ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW FINDING

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

DATE: JANUARY 25, 2023

TO: CHAIRWOMAN LISA CUPID, Cobb County
ATTN TO: ANDREW HEATH, PE, Cobb County
FROM: Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-22-06CC Cobb Chattahoochee River Trail Phase I
Submitting Local Government: Cobb County

Date Opened: January 11, 2023	**Date Closed:** January 25, 2023

FINDING: ARC staff have completed a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: The Atlanta Regional Commission commented that this project is a core component of the Chattahoochee RiverLands project partially funded by ARC.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF SMYRNA
GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SOUTH FULTON
CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA
RIVERLINE HISTORIC AREA

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at https://atlantaregional.org/plan-reviews.

APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** Cobb County

2. **Owner(s) of Record of Property to be Reviewed:**
   Name(s): Cobb County
   Mailing Address: 100 Cherokee Street, Suite 300
   City: Marietta **State:** Georgia **Zip:** 30090
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: _____ **Fax:** _____
   Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
   Name(s): Cobb County Department of Transportation (Attn: Ligia Florim)
   Mailing Address: 1890 County Services Road
   City: Marietta **State:** Georgia **Zip:** 30008
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: (770) 528-1600 **Fax:** _____
   Other Numbers: (770) 528-1667 (Ligia Florim)

4. **Proposed Land or Water Use:**
   Name of Development: Chattahoochee River Trail Phase 1
   Description of Proposed Use: Trail to provide connectivity to Cobb Discovery Park and access to the River. 1.3 miles of paved and unpaved trails for bicycles and pedestrians with two boardwalk segments and a educational nook. Additional description attached.

5. **Property Description (Attach Legal Description and Vicinity Map):**
   Land Lot(s), District, Section, County: Land District: 18; Land Lots: 397,398, 399, 400 & 401 Cobb District 4; Cobb County
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
   6653 Discovery Blvd, Mableton, GA 30126
   Size of Development (Use as Applicable):
   Acres: **Inside Corridor:** 34.45 ac total property
   Outside Corridor: 0ac
   Total: 34.45ac
   Lots: **Inside Corridor:** n/a
   Outside Corridor: n/a
   Total: n/a
   Units: **Inside Corridor:** n/a
   Outside Corridor: n/a
   Total: n/a
   Other Size Descriptor (i.e., Length and Width of Easement):
   Inside Corridor: See attached plans
   Outside Corridor: n/a
   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** 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** n/a

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.
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D				(50)	(30)
E	31.16ac	6.14ac	1.84ac	(30) 19.7%	(15) 5.9%
F				(10)	(2)
Water	3.29ac	0.00ac	0.00ac	N/A	N/A
Total:	34.45ac	6.14ac	1.84ac	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: 764.21
   NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.
   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: 767.34
    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:

X **Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).** Attached. Survey boundary shown in 13 series.

X **Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)**

X **Written consent of all owners to this application. (Space provided on this form)**

X **Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)**

X **Description of proposed use(s). (Space provided on this form)** Additional description attached.

X **Existing vegetation plan.** Attached photos.

X **Proposed grading plan.** Attached. See 13 series and 23 series construction plans

X **Certified as-builts of all existing land disturbance and impervious surfaces.** Attached. See existing topography in 13 series

X **Approved erosion control plan.** Attached. See 54 series.

X **Detailed table of land-disturbing activities. (Both on this form and on the plans)** Attached. See cover sheet

X **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.** Attached. Shown in 13 series, FEMA map and vulnerability map

n/a **Documentation on adjustments, if any.**

n/a **Cashier's check or money order (for application fee).** N/A, Cobb County is Owner

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

____ **Site plan.**

____ **Land-disturbance plan.**

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ **Concept plan.**

____ **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)

_____

_____

Signature(s) of Owner(s) of Record 12/14/2022 **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:

