



# REGIONAL REVIEW NOTICE

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

**DATE:** December 23, 2015

**ARC REVIEW CODE:** R1512231

**TO:** Chairman Tim Lee, Cobb County Board of Commissioners  
**ATTN TO:** John Pederson, Zoning Division Manager, Community Development  
**FROM:** Douglas R. Hooker, Executive Director, ARC  
**RE:** Development of Regional Impact Review

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC 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 as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Goethe Tract

**Review Type:** DRI

**Submitting Local Government:** Cobb County

**Date Opened:** Dec. 23, 2015

**Deadline for Comments:** Jan. 7, 2016

**Date to Close:** Jan. 12, 2016

**Description:** This proposed development is located in unincorporated Cobb County, south of Interstate 20, west of Factory Shoals Road, northeast of Thornton Road (SR 6), and east of Interstate West Parkway. It will be accessed by Interstate West Parkway. The proposed development will include 781,438 square feet of warehouse/distribution space.

## **PRELIMINARY COMMENTS:**

According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located within the Developing Suburbs area of the region and within an Industrial and Logistics Area.

The UGPM and RDG state 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 areas.

The UGPM and RDG state 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. This area will see increased job growth in the form of industrial and logistics space. Strategies are needed to avoid residential and industrial conflicts while still allowing both uses in proximity to each other, without limiting the operations of industrial land users.

See additional staff comments included in this review report, related to natural resources and transportation.

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

ARC COMMUNITY DEVELOPMENT DIVISION  
ARC RESEARCH & ANALYTICS DIVISION  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
DOUGLAS COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION  
ARC AGING & HEALTH RESOURCES DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF DOUGLASVILLE

ARC NATURAL RESOURCES DIVISION  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, please contact Jon Tuley at (404) 463-3307 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). Review documents will be published to the ARC website, located at <http://www.atlantaregional.com/land-use/planreviews>.



# 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 Commission 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 RC on or before the specified return deadline.

Preliminary Findings of the RC: **Goethe Tract** *See the Preliminary Report.*

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

Individual Completing Form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***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: *January 7, 2016*

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: December 23, 2015

ARC REVIEW CODE: R1512231

TO: ARC Community Development, Natural Resources, Transportation Access and Mobility, Research and Analytics, and Aging and Health Resources Division Managers

FROM: Jon Tuley, Extension: 3-3307

### Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon

Natural Resources: Santo, Jim

Aging and Health Resources: Ray, Renee

Transportation Access and Mobility: Caceda, Leslie

Research and Analytics: Skinner, Jim

Name of Proposal: Goethe Tract

Review Type: Development of Regional Impact

Description: This proposed development is located in unincorporated Cobb County, south of Interstate 20, west of Factory Shoals Road, northeast of Thornton Road (SR 6), and east of Interstate West Parkway. It will be accessed by Interstate West Parkway. The proposed development will include 781,438 square feet of warehouse/distribution space.

Submitting Local Government: Cobb County

Date Opened: December 23, 2015

Deadline for Comments: January 7, 2016

Date to Close: January 12, 2016

### 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:


**GOETHE TRACT DRI**  
**Cobb County**  
**Natural Resources Division Review Comments**

**December 21, 2015**

**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. It is also shown as a blue line stream on the USGS coverage for the project area. The site plan also shows a 75-foot County buffer, as well as grading within the buffers for the access road and the parking areas. Any intrusions into County buffers will require a variance or other exemption from Cobb County. This stream is also subject to the State 25-foot Sedimentation and Erosion Control Buffer, which is also shown on the plan. Any intrusions into the State buffer will also require a variance. No other streams are shown on the plans or shown as blue-lines on the USGS coverage for the project area. 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
Office/Light Industrial	76.00	98.04	1301.88	8664.00	53808.00	112.48	14.44
TOTAL	76.00	98.04	1301.88	8664.00	53808.00	112.48	14.44

Total Percent Impervious: 70%

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 use the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Consider using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Consider using pervious concrete or other pervious materials in parking areas and other paved open areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Consider including rainwater capture in the project design to provide for landscape irrigation during dry periods.



