

DATE: June 11, 2020

ARC REVIEW CODE: V2006111

TO: Mayor Tom Reed, City of Chattahoochee Hills
ATTN TO: Diana Wilson, Parks Commission
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original 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-20-01CH Old Campbellton Park Boat Ramp

Review Type: Metro River

MRPA Code: RC-20-01CH

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to build a new boat ramp and surface parking lot in the City of Chattahoochee Hills, at Old Campbellton Park, 8655 Cochran Road SW. The proposal includes an impervious concrete boat ramp and parking spaces with grass grid pavers. Because the project offers public access, the impervious ramp is exempt from MRPA buffers. The grass grid pavers are considered as disturbed area, but not impervious.

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

Submitting Local Government: City of Chattahoochee Hills

Date Opened: June 11, 2020

Deadline for Comments: June 22, 2020

Earliest the Regional Review can be Completed: June 23, 2020 (next business day after deadline for comments).

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF SOUTH FULTON

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
DOUGLAS COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
FULTON COUNTY

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before **Monday, June 22, 2020**, we will assume that your agency has no additional comments and will close the review. Comments must be emailed. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

[illegible]



6505 Rico Road Chattahoochee Hills Georgia 30268

MAYOR

Tom Reed

CITY COUNCIL

Ruby Foster

Richard Schmidt

Laurie Searle

Alan Merrill

Troy Bettis

CITY MANAGER

Robert T. Rokovitz

www.chatthillsga.us

(770) 463-8881

Fax (770) 463-8550

June 10, 2020

Mr. Jim Santo
Atlanta Regional Commission
229 Peachtree St. NE, STE 100
Atlanta, GA 30303

Dear Mr. Santo,

As the chief elected official of the City of Chattahoochee Hills, I request that you review this application for a Metropolitan River Protection Act Certificate for a boat ramp and parking lot to be built by the Georgia Department of Natural Resources in Old Campbellton Park.

Sincerely yours,

Tom Reed, Mayor

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Chattahoochee Hills
2. Owner(s) of Record of Property to be Reviewed:
Name(s): City of Chattahoochee Hills
Mailing Address: 6505 Rice Rd.
City: Chattahoochee Hills State: GA Zip: 30268
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): City of Chattahoochee Hills
Mailing Address: 6505 Rice Rd.
City: Chattahoochee Hills State: GA Zip: 30268
Contact Phone Numbers (w/Area Code): Diana Wilson
Daytime Phone: 404 408-2996 Fax: dwilson.parks@gmail.com
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Old Campbellton Park
Description of Proposed Use: Boat ramp and parking lot
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Old Campbellton Park
8655 Cochran Rd., Fairburn, GA 30213
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
- Size of Development (Use as Applicable):
- | | | |
|--------|-------------------|-------------|
| Acres: | Inside Corridor: | <u>3.30</u> |
| | Outside Corridor: | <u>0</u> |
| | Total: | <u>3.30</u> |
| Lots: | Inside Corridor: | <u>N/A</u> |
| | Outside Corridor: | _____ |
| | Total: | _____ |
| Units: | Inside Corridor: | <u>N/A</u> |
| | Outside Corridor: | _____ |
| | Total: | _____ |
- Other Size Descriptor (i.e., Length and Width of Easement):
- | | |
|-------------------|------------|
| Inside Corridor: | <u>N/A</u> |
| Outside Corridor: | _____ |
| Total: | _____ |

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 N/A

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	<u>0</u>			(90)	(75)
B	<u>0</u>			(80)	(60)
C	<u>0</u>			(70)	(45)
D	<u>3,302 sq. ft.</u>	<u>1,651</u>	<u>990</u>	(50)	<u>50</u> (30) <u>30</u>
E	<u>140,315 sq. ft.</u>	<u>42,094</u>	<u>21,047</u>	(30)	<u>30</u> (15) <u>15</u>
F	<u>0</u>			(10)	(2)
Total:	<u>143,617 sq. ft.</u>			N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

If "yes", indicate the 100-year floodplain elevation: 748.9 ft.

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? Yes

If "yes", indicate the 500-year flood plain elevation: 749 ft.

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.