_____

_____

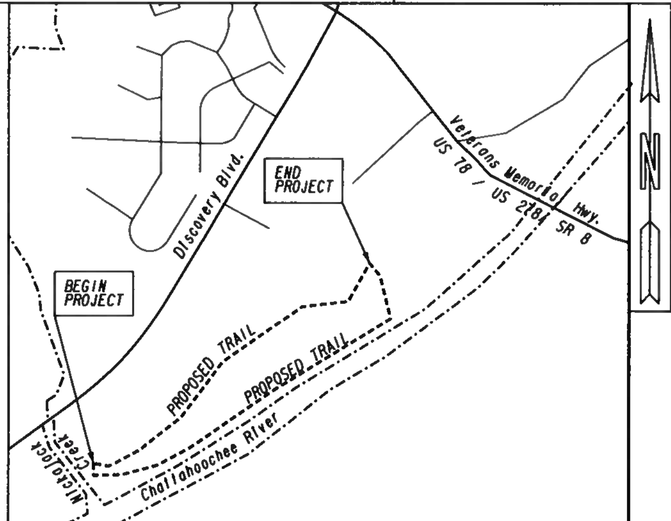
Rustavius Ford Digitally signed by Rustavius Ford Date: 2022.08.05 11:34:17 -04'00' 8/5/2022

