



# REGIONAL REVIEW FINDING

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

DATE: April 1, 2014

ARC REVIEW CODE: R1403121

TO: Chairman Tim Lee  
ATTN TO: John Pederson, Zoning Division Manager  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Interstate North

**Submitting Local Government:** Cobb County

**Review Type:** Development of Regional Impact **Date Opened:** March 12, 2014 **Date Closed:** April 1, 2014

**Description:** The proposed Interstate North development is located in south Cobb County on Interstate West Parkway and will include 576,000 square feet of warehouse/distribution space.

**Comments:**

Regional Context:

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Interstate North development is within an area designated as Developing Suburbs and is also located within an Industrial/Logistics area.

The RDG states that Developing Suburbs are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development. These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed within these developing suburbs, but care should be taken not to spur unwanted growth.

The RDG states that Industrial and Logistics Areas represent the major intermodal freight facilities and major logistics centers of the region. As a strategic economic sector, the region should strive to protect these areas and ensure they are well served by the regional transportation network.

Comments:

The proposed development is located in an area that is rapidly changing and is becoming dominated by industrial and warehouse uses. It is important to promote compatible uses where possible, as well as identify and mitigate potential land use conflicts as the area continues to develop.

The property is in the Sweetwater Creek Water Supply Watershed, a large (greater than 100 square mile) watershed as defined by State of Georgia's Part 5 Environmental Planning Criteria for water supply watersheds. As withdrawals are drawn directly from the Sweetwater Creek and not from a reservoir, the

only Part 5 Water Supply Watershed criteria that apply in the Sweetwater Creek watershed are restrictions on the handling and storage of hazardous materials within 7 miles upstream of the intake. (East Point's Sparks Reservoir is located in the basin of a tributary to Sweetwater Creek and receives no direct flow from Sweetwater Creek or the rest of the Sweetwater watershed).

The submitted site plan shows an unnamed tributary to Sweetwater Creek on the project property. The site plans shows the 50-foot County buffer, but the headwaters of the stream are under the proposed building and parking area as shown on the plan. This stream is also subject to the State 25-foot Sedimentation and Erosion Control Buffer, which is not shown on the plan. No other streams are shown on the plans and the USGS coverage for the project area shows no blue line streams on the project site. Any other waters of the state on this property will also be subject to the State buffer requirements.

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC LAND USE PLANNING	ARC TRANSPORTATION PLANNING	ARC ENVIRONMENTAL PLANNING
ARC DATA RESEARCH	ARC AGING DIVISION	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY
COBB COUNTY	DOUGLAS COUNTY	CITY OF DOUGLASVILLE

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

**INTERSTATE NORTH DRI  
Cobb County  
Natural Resources Division Review Comments**

**March 7, 2014**

**Water Supply Watershed and Stream Buffer Protection**

The property is in the Sweetwater Creek Water Supply Watershed, a large (greater than 100 square mile) watershed as defined by State of Georgia's Part 5 Environmental Planning Criteria for water supply watersheds. As withdrawals are drawn directly from the Sweetwater Creek and not from a reservoir, the only Part 5 Water Supply Watershed criteria that apply in the Sweetwater Creek watershed are restrictions on the handling and storage of hazardous materials within 7 miles upstream of the intake. (East Point's Sparks Reservoir is located in the basin of a tributary to Sweetwater Creek and receives no direct flow from Sweetwater Creek or the rest of the Sweetwater watershed).

The submitted site plan shows an unnamed tributary to Sweetwater Creek on the project property. The site plans shows the 50-foot County buffer, but the headwaters of the stream are under the proposed building and parking area as shown on the plan. This stream is also subject to the State 25-foot Sedimentation and Erosion Control Buffer, which is not shown on the plan. No other streams are shown on the plans and the USGS coverage for the project area shows no blue line streams on the project site. Any other waters of the state on this property will also be subject to the State buffer requirements.