N/A Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

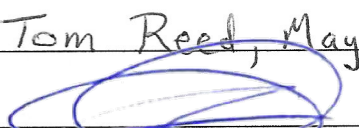
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

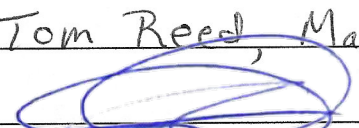
N/A Concept plan.

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)

Tom Reed, Mayor

Signature(s) of Owner(s) of Record 06/10/2020
Date

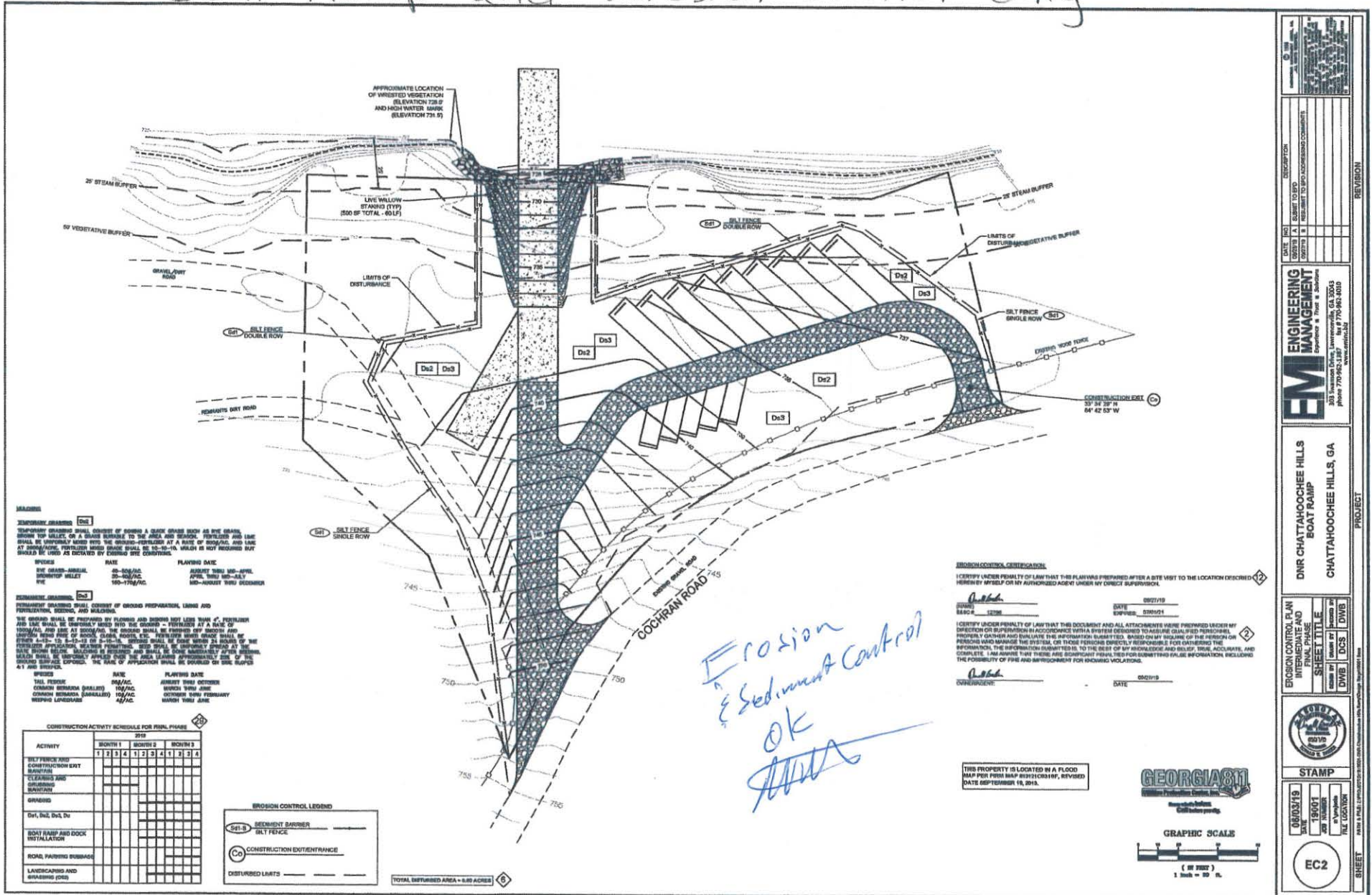
13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Tom Reed, Mayor