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

14. The governing authority of Cobb County **requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.**

David W. Breaden 8/5/2022

Signature of Chief Elected Official or Official's Designee **Date**



LOCATION SKETCH

DEPARTMENT OF TRANSPORTATION
COBB COUNTY

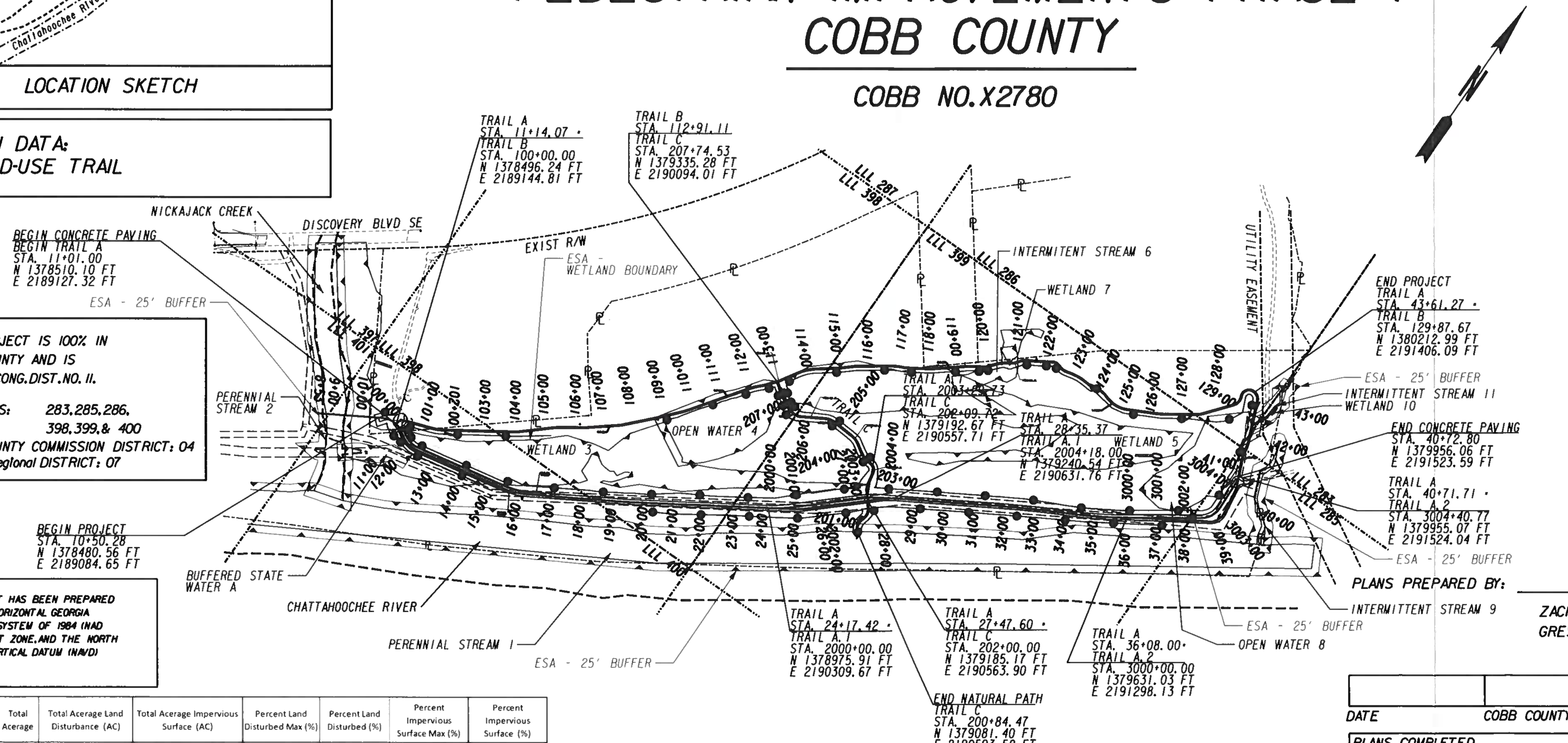
PLAN AND PROFILE OF PROPOSED

CHATTAHOOCHEE RIVER TRAIL PEDESTRIAN IMPROVEMENTS PHASE I COBB COUNTY

COBB NO.X2780

Stormwater Management Division
Cobb County Water System
Approval signifies general plan conformance to the Cobb County Code. Design Professional and Developer remain solely responsible for design and for correcting any and all errors, problems and code violations (if any) exposed during construction AFTER authoirzation by Cobb County.
Signature: [signature] Date: 12-15-22
E&SC Plan approved for ARC Review

DESIGN DATA:
SHARED-USE TRAIL



THIS PROJECT IS 100% IN COBB COUNTY AND IS 100% IN CONG.DIST.NO. 11.

LAND LOTS: 283, 285, 286, 398, 399, & 400

COBB COUNTY COMMISSION DISTRICT: 04
Georgia Regional DISTRICT: 07

THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

Vulnerability Category	Total Acerage	Total Acerage Land Disturbance (AC)	Total Acerage Impervious Surface (AC)	Percent Land Disturbed Max (%)	Percent Land Disturbed (%)	Percent Impervious Surface Max (%)	Percent Impervious Surface (%)
A	0.0						
B	0.0						
C	0.0						
D	0.0						
E / Floodplain	31.16	6.14	1.84	30%	19.7%	15%	5.9%
F	0.0						
Water	3.29	NA	NA		NA		NA
Total	**34.45**						

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

LENGTH OF PROJECT	COUNTY No. 067 / Project No. X2780
	MILES
NET LENGTH OF TRAIL	0.551
NET LENGTH OF BOARDWALKS	0.091
NET LENGTH OF PROJECT	0.627
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF PROJECT	0.627

SCALE IN FEET: 0 200 400 800

PLANS PREPARED BY:
Gresham Smith
GRESHAM SMITH
1125 SANCTUARY PARKWAY, SUTE 350
ALPHARETTA, GA 30009-7604
PHONE No. (770) 754-0755
GA LICENSE NUMBER: PEF000285
EXP: 06/30/2022

