



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: Feb 3 2011

ARC REVIEW CODE: V110231

TO: Chairman Tim Lee
ATTN TO: David Breden, 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-11-01CB Riverview on the Chattahoochee Portion

Review Type: Metro River

MRPA Code: RC-11-01CB

Description: An application for a Metropolitan River Protection Act Certificate for 9.78 acres of the Riverview on the Chattahoochee development.

Preliminary Finding:

Submitting Local Government: Cobb County

Land Lot: 171,172,175,284 **District:** 18 **Section:**

Date Opened: Feb 3 2011

Deadline for Comments: Feb 13 2011

Earliest the Regional Review can be Completed: Feb 13 2011

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
COBB COUNTY
GEORGIA DEPARTMENT OF NATURAL RESOURCES

UPPER CHATTAHOOCHEE RIVERKEEPER
CITY OF SMYRNA

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 2011-02-13 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> .

Attached is information concerning this review.

**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): Riverview Industries L.P. - (Brandon Kessinger) or (Walter Brown)
Mailing Address: One Overton Park, 12th Floor / 3425 Cumberland Blvd.
City: Atlanta State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-805-1000 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Planners and Engineers Collaborative (Kenneth Wood)
Mailing Address: 350 Research Court
City: Norcross State: GA Zip: 30092
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-380-5969 Fax: 678-684-6240
Other Numbers: 678-684-6206
4. Proposed Land or Water Use:
Name of Development: Riverview on the Chattahoochee
Description of Proposed Use: Master plan mixed use sustainable Development, redevelopment of existing Industrial to live, work, play community.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 171, 172, 175, 284, 18th District Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Nichols Drive @ Riverview Road - Riverview Road @ Dickerson Drive
Size of Development (Use as Applicable):
Acres: Inside Corridor: 9.78 acres
Outside Corridor: 0.00
Total: 9.78 acres
Lots: Inside Corridor: N/A
Outside Corridor: N/A
Total: _____
Units: Inside Corridor: 175
Outside Corridor: 0
Total: 175
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

- A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? yes

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

Industrial Developed land - land Disturbance - grandfathered

- 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):

Ashton Woods - Oakdale Bluffs, Oakdale Estate Subdivision
\$Townhomes

7. How Will Sewage from this Development be Treated?

- A. Septic tank No

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 yes

8. 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.
A	<u>0.00</u>			(90) <u>0</u>	(75) <u>0</u>
B	<u>0.00</u>			(80) <u>0</u>	(60) <u>0</u>
C	<u>7.60</u>	<u>5.31</u>	<u>3.41</u>	(70) <u>69.87</u>	(45) <u>44.87</u>
D	<u>0.00</u>			(50) <u>0</u>	(30) <u>0</u>
E	<u>0.79</u>	<u>0.23</u>	<u>0.118</u>	(30) <u>29.11</u>	(15) <u>14.94</u>
F	<u>1.39 (Lake)</u>	<u>0.00</u>	<u>0.00</u>	(10) <u>0</u>	(2) <u>0</u>
Total:	<u>9.78 ac.</u>			N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? yes

If "yes", indicate the 100-year floodplain elevation: 768.0

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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? yes

If "yes", indicate the 500-year flood plain elevation: 770-771

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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.

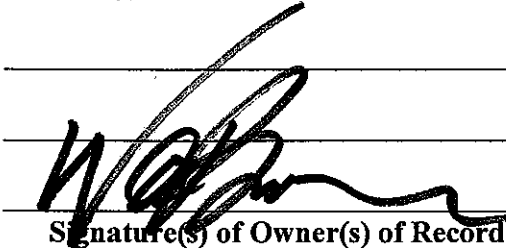
☐ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

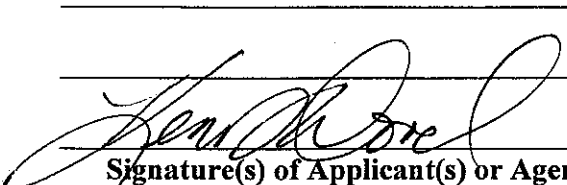
☐ Lot-by-lot and non-lot allocation tables.

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)


Signature(s) of Owner(s) of Record


12/28/10
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:


Signature(s) of Applicant(s) or Agent(s)

12/27/2010
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.


Signature of Chief Elected Official or Official's Designee

12-27-10
Date

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Feb 3 2011

ARC REVIEW CODE: V110231

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:
