

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: March 2, 2020

ARC REVIEW CODE: R2002021

TO: Chairman Harry Johnston
ATTN TO: Michael Chapman, Zoning Manager
FROM: Douglas R. Hooker, Executive Director
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 its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Baldwin Cherokee County Asphalt Plant Site (DRI #3078)

Review Type: DRI

Submitting Local Government: Cherokee County

Date Opened: March 2, 2020

Deadline for Comments: March 17, 2020

Date to Close: March 20, 2020

Description: A Development of Regional Impact (DRI) review of a proposed asphalt mixing and distribution facility on East Cherokee Drive in unincorporated Cherokee County, about 2 miles southeast of the intersection of East Cherokee Drive and Ball Ground Highway. The nearest access to Interstate 575 is at the Airport interchange. The project is repurposing the footprint of a former timber processing facility. The local trigger is a land disturbance permit. Expected buildout is 2020.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Rural Area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developing Rural areas are listed at the bottom of these comments.

Although the site location is located in a largely undeveloped area defined by the Atlanta Region's Plan as developing rural, it is on the site of a previous timber processing site. There are other industrial and institutional uses nearby, including a landfill and a county water works facility. There are a few scattered rural single-family homes across East Cherokee Drive from the site, but the surrounding area is otherwise undeveloped.

The number of vehicle trips proposed is relatively low and qualifies the project for expedited review. However, because a portion of the trips will be by heavy trucks, care should be taken to consider project driveway design and construction, route choice, turning movements, acceleration and deceleration, railroad

crossings, and grades that will be affected by that vehicle type. Coordination is encouraged among Cherokee County, the Georgia Department of Transportation, and the City of Ball Ground on any potential effects from truck travel generated by the project.

The estimated number of truck trips for the DRI site is 200 trips per day, based on the maximum amount of asphalt that can be generated on site. There is currently a restriction on truck traffic on East Cherokee Drive south of the site, which means truck traffic from the site heading to destinations to the south and east will have to find alternate routes. Specific concerns were raised by the City of Ball Ground regarding any additional heavy truck traffic using Ball Ground Road/Gilmer Ferry Road (SR 372) because it is in a deteriorating condition and not designed for heavy trucks, despite being identified by Georgia Department of Transportation as a truck route. While it's beyond the scope of this review to resolve the concerns raised by the City, it's clear that both existing and future uses will require coordination among the City, County, and GDOT to address the long-term stability of SR 372 and how truck traffic is accommodated or redirected in the meantime.

Additional comments from ARC's Natural Resources Group and Transportation Access and Mobility Group will be included with the final report.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design best practices throughout the site in general, in parking areas, on site driveways, in stormwater detention facilities, and as part of any improvements to site frontages.

The intensity of this DRI generally falls within with the ARC RDG's recommended development parameters for density and building height for Developing Rural areas, which are defined as areas that are being planned for new development, with limited infrastructure and services. General policy recommendations for Developing Rural areas include:

- Maintain rural road characteristics and protect scenic corridors
- Implement conservation design and development as appropriate in new residential neighborhoods
- Develop opportunities for heritage, recreation, and agriculturally-based tourism initiatives
- Identify areas to preserve as future large parks or conservation areas and create partnerships and dedicated funding sources for land conservation activities
- Identify opportunities for the development of rural broadband technology

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF BALL GROUND

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

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GRTA/SRTA

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or ggiuffrida@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



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 scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: **Baldwin Cherokee County Asphalt Plant Site (DRI #3078)** *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:

Greg Giuffrida
Atlanta Regional Commission
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303
Ph. (470) 378-1531
ggiuffrida@atlantaregional.org

Return Date: March 17, 2020

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: March 2, 2020

ARC REVIEW CODE: R2002021

TO: ARC Group Managers

FROM: Greg Giuffrida, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Aging and Health Resources: Perumbeti, Katie

Transportation Access and Mobility: Mangham, Marquitrice

Research and Analytics: Skinner, Jim

Name of Proposal: Baldwin Cherokee County Asphalt Plant Site (DRI #3078)

Review Type: Development of Regional Impact

Description: A Development of Regional Impact (DRI) review of a proposed asphalt mixing and distribution facility on East Cherokee Drive in unincorporated Cherokee County, about 2 miles southeast of the intersection of East Cherokee Drive and Ball Ground Highway. The nearest access to Interstate 575 is at the Airport interchange. The project is repurposing the footprint of a former timber processing facility. The local trigger is a land disturbance permit. Expected buildout is 2020.