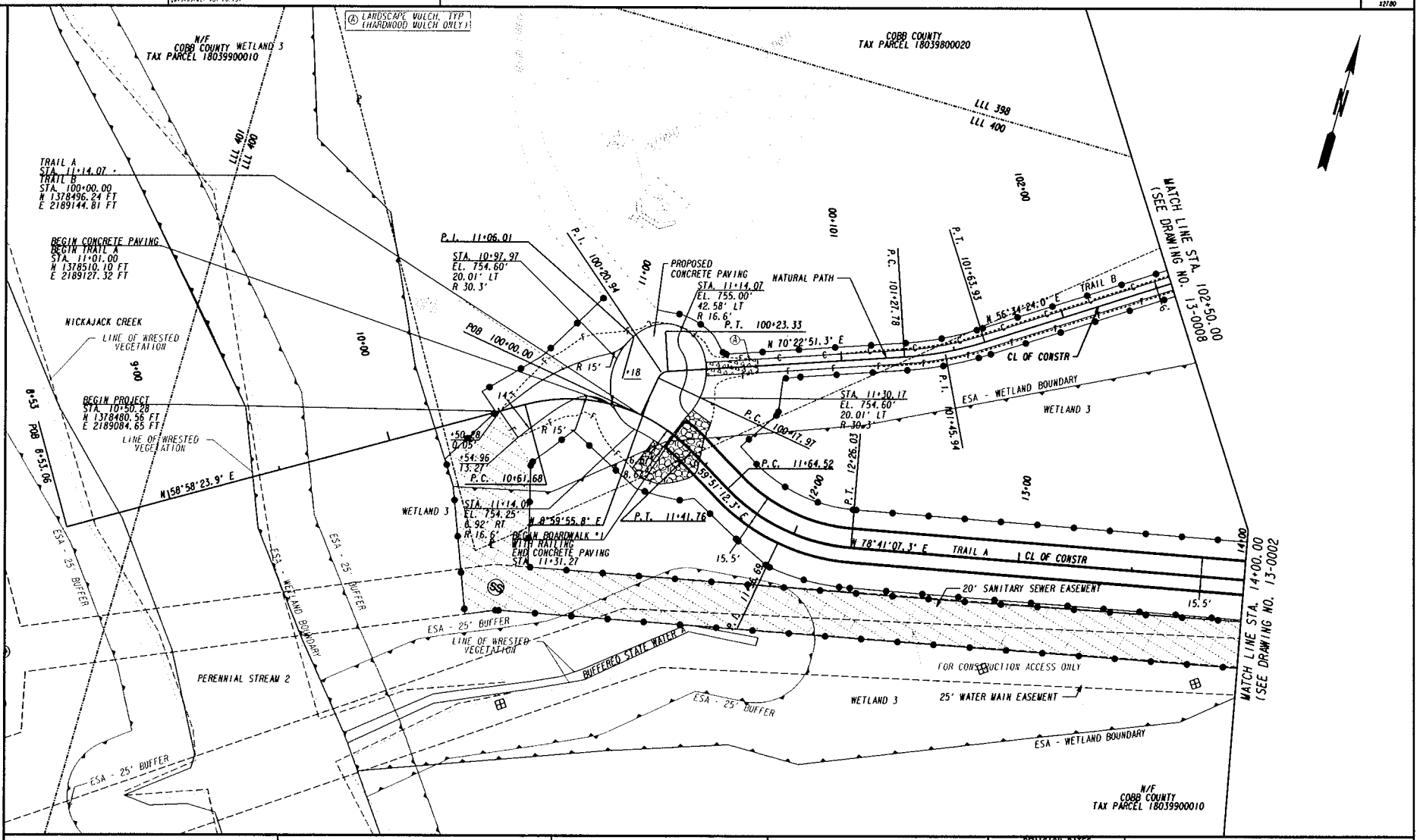
PLANS PREPARED BY:
ZACHARY T. LAMMERS, P.E.
GRESHAM SMITH

DATE	COBB COUNTY DOT
PLANS COMPLETED	
REVISIONS	

DRAWING No. 01-0001

12/21/2022 4:53:43 PM GPLOT-V8 12765.13-0001.dgn

Project No. 12780



PROPERTY AND EXISTING R/W LINE	BEGIN LIMIT OF ACCESS.....BLA
REQUIRED R/W LINE	END LIMIT OF ACCESS.....ELA
CONSTRUCTION LIMITS	REQ'D LIMIT OF ACCESS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	REQ'D LIMIT OF ACCESS & R/W
EASEMENT FOR CONSTR OF SLOPES	ORANGE BARRIER FENCE
EASEMENT FOR CONSTR OF DRIVES	ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

