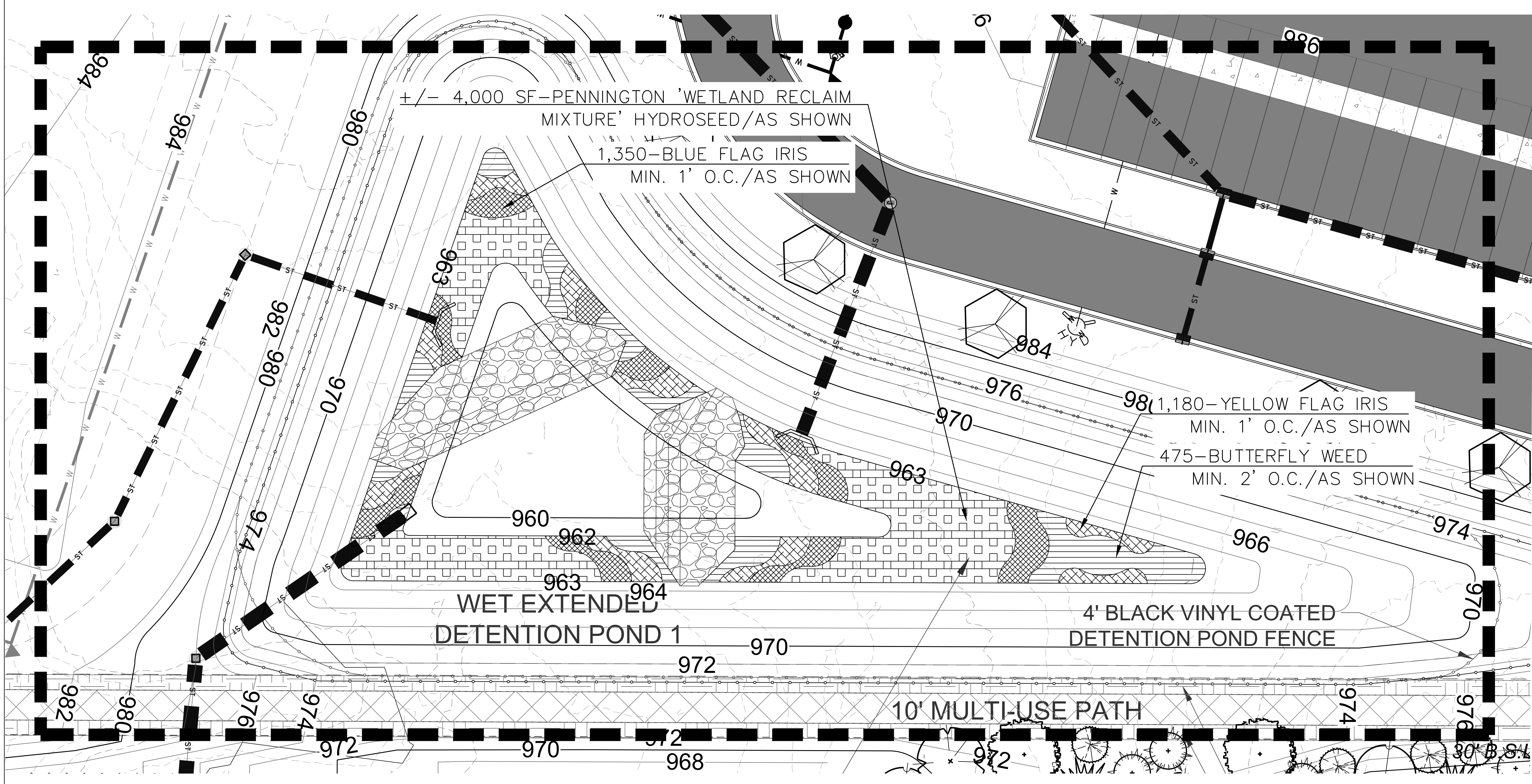
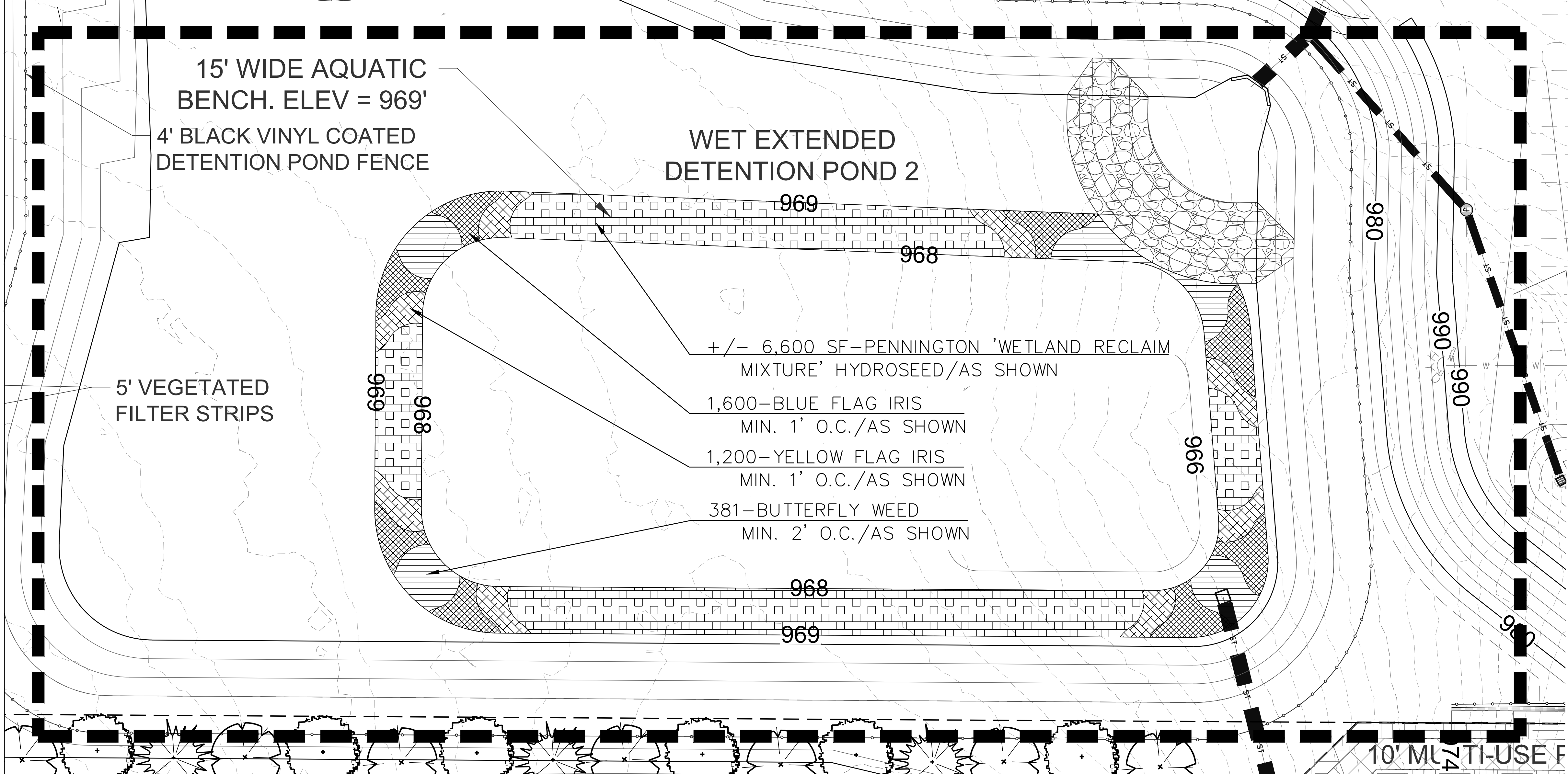
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| 12/12/2023 | APPROVAL SET    |

