



REGIONAL REVIEW NOTIFICATION

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

DATE: May 22 2009

ARC REVIEW CODE: V905221

TO: Chairman Sam Olens
ATTN TO: David Breaden, Cobb County
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

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

Name of Proposal: RC-09-01CC Red-D-Arc, Inc.

Review Type: Metro River

MRPA Code: RC-09-01CC

Description: An application for a Metropolitan River Protection Act Certificate for the construction of office and warehouse space. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

Land Lot: 503, 504 **District:** 18 **Section:** 2

Date Opened: May 22 2009

Deadline for Comments: Jun 1 2009

Earliest the Regional Review can be Completed: Jun 1 2009

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

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ATLANTA
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
COBB COUNTY
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
FULTON COUNTY
UPPER CHATTAHOOCHEE RIVERKEEPER

Attached is information concerning this review.

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2009-06-01 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: May 22 2009

ARC REVIEW CODE: V905221

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Cobb County

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Red-D-Arc Welders/Entals - Todd Lindstrom

Mailing Address: 685 Lee Industrial Blvd

City: Atlanta State: GA Zip: 30168

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770 819 1515 Fax: 678 824 0979

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): Duncan McNeel - McNeel Building Systems

Mailing Address: P.O. Box 3236

City: Marietta State: GA Zip: 30061

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770 428 0446 Fax: 770 425 6350

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: Red-D-Arc New office/Warehouse

Description of Proposed Use: Pre-fabricated warehouse w/ 8,819 S.F. of warehouse space + 2 story 6,997 S.F. of office space totaling 15,816 S.F.

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: LL 503 4504, 18th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA BEING 2.696 ACRES AS SHOWN ON LEGAL DESC.

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 7040

MAPLETON PARKWAY, 249.76' N.W. FROM INT. OF LEE IND. BLVD. & MAPLETON PKWY.

Size of Development (Use as Applicable):

Acres: Inside Corridor: 2.696 ACRES

Outside Corridor: 0

Total: 2.696 ACRES

Lots: Inside Corridor: N/A

Outside Corridor: _____

Total: _____

Units: Inside Corridor: N/A

Outside Corridor: _____

Total: _____

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: N/A

Outside Corridor: _____

Total: _____

Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): PROPERTY WAS RE-CLASSIFIED TO CATEGORY B, JUNE 28, 2007
(SEE ATTACHED)

How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system ☒ _____

Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B	2.696 Ac.	2.157 2.157 Ac.	1.618 1.618 Ac.	(80) ⁸⁰ 75 %	(60) ⁶⁰ 55 %
C		ALL CHANGES - SMS 8/21/09			(70) (45)
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:				N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
If "yes", indicate the 100-year floodplain elevation: _____

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No
If "yes", indicate the 500-year flood plain elevation: _____

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

- ☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- ☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- ☒ Written consent of all owners to this application. (Space provided on this form)
- ☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- ☒ Description of proposed use(s). (Space provided on this form)
- ☒ Existing vegetation plan.
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ☒ Approved erosion control plan.
- ☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☒ Documentation on adjustments, if any.

☒ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Todd Lindstrom TODD LINDSTROM
Red-D-Arc Inc
Todd Lindstrom 4-28-09
Signature(s) of Owner(s) of Record Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Duncan McNeel
McNeel Building Systems
DMc 4/28/09
Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of Cobb County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Daniel W. Brecken 5/15/09
Signature of Chief Executive Official or Official's Designee Date

RECORDED LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 503 & 504 of the 18th District, 2nd Section, Cobb County, Georgia, being more particularly described as follows:

BEGINNING at a Point on the southwesterly right-of-way line of Mableton Parkway (a 200 foot wide right-of-way), said Point being located 249.76 feet northwesterly, as measured along said right-of-way line, from the northwesterly right-of-way of Lee Industrial Boulevard; Run thence South 36 degrees 57 minutes 58 seconds West a distance of 210.54 feet to a 1/2" rebar found; Run thence South 52 degrees 56 minutes 55 seconds East a distance of 49.76 feet to a Point; Run thence South 37 degrees 13 minutes 28 seconds West a distance of 45.30 feet to a Point; Run thence North 75 degrees 07 minutes 37 seconds West a distance of 82.74 feet to a Point; Run thence South 18 degrees 05 minutes 41 seconds West a distance of 185.01 feet to a Point; Run thence South 00 degrees 45 minutes 39 seconds East a distance of 65.15 feet to a Point on the northerly right-of-way line of Six Flags Road (a 50 foot wide right-of-way); Run thence along said right-of-way line and along a curve to the right (said curve having a radius of 1137.00 feet, a chord bearing of North 65 degrees 30 minutes 10 seconds West, a chord length of 251.54 feet) a distance of 252.06 feet to a Point; Run thence North 29 degrees 02 minutes 41 seconds East a distance of 294.01 feet to a Point; Run thence South 39 degrees 05 minutes 37 seconds East a distance of 7.86 feet to a Point; Run thence North 37 degrees 08 minutes 44 seconds East a distance of 279.22 feet to a Point; Run thence South 52 degrees 52 minutes 11 seconds East a distance of 205.03 feet to the POINT OF BEGINNING.

