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URA Vice Chairman

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DDA Secretary
URA Secretary

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DDA Board Member
URA Board Member

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URA Board Member

Lois Wright
DDA Board Member
URA Board Member

CITY OF
FORESTPARK

Angelyne Butler, MPA
DDA Chairwoman
URA Chairwoman

URA AGENDA

Special Note: We will have an Executive Session. You must be present to attend.

Date: Thursday, July 16th, 2020 at 6:00 PM

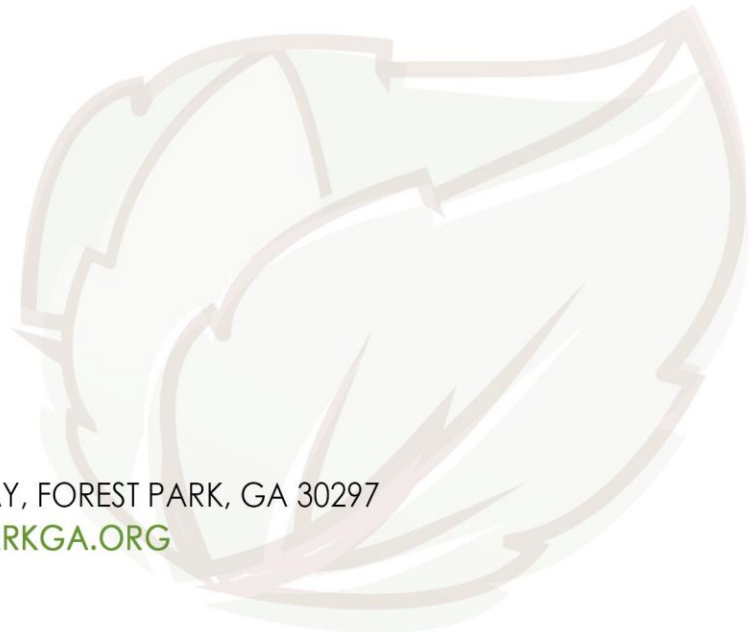
Location: 745 Forest Parkway
Forest Park, GA 30297
Virtual for the public

Call-In Details: Please click the link below to join the webinar:
<https://us02web.zoom.us/j/83748078494?pwd=L2ZlOTVhYkRPNzI0VmswZmxHdk5FZz09>
Password: 601091

Or Telephone: +1 312 626 6799 **Webinar ID:** 837 4807 8494 **Password:** 601091

AGENDA ITEMS:

- I. Commence
- II. Public Comments
- III. Extension Request for Army Payment*
- IV. Executive Session**
- V. Adjourn



CITY HALL • 745 FOREST PARKWAY, FOREST PARK, GA 30297
* indicates material attached

WWW.FORESTPARKGA.ORG



CITY OF FOREST PARK
745 Forest Parkway,
Forest Park, GA 30297
Phone: (404).366.3188
abutler@forestparkga.org

CITY OF
FORESTPARK
a city for every season

ANGELYNE BUTLER, MPA
URA CHAIRWOMAN

July 7, 2020

Mr. James Briggs
Operations Branch Chief
G-9 DAIN-ODB
600 Army Pentagon
Washington, DC 20310-0600
(Reg Mail) NC3/Taylor Bldg/Rm 1416

RE: Payment to Army by URA of the City of Forest Park

Dear Mr. Briggs:

You were most generous in March to extend our Fort Gillem payment until August 30, 2020. At that time, we had suspended local business and government functions due to Covid-19. Unfortunately, we have not returned to normal operations, and our City government is still closed to the public. We have also reduced our City Budget for 2020-2021 by fourteen percent because of declining revenues.

At the time of our last request for a payment extension, we had anticipated the closing of properties at Fort Gillem with our developer partner Robinson Weeks. As a direct result of the virus, Sterlite Technologies, who was under contract for 150,000 SF lease, has terminated because of virus concerns. Another new project for 200,000 SF (Project Hope) has delayed their decision for several months for the same reason. A third tenant has put expansion plans on hold. Our prospect activity for new businesses at Gillem has fallen dramatically along with our ability to close property to meet our obligations to you.

We have given our very best effort to honor our commitment to the Army with the redevelopment of Fort Gillem. Our joint efforts have created hundreds of new jobs and millions in new local investment for which we are grateful. Today, our county has 1,431 cases of Covid-19, and the negative effect on business expansion has been insurmountable. In light of this, we request that our payment to the Army be extended to February 30, 2021. We expect to see some normalcy in business activity at that time, and our developer partner will have another closing then from which we will make our payment.

Thank you, and your consideration would be greatly appreciated by the leadership and citizens of Forest Park.

Respectfully,

Angelyne Butler, MPA
Chairwoman of URA

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WWW.FORESTPARKGA.ORG



May 4, 2020

Mayor Angelyne Butler
Board Chair
Forest Park Urban Redevelopment Agency
745 Forest Pkwy.
Forest Park, GA 30297

RE: Gillem Property Transfer Update

Dear Mayor Butler:

I just wanted to give you an update on our parcel transfer and environmental remediation progress since June 2019. I am pleased to report the good news that the 95.8 acres of land, which incorporated 6 individual parcels, transferred to the Urban Redevelopment Agency (URA) July 2019. The deed included Parcels FTG-02, PP3-A, PP3-B, PP3-C, PP4, and a very small landlocked parcel, so we are very excited about that. A lot of hard work by both the URA and Oasis Consulting Services (Oasis) went into transferring these parcels on time last year, which has facilitated construction of both Buildings 900 and 800 in 2020.

