



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 28, 2014

ARC REVIEW CODE: V1405281

TO: Chairman Tim Lee, Cobb County
ATTN TO: David Breaden, Senior Engineer, Cobb County Water System
FROM: Douglas R. Hooker, Executive Director, ARC

Electronic signature
Original ink signature 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-14-02CC Alexan City View

Review Type: Metro River

MRPA Code: RC-14-02CC

Description: An application for a Metropolitan River Protection Act Certificate for the construction of multi-family residential development with a parking garage. This review combines two properties that were previously reviewed: Riverwood Office Park and Roadway (ARC Review Number RC-86-03CC) and City View Mixed Use Development (ARC Review Number RC-98-06CC).

Preliminary Finding: ARC staff has begun the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Cobb County

Land Lots: 997, 1015, 1016 **District:** 17 **Section:** 2

Date Opened: May 28, 2014

Deadline for Comments: June 7, 2014

Earliest the Regional Review Can Be Completed: June 7, 2014

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING
CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. If ARC staff does not receive comments from you by June 7, 2014, we will assume that your agency has no additional comments, and we will close the review. Comments by e-mail are strongly encouraged.

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

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): Larry Kelly - Pope and Land Enterprises, Inc.
Mailing Address: 3225 Cumberland Blvd, Suite 400
City: Atlanta State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-980-0808 Fax: 770-984-8630
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Leonard Wood - Trammell Crow Residential
Mailing Address: 3715 Northside Pkwy Suite 4-450
City: Atlanta State: GA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-290-7749 Fax: _____
Other Numbers: 678-256-3178
4. Proposed Land or Water Use:
Name of Development: Alexan City View
Description of Proposed Use: A proposed ~~multi-family~~ multi-family development with parking garage.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 1015, 1016 and 997
17th District, Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
3330 Cumberland Blvd, SE, Atlanta, Ga. 30339
Size of Development (Use as Applicable):
Acres: Inside Corridor: 4.99 acres
Outside Corridor: 6.28 acres
Total: 11.27 acres
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

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6. 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: N/A

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): RIVERWOOD OFFICE PARK & ROADWAY (RC-86-03CC)
CITYVIEW MIXED USE DEVELOPMENT (RC-98-06CC)

7. 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 ✓ (COBB COUNTY)

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.
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A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

C 47,312 SF 36,418 SF* 24,700** (70) 76.9* (45) 52.2%**

D 45,047 SF 27,576 SF* 5,000** (50) 61.2* (30) 11.1%**

E 124,875 SF 31,894 SF* 5,000 (30) 25.5* (15) 4.0%

F _____ (10) _____ (2) _____

Total: _____ N/A N/A

* INCLUDES A TRANSFER OF 2200 SF FROM E TO C AT 1 TO 1.5 (2200 X 1.5 = 3300) AND A TRANSFER OF 3368 SF FROM E TO D AT 1 TO 1.5 (3368 X 1.5 = 5052), BOTH LAND DISTURBANCE, AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

** INCLUDES A TRANSFER OF 3410 SF FROM D TO C AT 1 TO 1 AS PER PART 2.A.3.C.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN

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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.

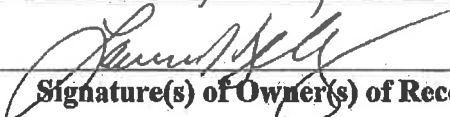
☒ Land-disturbance plan.

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)

Pope + Land Enterprises, Inc.
Larry Kelly
 5-8-14
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:

Trammell Crow Residential
Leonard Wood
 5/9/14
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.

 5.15.14
Signature of Chief Elected Official or Official's Designee Date

5/28/14

Re: Alexan City View MRPA Review

NOTE TO FILE:

- The review combines two properties that were previously reviewed: Riverwood Office Park and Roadway (ARC Review Number RC-86-03CC) and City View Mixed Use Development (ARC Review Number RC-98-06CC).
- The current proposed project is primarily outside the Corridor with an access drive in the Corridor itself.
- Most of the allocations are to account for existing land disturbance and impervious surface, including grading easements for the construction of Cumberland Boulevard and the widening of Cobb Parkway.
- None of the property is riverfront and none is a floodplain.