COBB COUNTY STATE OF GEORGIA

Gresham Smith

SCALE IN FEET
0 20 40 80

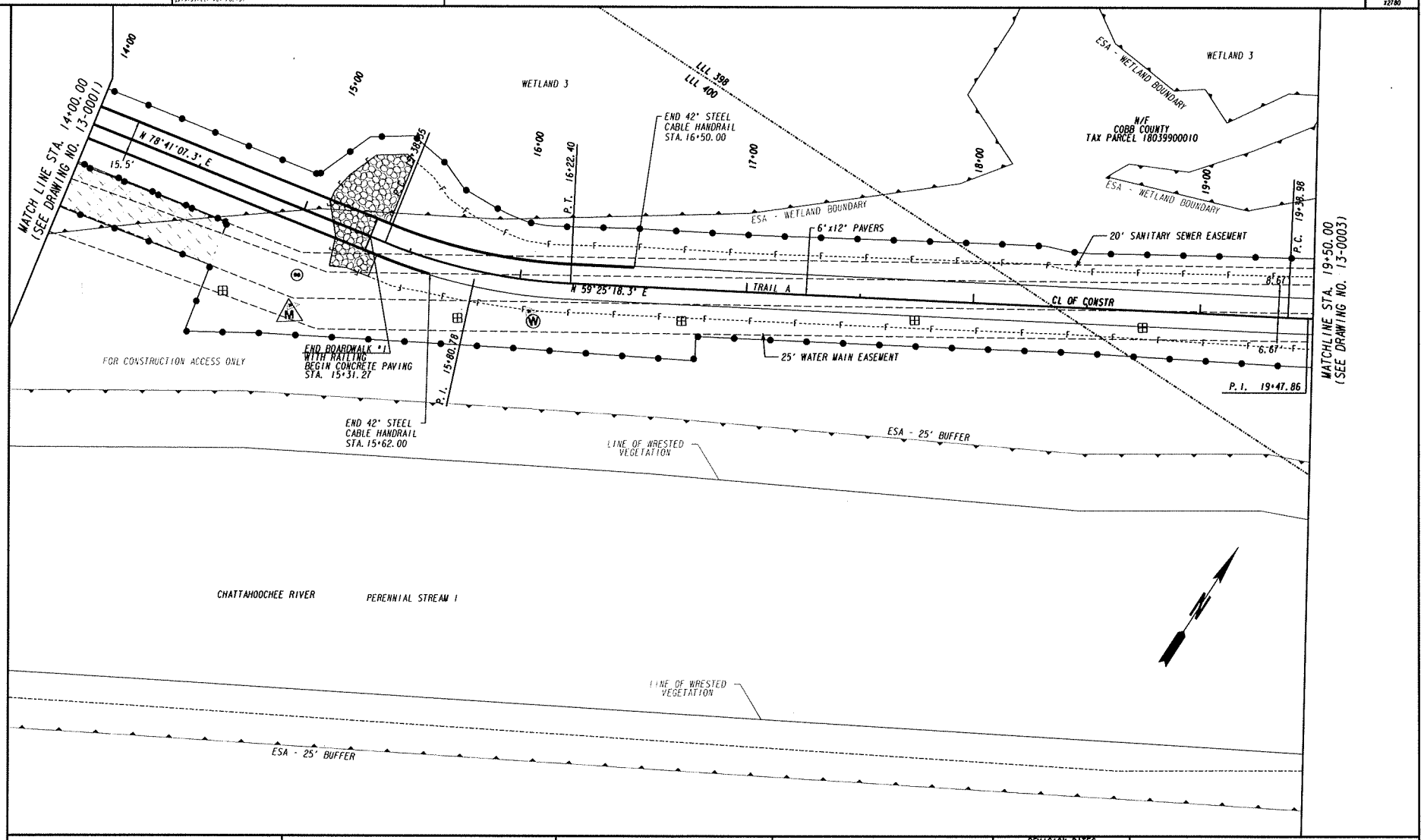
REVISION DATES

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	DRAWING No.
BACKCHECKED:		DATE:	13-0001
CORRECTED:		DATE:	
VERIFIED:		DATE:	

12/21/2022 4:51:59 PM CPL07-V8 12780_13-0002.dgn

Project No. 12780



PROPERTY AND EXISTING R/W LINE	BEGIN LIMIT OF ACCESS.....BLA
REQUIRED R/W LINE	END LIMIT OF ACCESS.....ELA
CONSTRUCTION LIMITS	REQ'D LIMIT OF ACCESS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	REQ'D LIMIT OF ACCESS & R/W
EASEMENT FOR CONSTR OF SLOPES	ORANGE BARRIER FENCE
EASEMENT FOR CONSTR OF DRIVES	ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