In parallel with these efforts, Oasis has been working to seek concurrence with the Georgia Environmental Protection Division (GAEPD) to delist each one of these parcels from the Hazardous Site Inventory List. This is a critical and time-consuming regulatory process which when completed removes the parcel from the State Hazardous Site List which improve sale after the role. The delist reports for each parcel were prepared over the past year 2019-2020 and were submitted to Georgia EPD in September 2019. We would anticipate that the delist process could be completed before the end of 2020. To date we have not received any comments from GAEPD on the report except to post a public notice in the AJC and Clayton Daily News.

To date two large parcels remain to be transferred (i.e., North Landfill PP5 and North Landfill Remainder - see attached Figure). We anticipate transfer of the north landfill parcel (PP5), which is approximately 136 acres, sometime between the middle and end of 2021. I am pleased to report that the Army completed excavation and removal remediation activities on this parcel in the Summer and Fall of 2019. The Army is going through the CERCLA process with document preparation for the transfer. While this is also good news, please note that the 136 acres would not transfer until mid-to-end of 2021, so a lot of work still remains to be done over the next year.

The other remaining parcel is FTG-07/09 (i.e., the South Burial Parcel), which is approximately 95.2 acres. The Army is looking to transfer this parcel by the end of 2021. However, in an effort to support the URA sale of PP3B (the Ammo Bunker) to the Master Developer, a rectangular piece (PP3-D), which is approximately 7 acres and is

adjacent to PP3B, is being carved out for an early transfer to the URA. This effort will facilitate the sale and development of PP3B by Robinson Weeks Partners in 2021.

The north landfill will also come as two pieces. After discussion with the Army, they are willing to transfer this area in two parcels. The Army previously insisted on just one parcel transfer but we were able to show them that it made better sense for the URA to purchase the Northwest Parcel (PP5) first. Since it enhances PP4 development, the Army agreed. The Army now plans to transfer the "North Landfill" as PP5 and then the North Landfill Remainder. They are looking to transfer both by the end of 2021, but PP5 may come sooner.

This summary is a high-level overview of where we currently are at Gillem. Regarding payments to the Army, the URA sent the Army a payment of \$3 million in June 2019, and I understand from Army personnel that the payment did go through. A payment of \$4 million is due to the Army June 30, 2020. Oasis worked very hard with the Army - both locally and in Washington, D.C. - to achieve an **unprecedented** payment extension of the June 2020 payment of \$4 million to 30 August 2020, which was granted by James Briggs, Operations Branch Chief. This was a huge win for the URA and will assist with getting the PP4/PP5/North Landfill Remainder deal set for sale.

The final payment, which is still due June 30, 2021, is for \$5 million. However, if all of the remaining property - of which there are 136 acres in the north and 95.2 acres in the south - has not been transferred, then the pro rata amount could defer, so it is possible that \$3.2 million of the \$5 million could be deferred if not "all" of the land is transferred. Therefore, both the north and south parcels will have to be transferred in order for that \$5 million payment to go into effect June 30, 2021. As an example, if the north landfill has transferred but the south has not, then \$3.2 million of that \$5 million could be deferred. Please keep that in mind as we go forward. There will be a fair bit of effort coming up 2020/2021 to complete the transfer of these parcels.

I want to thank the URA Board for giving Oasis the opportunity to continue working with you, and I am asking for your consideration of renewal of our current contract which expires June 30, 2020, to June 30, 2021. Please review our pending scope and budget (see Attachment A). We still have a fair bit of work to do this year and into 2021. We are offering a lower compensation budget commensurate with the workload that we anticipate over the next year, although I would note that a good bit of effort will still be required between now and the end of 2021. However, the Army is planning to complete the transfer of Gillem **by the end of 2021**. Please keep that in mind.

We appreciate the work we are doing for the URA, the City of Forest Park, and the citizens of Forest Park for this very important project for the City. Many economic benefits have already been realized as a result of this redevelopment. We look forward to continuing to serve the Urban Redevelopment Agency of the City of Forest Park over the upcoming year. Should you have any questions, please contact me at (404) 307-2680 or by email at mmonteone@oasis-cs.com.

Sincerely yours,



Michael Monteleone, P.E.
Executive Vice President

Attachment A - Proposed Budget

ATTACHMENT A

PROPOSED BUDGET



May 4, 2020

Mayor Angelyne Butler
Board Chair
Urban Redevelopment Agency
of the City of Forest Park
745 Forest Parkway
Forest Park, GA 22202

**RE: Proposal for On-Call Environmental Engineering Consultant Services
Time Period: July 1, 2020 to June 30, 2021**

Dear Mayor Butler:

The current contract between the Urban Redevelopment Agency of the City of Forest Park (URA) and Oasis Consulting Services (Oasis) expires June 30, 2020, and I am very aware of the unfinished business pertaining to the FOSET transfers still being processed at the Former Fort Gillem in Forest Park. As we discussed at the last work session meeting in February 2020, Oasis respectfully submits for your consideration a proposal/budget estimate to continue Oasis' services as the URA **Environmental and Engineering Consultant** to provide on-call environmental engineering services focused on the technical review of environmental transfer strategies, technical investigations, engineering documents, and other various work elements that will arise during the upcoming year from July 1, 2020 to June 30, 2021 regarding the FOSET transfer/conveyance and redevelopment process from the U.S. Army (Army) to the URA of the City of Forest Park.