## MEMORANDUM

**TO:** Jon Tuley, Community Development Division

**FROM:** Leslie Caceda, Transportation Access and Mobility Division

**DATE:** December 22<sup>nd</sup>, 2015

**SUBJECT:** **Transportation Division Review of DRI # 2523**  
Project: Goethe Tract  
County: Cobb County, GA  
Location: Interstate West Parkway, Cobb County, GA. East of Interstate West Parkway and existing industrial developments fronting Interstate West Parkway and northeast of Thornton Road.

Analysis:

Expedited	<input checked="" type="checkbox"/>
Non-Expedited	<input type="checkbox"/>

**cc:** David Haynes and Daniel Studdard  
TAMD

---

The Transportation Access & Mobility Division has reviewed the traffic study performed by Mulkey Engineers & Consultants with Urban Engineers for Realiticorp. The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review Process.

The proposed development will have approximately 781,438 SF of general warehouse and is planned to be completed in 2016. The development is on a 76 acre site with 33.2 acres to be developed upon. This site is located in Cobb County east of Interstate West Parkway and existing industrial developments fronting Interstate West Parkway and northeast of Thornton Road (SR 6). The development will connect with a single access driveway on Interstate West Parkway.

## INFRASTRUCTURE

### Transportation

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

The proposed development will be served by one existing driveway located on Interstate West Parkway. Interstate West Parkway is a three-lane roadway with a center two-way left turn lane with an assumed 30 mph speed limit. It primarily provides access to commercial, office, and light industrial uses. Interstate West Parkway is a semi-circular roadway to the east and terminates at Thornton Road (State Route 6) at the Blairs Bridge Road and at the Bob Arnold Boulevard intersections.

The site driveway provides vehicular access to the entire development. Internal private roadways throughout the site provide access to all buildings and parking facilities. Parking will be provided throughout the development as follows:

- Employee Parking Provided: 381 spaces
- Trailer Parking Provided 124 spaces

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

The *Institute of Transportation Engineers' Trip Generation Handbook*, 9<sup>th</sup> edition, 2012 was used to conduct trip generation for this development. The trip generation was based on ITE Land Use 152 – High Cube Warehouse.

Land Use	Intensity	Units	Project Trips		
High Cube Warehouse (152)	781.438	ksf	Total	IN	OUT
Daily Total Project Trips			1,314	657	657
Trucks			502	251	251
Passenger Vehicles			812	406	406
AM Peak Hour Total Project Trips			84	58	26
Trucks			23	16	7

Passenger Vehicles	61	42	19
PM Peak Hour Total Project Trips	129	40	89
Trucks	31	10	21
Passenger Vehicles	98	30	68

Source: *Goethe Tract DRI # 2523*

**Summarize the transportation improvements as recommended by the traffic study consultant**

No improvements were recommended by the traffic study consultant as the development is not expected to have significant impact at the three study intersections. The study assumed all side-street left turning and through movement vehicles across Thornton Road will use the signalized intersection at Blairs Bridge Road/Interstate West Parkway during peak hours.

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

Four Developments of Regional Impact in the immediate area (#1110, #2392, #2393, and #2513) have been approved but not yet completed. All four were added to the background trips assumptions plus a 1% annual growth rate to existing traffic volumes to account for developments outside the immediate area.

**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?**

There is no transit serving the site. The closest bus station is 1.9 miles north of the site.

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

No other issues were found in need of being considered for this proposed development.

ARC's Policy and Investment Networks

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

- Regional Thoroughfare Network Level 1:
  - Thornton Road (SR 6)



# Developments of Regional Impact

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

**DRI #2523**

## 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 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:

Goethe Tract

Location (Street Address,  
GPS Coordinates, or Legal  
Land Lot Description):

District 18; Land Lots 585,586,610,611 and 612.

Brief Description of Project:

781,438 square feet of warehouse distribution.

#### Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

☐ Office

☐ Mixed Use

☐ Petroleum Storage Facilities

☐ Commercial

☐ Airports

☐ Water Supply  
Intakes/Reservoirs

☒ Wholesale & Distribution

☐ Attractions & Recreational  
Facilities

☐ Intermodal Terminals

☐ Hospitals and Health Care  
Facilities

☐ Post-Secondary Schools

☐ Truck Stops

<input type="radio"/> <b>Housing</b> <input type="radio"/> <b>Waste Handling Facilities</b> <input type="radio"/> <b>Any other development types</b>	
<input type="radio"/> <b>Industrial</b> <input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>	
If other development type, describe:	
<hr/> <hr/>	
Project Size (# of units, floor area, etc.):	781,438 sf
Developer:	Realticorp
Mailing Address:	225 N.Main Street
Address 2:	
	City:Greenville State: SC Zip:29601
Telephone:	864-640-9299
Email:	dbuce@chartercapital.org
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:	Janet Goethe/ Stephens
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"/> <b>Rezoning</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input checked="" type="checkbox"/> <b>Permit</b> <input type="checkbox"/> <b>Other</b>
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: December 2016 Overall project: December 2016
<hr/> <hr/>	
<a href="#">Back to Top</a>	