James M. Santo
Principal Planner

LEGAL DESCRIPTION PARCEL A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 977 of the 17th District, 2nd Section, Cobb County Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence at a point at the intersection of the northeasterly right-of-way line of Stillhouse Road (50' R/W) and the southeasterly right-of-way line of River Oaks Drive (50' R/W), run thence following the northeasterly right-of-way line of Stillhouse Road South 41 degrees 17 minutes 04 seconds East a distance of 102.52 feet to an iron pin set; thence South 51 degrees 53 minutes 51 seconds East a distance of 197.15 feet to an iron pin set; thence 177.36 feet along the arc of a curve to the right, said curve having a radius of 109.93 feet and a chord bearing and distance of South 01 degrees 17 minutes 26 seconds East 158.74 feet to an iron pin set; thence South 40 degrees 15 minutes 00 seconds West a distance of 31.78 feet to an iron pin found (1-1/4" OT Pipe); thence leaving said right-of-way line and running South 88 degrees 54 minutes 49 seconds East a distance of 328.91 feet to an iron pin found (1" OT Pipe); thence South 67 degrees 25 minutes 47 seconds East a distance of 82.19 feet to a point and the **TRUE POINT OF BEGINNING**, from the True Point of Beginning as thus established, run thence North 22 degrees 34 minutes 13 seconds East a distance of 169.79 feet to a point; thence North 50 degrees 02 minutes 10 seconds East a distance of 200.74 feet to a point; thence North 39 degrees 57 minutes 50 seconds West a distance of 51.49 feet to a point; thence North 39 degrees 57 minutes 50 seconds West a distance of 123.00 feet to a point; thence North 50 degrees 02 minutes 10 seconds East a distance of 201.65 feet to a point; thence 20.51 feet along an arc of a curve to the left, said curve having a radius of 40.00 feet and a chord bearing and distance of North 24 degrees 39 minutes 01 seconds West 20.28 feet to a point; thence 70.43 feet along an arc of a curve to the right, said curve having a radius of 180.72 feet and a chord bearing and distance of North 28 degrees 09 minutes 33 seconds West 69.98 feet to a point; thence 71.99 feet along an arc of a curve to the right, said curve having a radius of 180.72 feet and a chord bearing and distance of North 05 degrees 36 minutes 31 seconds West 71.53 feet to a point; thence North 07 degrees 25 minutes 53 seconds East a distance of 145.70 feet to a point; thence North 24 degrees 09 minutes 36 seconds East a distance of 25.67 feet to a point on the southerly right-of-way line of Cumberland Boulevard (Variable R/W); thence along said right-of-way line South 87 degrees 24 minutes 22 seconds East a distance of 56.37 feet to a point; thence leaving said right-of-way line South 16 degrees 31 minutes 19 seconds West a distance of 55.81 feet to a point; thence South 07 degrees 18 minutes 06 seconds West a distance of 159.33 feet to a point; thence 82.08 feet along an arc of a curve to the left, said curve having a radius of 99.50 feet and a chord bearing and distance of South 16 degrees 19 minutes 52 seconds East 79.77 feet to a point; thence South 39 degrees 57 minutes 50 seconds East a distance of 90.54 feet to a point; thence North 60 degrees 49 minutes 55 seconds East a distance of 103.74 feet to a point; thence South 63 degrees 00 minutes 58 seconds East a distance of 172.07 feet to a point on the Land Lot Line common to Land Lots 977 & 1016; thence along said Land Lot Line South 04 degrees 53 minutes 15 seconds West a distance of 128.82 feet to an iron pin found (Blade); thence leaving said Land Lot Line South 33 degrees 30 minutes 56 seconds West a distance of 350.55 feet to an iron pin found; thence South 33 degrees 14 minutes 03 seconds West a distance of 205.79 feet to an iron pin found (1-1/2" OT Pipe); thence North 67 degrees 25 minutes 47 seconds West a distance of 292.13 feet to a point and the True Point of Beginning.

Said tract containing 5.427 acres of land.