The purpose of this proposal is to establish the continuation of Oasis' role as the Primary Technical Liaison between the URA, the Georgia Environmental Protection Division (GAEPD), the USEPA (as needed), the Master Developer (Robinson Weeks Partners) and other prospective land developers for the property, and the Army in all environmental matters concerning the property and property transfer. This role has been vital in achieving major success with the Gillem property redevelopment over the past 10 years to date and will continue to be critical until property transfer and redevelopment at the Gillem Logistics Center has been completed, which we anticipate by the end of 2021.

The scope of services will consist of the ongoing provision of expertise to the URA Board and City of Forest Park Staff in the review and evaluation of the environmental condition of

the surplus property at the former Fort Gillem, as well as facilitation of the planned and proposed investigation and remediation efforts (by the Army and others) that support the URA's redevelopment plan. Much progress has been made with the steady redevelopment of the property, as is evidenced by the activity and resulting economic upturn in the area. Nonetheless, many details remain unresolved and the URA team still requires environmental guidance for upcoming transfer conveyance mechanisms over the course of the next year. In addition, the City of Forest Park is being sued, along with the Army and Kroger, by Ms. Jackson. My services will be requested by the City's Council regarding environmental matters for damages to the City over the next year.

Unforeseen property transfer delays by the Army over the past year have been a hindrance to keeping the project on schedule. As several remediation sites - specifically the north landfill (FTG 01) and FTG 7/9/10 (aka Priority Parcel 3D) - have grown in scope, the corresponding increase in the volume of waste has delayed cleanup. In addition, the Army's internal review process, which largely resided at the levels of the Base Environmental Coordinator (BEC) and the Environmental Legal Department (ELD), expanded to include 2 more layers of internal Army review on ALL environmental documents that are produced. This unforeseen development slowed the transfer process dramatically over the past four years. Nonetheless, good progress was still achieved, mainly because of the teamwork and cooperation facilitated by Oasis between the URA, Robinson Weeks, GAEPD, and the Army. Below is a summary of notable impacts over the past several years with regard to job creation and capital investment.

NOTABLE IMPACTS

Notable impacts which have resulted from Oasis' environmental consulting assistance include the following:

- Property Transfer
- Total Capital Investment
- Job Creation

These are discussed in more detail below.

Property Transferred from the Army to the URA and sold by the URA in 2019

- FTG 02 - 5.3 acres
- PP3A ("L") - 6.3 acres
- PP3B - 28.4 acres
- PP3C (Pond) - 2.8 acres

- PP4 - 52.9 acres
- Landlocked pond - 0.1 acre

This comes to a total of 95.8 acres transferred and sold by the end of 2019.

Total Capital Investment

The large influx of capital into the property has had a significant impact on the economic level of the area. Following is an overview of the investments:

- Master Infrastructure (Hood Avenue/Anvil Block Road, utilities etc.) - \$12M
- Kroger - \$200M to date, with a total investment anticipated to be \$450M
- Gillem #200 - \$35M
- Gillem #150 - \$40M
- Gillem #300 - \$12M
- Gillem #400 - In progress
- Gillem #800 - In progress
- Gillem #900 - In progress
- Boulevard Cold Storage - \$5 million
- Technique Headquarters - In progress
- Gillem - 1200 - In progress

Job Creation

- Kroger - 750 now, and growing to 1,000
- Kuehne & Nagel - 100 jobs
- Cummins - 50 jobs now, and growing to 60

Please note that NONE of these jobs, and NONE of this investment, would have transpired without the team effort which has been demonstrated by the URA, the City of Forest Park, Robinson Weeks, and Oasis.

2018-2020 NOTABLE ACCOMPLISHMENTS

Following are the major milestones which have been achieved through Oasis' environmental consulting assistance over the past year:

- Oasis obtained a license from the Army for FTG 02 March 2018;
- Oasis obtained Hazardous Site Inventory (HSI) Delisting for PP1 for the URA.
- Oasis started the HSI Delisting process with GAEPD for PP2 and FTG 02. This was completed by the end of 2019.
- Oasis lead the effort to address local resident erosion concerns for the URA and the City of Forest Park.
- Oasis attended monthly meetings between the Army BEC and the ACOE Project Manager as needed to facilitate all matters related between the Army and the URA.
- Oasis regularly attended North and South Landfill remediation meetings on behalf of the URA to evaluate progress and focus the Army on remediation and land transfer.
- On behalf of the URA Oasis lead the effort to address the removal of mold and asbestos from Building 101.
- Oasis prepared PP4, FTG02, PP3A, PP3B, PP3C, and landlocked parcel environmental documents on behalf of the URA for transfer with the Army by July 2019.
- Oasis oversaw E&S measures and all technical matters for the Army's work on FTG02 remediation on behalf of the URA.
- Oasis obtained a renewal of the license for Right-of-Entry into Army FOSET property.
- Oasis addressed and avoided a NOV by a local resident regarding stormwater impacts off the property.
- Oasis managed and **successfully completed on time and on budget** interior demolition, asbestos, and lead removal at Building 101, 1st Army Headquarters, for the City of Forest Park.
- Oasis oversaw remediation completion of 136 acres by the Army of the North Landfill by early 2020.