|                             |          |            |                  |                     |    |
|-----------------------------|----------|------------|------------------|---------------------|----|
| BIO-RETENTION PLANTING PLAN | 1" = 20' | 06/26/2022 | AK               | JOHANNA LINEY, P.E. | AK |
| SCALE:                      | DATE:    | DRAWN BY:  | PROJECT MANAGER: | QA/QC CHECK:        |    |

PROJECT NO. 22-041

SHEET NO. TP3.6  
 NOT ISSUED FOR CONSTRUCTION

1 TP3.6 BIO-RETENTION PLANTING PLAN SCALE: 1"=20'-0"

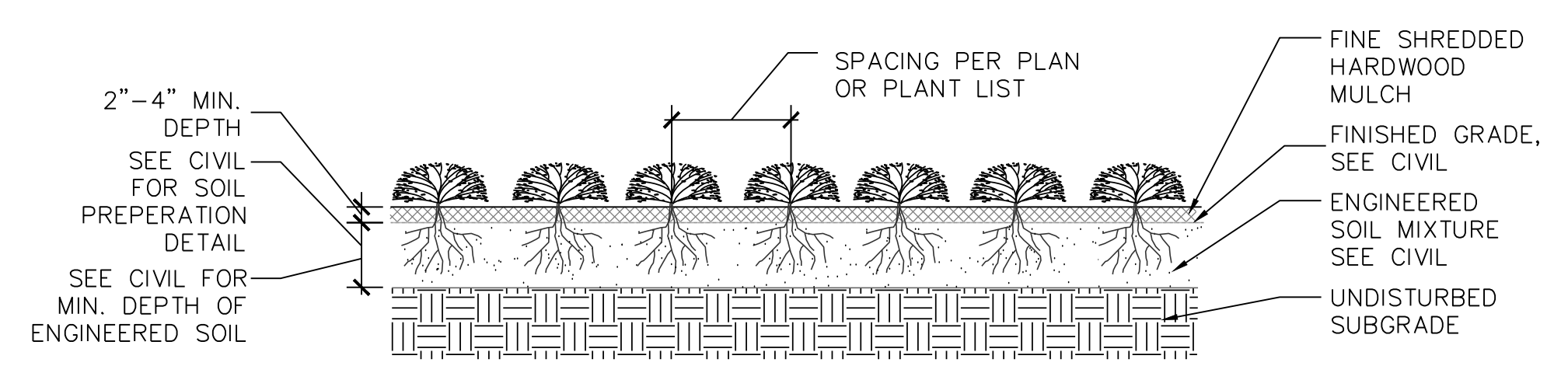


PLANT LEGEND

|  |                         |  |                   |
|--|-------------------------|--|-------------------|
|  | OCTOBER GLORY RED MAPLE |  | ALLEE ELM         |
|  | SHUMARD OAK             |  | WILLOW OAK        |
|  | VIRGINIA PINE           |  | BLACK GUM         |
|  | TULIP POPLAR            |  | AMERICAN SYCAMORE |
|  | AMERICAN HOLLY          |  | BALD CYPRESS      |
|  | AMERICAN HORNBEAM       |  | CARISSA HOLLY     |
|  | EASTERN RED CEDAR       |  | MAIDEN GRASS      |

BIO-RETENTION LEGEND

|  |                                      |
|--|--------------------------------------|
|  | RIVER STONE                          |
|  | BUTTERFLY WEED                       |
|  | YELLOW FLAG IRIS                     |
|  | BLUE FLAG IRIS                       |
|  | PENNINGTON 'RECLAIM WETLAND MIXTURE' |



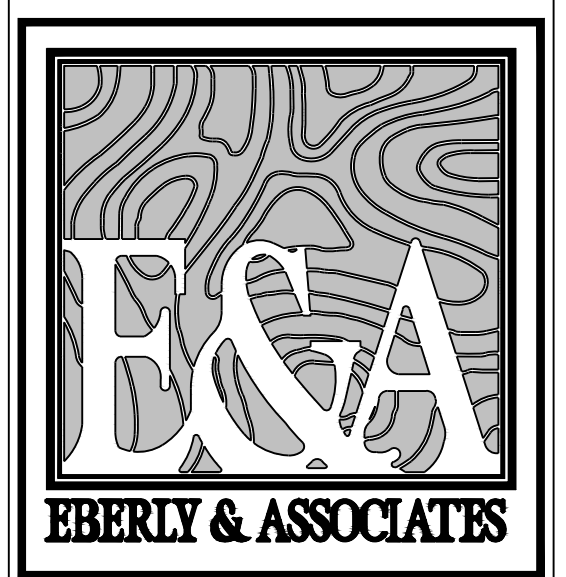
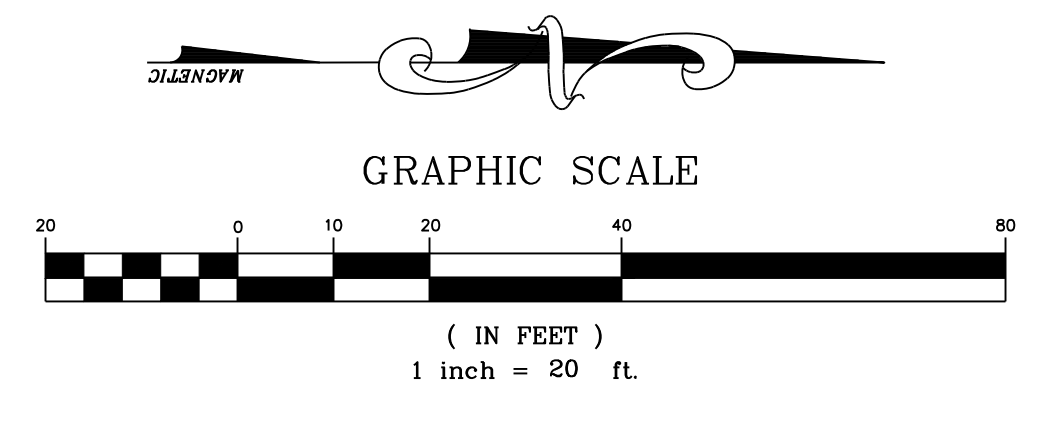
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1 BIO-RETENTION PLANTINGS SECTION NTS

EXISTING TREE LEGEND

|  |  |
|--|--|
|  | EXISTING TREE (TO REMAIN)              |
|  | EXISTING SPECIMEN TREE (TO REMAIN) CRZ |

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PROJECT: EASTGROUP - HIGHWAY 74 BUSINESS TECH PARK  
 LAND LOT 110 & 115 7TH DISTRICT FAYETTE COUNTY, GEORGIA STATE HIGHWAY 74

REVISIONS:

|            |                 |
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| PROJECT MANAGER: | JOHANNA LINEY, P.E. |
| QA/QC CHECK:     | AK                  |