Submitting Local Government: Cherokee County

Date Opened: March 2, 2020

Deadline for Comments: March 17, 2020

Date to Close: March 20, 2020

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:

[illegible]



Developments of Regional Impact

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

DRI #3078

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: Cherokee County, Georgia
Individual completing form: Michael Chapman
Telephone: 678-493-6101
E-mail: mchapman@cherokeega.com

*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: Baldwin Cherokee County Asphalt Plant Site
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 13895 East Cherokee Drive Ball Ground, Georgia 30107
Brief Description of Project: Install and Maintain Asphalt Drum Mix Plant.

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 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 checked="" type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 19.28 acres

Developer: Baldwin Paving Company, Inc

Mailing Address: 1014 Kenmill Drive NW

Address 2:

City: Marietta State: GA Zip: 30060

Telephone: 404.358.7390

Email: rteague@baldwin-paving.com

Is property owner different from developer/applicant? ☐ (not selected) Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) Yes ☒ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) Yes ☒ No

If yes, provide the following Project Name:

information: Project ID:

The initial action being
requested of the local
government for this project:

- ☐ Rezoning
☐ Variance
☐ Sewer
☐ Water
☒ Permit
☐ Other

Is this project a phase or part
of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the
overall project does this
project/phase represent?

Estimated Project Completion Dates: This project/phase: September 01, 2020
Overall project: September 01, 2020

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



Developments of Regional Impact

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

DRI #3078

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: Cherokee County, Georgia
Individual completing form: Michael Chapman
Telephone: 678-493-6101
Email: mchapman@cherokeega.com

Project Information

Name of Proposed Project: Baldwin Cherokee County Asphalt Plant Site
DRI ID Number: 3078
Developer/Applicant: Baldwin Paving Company, Inc.
Telephone: 404.358.7390
Email(s): rteague@baldwin-paving.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.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

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

Economic Development

Estimated Value at Build-Out: \$3,500,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$110,000.00

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☒ Yes ☐ No

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

Water Supply

Name of water supply provider for this site: Cherokee County Water and Sewerage Authority

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 1 MGD

Is sufficient water supply capacity available to serve the proposed project?
☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Cherokee County Water and Sewerage Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 1 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

Land Transportation

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.) 50-75 trucks per day average.

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1 ton

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☒ Yes ☐ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 4%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: No increase in impervious surface from the existing site layout. Land disturbing activities will be limited to removal of spoil material inside of the existing disturbed area. Development engineer has been discussing stormwater management improvements with Cherokee County Stormwater Management Division. Rehabilitating the site will require silt fence, temporary sediment ponds, and other erosion control measures as necessary. Property owner to maintain stormwater facilities in perpetuity as per the Georgia Stormwater Management Manual.

Environmental Quality

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

1. Water supply watersheds?

☐ (not selected) ☐ Yes ☐ No
2. Significant groundwater recharge areas?

☐ (not selected) ☐ Yes ☐ No
3. Wetlands?

☐ (not selected) ☐ Yes ☐ No
4. Protected mountains?

☐ (not selected) ☐ Yes ☐ No
5. Protected river corridors?

☐ (not selected) ☐ Yes ☐ No
6. Floodplains?

☐ (not selected) ☐ Yes ☐ No
7. Historic resources?

☐ (not selected) ☐ Yes ☐ No
8. Other environmentally sensitive resources?