PATH FORWARD - 2020/2021

From an environmental perspective, the major items to be addressed by the URA include the following:

- (i) Oversee the Army and ACOE with an investigation and remediation of the priority FOSET parcels remaining (FTG 01 North Landfill (PP5 and North Landfill Remainder) and South burial area, which will be ongoing until the end of 2021).
- (ii) Oversee the Army's transfer of the following Priority Parcels by the end of June 2021:
 - ♦ 1200 Building Pond Parcel
 - ♦ PP4 Corrected Deed

This comes to a total of 60 acres to be transferred.
- (iii) Report complete HSI Delist for PP2 and PP2B Landlocked area in September 2019.
- (iv) Report complete HSI Delist for PP4 in September 2019.
- (v) Report complete HSI Delist for PP3A, PP3B, and PP3C September 2019.
- (vi) Delist Report effort Q1 of 2021 for PP5/North Landfill Remainder/1200 Rectangle.
- (vii) Oversee remediation of 95 acres by the Army in the South Burial Area, expected to be ready for transfer by December 2021.
- (viii) Continue to manage environmental issues during FOST redevelopment.

These items will be extremely important with regard to maximizing the acreage of the property, which could be developed beyond the current FOST footprint at the former Fort Gillem. Item vii is particularly crucial to protect the URA of the City of Forest Park from environmental risk. If the URA is unable to maintain the continuation of Oasis funding, the URA will have NO point of contact established with the Army. The Army has expressed its concern about this issue. This critical role will be lost if Oasis funding is no longer available.

To date, Oasis has been requested to review and analyze Army environmental documents and records, as well as Army/contractor proposed/approved remediation efforts. This level of due diligence has been, and will continue to be, vitally important to support the URA in managing environmental risk. ***An outside technical review on behalf of the URA will not only hold the***

Army accountable, but will also mitigate the potential inheritance of any liability that was neither anticipated nor agreed to during negotiations.

Oasis will continue to interact on behalf of the URA at all partnering and technical meetings with the Army and GAEPD and, when appropriate, the USEPA to seek HSI Delist letters for the priority parcels. Oasis has assisted the URA with the development of a good working relationship with both GAEPD and USEPA that has been, and will continue to be, a valuable asset for the URA during regulatory negotiations and the ongoing transfer process. Oasis will be responsible for continuing the implementation of the current Prospective Purchaser Corrective Action Plan (PPCAP) with the Georgia Brownfields Program. In addition, Oasis will continue to provide the URA with the necessary support, advice, and assistance with environmental insurance mechanisms, and any other similar matters, as needed.

SCOPE OF WORK

In addition to working on all the items listed in the “Path Forward” section, the following specific work tasks are envisioned during the period from 1 July 2020 to 30 June 2021, to support current development of the FOST and FOSET priority parcel transfer activities:

- Assist with technical oversight and management of the URA’s environmental insurance policy, **including management of insurance risk claims**;
- Maintain an Environmental Management Plan;
- Maintain a Munitions Awareness Program;
- Brownfield Consulting/PPCAP Preparation for the remaining FOST take-downs by individual developers, including the preparation/review of CSR reports to EPD;
- Provide oversight (as outlined in the PPCAP) during construction of any new infrastructure, utilities or other ground-disturbing activities;
- Provide revisions to risk reduction standards as needed during redevelopment;
- Attend URA Board meetings on a quarterly basis to provide environmental updates on FOSET Property Transfer;
- Attend GAEPD and Army partnering meetings; and
- Continue to monitor and interact with the Army on remaining environmental FOSET cleanups and transfers.

The URA will continue discussions/negotiations with the Army related to the priority parcel transfers from July 2019 through June 2020. This critical and complex environmental discussion/ negotiation process will require significant effort for those work elements that

involve regulatory, environmental, geotechnical, civil, and technical engineering/science experience; therefore, in addition to continuation of the aforementioned services, Oasis will continue to serve in the role of independent peer reviewer and technical advocate for the URA Board throughout this process. In addition, Oasis will continue to work with the Army and the ACOE to oversee and guide their technical investigation and remediation efforts for the URA priority parcels from an environmental and strategic perspective.

Based on his involvement over the past ten years in **ADC** and the **BRAC** community, Mr. Monteleone offers his experience and assistance as evidence that he is well-suited for the necessary tasks and furthermore is available to commit whatever portion of his time is necessary to support the URA during this very important process.

APPROACH TO BUDGET

The previous approach to this role of Environmental Consultant has been to establish a fully burdened unit rate and contract mechanism. The contract mechanism is already in place with Oasis, and the fully burdened rate of \$170/hr. will remain in effect (as it has for the past ten years) for this contract extension.

Budget for Time Period July 1, 2020 to June 30, 2021

We anticipate the transfer of the Priority Parcels listed above by the end of June 2019. The South Burial Area (FTG 7/9/10, PP3D) is expected to transfer by the end of 2021, with the North Landfill (FTG 01), which is 136 acres, expected to transfer mid-2021. The proposed budget is 10 hrs./week for the period from July 2020 to June 2021.

Oasis was able to conserve \$15,000 from the \$88,000 budget authorized for 2018/2019.

Oasis requested a total budget of \$65,000 for the 2019/2020 year for the similar scope previously outlined. Whereas the budget approved by the URA was \$50,000, Oasis was nonetheless able to accomplish all of the aforementioned items to date and stay within this budget.

For the 2020-2021 year we anticipate a total number of 294 hours; at the aforementioned rate of \$170/hr., the proposed budget is approximately \$50,000 for the 12-month period. Based on these estimates, we anticipate that the labor fee for services would be offered on a NOT-TO-EXCEED basis of \$50,000.

Mr. Monteleone's time is a function of the schedule of the project and includes attendance at required meetings, as well as oversight of the documentation process. The proposed fully-burdened labor rate of \$170/hr. is competitive and unchanged from the prior contract period. This rate is all-inclusive for any work required at the Former Fort Gillem (i.e., meetings, etc.), GAEPD, or any other consultant offices. No travel expenses will be charged for local

work. Furthermore, no time is charged for local or out-of-state travel, only for hours worked. Should out-of-town meetings be required, then actual travel expenses (air, hotel, meals) plus a 10% mark-up would be invoiced.