**Storm Water/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed project as presented on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. Actual pollutant loads will vary with the actual impervious area and percentage. The following tables summarize the results of the analysis:

**Estimated Pounds of Pollutants per Year**

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Heavy Industrial	42.26	61.27	812.99	5408.64	33592.73	70.14	8.87
TOTAL	42.26	61.27	812.99	5408.64	33592.73	70.14	8.87

Total Percent Impervious: 80%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.



## MEMORANDUM

**TO:** Jon Tuley, Land Use Division

**FROM:** Marshall Willis, Transportation Access and Mobility Division

**DATE:** March 11th, 2014

**SUBJECT:** **Transportation Division Review of DRI # 2393**  
Project: Interstate North Warehouse/Distribution  
County: Cobb  
Location: Interstate West Pkwy, near 6 Flags Rd & Thornton Road  
Analysis:  
Expedited ☒  
Non-Expedited ☐

**cc:** David Haynes  
TAMD

---

The following input is provided for the Infrastructure section of the DRI Report. The applicant proposes to construct a 576,000 square foot warehouse building/light industrial on 42.3 acres (33.2 acres of which are disturbed) in Cobb County. No rezoning is required. The site is south of I-20, east of Thornton Road, and fronts Interstate West Pkwy on the northwestern edge of the site, as well as Factory Shoals Rd to the east of the site. Due to limited trip generation (less than 1,000) this project qualifies under expedited review. Construction is proposed to begin the summer of 2014, lasting approximately 8 months.

## INFRASTRUCTURE

### Transportation

**How many site access points will be associated with the proposed development? What are their locations?**

Site access will be served via two locations. The connection to Interstate West Pkwy, on the northwest border of the property, serves as the primary access point and is expected to carry 90% of site ingress/egress. Secondary access will be provided on Factory Shoals Rd on the eastern border of the site and it expected to carry 10% of site ingress/egress with right in/right out and a deceleration lane.

**How much average daily traffic will be generated by the proposed project?**

The preliminary figures suggest approximately 968 daily trips. This number is broken out with a total truck volume of 370, and total personal vehicle trips of 598. Trip generation figures are taken from 9<sup>th</sup> edition of the *ITE Trip Generation* manual, using Land Use Code 152. Approximately 60% of personal vehicles and 75% of trucks are expected to travel north on Thornton Road from the site.

**List the transportation improvements that would affect or be affected by the proposed project.**

#### PLAN 2040 RTP (Long Range Projects)\*

ARC Number	Route and Description	Type of Improvement	Scheduled Construction Year
DO-295	The SR 6 corridor experiences heavy truck traffic (14%) throughout the day as it serves freight traffic between I-20 and the Whitaker Intermodal Terminal along Garrett Road. Project elements include: 1) overhead signage for navigation to I-20, 2) nearside signal heads on the right side of the intersection to improve visibility of signals, 3) modification of medians to extend left turn lanes at Bankhead Highway, Maxham Road, and Skyview Drive, which experience high truck volumes and queues extending beyond the turning lane limits causing congestion, 4) signal system communications upgrades to provide fiber optic interconnect from Bankhead Highway to Garrett Road, Ethernet cards for communication, and uninterrupted power supply systems to signal controllers, 5) CCTV Cameras at I-20, Maxham Road, and Bankhead Highway for traffic monitoring, and 6) truck rollover warning system at the intersection of SR 6 at Garrett Road, for freight traffic departing the Whitaker Intermodal Terminal. The need for this project was identified in the Connect 6 study, a corridor level study jointly funded by ARC, Douglas County, and Cobb County, and in the Douglas County Comprehensive Transportation Plan. The project is being funded under the Freight Operations and Safety Program, a regional program defined in PLAN 2040 to improve mobility and safety for freight operators and other roadway users along a defined regional truck route network (ASTRoMaP) and at rail crossings, as well as enhancing accessibility to, from and within industrial areas located along or near that network. SR 6 is included on the ASTRoMaP system network, as well as being designated a Regional Thoroughfare critical to general cross-regional mobility.	Roadway / Operations & Safety	2015
DO-299	This project will implement truck friendly lanes along SR 6 (Thornton Road). The project will begin at I-20 West in Douglas County and terminate at the SR 6 Spur (Garrett Road) in Cobb County.	Roadway / Operations & Safety	2020 - 2030

\*The ARC Board adopted the PLAN 2040 RTP and FY 2012-2017 TIP on July 27<sup>th</sup>, 2011.