# Developments of Regional Impact

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

**DRI #2523**

## 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 Pederson
Telephone:	770-528-2024
Email:	john.pederson@cobbcounty.org

### Project Information

Name of Proposed Project:	Goethe Tract
DRI ID Number:	2523
Developer/Applicant:	Realticorp
Telephone:	864-640-9299
Email(s):	dbuce@chartercapital.org

### 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:	15,000,000
-------------------------------	------------

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	150,000
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): <hr/> <hr/>	
<b>Water Supply</b>	
Name of water supply provider for this site:	Cobb County
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: <hr/>	
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? <hr/> <hr/>	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Cobb County
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: <hr/>	
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? <hr/> <hr/>	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per	144 Peak Hour Trips (PM - in & out); 1451 trips per day (in & out).

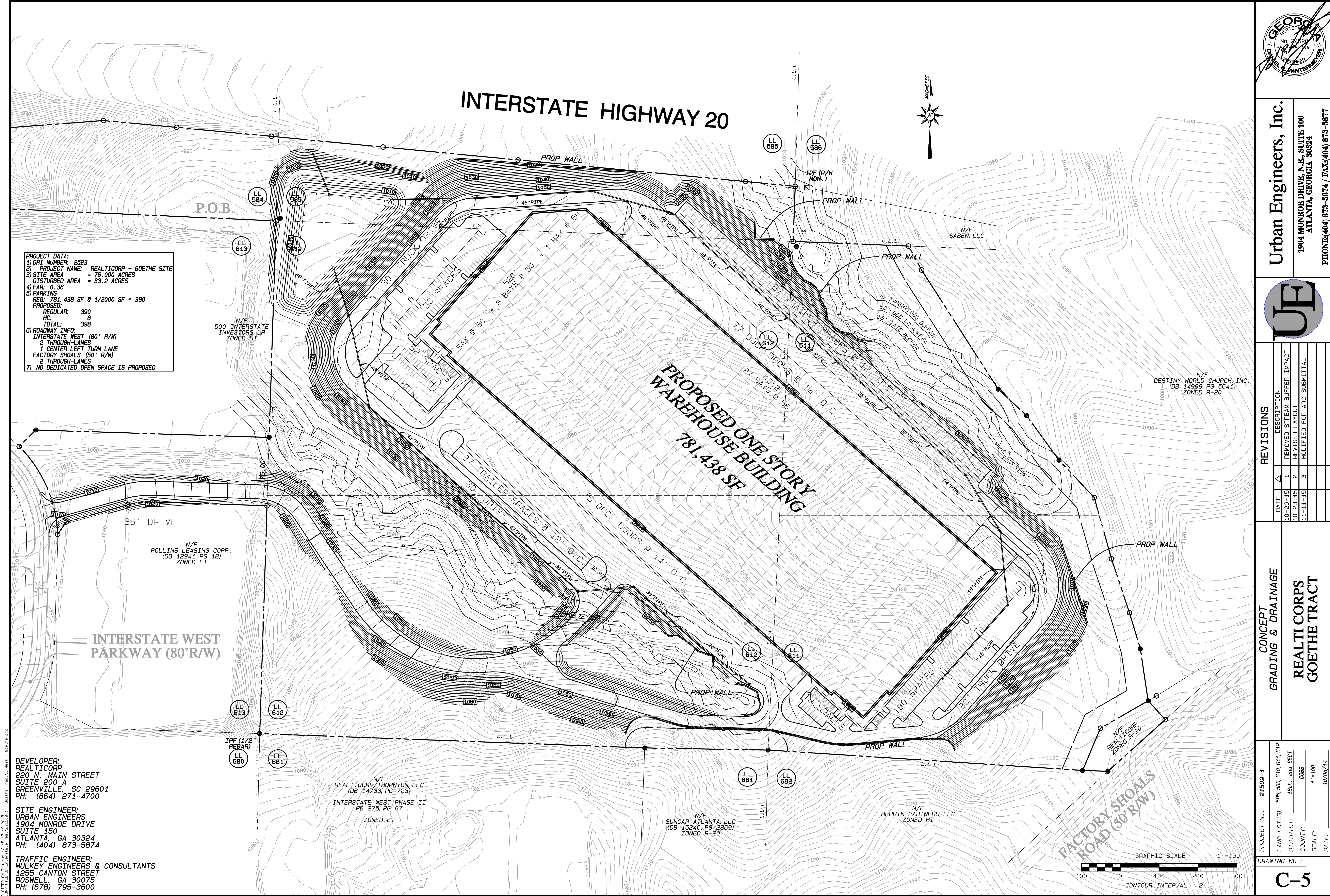
day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> 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:	
<hr/>	
<hr/>	
<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:	
<hr/>	
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:	
<hr/>	
<hr/>	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	60%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention ponds and stream bank buffers.	
<hr/>	
<hr/>	
<b>Environmental Quality</b>	
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: Stream buffers will be protected except where road crossings are located.	
<hr/>	
<a href="#">Back to Top</a>	