In addition, if the required work (i.e., data evaluation, data checking, tabulation, etc.) could be provided by Oasis staff at a lower bill rate while under Mr. Monteleone's direction, he will bring that to your attention for consideration as a cost-saving measure.

Although Mr. Fred Bryant, Former Executive Director for the URA, is now fully retired, Mr. Monteleone has been able to step in and provide support for that vacancy both locally and at the BRAC office in Washington, D.C.

The excellent working relationships Oasis has fostered between the URA Board, the City of Forest Park, Georgia EPD, and the Army have been integral to the successful transfers of the various parcels thus far. Oasis stands ready to continue to provide excellent service to drive this process to completion and achieve the goal of a successful, thriving industrial area for a "win-win" of all the aforementioned parties and, ultimately, all the employees who have found jobs in an area which only a few years ago needed desperate improvement and which is already experiencing transformation into a prosperous and thriving community.

Regards,



Michael Monteleone, P.E.

Executive Vice President, Director of Engineering

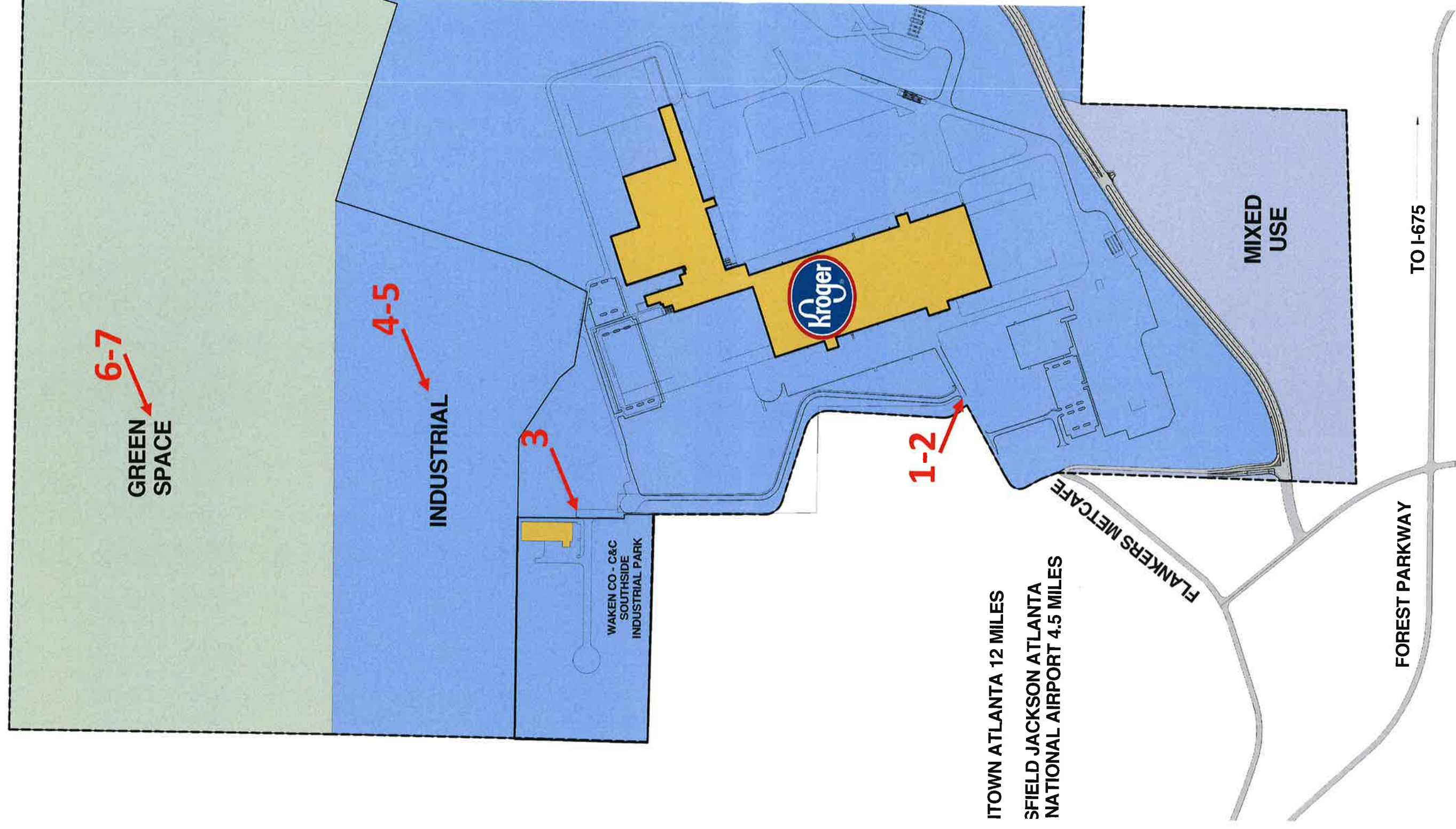
mmonteleone@oasis-cs.com

cc: Mr. David Welch
Robinson Weeks Partners
3350 Riverwood Pkwy.
Suite 700
Atlanta, GA 30339

NW Corner Improvements and Sitework

		Cost	Per Acre
1	Intersection improvements to allow safe truck movements	\$600,000	\$10,000
2	Utility Relocation	\$100,000	\$1,667
3	Extend road from cul-de-sac to sight	\$300,000	\$5,000
4	Blasting of Rock	\$2,000,000	\$33,333
5	Above normal grading costs and lift station addition	\$1,000,000	\$16,667
	Total (Skeet and Trap Site, 60 acres)	\$4,000,000	\$66,666
6	Blasting of Rock	\$2,200,000	\$53,658
7	Above normal grading costs and extension of utilities	\$1,100,000	\$26,829
	Total (North West Landfill Sit, 41 acres)	\$3,300,000	\$80,487

Appraisal of the land was \$40,000 an acre per the appraisal commissioned by the URA.
Robinson Weeks Partners has the land under contract for \$71,456 and acre.