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The site is not directly served by transit.

**What other issues should be considered during the traffic study or in general for the proposed development?**

The developer should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is located along or near the following:

- National Highway System: I-20
- National Highway System: SR 6 (Thornton Road)
- Regional Thoroughfare Network: SR 6 (Thornton Road)
- Regional Freight Network: SR 6 (Thornton Road)



# Department of Transportation

1890 County Services Parkway  
Marietta, Georgia 30008-4014  
Phone: 770-528-1600 Fax 770-528-1601

E-Mail: fred.bentley@cobbcounty.org

Review Date: 2-20 -14 Time: 9:00  
Project Name: Interstate W, Lot M CONCEPT  
Street Name: Interstate West  
Developer: Realticorp

LDP Number: SPR-2014-00054  
Zoning Case:  
Land Lot/District: 680/18  
Engineer: Urban

The following comments are based on office review of plans:

- 1) Any drive, access, sidewalk/shoulder **Cross-Slope, in the R/W**, is to match the Std 1/4" per LF (2%, Per ADA). Show and add note
- 2) Note on plans any zoning or variance case numbers, type, date of approval, and all conditions. Include requirements on plans.
- 3) Factory Shoals is classified as a Major Collector in the adopted Cobb County Major Thoroughfare Plan which specifies a minimum R/W width of 40' from the street centerline. Also provide legal description and plat. Corporate seal must be affixed to all documents. R/W to be 10' from BOC min.
- 4) Curb, gutter and sidewalk the entire property frontage. Show dimension 12' lane width. Provide handicap ramps (12:1 slope) at all intersections, driveways, and curb encroachment locations. Show on plans and include detail.
- 5) Provide typical cross section (Detail 401A), of road improvements and pavement specifications for areas in the RW. Roadway signing and marking plans are required. All striping to be thermoplastic. ADD NOTE TO PLANS.
- 6) Show/state driveway radius as 30' min. Show proper widths of all driveways: Two-way access (24' minimum, 30'maximum). One-way access (14' minimum, 18'maximum), as measured from face of curb to face of curb. Provide 20' separation from property line.
- 7) Minimum Intersection Sight Distance (ISD) requirements must be satisfied in each direction of any proposed access, driveway, or intersection. Provide plan view per Std. Detail #401B. Provide ISD profiles for conditions at the actual line if sight.
- 8) Plans are not eligible for "One-Stop" plan approval.

It shall be the responsibility of the developer/engineer to research and incorporate any and all stipulations and/or covenants made in the zoning process. Failure to do so shall result in termination of this department's approval. PLANS MAY BE APPROVED VIA "ONESTOP," IF ELIGIBLE. IF NOT, PLEASE SCHEDULE AN APPOINTMENT AT 770-528-1666, Development Review Section.



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)



## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

**Instructions:** The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Interstate North** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Per the Georgia Department of Transportation Office of Planning's review, the Interstate North DRI does not appear to affect any GDOT projects currently programmed in the immediate area, other than those already mentioned in the DRI report.

Individual Completing Form:  
Julia Billings

Local Government:  
GDOT

Department:  
Office of Planning

Telephone: (     )  
404-631-1774

Signature:

*Julia Billings*

Date:

*3-19-14*

***Please return this form to:***

Jon Tuley, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3307 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

***Return Date: March 27, 2014***



## Jonathan Tuley

---

**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Monday, March 17, 2014 1:05 PM  
**To:** Jonathan Tuley  
**Cc:** Comer, Carol; Cobb, Nancy C.; Sands, Carla; douglas.barrett@fultoncountyga.gov  
**Subject:** FW: DRI Review Notification - Interstate North - DRI #2393  
**Attachments:** Preliminary Report - Interstate North (DRI 2393).pdf

Jon,

The proposed Interstate North development consisting of a single story warehouse sits approximately 3.5 miles south west of the Fulton County Airport – Brown Field (FTY). It appears to be inside the approach area to Runway 8, but outside the Runway Protection Zone, as well as compatible land use areas. Any construction within this area should be below 65' AGL in order to not impact the airport's instrument procedures, additionally the Federal Aviation Administration (FAA), in accordance with Part 77.9, requests that a Form 7460-1 be filed with their office. That may be done online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA must be in receipt of the notification, no later than 45 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airport and advise the proponent if any action is necessary. Any construction cranes utilized within this area will also require a separate 7460-1 filed for each one as well.