PROJECT NO. 22-041

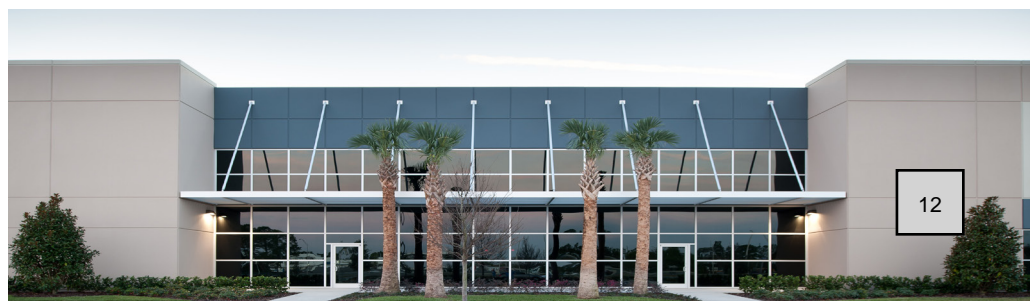
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# EASTGROUP

P R O P E R T I E S



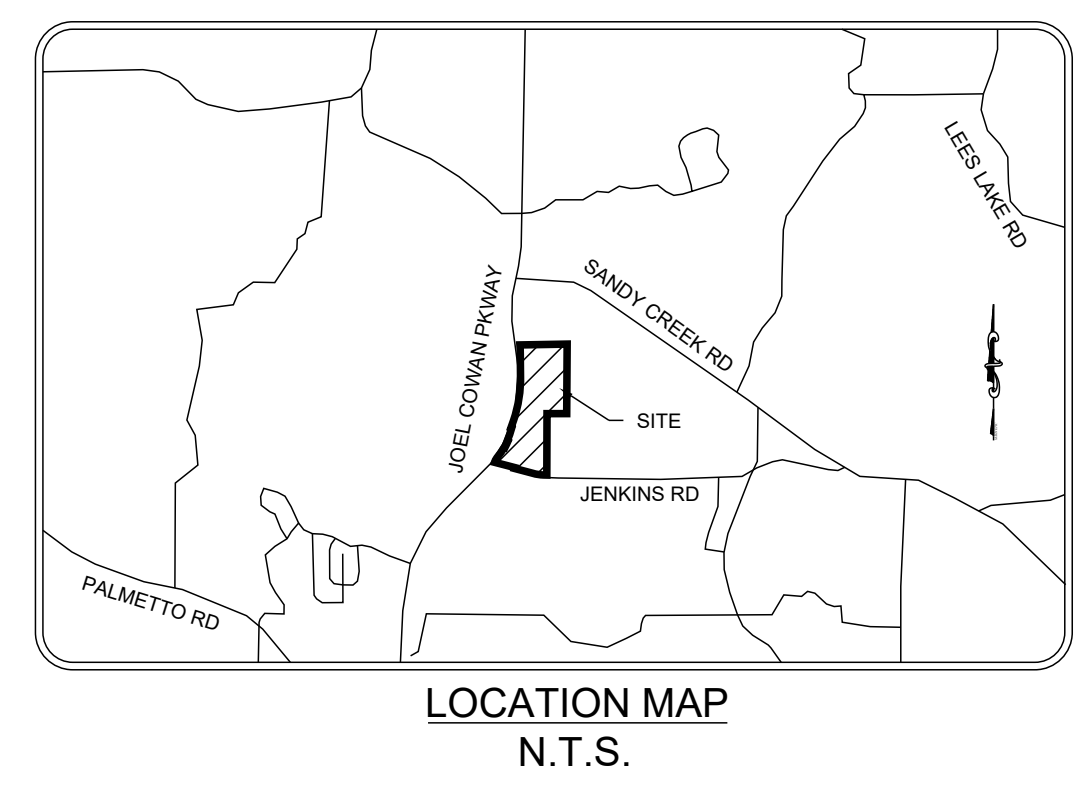
## TOWN OF TYRONE BUSINESS TECH PARK & STUDIO





TEL770.452.7849 FAX770.452.0086  
 2951 FLOWERS ROAD SOUTH, STE 119  
 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET

LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE



**OWNER/DEVELOPER (PRIMARY PERMITTEE)**  
 EAST GROUP PROPERTIES  
 3495 PIEDMONT ROAD NE  
 BUILDING 11, SUITE 350  
 ATLANTA, GEORGIA 30305  
 (601) 209-3440  
 RON.COFFEY@EASTGROUP.NET

**ENGINEER**  
 JOHANNA PATRICK, P.E.  
 EBERLY & ASSOCIATES, INC.  
 2951 FLOWERS ROAD SOUTH  
 SUITE 119  
 ATLANTA, GEORGIA 30341  
 (770) 452-7849  
 JPATRICK@EBERLY.NET