Signature(s) of Applicant(s) or Agent(s) 06/10/2020
Date

14. The governing authority of City of Chattahoochee Hills 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 06/10/2020
Date
Tom Reed, Mayor

Boat Ramp and Erosion Control Only



SITE DATA

OWNER/DEVELOPER: CITY OF CHATTAHOOCHEE HILLS
6505 RICO ROAD
CITY OF CHATTAHOOCHEE HILLS, GA
PHONE: (770) 463-8881

ENGINEER/SURVEYOR: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

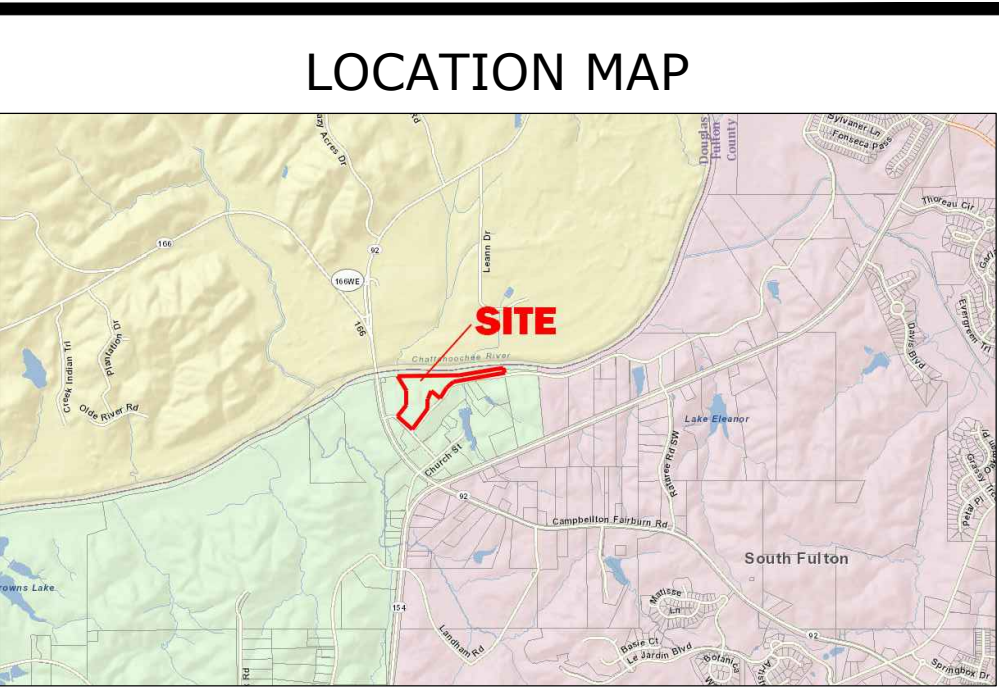
BOUNDARY: BOUNDARY SURVEY BY ROCHESTER ASSOC., INC., DATED 02/13/2003

TOPOGRAPHY: FULTON COUNTY GIS DATA

SITE AREA: ±3.30 ACRES, 143,617 SF

FLOOD INFO: THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13121C0318F, DATED 09--18-2013.