I have copied Mr. Doug Barrett with Fulton County Airport – Brown Field on this email.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood** | Airport Safety Data Program Manager  
Georgia Department of Transportation - Aviation Programs  
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308  
T: 404-631-1343 | F: 404-631-1414 | M: 404-660-3394 | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

View our website at <http://www.dot.ga.gov/aviation>

---

**From:** Jonathan Tuley [<mailto:JTuley@atlantaregional.com>]  
**Sent:** Wednesday, March 12, 2014 4:34 PM  
**To:** [jud.turner@gaepd.org](mailto:jud.turner@gaepd.org); Fowler, Matthew; VanDyke, Cindy; Ware, Alan; Hood, Alan C.; Lobdell, Mike; 'Floyd, Greg'; 'Jon West'; [lbeall@grta.org](mailto:lbeall@grta.org); [rhulsey@co.douglas.ga.us](mailto:rhulsey@co.douglas.ga.us); [wrightm@ci.douglasville.ga.us](mailto:wrightm@ci.douglasville.ga.us); 'Ellington, Morgan'; Parker, Randy; [dwintermeyer@urbanengineers.net](mailto:dwintermeyer@urbanengineers.net)  
**Cc:** Community Development; Jim Santo; Marshall Willis; Jim Skinner; Sammie Carson; Carolyn Rader  
**Subject:** DRI Review Notification - Interstate North - DRI #2393

### Development of Regional Impact Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun the Development of Regional Impact (DRI) review for **Interstate North (DRI #2393)**. The proposed Interstate North development will be located in south Cobb County on Interstate West Parkway and will include 576,000 square feet of warehouse/distribution space.

We request that you or a member of your staff review the attached preliminary report and provide comments to ARC by **Thursday, March 27, 2014**.

Review opened on: March 12, 2014

**Comments Due:** March 27, 2014

Review will close on: April 1, 2014

For more information regarding the DRI processes, information needed for the review or other DRI's reviewed by ARC, please see the [DRI website](#).

Please let me know if you have any questions about the review.

Jon Tuley, AICP

Principal Planner

**Atlanta Regional Commission**  
**regional impact + local relevance**

40 Courtland Street, NE

Atlanta, Georgia 30303-2538

P | 404.463.3307

F | 404.463.3254

[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

[atlantaregional.com](http://atlantaregional.com)

---

**Connect with ARC**

Like us on [Facebook](#) »

Follow us on [Twitter](#) »

ARC Land Matters [Blog](#) »

Get connected on [LinkedIn](#) »

---

CONFIDENTIALITY NOTICE: This e-mail and any attachments are intended solely for the use of the named recipient or recipients. Any dissemination of this e-mail by anyone other than an intended recipient is strictly prohibited. If you are not a named recipient, you are prohibited from any further viewing of the e-mail or any attachments or from making any use of the e-mail or attachments. If you believe you have received this e-mail in error, notify the sender immediately and permanently delete the e-mail and any attachments, and all copies.