COBB COUNTY STATE OF GEORGIA 1832

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

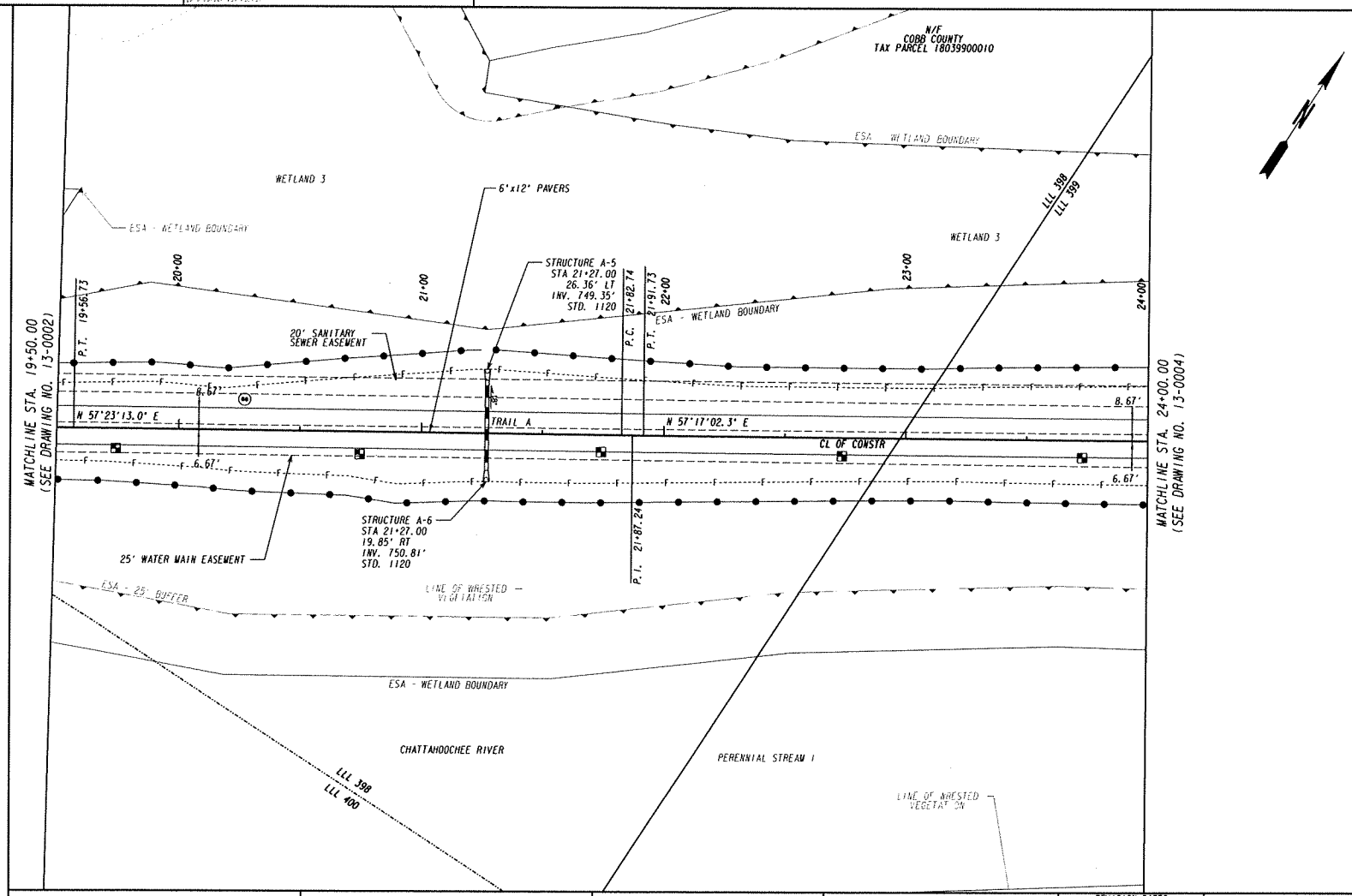
CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No. 13-0002

12/21/2022 CPL8

Project No. 12180



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING NO. 13-0003

01/23/2015 CPJ

Project No. 12180

SEE SHEET 13-0012 FOR LANDSCAPING DETAILS

A:	2003+19.71** 0.42 FT	D:	27+51.30* 0.42 FT
B:	27+37.60* 0.42 FT	E:	2003+77.01** 0.25 FT
C:	2003+33.41** 0.42 FT	F:	27+94.49* 0.42 FT

*Trail A **Trail A.1

MATCHLINE STA. 204+00.00 (SEE DRAWING NO. 13-0010)

MATCHLINE STA. 24+00.00 (SEE DRAWING NO. 13-0003)

