



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: July 11, 2014

ARC REVIEW CODE: V1407111

TO: Hon. John Eaves, Chairman, Fulton County Board of Commissioners
ATTN TO: Randy Beck, Director, Department of Planning and Community Services
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-14-01FC 350 Great Southwest Parkway

Review Type: Metro River

MRPA Code: RC-14-01FC

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a one-story, 18,495-square foot addition to an existing warehouse building in an existing industrial park.

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: Fulton County

Land Lot: 112 **District:** 14 **Section:**

Date Opened: July 11, 2014

Deadline for Comments: July 21, 2014

Earliest the Regional Review Can Be Completed: July 21, 2014

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

ARC COMMUNITY DEVELOPMENT DIVISION
NATIONAL PARK SERVICE
COBB COUNTY

ARC NATURAL RESOURCES DIVISION
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 July 21, 2014, we will assume that your agency has no additional comments and 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: Fulton County

2. Owner(s) of Record of Property to be Reviewed:
Name(s): 350 Great Southwest, LLC
Mailing Address: 350 Great Southwest Pkwy.
City: Atlanta State: GA Zip: 30336
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-691-8900 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): Steve Law
Mailing Address: 6704 Oak Ridge Commerce Way, Ste 300
City: Austell State: Ga Zip: 30168-5944
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 941-8545 Fax: 7-941-9209
Other Numbers: (404) 277-4828 (mobile)

4. Proposed Land or Water Use:
Name of Development: CKS Packaging Warehouse addition
Description of Proposed Use: proposed one story 18,495 sf. warehouse building addition to be used to store company's materials

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: 112, 14th, FF, Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
350 Great SW Pkwy, SITE IS AT CORNER INTERSECTION OF COLGATE DR & GREAT SW PKWY
Size of Development (Use as Applicable):
Acres: Inside Corridor: 5.31
Outside Corridor: -0-
Total: 5.31
Lots: Inside Corridor: 1
Outside Corridor: -0-
Total: 1
Units: Inside Corridor: N/A
Outside Corridor: _____
Total: N/A

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: _____
Total: N/A

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: _____

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? NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

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 ✓

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. (Maximums Shown In Parentheses)
A	5.31 ac	4.78 acres (SWS)	3.98 acres (SWS)	90% (90) (SWS)	75% (75) (SWS)
B				(80)	(60)
C				(70)	(45)
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:	5.31 ac	4.78 acs (all SWS)	3.98 acs	N/A	N/A

Revised - SWS
DEC 2/9/14

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: 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? No

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

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.

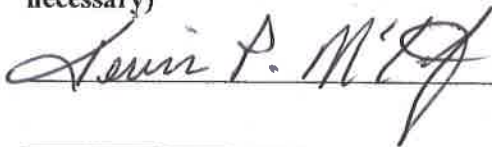
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

N/A Concept plan.

N/A 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)



6/26/2014

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:



6-26-14

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

Date

14. The governing authority of FULTON 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

Date

CKS Packaging, Inc.

350 Great Southwest Parkway Atlanta, GA 30336

METROPOLITAN RIVER PROTECTION ACT PRE-REVIEW LETTER

June 26, 2014

Director
Environment and Community Development
Fulton County
141 Pryor Street SW Suite 2085
Atlanta, GA 30303

Dear Director:

As the duly authorized agent of the owner/developer, I hereby acknowledge that the property under review is within the limits of the Atlanta Regional Commission's (ARC) 2000 feet Chattahoochee River Corridor Plan Area (Corridor) as prescribed in the Metropolitan River Protection Act (MRPA) (Georgia State Law: O.C.G.A. §12-5-440 et seq.) I understand that MRPA regulates the amount of impervious surface and land disturbance allowable on land that falls within the limits of this Corridor, aforementioned. In addition I understand that prior to commencing land disturbance activities within this Corridor, including but not limited to issuance of appropriate permits, property owners shall be responsible (as required by law) for obtaining an ARC MRPA Certificate for land development projects within said Corridor.

Additionally, I am aware that ARC MRPA Certificate approval is subject to the review and approval of Fulton County's Board of Commissioners (BOC) at a public hearing. I fully understand that the ARC MRPA Certificate and BOC public hearing requirements are in addition to and subsequent to a successful subdivision. I am also aware that only after ARC and BOC review and approval (of a MRPA Certificate) will Fulton County permit land disturbance activities per the approved MRPA Certificate. I am also aware that information regarding the ARC Chattahoochee Corridor Plan Area requirements and MRPA Certificate review and approval process is available at Fulton County and at the offices of the Atlanta Regional Commission.

