

Developments of Regional Impact

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DRI #4361

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: Coweta

Individual completing form: Nicole Blackwell

Telephone: 770-254-2635

Email: nblackwell@coweta.ga.us

Project Information

Name of Proposed Project: Project Sail

DRI ID Number: 4361

Developer/Applicant: Atlas Development, LLC

Telephone: 404-709-4394

Email(s): jonathon@atlasdevelopment.org

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

(not selected) Yes No

If yes, has that additional information been provided

(not selected) Yes No

to your RDC and, if applicable, GRTA?

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

Economic Development

Estimated Value at Build-Out: 17,161,900,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$163,000,000 per year (updated 1.8.25)

Is the regional work force sufficient to fill the demand created by the proposed project? (not selected) Yes No

Will this development displace any existing uses? (not selected) Yes No

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

Water Supply

Name of water supply provider for this site: Coweta County Water & Sewer Authority

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 9.1

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

If no, describe any plans to expand the existing water supply capacity: Plant BT Brown Expansion; Waterline Extensions; Two New Tanks & 1 Tank Expansion

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

If yes, how much additional line (in miles) will be required? 2.5 Miles

Wastewater Disposal

Name of wastewater treatment provider for this site: Coweta County Water & Sewer Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 3.03

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity: Pump Station; Force Main; New Plant

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

If yes, how much additional line (in miles) will be required? 0.5 Miles of Force Main

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.)

TBD

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below: Any transportation improvements will be determined during the Traffic Study.

Solid Waste Disposal

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

800 Tons

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

30%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate project's impacts on stormwater management: Property will have a 100' buffer around entire property. Detentions P will be provided.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? (not selected) Yes No
2. Significant groundwater recharge areas? (not selected) Yes No
3. Wetlands? (not selected) Yes No
4. Protected mountains? (not selected) Yes No
5. Protected river corridors? (not selected) Yes No
6. Floodplains? (not selected) Yes No
7. Historic resources? (not selected) Yes No
8. Other environmentally sensitive resources? (not selected) Yes No

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

Floodplains are within the site, but are not being impacted or disturbed and will be protected.

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