---

The Georgia DOT spent approximately \$15 million in 2013-2014 for 135 fast-tracked projects under the Quick Response program to reduce traffic congestion and improve operations across Georgia. Quick Response projects are typically under \$200,000 on the state route system and funded from state motor fuel tax. Visit us at <http://www.dot.ga.gov/winterweather> ; or follow us on <http://www.facebook.com/GeorgiaDOT> and <http://twitter.com/gadepthoftrans>



**Stantec**

3160 Main Street, Suite 100  
Duluth GA 30096  
Tel: (770) 813-0882  
Fax: (770) 813-0688

March 4, 2014

Laura F. Beall, AICP  
Division Director, Land Use  
Georgia Regional Transportation Authority  
245 Peachtree Center Ave., NE Suite 400  
Atlanta, Georgia 30303-1223  
Direct: 404-463-3068  
Facsimile: 770-344-5251  
Email: [LBeall@GRTA.org](mailto:LBeall@GRTA.org)

Dear Laura,

**Reference: Expedited DRI Review Request for Interstate North, Cobb County, GA**

I am requesting an Expedited Review for the Interstate North Development of Regional Impact (DRI) to be located in southern Cobb County on behalf of IDI (770-866-1117 [GMinor@idi.com](mailto:GMinor@idi.com)) and Cobb County (770-528-2035 [john.pederson@cobbcounty.org](mailto:john.pederson@cobbcounty.org)),. The 37-acre site is located on the south side of the Interstate West Parkway and northwest of Factory Shoals Road Stalwart Drive, east of SR 6, Thornton Road, and south of I-20. The development is to consist of a 576,000 square foot single-story warehouse distribution center with driveway accesses on both roadways, although the majority of the new trips are expected on Interstate West Parkway. Most of the other land uses in the vicinity are warehousing/distribution uses.

Based on the *ITE Trip Generation Manual*, 9<sup>th</sup> Edition, 2012 data for Land Use Code 152, the site when entirely built-out will generate 968 vehicular trips daily, of which 370 will be trucks. Approximately 55 new morning and 94 new evening peak hour of the adjacent street vehicular trips entering and exiting the site will be generated (69% AM entering and PM exiting, approximately 24-30% trucks.) The proposed land use is appropriate to the ARC UGPM and RDG and the local jurisdiction supports regionally adopted policies with appropriate development codes and standards.

Based on this, the Article 3, Section 3-102 subsection B-1 of the Procedures and Principles for GRTA DRI Review subsection B-1 criteria for an Expedited Review indicating total gross daily trips less than 1,000 is met for this project.

Please advise me if any additional information is required to justify an Expedited Review of this DRI.

Regards,

**Stantec Consulting Services Inc.**

Randall Parker, PE PTOE PTP AICP  
Phone: 678-689-2369  
[randy.parker@stantec.com](mailto:randy.parker@stantec.com)

Attachment: Site Plan

rep c:\users\rparker\documents\expedited grta dri review request.docx

# Trip Generation

## ITE Trip Generation, 9th Edition (2012)

**Project** Interstate North **Project Number** \_\_\_\_\_  
**Client** IDI  
**Site** Interstate West Pkwy, Cobb County, GA **1000 Square Feet** **576**  
**Land Use** High-Cube Warehouse **ITE Code** 152

### Weekdays

Trips = 1.68(#units)

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
968	50%	50%	484	484

### AM Peak Hour: Weekdays (peak hour of adjacent street)

Trips = 0.14(#units) - 25.62  
Trips = 0.11(#units)

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
55	69%	31%	38	17
63			43	20

### PM Peak Hour: Weekdays (peak hour of adjacent street)

Trips = 0.13(#units) - 3.73  
Trips = 0.12(#units)

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
71	31%	69%	22	49
69			21	48

# Trip Generation

## ITE Trip Generation, 9th Edition (2012)

**Project** Interstate North **Project Number** \_\_\_\_\_  
**Client** IDI  
**Site** Interstate West Pkwy, Cobb County, GA **1000 Square Feet** **576**  
**Land Use** High-Cube Warehouse **ITE Code** 152

### Weekdays

Personal Vehicles=1.68(#units)-trucks  
 Trucks = 0.64 (#units)

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
598	50%	50%	299	299
370			185	185

### AM Peak Hour: Weekdays (peak hour of adjacent street)

Personal Vehicles=0.14(#units)-25.62-trucks  
 Trucks = 0.03 (#units)

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
38	69%	31%	26	12
17			12	5

### PM Peak Hour: Weekdays (peak hour of adjacent street)

Personal Vehicles=0.13(#units)-3.73-trucks  
 Trucks = 0.04 (#units)

Trips				
Total Number	Percent		Number	
	In	Out	In	Out
71	31%	69%	22	49
23			7	16

# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2393**

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Cobb
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
E-mail:	john.pederson@cobbcounty.org

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project:	Interstate North
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	District 18; Land Lots 680, 681
Brief Description of Project:	576,000 sf warehouse/distribution facility.