**24 HOUR CONTACT**  
 RON COFFEY  
 (601) 209-3440  
 RON.COFFEY@EASTGROUP.NET

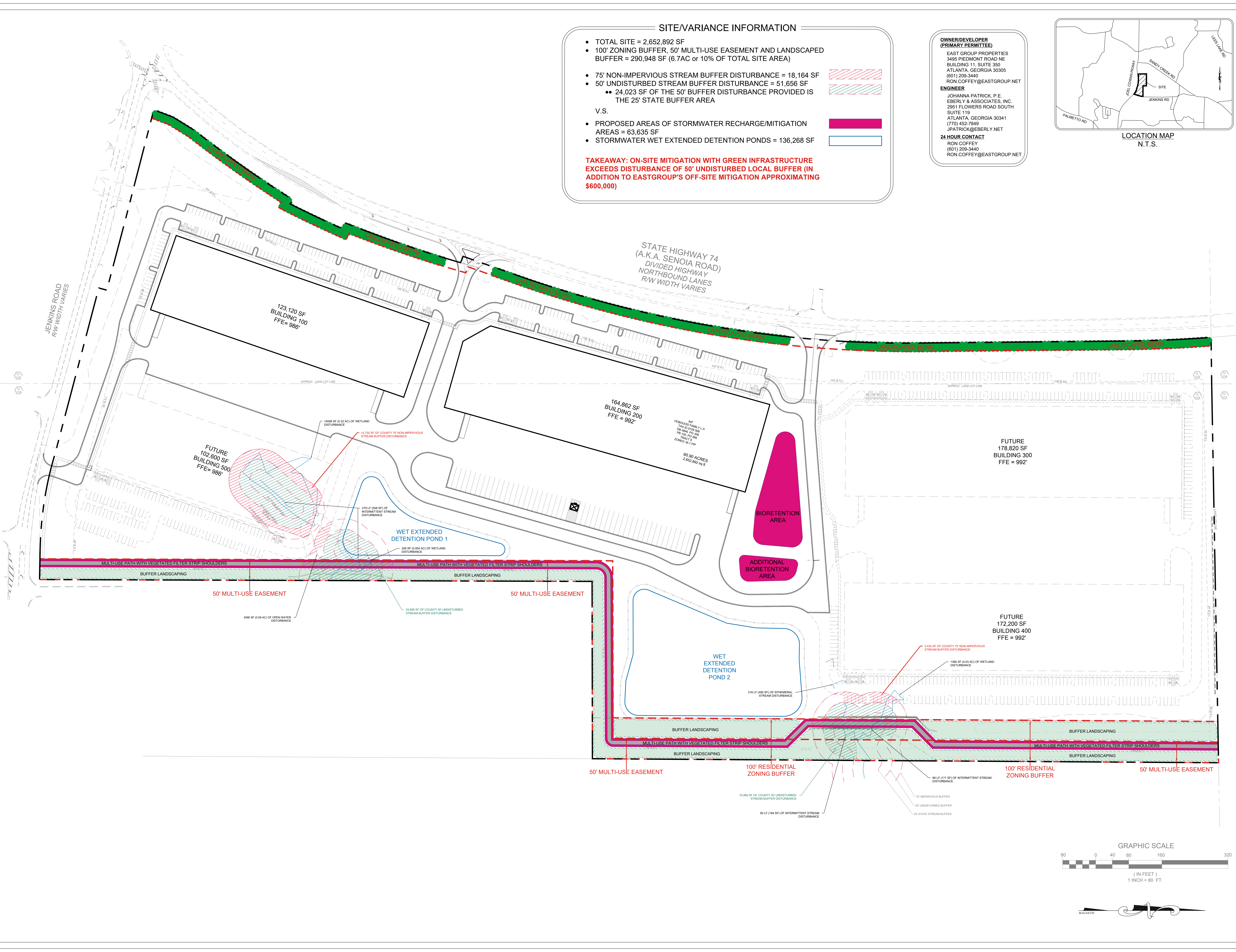
**SITE/VARIANCE INFORMATION**

- TOTAL SITE = 2,652,892 SF
- 100' ZONING BUFFER, 50' MULTI-USE EASEMENT AND LANDSCAPED BUFFER = 290,948 SF (6.7AC or 10% OF TOTAL SITE AREA)
- 75' NON-IMPVIOUS STREAM BUFFER DISTURBANCE = 18,164 SF
- 50' UNDISTURBED STREAM BUFFER DISTURBANCE = 51,656 SF
  - 24,023 SF OF THE 50' BUFFER DISTURBANCE PROVIDED IS THE 25' STATE BUFFER AREA

V.S.