☐ (not selected) ☐ Yes ☐ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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

LEGEND:

- 1) I.P.S. - IRON PIN SET (#5 R.)
- 2) I.P.F. - IRON PIN FOUND (#4 R)
- 3) L.L.L. - LAND LOT LINE
- 4) R/W - RIGHT OF WAY
- 5) P - PROPERTY LINE
- 6) C - CENTER LINE
- 7) R - REINFORCING BAR
- 8) P.P. - POWER &(OR) PHONE POLE
- 9) N./F. - NOW OR FORMERLY
- 10) --- - FENCE (APPROX. LOC.)
- 11) ---W--- - OVERHEAD UTILITY LINE
- 12) B.L. - BUILDING LINE
- 13) D.E. - DRAINAGE EASEMENT
- 14) CMF - CONC MONUMENT FOUND

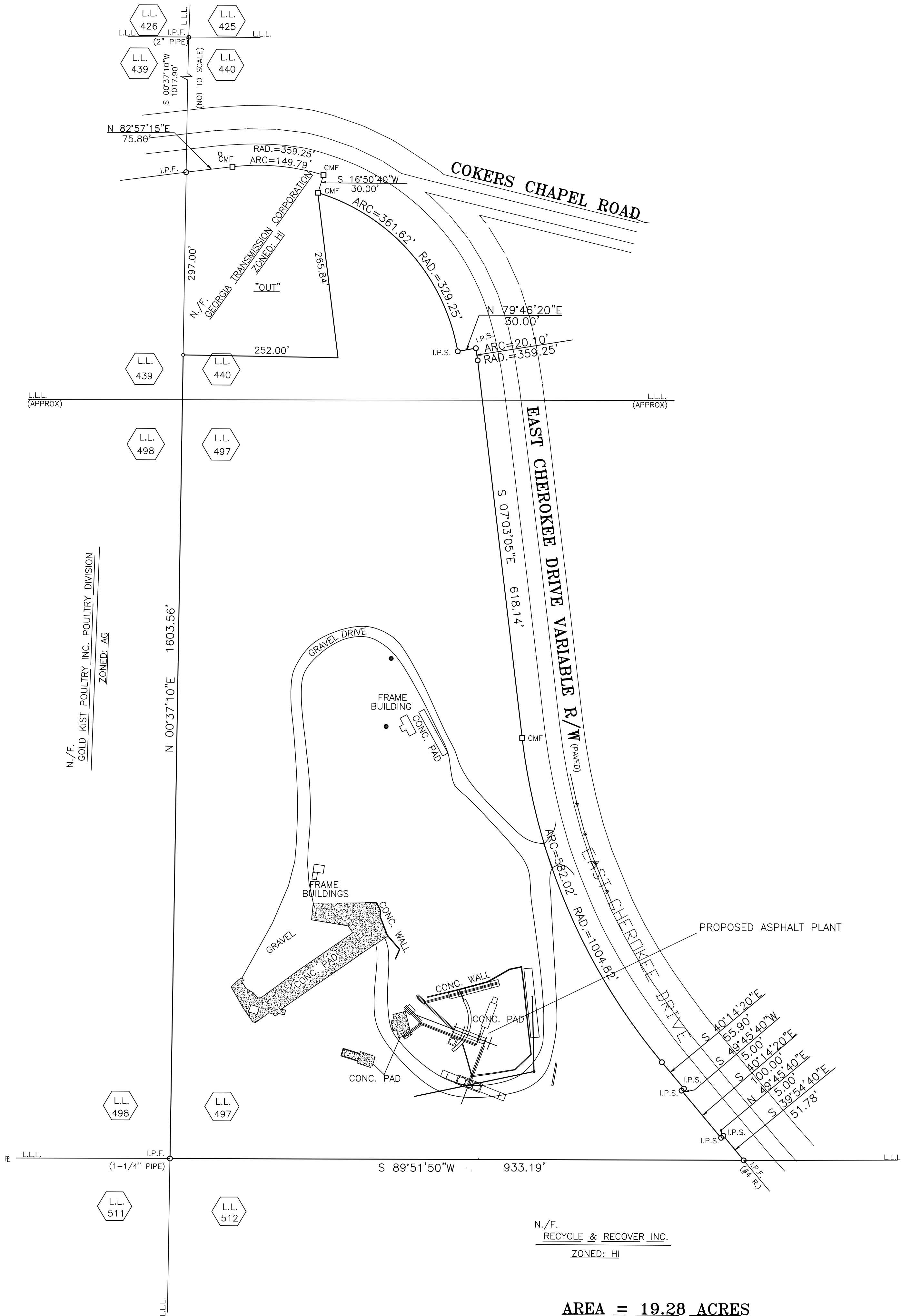
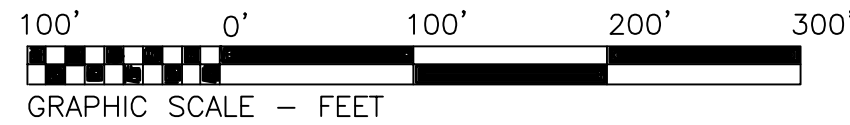
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF .02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED FOR MEASUREMENTS:
TOPCON GTS - 303, TOTAL STATION