Name:

Kevin P. McEl

Title:

Director of Technical Services

Date:

6/26/2014

NotaryPublic:

Diane Forrester



July 7, 2014

Re 350 Great Southwest Parkway MRPA Review (RC-14-01FC)
Unincorporated Fulton County

NOTE TO FILE:

- The project is located in the portion of the Corridor downstream of Peachtree Creek.
- The review is for an addition to an existing structure in an existing industrial park.
- The property was developed prior to the Act taking effect. In this portion of the Corridor, the effective date of the Act was July 1, 1998. The development's existence has been verified by aerial photo evidence.
- A reanalysis determined the property is in the A vulnerability category.
- Although the maximums are requested in the application, the total of proposed and existing land disturbance and impervious amounts are below the maximums allowed in the A category

James M. Santo
Principal Planner

A handwritten signature in dark ink, appearing to read 'James M. Santo', is written over the printed name and title.

350 Great Southwest Parkway, Atlanta GA 30336

ARC MRPA 100% Category A:

Total Area = 5.31 Acres

	Area	Percent of Total Area
Land Disturbance Existing	0.42 Acres	7.9%
Land Disturbance Proposed	0.42 Acres	7.9%
Land Disturbance Allowed	0.42 Acres	90%
Total Land Disturbance	1.87 Acres	35%
Existing Impervious	1.37 Acres	25%
Proposed Impervious	0.42 Acres	7.9%
Allowed Impervious	3.98 acres	75%
Total Impervious	1.79 Acres	33%

REANALYSIS
350 Great Southwest Parkway, Fulton County
June 17, 2014

Vulnerability Factors		Score
Hydrology	Third Order	0
Soils	Urban Soils	0
Slope	0-10 %	3
Vegetation	Barren (developed)	10
	Open (lawn)	-- 2
TOTAL SCORE:		13 5
CATEGORY:		A A

The A category allows 90% land disturbance and 75% impervious surface.

Deed Book 39175 Pg. 352

Juanita Hicks

Clerk of Superior Court

Fulton County, Georgia

|||||

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 111 and 112, 14th District FF, Fulton County, Georgia and being more particularly described as follows:

To find the Point Of Beginning, begin at a point located at the intersection of the southeastern margin of Tulane Drive, if extended (the aforesaid right of way being 60 feet in width) with the southwestern right of way of Colgate Drive, if extended (the aforesaid right of way being 60 feet in width); thence south 45 degrees 27 minutes 30 seconds east a distance of 26.67 feet to a point and the POINT OF BEGINNING; thence south 45 degrees 27 minutes 30 seconds east along the southwestern margin of Colgate Drive a distance of 571.62 feet to a point; thence in a southeasterly direction along the southwestern margin of Colgate Road, and following the curvature thereof, an arc distance of 40.99 feet to a point located on the northwestern margin of the Great Southwest Parkway (said arc of curve being subtended by a chord lying west of its arc having a chord bearing of south 01 degree 31 minutes 15 seconds east and a chord distance of 36.55 feet); thence in a southwesterly direction along the northwestern margin of the Great Southwest Parkway (the aforesaid right of way being 90 feet in width) and following the curvature thereof an arc distance of 32.55 feet to a point (said arc of curve being subtended by a chord bearing of south 46 degrees 26 minutes 40 seconds west and a chord distance of 32.53 feet); thence south 44 degrees 23 minutes 03 seconds west along the northwestern margin of the Great Southwest Parkway a distance of 318.93 feet to an iron pin; thence leaving the northwestern margin of the Great Southwest Parkway north 45 degrees 20 minutes 17 seconds west a distance of 604.32 feet to a point marked by an iron pin and located on the southeastern margin of Tulane Drive; thence north 41 degrees 42 minutes 00 seconds east along the southeastern margin of Tulane Drive a distance of 299.9 feet to a point; thence in a northeasterly direction along the southeastern margin of Tulane Drive and following the curvature thereof an arc distance of 51.57 feet to a point (said arc of curve being subtended by chord bearing of north 42 degrees 09 minutes 20 seconds east and a chord distance of 51.57 feet); thence in a northeasterly direction along the southeastern margin of Tulane Drive an arc distance of 40.11 feet to a point located on the southwestern margin of Colgate Drive and the POINT OF BEGINNING (said arc of curve being subtended by a chord lying south of its arc having a chord bearing of north 88 degrees 34 minutes 50 seconds east and a chord distance of 35.94 feet); being the same property containing 5.322 acres as shown on that certain plat and survey prepared for Naylor, Inc. by Lowe Engineers, W. Wendell Walls, Jr., Georgia Registered Land Surveyor No. 2176, updated on July 10, 1985.