MATCHLINE STA. 29+50.00 (SEE DRAWING NO. 13-0005)

N/F COBB COUNTY TAX PARCEL 18039900010

WETLAND 5

ESA - WETLAND BOUNDARY

LLL 398

LLL 399

N 57°11'59.8" W

CL OF CONSTR

P.T. 203+84.00

P.C. 203+35.60

P.I. 203+60.29

N 84°55'51.3" W

P.I. 203+14.58

P.T. 203+28.02

LANDSCAPE MULCH, TYP (HARDWOOD MULCH ONLY)

STRUCTURE C-1 STA. 202+50.49 16.37' LT INV. 748.02' STD. 1120

P.C. 202+95.80

NATURAL PATH

STRUCTURE A-3 STA. 29+10.24 20.08' LT INV. 751.00' STD. 1120

20' SANITARY SEWER EASEMENT

STRUCTURE A-1 STA 26+79.00 33.54' LT INV. 750.50' STD. 1120

TRAIL A.1 STA. 2003+29.73 TRAIL C STA. 202+09.72 N 1379192.67 FT E 2190557.71 FT

N 11°06'32.7" W

STRUCTURE C-2 STA 202+65.18 13.69' RT INV. 748.26' STD. 1120

P.T. 202+55.72

P.C. 202+30.90

P.I. 202+43.58

P.I. 28+10.57

P.I. 2003+42.66

N 39°32'57.8" W

P.C. 2003+17.66

WETLAND

ESA - WETLAND BOUNDARY

CL OF CONSTR

TRAIL A.1

TRAIL A

N 58°58'03.5" E

N 47°32'53.3" E

P.C. 24+97.84

P.T. 201+74.14

P.C. 27+85.55

P.T. 28+35.37

TRAIL A STA. 28+35.37 · TRAIL A.1 STA. 2004+18.00 N 1379240.54 FT E 2190631.76 FT

STRUCTURE A-4 STA 29+10.24 17.15' RT INV. 751.19' STD. 1120

N 57°17'02.3" E

6"x12" PAVERS (TYP)