- PROPOSED AREAS OF STORMWATER RECHARGE/MITIGATION AREAS = 63,635 SF
- STORMWATER WET EXTENDED DETENTION PONDS = 136,268 SF

**TAKEAWAY: ON-SITE MITIGATION WITH GREEN INFRASTRUCTURE EXCEEDS DISTURBANCE OF 50' UNDISTURBED LOCAL BUFFER (IN ADDITION TO EASTGROUP'S OFF-SITE MITIGATION APPROXIMATING \$600,000)**



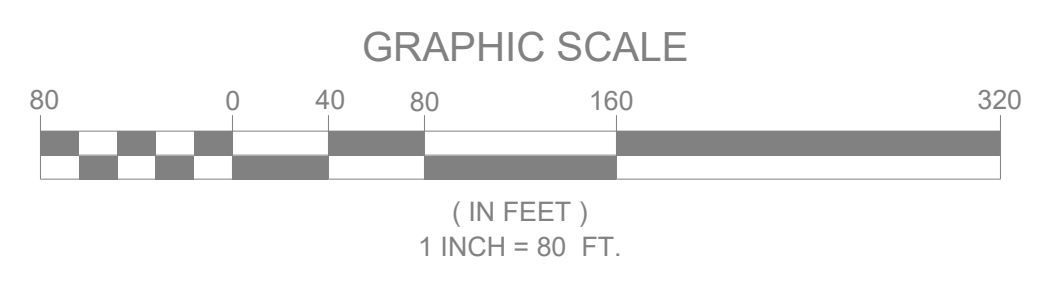
PROJECT: EASTGROUP - HIGHWAY 74 BUSINESS TECH PARK  
 LAND LOT 110 & 115  
 7TH DISTRICT  
 FAYETTE COUNTY, GEORGIA  
 STATE HIGHWAY 74

REVISIONS:

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|------------|------------|
| 09/26/2022 | LDP SUBMIT |
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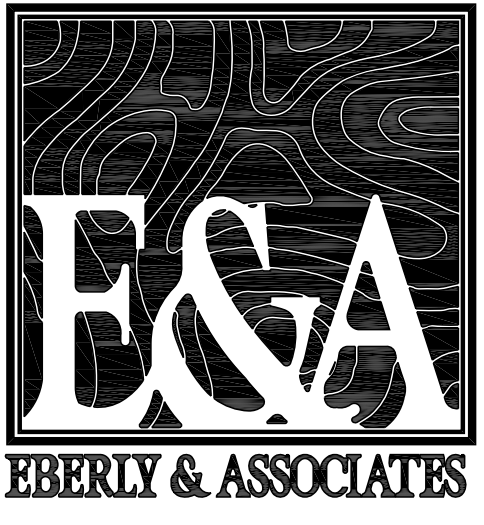
**VARIANCE EXHIBIT**  
 SCALE: 1" = 80'  
 DATE: 09/26/2022  
 DRAWN BY: J. LONEY  
 PROJECT MANAGER: JOHANNA PATRICK, P.E.  
 Q/A/QC CHECK: WESLEY REED, P.E.

PROJECT NO. 22-041  
 SHEET NO. C3.0  
 NOT ISSUED FOR CONSTRUCTION



PROJECT INFORMATION

BUILDING 100: 123,120 SF  
BUILDING 200: 102,600 SF  
BUILDING 300: 164,862 SF  
BUILDING 400: 178,200 SF  
BUILDING 500: 170,100 SF  
TOTAL: 738,882 SF



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ATLANTA, GEORGIA 30341  
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- CIVIL ENGINEERING
- LANDSCAPE ARCHITECTURE

EASTGROUP - HIGHWAY 74  
BUSINESS TECH PARK

LAND LOT 110 & 115  
7TH DISTRICT  
FAYETTE COUNTY, GEORGIA  
STATE HIGHWAY 74

PROJECT:

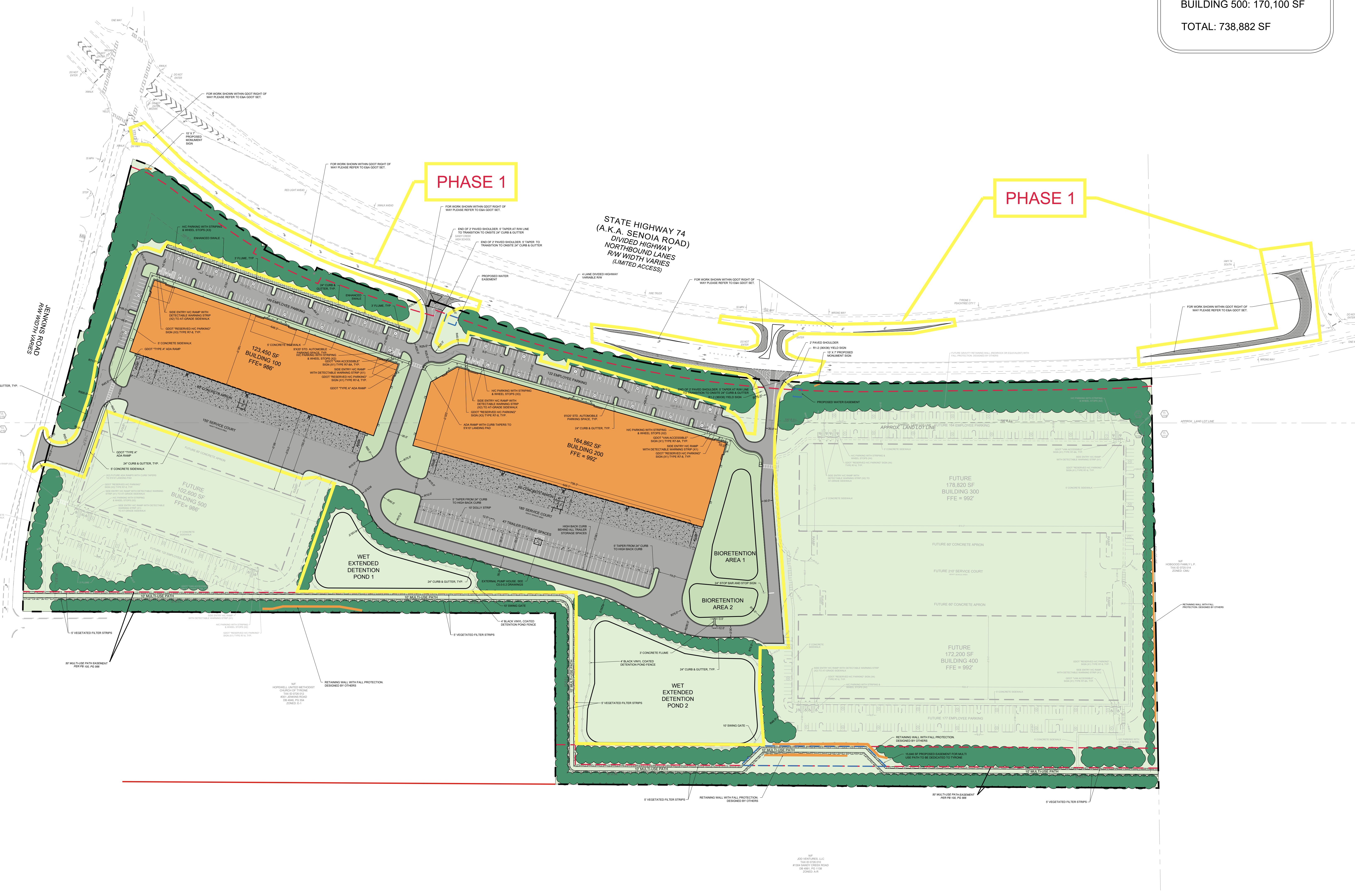
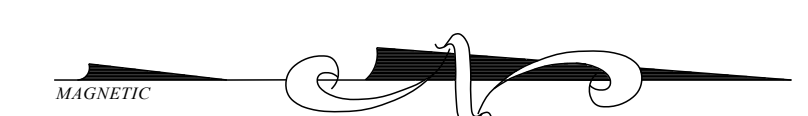
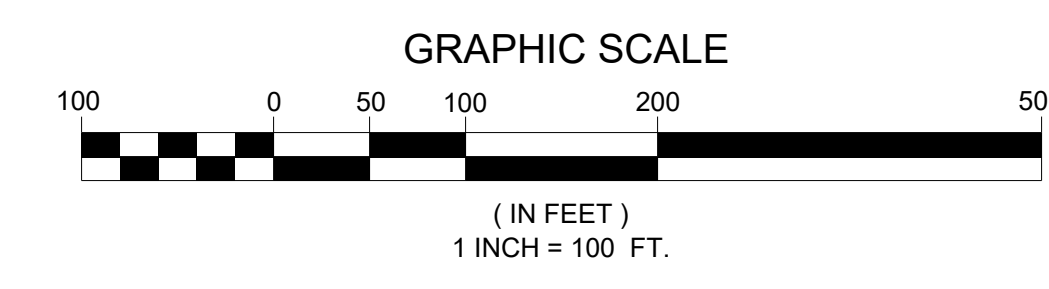
REVISIONS:

| NO. | DESCRIPTION | DATE |
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| SCALE:           | 1" = 100'             |
| DATE:            | 05/03/2022            |
| DRAWN BY:        | J. LINNEY             |
| PROJECT MANAGER: | JOHANNA PATRICK, P.E. |
| QA/QC CHECK:     | WESLEY REED, P.E.     |