#### Development Type:

- |                                                            |                                                             |                                                       |
|------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input checked="" type="radio"/> Wholesale & Distribution  | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |                                                       |

If other development type, describe:

# DRI Initial Information Form

Project Size (# of units, floor area, etc.):	576,000 sf
Developer:	IDI, LLC
Mailing Address:	3550 Engineering Drive, Suite 100
Address 2:	
	City:Norcross State: GA Zip:30092
Telephone:	770-866-1117
Email:	gminor@idi.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Realticorp Thorton, LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: July 2015 Overall project: July 2015
<a href="#">Back to Top</a>	

# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2393**

## 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:	Cobb
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
Email:	john.pederson@cobbcounty.org

### Project Information

Name of Proposed Project:	Interstate North
DRI ID Number:	2393
Developer/Applicant:	IDI, LLC
Telephone:	770-866-1117
Email(s):	gminor@idi.com

### 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.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
-----------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
---------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

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

### Economic Development

Estimated Value at Build-Out:	\$13,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$140,000
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

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

### Water Supply



# DRI Additional Information Form

Name of water supply provider for this site:	Cobb County Water System
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.01 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Cobb County Water System
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.01 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Land Transportation</b>	
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.)	71 peak hour trips (PM-in and out); 968 trips per day (in and out).
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	35 tons
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	62%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: There will be a detention pond on site.

### Environmental Quality

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

1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

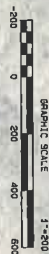
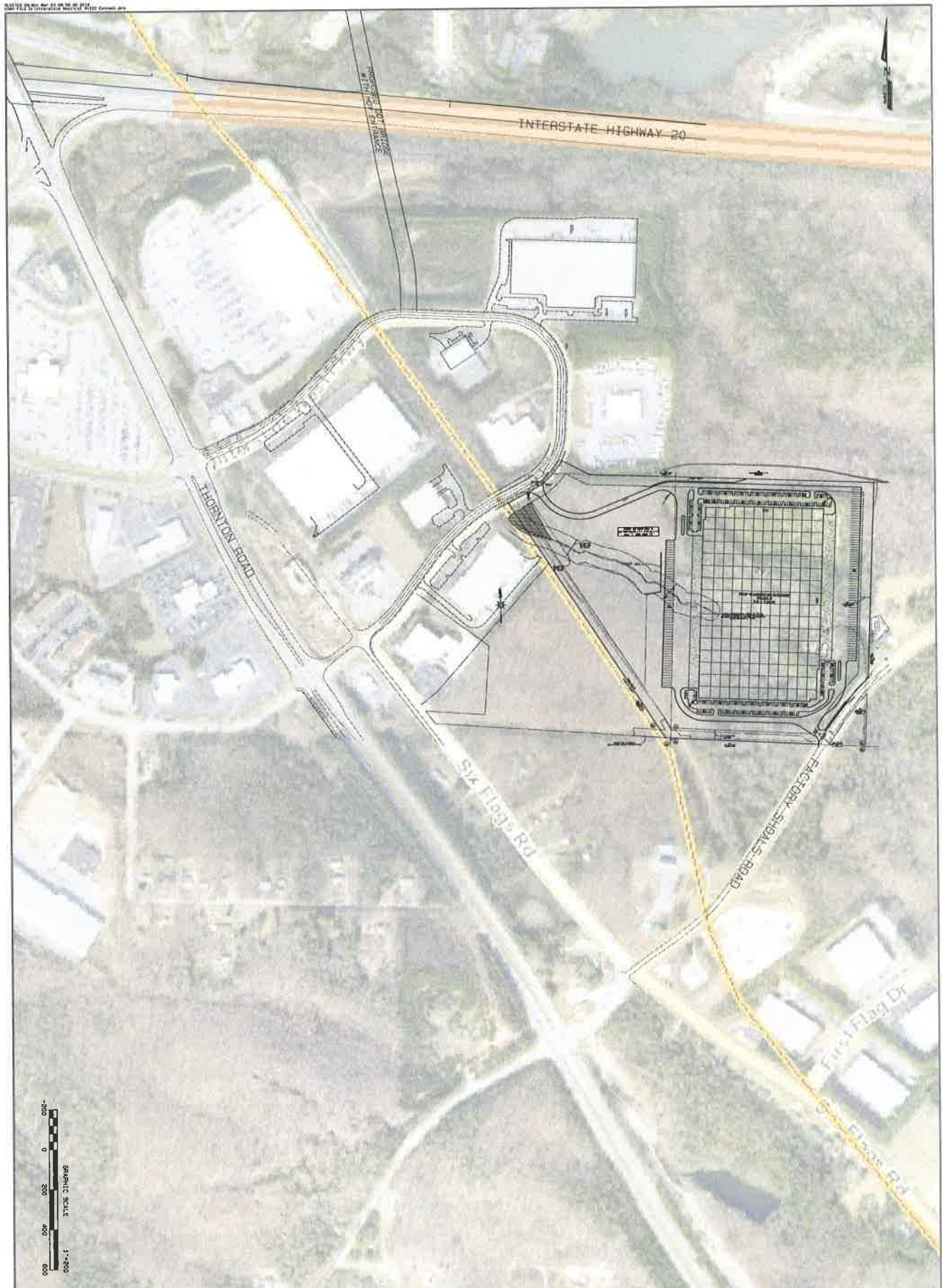
If you answered yes to any question above, describe how the identified resource(s) may be affected:  
Wetlands and stream buffers will be covered under NWP 39.