LEGAL DESCRIPTION PARCEL B

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 977 & 1016 of the 17th District, 2nd Section, Cobb County Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from a point at the intersection of the northeasterly right-of-way line of Stillhouse Road (50' R/W) and the southeasterly right-of-way line of River Oaks Drive (50' R/W), run thence following the southeasterly right-of-way line of River Oaks Drive North 30 degrees 03 minutes 53 seconds East a distance of 86.70 feet to an iron pin found (Disturbed); thence 85.34 feet along the arc of a curve to the left, said curve having a radius of 248.13 feet and a chord bearing and distance of North 19 degrees 41 minutes 18 seconds East 84.92 feet to an iron pin found; thence North 11 degrees 15 minutes 33 seconds East a distance of 84.57 feet to an iron pin found; thence leaving said right-of-way line of River Oaks Drive and running South 70 degrees 49 minutes 34 seconds East a distance of 544.43 feet to an iron pin found; thence North 81 degrees 18 minutes 13 seconds East a distance of 81.88 feet to a point; thence South 24 degrees 09 minutes 36 seconds West a distance of 22.23 feet to a point; thence South 39 degrees 57 minutes 50 seconds East a distance of 66.79 feet to a point; thence North 50 degrees 02 minutes 10 seconds East a distance of 201.65 feet to a point; thence 20.51 feet along an arc of a curve to the left, said curve having a radius of 40.00 feet and a chord bearing and distance of North 24 degrees 39 minutes 01 seconds West 20.28 feet to a point; thence 70.43 feet along an arc of a curve to the right, said curve having a radius of 180.72 feet and a chord bearing and distance of North 28 degrees 09 minutes 33 seconds West 69.98 feet to a point; thence 71.99 feet along an arc of a curve to the right, said curve having a radius of 180.72 feet and a chord bearing and distance of North 05 degrees 36 minutes 31 seconds West 71.53 feet to a point; thence North 07 degrees 25 minutes 53 seconds East a distance of 145.70 feet to a point; thence North 24 degrees 09 minutes 36 seconds East a distance of 25.67 feet to a point; thence South 87 degrees 24 minutes 22 seconds East a distance of 56.37 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence North 66 degrees 15 minutes 04 seconds East a distance of 34.80 feet to a point on the southerly right-of-way line of Cumberland Boulevard (Variable R/W); thence along said right-of-way line the following courses and distances: 73.34 feet along an arc of a curve to the left, said curve having a radius of 244.51 feet and a chord bearing and distance of North 88 degrees 23 minutes 43 seconds East 73.07 feet to a point; thence 118.34 feet along an arc of a curve to the left, said curve having a radius of 345.17 feet and a chord bearing and distance of North 74 degrees 41 minutes 40 seconds East 117.77 feet to a point; thence along the proposed right-of-way line of Cumberland Boulevard North 77 degrees 13 minutes 58 seconds East a distance of 32.42 feet to a point; thence leaving said right-of-way line South 27 degrees 38 minutes 58 seconds East a distance of 306.92 feet to an iron pin found (#5 Rebar); thence North 88 degrees 54 minutes 03 seconds West a distance of 89.70 feet to an iron pin found (1-3/4" Pipe); thence South 04 degrees 53 minutes 15 seconds West a distance of 169.80 feet to a point; thence North 63 degrees 00 minutes 58 seconds West a distance of 172.07 feet to a point; thence South 60 degrees 49 minutes 55 seconds West a distance of 103.74 feet to a point; thence North 39 degrees 57 minutes 50 seconds West a distance of 90.54 feet to a point; thence 82.08 feet along an arc of a curve to the right, said curve having a radius of 99.50 feet and a chord bearing and distance of North 16 degrees 19 minutes 52 seconds West 79.77 feet to a point; thence North 07 degrees 18 minutes 06 seconds East a distance of 159.33 feet to a point; thence North 16 degrees 31 minutes 19 seconds East a distance of 55.81 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 2.824 acres

LEGAL DESCRIPTION PARCEL F

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 977, 1015 & 1016 of the 17TH District, 2ND Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the westerly end of the mitered intersection of the southerly right-of-way line of Cumberland Boulevard (Variable R/W) and the westerly right-of-way line of U.S. Highway 41 (Variable R/W); thence along said miter South 65 degrees 27 minutes 48 seconds East a distance of 55.23 feet to a point; thence leaving said miter and along said right-of-way line of U.S. Highway 41 the following courses and distances: 279.11 feet along an arc of a curve to the right, said curve having a radius of 1,424.00 feet and a chord bearing and distance of South 03 degrees 10 minutes 01 seconds East 278.66 feet to a point; thence North 87 degrees 33 minutes 07 seconds West a distance of 10.00 feet to a point; thence 20.74 feet along an arc of a curve to the right, said curve having a radius of 1,414.00 feet and a chord bearing and distance of South 02 degrees 52 minutes 05 seconds West 20.74 feet to a point; thence South 86 degrees 42 minutes 42 seconds East a distance of 10.00 feet to a point; thence 36.85 feet along an arc of a curve to the right, said curve having a radius of 1,424.00 feet and a chord bearing and distance of South 04 degrees 01 minutes 46 seconds West 36.85 feet to a point; thence 79.70 feet along an arc of a curve to the right, said curve having a radius of 1,361.13 feet and a chord bearing and distance of South 08 degrees 53 minutes 22 seconds West 79.68 feet to a point; thence North 88 degrees 29 minutes 37 seconds West a distance of 20.82 feet to a concrete monument found; thence South 11 degrees 25 minutes 10 seconds West a distance of 21.01 feet to an iron pin found (1" open top pipe); thence leaving said right-of-way line North 88 degrees 52 minutes 39 seconds West a distance of 242.49 feet to an iron pin found (#5 rebar); thence North 27 degrees 38 minutes 58 seconds West a distance of 306.92 feet to a point on said southerly right-of-way line of Cumberland Boulevard; thence along said right-of-way line the following courses and distances: 117.86 feet along an arc of a curve to the left, said curve having a radius of 776.20 feet and a chord bearing and distance of North 71 degrees 52 minutes 24 seconds East 117.75 feet to a concrete monument; thence North 69 degrees 32 minutes 28 seconds East a distance of 99.50 feet to a concrete monument found; thence 58.71 feet along an arc of a curve to the left, said curve having a radius of 776.20 feet and a chord bearing and distance of North 57 degrees 51 minutes 58 seconds East 58.70 feet to a point; thence 38.74 feet along an arc of a curve to the left, said curve having a radius of 776.20 feet and a chord bearing and distance of North 54 degrees 33 minutes 30 seconds East 38.74 feet to a point; thence North 52 degrees 51 minutes 57 seconds East a distance of 92.51 feet to a point and the POINT OF BEGINNING.

Said tract containing 3.019 acres.