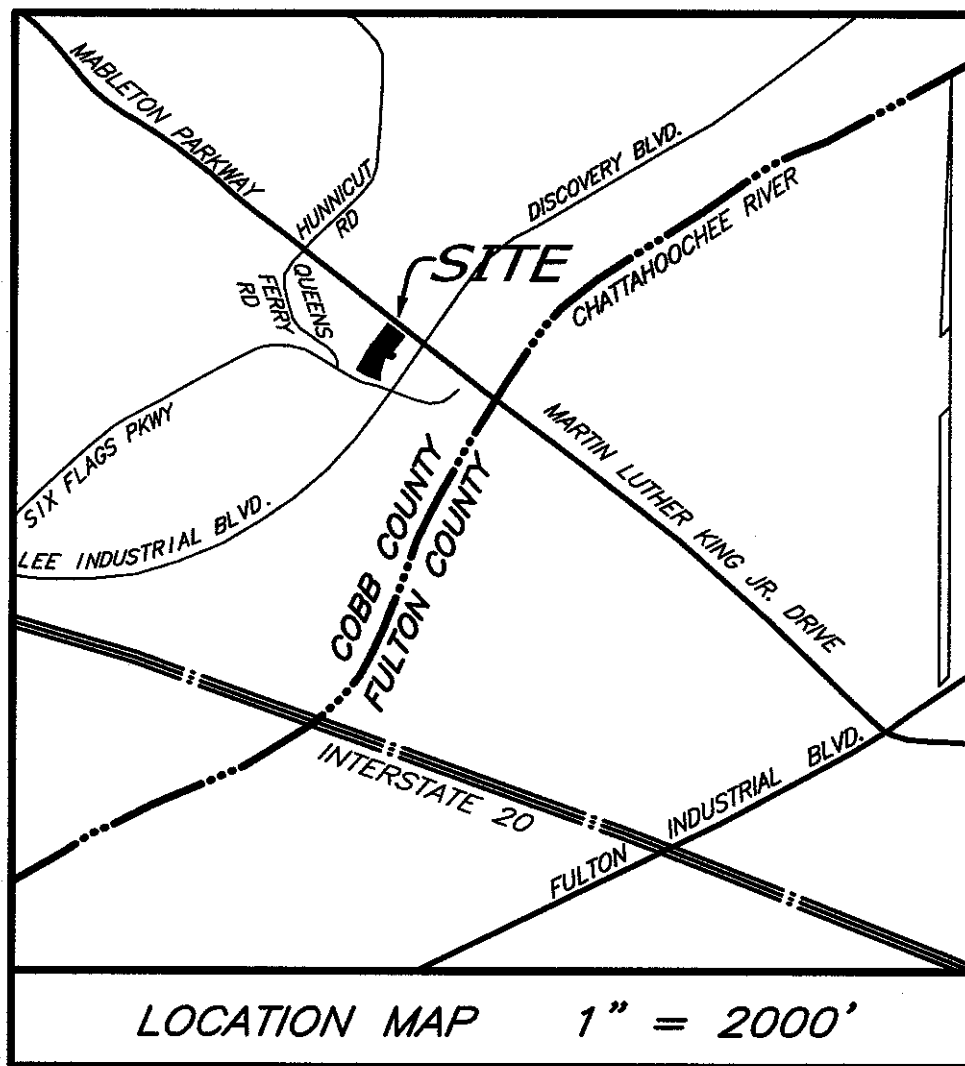
Said parcel contains 2.696 acres or 117,444 square feet more or less.

This description describes the same property as insured in Chicago Title Insurance Company File No. 080252CV bearing an effective date of April 10, 2008 at 5:00 P.M.