EXISTING GROUND SURFACES

CONCRETE - 32,766 S.F.
GRAVEL 49,508 S.F.
BUILDINGS - 765 S.F.



- NOTES:
- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
 - 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE SHOWN.
 - 3) REFERENCE: SURVEY BY: T. M. PATTON., PLAT BOOK 25, PAGE 127.
 - 4) REFERENCE: GA. D.O.T. RIGHT OF WAY PLANS: PROJECT NO. S 2551 (1) SHEET NO. 13 OF 63 SHEETS.
 - 5)



IN OUR OPINION AND AS INDICATED BY A VISUAL ONLY INSPECTION OF F.I.R.M. MAP NO. 13057C0170E, DATED 06-07-2019, THIS PROPERTY DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN DETERMINING THIS OPINION, NO FIELD INSPECTION OR ELEVATION VERIFICATION HAS BEEN PERFORMED. A MORE DETAILED EVALUATION MAY BE NEEDED.

SITE CONDITIONS MAP

BALDWIN PAVING CO., INC.

LOCATED IN LAND LOT(S):
440 & 497
DISTRICT - 3, SECTION - 2
CHEROKEE COUNTY, GEORGIA

PREPARED: JANUARY 15, 2020
SCALE: 1" = 100'

BY: WIKLE LAND SURVEYING, P.C.
P.O. BOX 1164
CANTON, GA 30169
(770) 479-8364
ron@wiklelandsurveying.com

479-8364
SURVEYING AND MAPPING
SOCIETY OF GEORGIA

AREA = 19.28 ACRES

"ALL MATTERS OF TITLE ARE EXCEPTED"

LEGEND:

- 1) I.P.S. - IRON PIN SET (#5 R.)
- 2) I.P.F. - IRON PIN FOUND (#4 R.)
- 3) L.L.L. - LAND LOT LINE
- 4) R/W - RIGHT OF WAY
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- 9) N./F. - NOW OR FORMERLY
- 10) --- FENCE (APPROX. LOC.)
- 11) --- OVERHEAD UTILITY LINE
- 12) B.L. - BUILDING LINE
- 13) D.E. - DRAINAGE EASEMENT
- 14) CMF - CONC MONUMENT FOUND