6-7
GREEN SPACE

4-5
INDUSTRIAL

3

WAKEN CO - C&C
SOUTHSIDE
INDUSTRIAL PARK



1-2

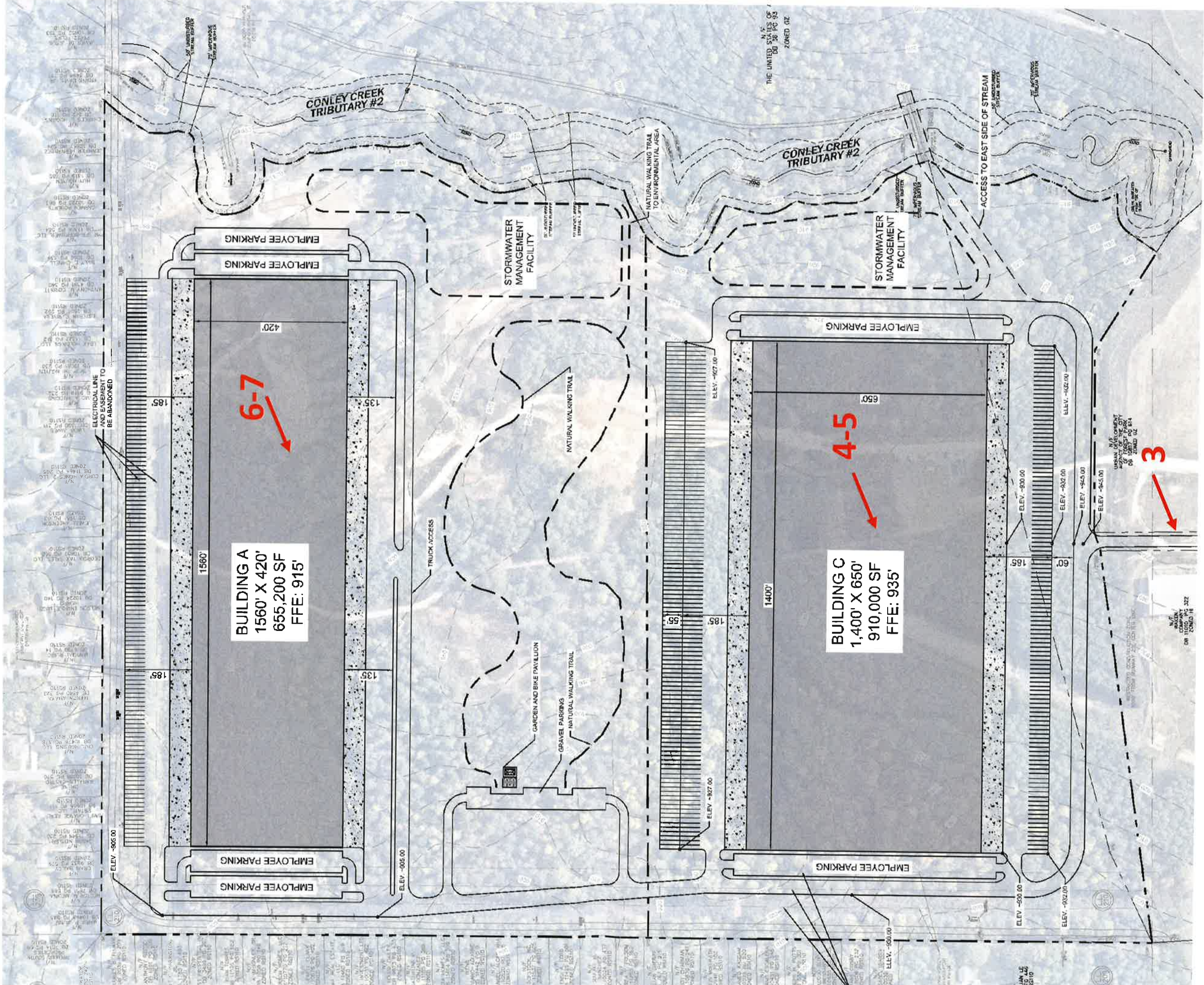
MIXED
USE

FOREST PARKWAY

FLANKERS METCAFE

TO I-675

ITOWN ATLANTA 12 MILES
SFIELD JACKSON ATLANTA
NATIONAL AIRPORT 4.5 MILES



BUILDING A
1560' X 420'
655,200 SF
FFE: 915'

BUILDING C
1,400' X 650'
910,000 SF
FFE: 935'