PROJECT NO.  
**22-041**

SHEET NO.  
**C3.0**  
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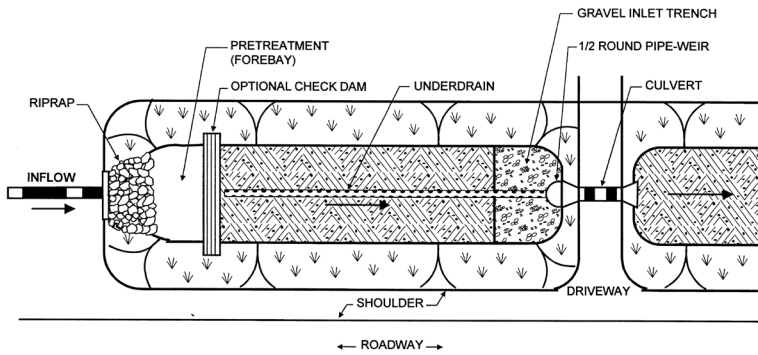
# BIORETENTION AREA CONSTRUCTED EXAMPLES



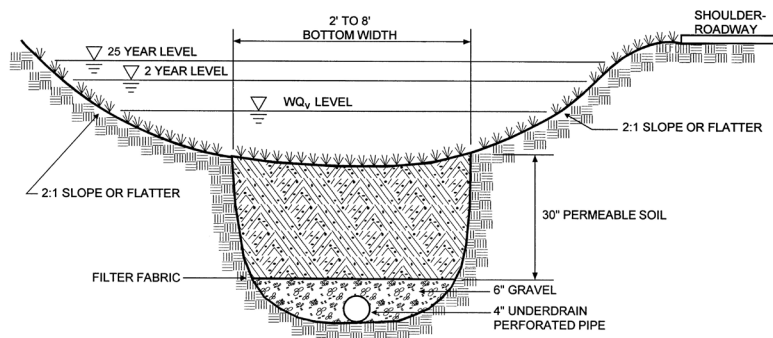




# ENHANCED SWALES INFORMATION AND PHOTO FROM STORMWATER MANAGEMENT MANUAL

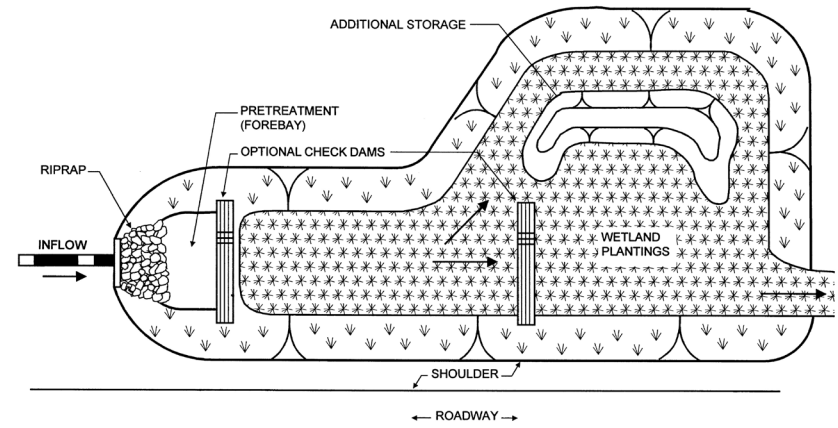


PLAN VIEW

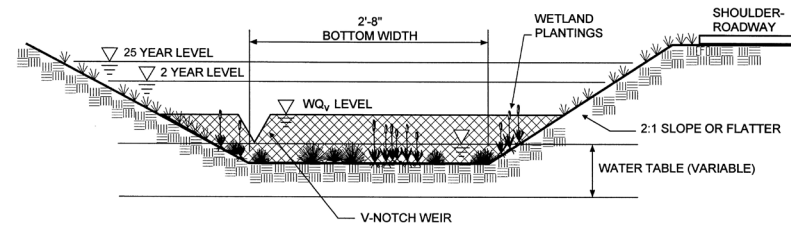


SECTION

Figure 4.8-2 Schematic of Dry Swale  
(Source: Center for Watershed Protection)



PLAN VIEW



PROFILE

Figure 4.8-3 Schematic of Wet Swale  
(Source: Center for Watershed Protection)

Table 4.8-1: Common Grass Species for Dry and Wet Enhanced Swales

| Common Name        | Scientific Name             | Notes              |
|--------------------|-----------------------------|--------------------|
| Bermuda Grass      | <i>Cynodon dactylon</i>     |                    |
| Big Bluestem       | <i>Andropogon gerardii</i>  | Not for wet swales |
| Creeping Bentgrass | <i>Agrostis palustris</i>   |                    |
| Red Fescue         | <i>Festuca rubra</i>        | Not for wet swales |
| Reed Canary Grass  | <i>Phalaris arundinacea</i> | Wet swales         |
| Redtop             | <i>Agrostis alba</i>        |                    |
| Smooth Brome       | <i>Bromus inermis</i>       | Not for wet swales |
| Switch Grass       | <i>Panicum virgatum</i>     |                    |

Note 1: These grasses are sod-forming and can withstand frequent inundation, and are thus ideal for swale or channel environments. Most are salt-tolerant as well.  
Note 2: Where possible, one or more of these grasses should be in the seed mixes.



Enhanced Dry Swale



Steele Creek Commerce Park  
Charlotte, North Carolina