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

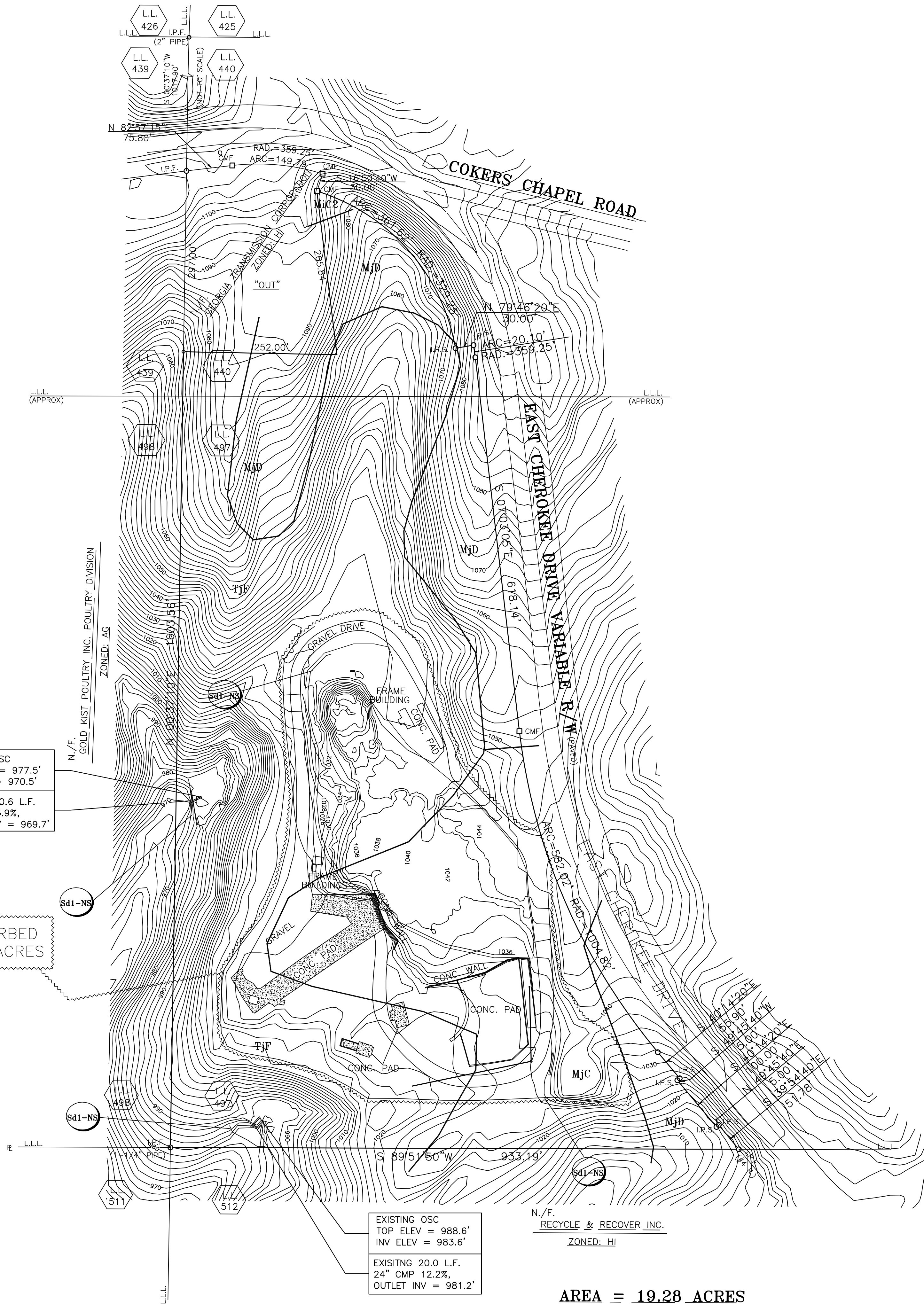
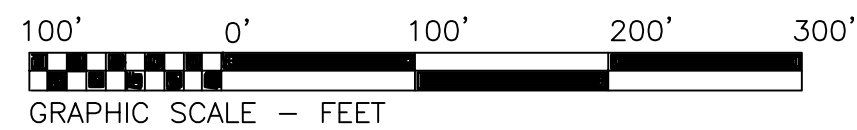
EQUIPMENT USED FOR MEASUREMENTS:
TOPCON GTS - 303, TOTAL STATION

EXISTING GROUND SURFACES

CONCRETE - 32,766 S.F.
GRAVEL 49,508 S.F.
BUILDINGS - 765 S.F.

WEEKLY CONSTRUCTION ACTIVITY SCHEDULE															
ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1 SEDIMENT CONTROLS															
2 TREE PORTECTION															
3 NPDES BMP'S INSPECTIONS															
4 CLEARING AND GRADING															
5 HOUSE CONSTRUCTION															
6 GRASS (TEMP.) (PERM.)															
7 UTILITY INSTALLATION															
8 MAINTAIN EROSION CONTROL															
9 DRIVEWAY PAVING															
10 FINAL LANDSCAPING															
11 CLEAN UP															

PLAN APPROVAL DATE WILL BE CONSIDERED THE START OF THIS SCHEDULE



NOTES:

- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
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- 3) REFERENCE: SURVEY BY: T. M. PATTON., PLAT BOOK 25, PAGE 127.
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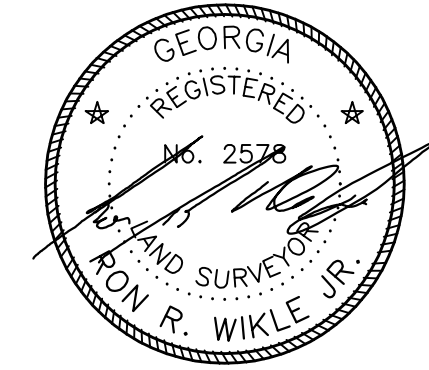
Map Unit Legend