Utility Notes



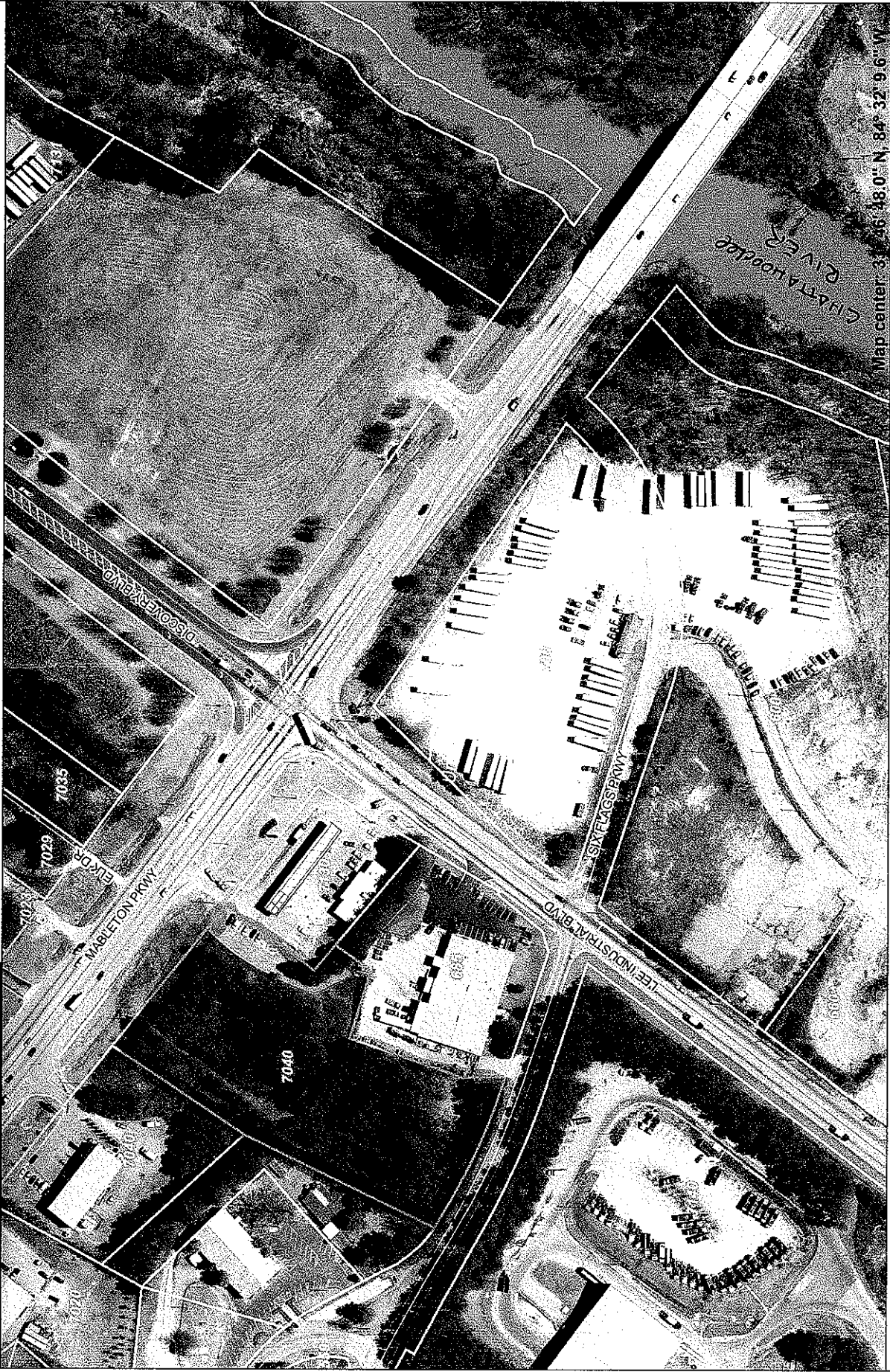
The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface around markings to





Cobb County Georgia
Online Mapping

Red-D-Arc



Map center: 33° 06' 48.0" N, 84° 32' 9.6" W

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Scale: 1:2,547

Mableton Parkway Reanalysis
Cobb County

June 18, 2007

<u>Vulnerability Factor</u>	<u>Factor Subgroup</u>	<u>Score</u>
Hydrology:		
Soils:	Interbasin	20
Slope:	Urban	0
	0-10%	3
Vegetation:	Barren	2
TOTAL:		25
CATEGORY:		B

Note: In the portion of the Corridor added in 1998, the B Category vulnerability scores range from 17 to 28, inclusive.