[Back to Top](#)

[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#)

[Site Map](#) | [Statements](#) | [Contact](#)

Copyright © 2010 The Georgia Department of Community Affairs. All Rights Reserved.



C-2

PROJECT NO.	21206-1
LAND LOT(S)	680 & 681
DISTRICT	18th, 2nd SEC.
COUNTY	COB
SCALE	1" = 200'
DATE	02/28/14

OVERALL SITE PLAN  
WITH AERIAL

**INTERSTATE NORTH  
IDI, LLC**

REVISIONS	
DATE	DESCRIPTION



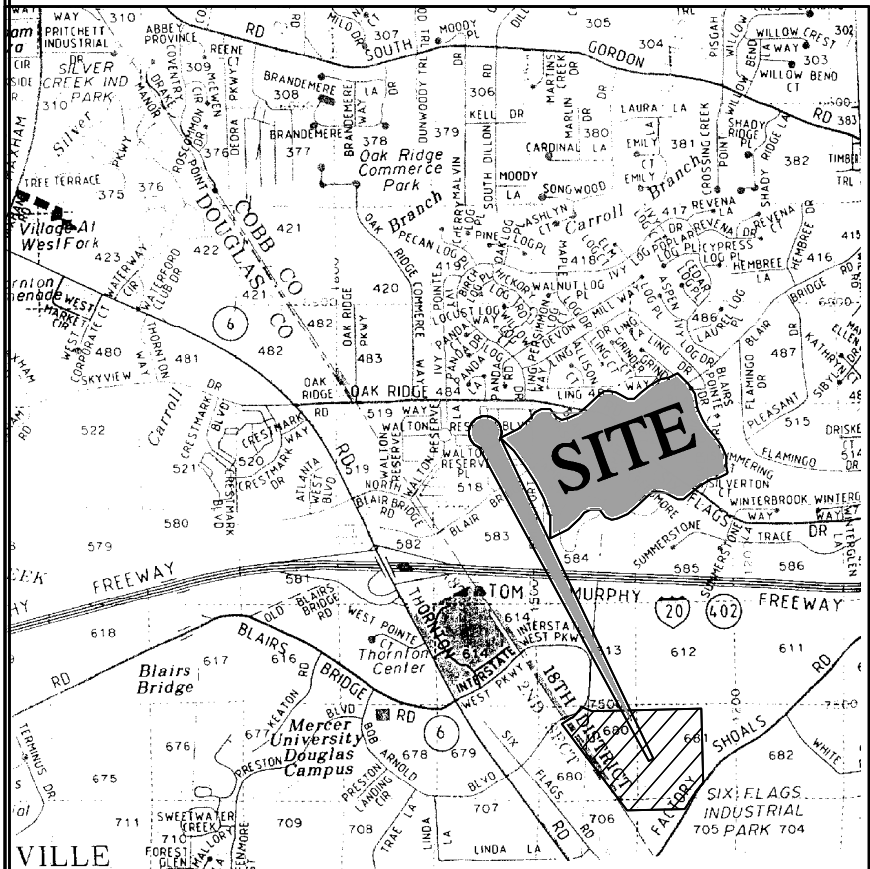
**Urban Engineers, Inc.**

1904 MONROE DRIVE, N.E., SUITE 160  
ATLANTA, GEORGIA 30324

PHONE: (404) 878-5874 / FAX: (404) 878-5877



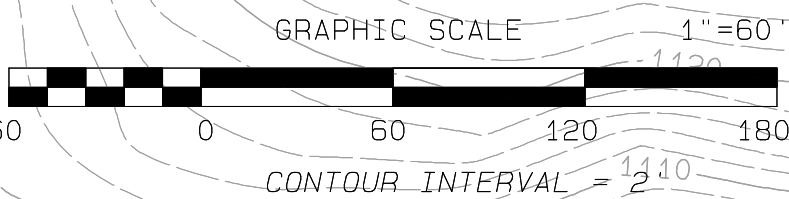
PLOTTED ON: Mon, Mar 03, 09:42:28 2014  
 COMP FILE: \\E:\Projects\INTERSTATE WEST\I101 Concept.dwg



LOCATION MAP

PROJECT DATA:  
 1) DRI NUMBER: TBD  
 2) SITE AREA = 42.255 ACRES  
 DISTURBED AREA = 33.2 ACRES  
 3) FAR: 0.31  
 4) PARKING  
 REQ: 576,000 SF @ 1/12000 SF = 288  
 PROPOSED:  
 REGULAR: 282  
 HC: 6  
 TOTAL: 288  
 5) ROADWAY INFO:  
 INTERSTATE WEST  