[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.



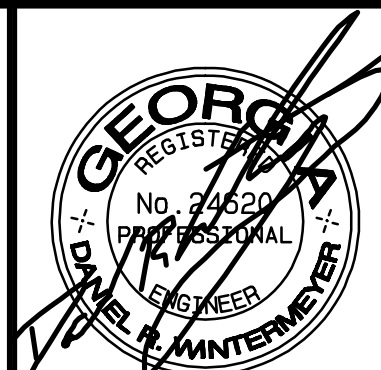


PROJECT DATA:  
1) DRI NUMBER: 2523  
2) PROJECT NAME: REALTICORP - GOETHE SITE  
3) SITE AREA = 76.000 ACRES  
4) DISTURBED AREA = 33.2 ACRES  
5) FAR: 0.36  
6) PARKING  
REQ: 781,438 SF @ 1/2000 SF = 390  
PROPOSED:  
REGULAR: 390  
HC: 8  
TOTAL: 398  
7) ROADWAY INFO:  
INTERSTATE WEST (80' R/W)  
2 THROUGH-LANES  
1 CENTER LEFT TURN LANE  
FACTORY SHOALS (50' R/W)  
2 THROUGH-LANES  
7) NO DEDICATED OPEN SPACE IS PROPOSED

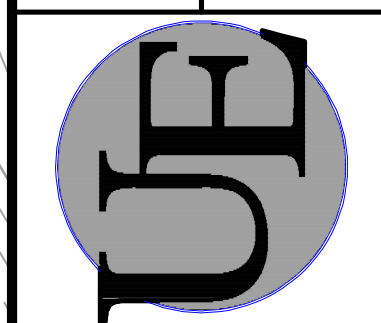
DEVELOPER:  
REALTICORP  
220 N. MAIN STREET  
SUITE 200 A  
GREENVILLE, SC 29601  
PH: (864) 271-4700

SITE ENGINEER:  
URBAN ENGINEERS  
1904 MONROE DRIVE  
SUITE 150  
ATLANTA, GA 30324  
PH: (404) 873-5874

TRAFFIC ENGINEER:  
MULKEY ENGINEERS & CONSULTANTS  
1255 CANTON STREET  
ROSWELL, GA 30075  
PH: (678) 795-3600



Urban Engineers, Inc.  
1904 MONROE DRIVE, N.E., SUITE 100  
ATLANTA, GEORGIA 30324  
PHONE: (404) 873-5874 / FAX: (404) 873-5877



REVISIONS	
DATE	DESCRIPTION
10-20-15	1 REMOVED STREAM BUFFER IMPACT
10-23-15	2 REVISED LAYOUT
11-11-15	3 MODIFIED FOR ARC SUBMITTAL

CONCEPT  
GRADING & DRAINAGE  
REALTI CORPS  
GOETHE TRACT

PROJECT No. 21509-1  
LAND LOT(S) : 585, 586, 610, 611, 612  
DISTRICT: 18th, 2nd SECT  
COUNTY: COBB  
SCALE: 1"=100'  
DATE: 10/08/14

DRAWING NO.:  
C-5