

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

January 29, 2019
Notice Issue Date

Douglas County
City / County

February 28, 2019
Notice Close Date

BV-048-18-05
Control Number

Rooker Riverside, LLC – Riverside West Business Park – Logistics Warehouse Campus
(North River Road / Riverside Parkway, Lithia Springs, GA 30122)
Activity

This notice is issued to inform the public of a receipt of an application for a variance submitted pursuant to a state environmental Law. The public is invited to comment during the 30-day period on the proposed activity. Site plans are available for review and are located in the following EPD office: Watershed Protection Branch, 200 Piedmont Avenue SW, Suite 418 West, Atlanta, GA 30334. Please contact Ms. Clara Davis at (404) 463-2382 or email clara.davis@dnr.ga.gov to schedule an appointment to review the plans. Since the EPD has no authority to zone property or determine land use, only those comments addressing environmental issues related to air, water, and land protection will be considered in the application review process. Written comments should be submitted to: Program Manager, NonPoint Source Program, Erosion and Sedimentation Control, 2 Martin Luther King Jr. Drive SW, Suite 1462 East, Atlanta, GA 30334.

Type of Permit Application: Variance to encroach within the 25-foot State waters buffer.

Applicable Law: Georgia Erosion and Sedimentation Act O.C.G.A. 12-7-1 et seq.

Applicable Rules: Erosion and Sedimentation Control Chapter 391-3-7

Basis under which variance shall be considered {391-3-7-.05 (2)(a-k)}: (h)

Description and Location of Proposed Activity:

The proposed project will consist of constructing a logistics warehouse campus and associated infrastructure on approximately 330 acres west of Riverside Parkway along North River Road in Douglas County. This project will include an on-site stormwater management system (including two wet extended detention (ED) ponds with *Downstream Defender*[®] hydrodynamic vortex separators and a stormwater wetland system). Construction activities will result in 2,423 linear feet total (222,347 square feet total) of buffer disturbances along three unnamed intermittent streams, tributaries to Sweetwater Creek in the *Middle Chattahoochee – Lard Harding Watershed*.

Name and Address of Permit Applicant: Brian Cardoza, Vice President Real Estate
Rooker Riverside, LLC (Rooker Company)
445 Bishop Street NW, Suite 200
Atlanta, GA 30318

Summary of Rules Requirements for Variance Application:

The application for a variance must include an approved Erosion and Sediment Control Plan with control measures based on sound conservation and engineering practices which meet or exceed the standards in the "Manual for Erosion and Sediment Control in Georgia" and which will minimize erosion and deposition of sediments on adjacent lands or into State waters.

For Additional Information Contact:

Frank M. Carubba, Environmental Engineer
EPD Watershed Protection Branch
NonPoint Source Program
2 Martin Luther King Jr. Drive SW, Suite 1462 East
Atlanta, GA 30334
Telephone: (404) 651-8550