6-7

4-5

3

8

CONLEY CREEK TRIBUTARY #2

CONLEY CREEK TRIBUTARY #2

STORMWATER MANAGEMENT FACILITY

STORMWATER MANAGEMENT FACILITY

NATURAL WALKING TRAIL

NATURAL WALKING TRAIL

GARDEN AND BIKE PAVILION

GRAVEL PARKING

NATURAL WALKING TRAIL TO ENVIRONMENTAL AREA

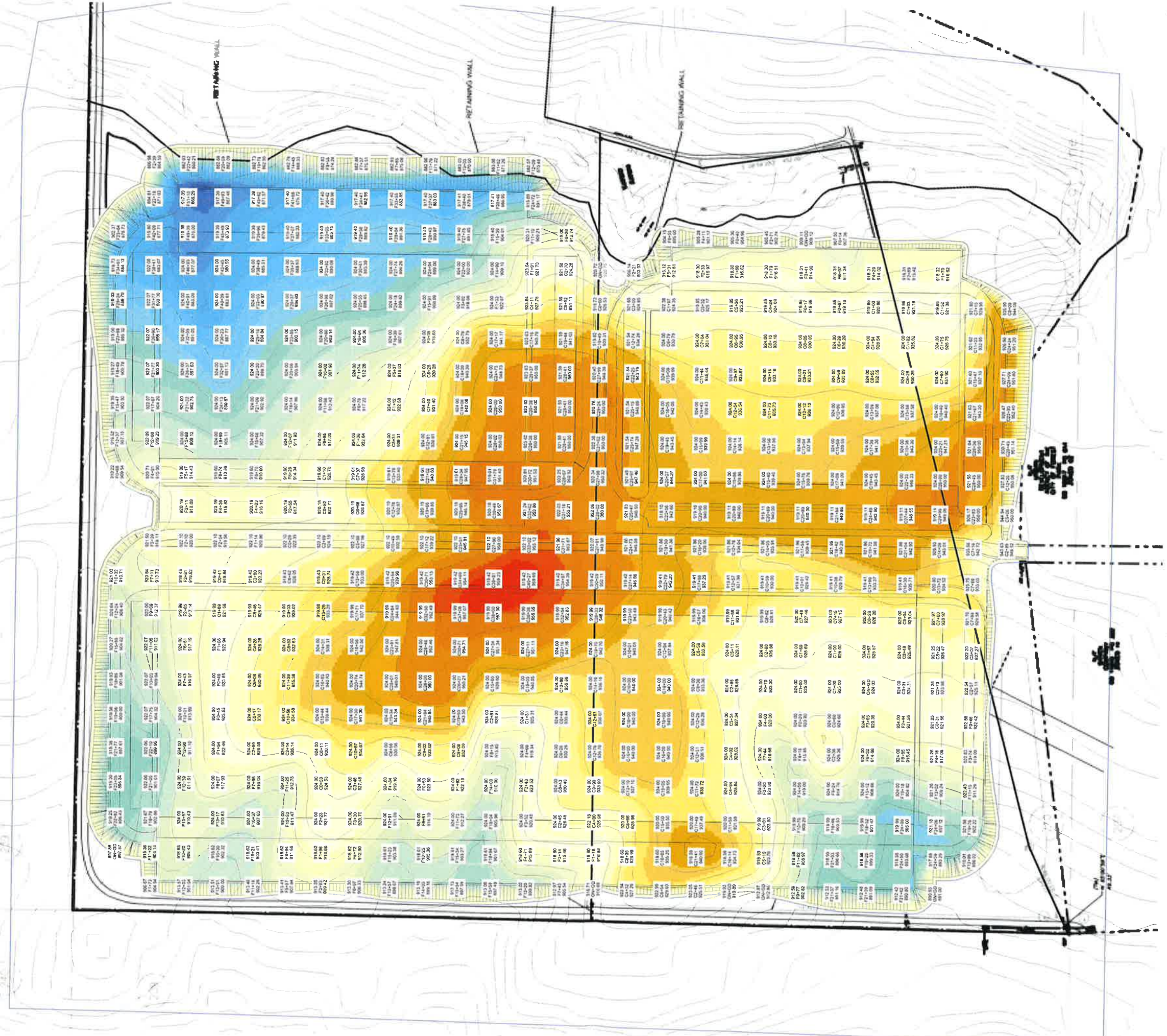
ACCESS TO EAST SIDE OF STREAM

ELECTRICAL LINE TO BE ABANDONED

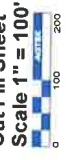
THE UNITED STATES OF AMERICA
DB 38 PC 95
ZONED OZ