Map Unit Symbol	Map Unit Name
MC2	Madison gravelly sandy clay loam, 2 to 10 percent slopes, eroded
MjC	Madison fine sandy loam, 6 to 10 percent slopes
MjD	Madison fine sandy loam, 10 to 15 percent slopes
TjF	Tallapoosa channery sandy loam, 25 to 60 percent slopes

CERTIFICATIONS

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED," PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003."

I FURTHER CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HERE IN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.



RON R. WIKLE JR. PLS 2578
CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION No.0000000178
EXPIRES 07-14-2020

IN OUR OPINION AND AS INDICATED BY A VISUAL ONLY INSPECTION OF F.J.R.M. MAP NO. 13057C0170E, DATED 06-07-2019, THIS PROPERTY DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN DETERMINING THIS OPINION, NO FIELD INSPECTION OR ELEVATION VERIFICATION HAS BEEN PERFORMED. A MORE DETAILED EVALUATION MAY BE NEEDED.

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
BALDWIN PAVING COMPANY, INC.
13895 EAST CHEROKEE DRIVE
BALL GROUND, GA 30107

BALDWIN PAVING COMPANY, INC
1014 KENMILL DRIVE NW
MARIETTA, GA 30060

DESCRIPTION:

PRE DEVELOPMENT SITE CHARACTERISTICS: THE SITE IS LOCATED IN THE 3RD SECTION OF LAND LOTS 440 & 497 OF THE 2ND DISTRICT IN CHEROKEE COUNTY, GEORGIA. THE SITE IS A PREVIOUSLY DEVELOPED INDUSTRIAL SITE THAT WAS USED AS A TIMBER PROCESSING OPERATIION. IT IS BORDERED ON THE NORTH AND EAST BY EAST CHEROKEE DRIVE AND ON THE SOUTH AND WEST BY UNDEVELOPED LAND. THE PLAN FOR THIS TRACT IS TO USE THE PREVIOUS DISTURBED AREAS FOR AN ASPHALT PLANT WITH NO NEW DISTURBANCES, WITH THE EXCEPTION OF REMOVAL OF SPOIL PILES IN THE CENTER SECTION OF THE PREVIOUS DISTURBED AREA. THE HIGH POINT IS TO NORTH AT APPROXIMATELY ELEVATION 1090. RUNOFF FLOWS IN A SOUTHERWESTERLY DIRECTION EVENTUALLY REACHING RIGGIN CREEK. THE LOWEST POINT IS APPROXIMATELY ELEVATION 970 AND IS TOWARD THE CENTER WEST PROPERTY LINE. THE SITE HAS NO DELINEATED WETLANDS. REVIEW OF FEMA FIRM MAPS INDICATE THAT THE PROPERTY DOES NOT LIE IN ANY FLOOD HAZARD AREA, AS SHOWN ON COMMUNITY PANEL 13057C0170E FOR CHEROKEE COUNTY, GEORGIA, DATED JUNE 7, 2019. SOIL CLASSIFICATIONS ON THE SITE ARE AS SHOWN ON SOILS MAP:

SOIL DISTURBING ACTIVITIES WILL INCLUDE:

WILL BE LIMITED TO ABOVE MENTIONED SPOIL PILE REMOVAL

PHASE I EROSION PLAN FOR:

BALDWIN PAVING CO., INC.

LOCATED IN LAND LOT(S):
440 & 497
DISTRICT - 3, SECTION - 2
CHEROKEE COUNTY, GEORGIA

PREPARED: JANUARY 15, 2020
SCALE: 1" = 100'

BY: WIKLE LAND SURVEYING, P.C.
P.O. BOX 1164
CANTON, GA 30169
(770) 479-8364
ron@wiklelandsurveying.com

--- MEMBER ---
SURVEYING AND MAPPING
SOCIETY OF GEORGIA