 2 THROUGH-LANES  
 1 CENTER LEFT TURN LANE  
 FACTORY SHOALS  
 2 THROUGH-LANES  
 1 PROP DECELERATION LANE  
 6) NO DEDICATED OPEN SPACE IS PROPOSED

DEVELOPER  
 IDI, LLC  
 3550 ENGINEERING DR  
 SUITE 100  
 NORCROSS, GA 30092  
 CONTACT: GARY MINOR



POWERLINE EASEMENT  
 OGLETHORPE POWER CORPORATION

PROP W1  
 TOP EL = 1105.00  
 WEIR EL = 1104.00  
 INV IN = 1088.65  
 INV OUT = 1088.15

PROP DETENTION &  
 WATER QUALITY FACILITY  
 VOL = 420,000 CF

PROP WAREHOUSE BUILDING  
 576,000 sf  
 F.F. = 1108.00

BEGIN JURISDICTIONAL WATERS OF THE US  
 UN-NAMED TRIBUTARY OF SWEETWATER CREEK  
 (DELINEATION STUDY BY CONTOUR ENVIRONMENTAL  
 DATED NOVEMBER 4, 2013)

Urban Engineers, Inc.

1904 MONROE DRIVE, N.E., SUITE 150  
 ATLANTA, GEORGIA 30324

PHONE:(404) 873-5874 / FAX:(404) 873-5877



REVISIONS

DATE	DESCRIPTION

CONCEPT PLAN

INTERSTATE NORTH  
 IDI, LLC

PROJECT No. 21206-1

LAND LOT(S): 580 & 581  
 DISTRICT: 18th, 2nd SEC.

COUNTY: Cobb

SCALE: 1" = 60'

DATE: 02/28/14

DRAWING No.:

C-1