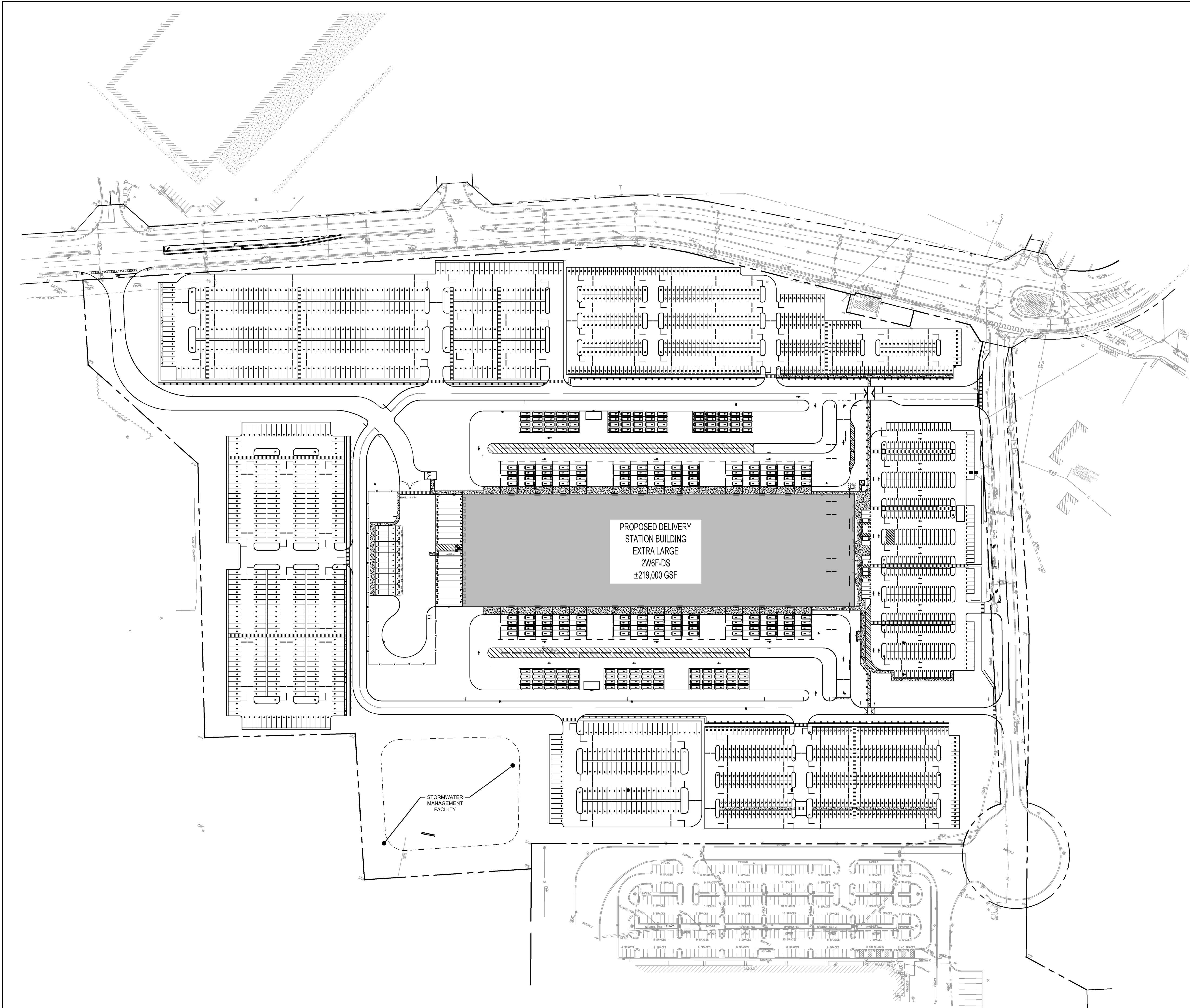
URBAN DEVELOPMENT
PROJECT CASE # 15-00001
DB 38 PC 95
ZONED OZ

URBAN DEVELOPMENT
PROJECT CASE # 15-00001
DB 38 PC 95
ZONED OZ



Gillem NW Landfill and Skeet
 Cut Fill Sheet
 Scale 1" = 100'





DEVELOPMENT SUMMARY:

SITE SUMMARY:

ZONING:	GZ - GILLEM ZONING DISTRICT
SITE AREA:	52.22 ACRES
IMPERVIOUS AREA:	37.50 ACRES (71.8%)
PERVIOUS AREA:	14.72 ACRES (28.2%)
TOTAL DISTURBED AREA:	52.92 ACRES

BUILDING SETBACK:	
MINIMUM FRONT YARD:	25 FT (MINOR STREET)
	55 FT (MAJOR STREET)
MINIMUM SIDE YARD:	0 FT
MINIMUM REAR YARD:	0 FT

PARKING SUMMARY TABLE

TRUCK YARD	REQUIREMENTS	PROPOSED	DELTA
LOADING DOCK SPACES	17	17	0
TRAILER PARKING SPACES	13	13	0
LOADING AND STAGING AREA	REQUIREMENTS	KH PLAN	DELTA
VAN LOADING SPACES	120	120	0
VAN STAGING SPACES	120	120	0
ASSOCIATE LOT	REQUIREMENTS	KH PLAN	DELTA
ASSOCIATE	252	261	+9
MANAGER/PICKUP	21	21	0
DSP MANAGER	47	47	0
CUSTOMER SPACES	3	3	0
VENDOR SPACES	1	1	0
ADA	8	8	0
TOTAL ASSOCIATE LOT SPACES	332	341	+9
VAN LOT	REQUIREMENTS	KH PLAN	DELTA
STANDARD VAN SPACES	777	741	-36
VAN MAINTENANCE SPACES	45	45	0
TOTAL VAN PARKING	822	786	-36
TOTAL VAN DRIVER PERSONAL PARKING	897	848	-49
TOTAL PARKING	2321	2245	-76

- SITE LAYOUT NOTES:**
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY VALENTINO & ASSOCIATES, INC. DATED 04/28/2020.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (770) 619-4284
WWW.KIMLEY-HORN.COM

ROBINSON WEEKS PARTNERS
3350 RIVERWOOD PARKWAY, SUITE 700
ATLANTA, GA 30339
PHONE: 678.435.5233

PREPARED FOR	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

FORT GILLEM BUILDING 800 BTS
FORT GILLEM - ANVIL BLOCK ROAD, CITY OF
FOREST PARK, GA 30294
LAND LOT 205, 206, 212, 3RD DISTRICT

REGISTERED PROFESSIONAL ENGINEER
BRIAN BRADLEY
No. 032966
STATE OF GEORGIA

GSWCC NO. (LEVEL II)	0000062135
DRAWN BY	KHA
DESIGNED BY	KHA
REVIEWED BY	BBW
DATE	06/19/2020
PROJECT NO.	013556003
TITLE	SITE PLAN
SHEET NUMBER	C2-00

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