PROPOSED USE: PUBLIC PARK WITH BOAT LAUNCH



No	REVISION DESCRIPTION	DATE

CITY OF CHATTAHOOCHEE HILLS
6505 RICO ROAD,
CHATTAHOOCHEE HILLS, GEORGIA
30268

VULNERABILITY PLAN

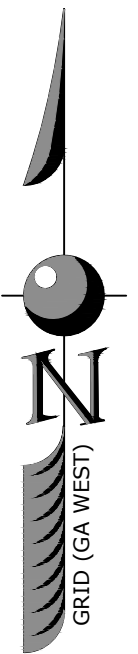
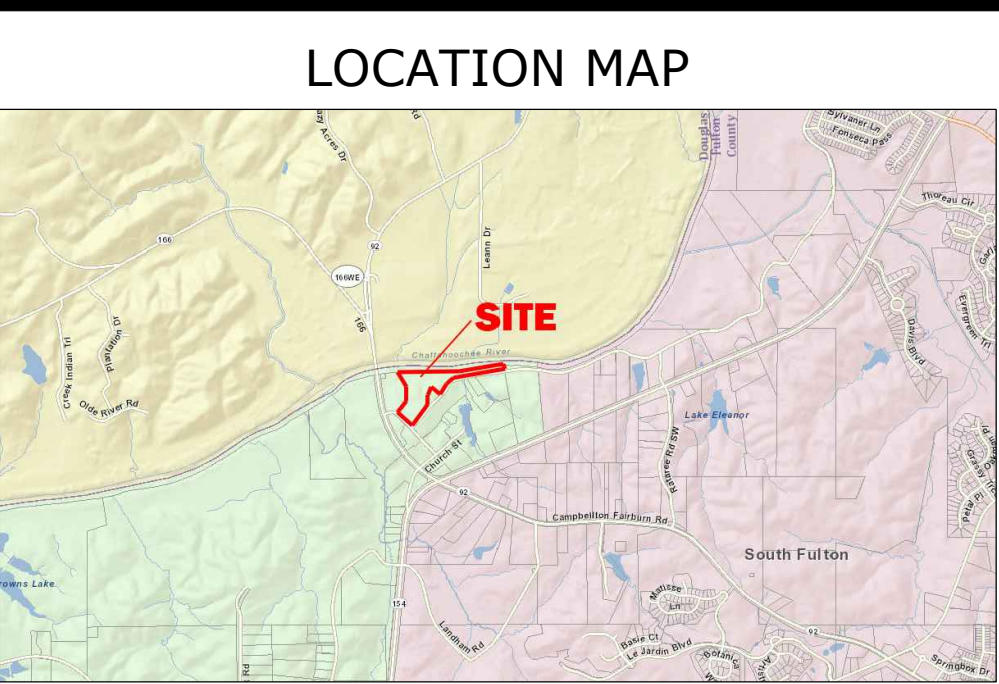
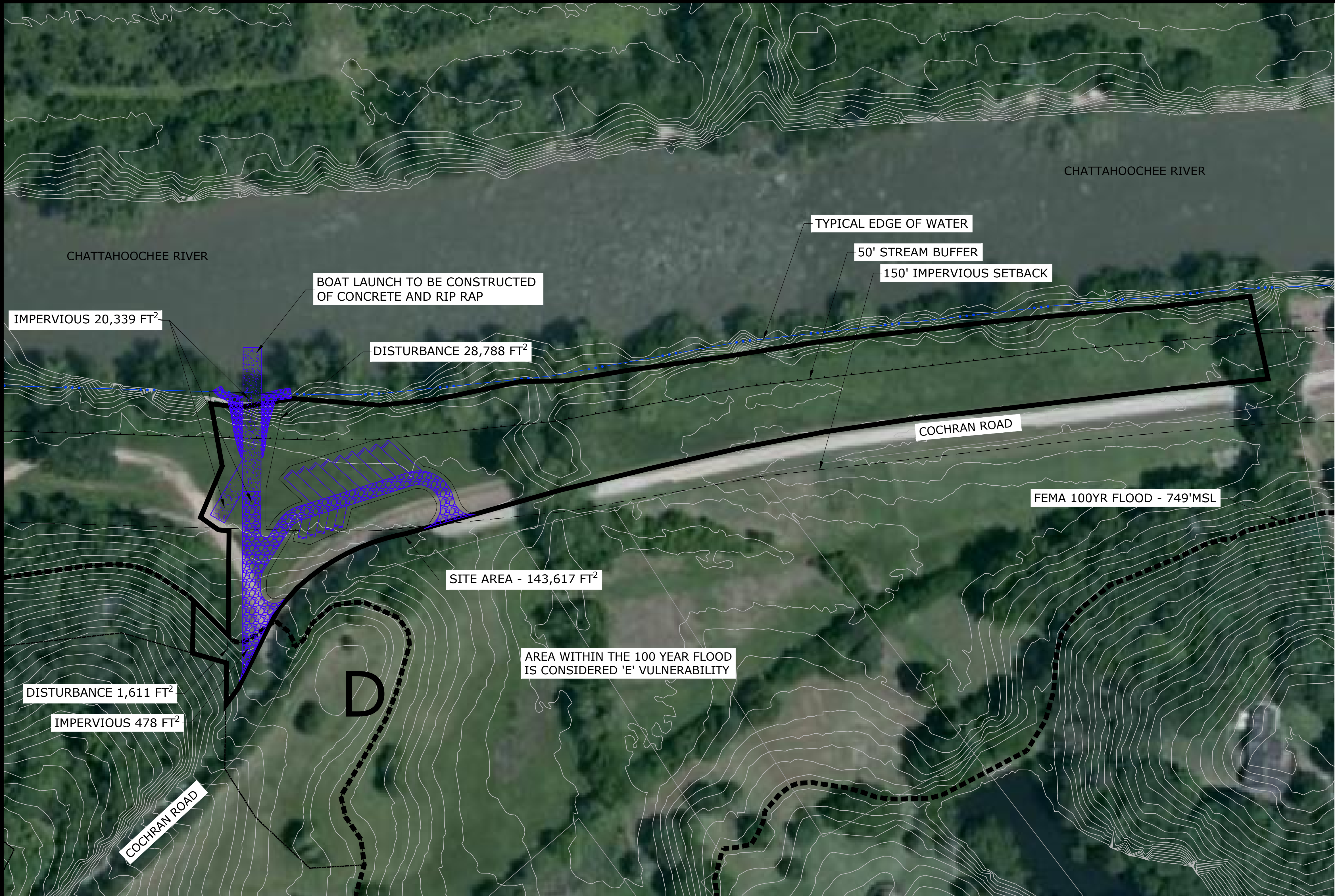
CAMPBELLTON PARK
CITY OF CHATTAHOOCHEE
HILLS, GA

ISSUED FOR
REVIEW

Project No.:	
Designed By:	NRA
Issue Date:	06/3/2020



FILE NAME: X:\Employees\B Groves\NEW WORK\Campbellton Park\MRPA PLAN.dwg PLOT STYLE: SEI-BASE-C.ctb PLOT DATE:6/4/2020 USER: NATHAN ADRIAN



SUMMARY OF VULNERABILITY ANALYSIS FOR SITE							
VULNERABILITY CATEGORY	TOTAL SITE AREA (SF)	TOTAL LAND DISTURBANCE (SF)	TOTAL IMPERVIOUS AREA (SF)	% LAND DISTURBANCE	% LAND DISTURBANCE ALLOWED	% IMPERVIOUS PROPOSED	% IMPERVIOUS ALLOWED
D	3,302	1,611	478	48.7%	50%	14.5%	30%
E	140,315	28,788	20,817	22.3%	30%	14.8%	15%

SITE DATA	
OWNER/DEVELOPER:	CITY OF CHATTAHOOCHEE HILLS 6505 RICO ROAD CITY OF CHATTAHOOCHEE HILLS, GA PHONE: (770) 463-8881
ENGINEER/SURVEYOR:	SOUTHEASTERN ENGINEERING, INC. 2470 SANDY PLAINS ROAD MARIETTA, GA 30066 PHONE: 770.321.3936
BOUNDARY:	BOUNDARY SURVEY BY ROCHESTER ASSOC., INC. , DATED 02/13/2003
TOPOGRAPHY:	FULTON COUNTY GIS DATA
SITE AREA:	±3.30 ACRES, 143,617 SF
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PROPOSED USE:	PUBLIC PARK WITH BOAT LAUNCH



SEI
SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road • Marietta, Georgia 30066
4175 Sabine Way Suite A • Marietta, Georgia 30066
www.seengineering.com

REVISION DESCRIPTION		DATE
No		

VULNERABILITY PLAN

CITY OF CHATTAHOOCHEE HILLS
6505 RICO ROAD,
CHATTAHOOCHEE HILLS, GEORGIA
30268

VULNERABILITY PLAN

CAMPBELLTON PARK
CITY OF CHATTAHOOCHEE
HILLS, GA

ISSUED FOR:
REVIEW

Project No.:
Designed By: NRA
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