P.C. 201+39.83

P.I. 201+58.51

P.I. 201+11.36

NATURAL PATH

N 16°38'06.1" E

P.T. 201+25.97

TRAIL A STA. 27+47.60 · TRAIL C STA. 202+00.00 N 1379185.17 FT E 2190563.90 FT

ESA - 25' BUFFER

P.C. 200+94.42

25' WATER MAIN EASEMENT

N 35°00'00.0" W

CLEAR 10'x10' AREA FOR OVERLOOK NEXT TO PATH

STRUCTURE A-2 STA 26+79.00 18.72' RT INV. 751.01' STD. 1120

POB 200+62.38

END NATURAL PATH TRAIL C STA. 200+84.47 N 1379081.40 FT E 2190593.52 FT

TRAIL A STA. 24+17.42 · TRAIL A.1 STA. 2000+00.00 N 1378975.91 FT E 2190309.67 FT

LINE OF ARESTED VEGETATION

PERENNIAL STREAM 1

CHATTAHOOCHEE RIVER

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

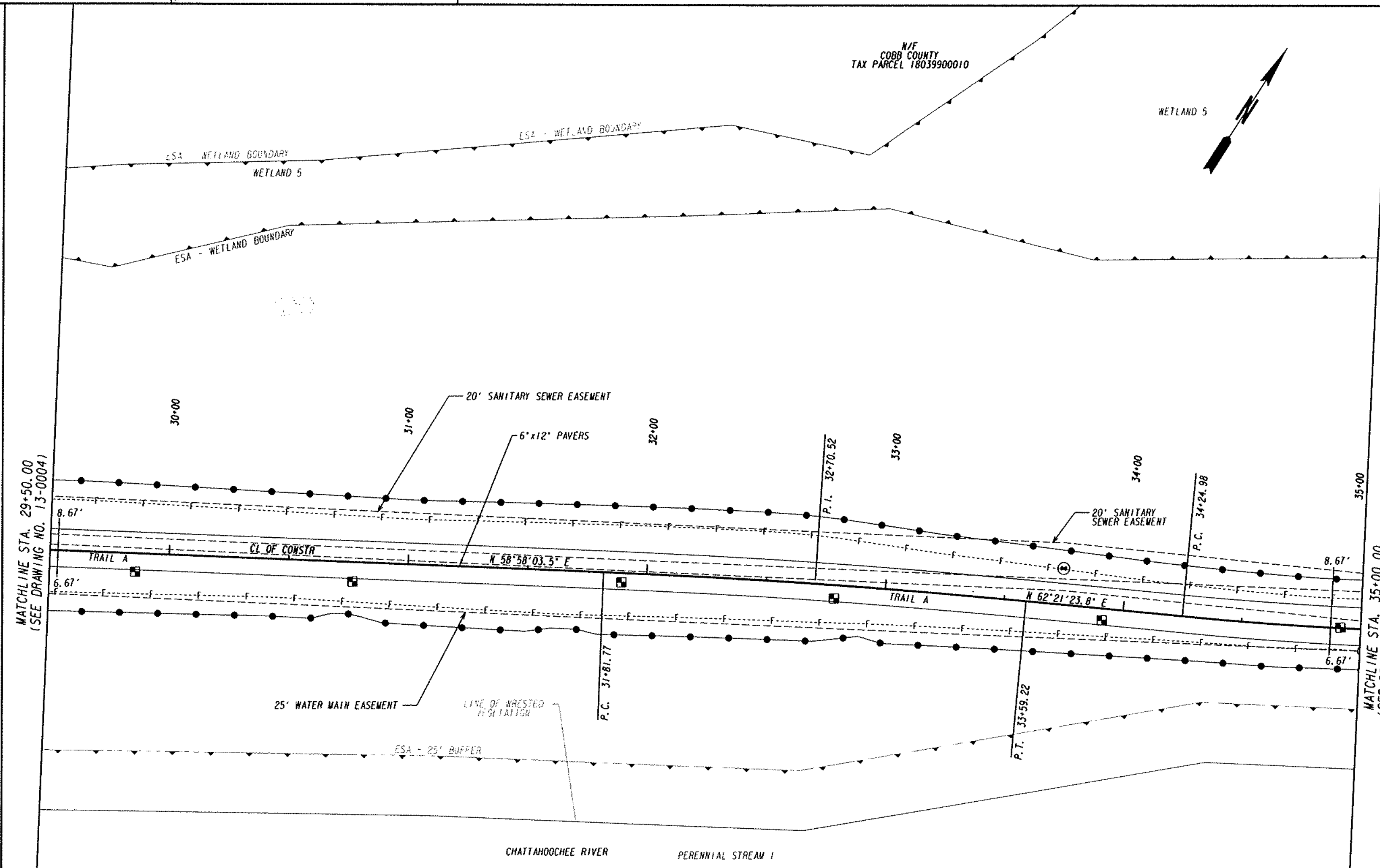
SCALE IN FEET 0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

DRAWING NO. 13-0004

Project No. 32780



PROPERTY AND EXISTING R/W LINE		BEGIN LIMIT OF ACCESS............BLA	
REQUIRED R/W LINE		END LIMIT OF ACCESS.............ELA	
CONSTRUCTION LIMITS	—C— —F—	REQ'D LIMIT OF ACCESS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES		REQ'D LIMIT OF ACCESS & R/W	
EASEMENT FOR CONSTR OF SLOPES		ORANGE BARRIER FENCE	
EASEMENT FOR CONSTR OF DRIVES		ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING NO.
13-0005

Project No. 12180

SEE SHEET 13-0013 FOR LANDSCAPING DETAILS

WETLAND 5

N/F COBB COUNTY TAX PARCEL 18039900010

(LANDSCAPE VOLUME, TYP (HARDWOOD MULCH ONLY))

ESA - WETLAND BOUNDARY

*TRAIL A **TRAIL A.2

OPEN WATER 8

20' SANITARY SEWER EASEMENT

ESA - 25' BUFFER

MATCHLINE STA. 42+00.00 (SEE DRAWING NO. 13-0007)

MATCHLINE STA. 35+00.00 (SEE DRAWING NO. 13-0005)

20' SANITARY SEWER EASEMENT

NATURAL PATH

WETLAND 10

100' GEORGIA POWER EASEMENT

INTERMITTENT STREAM 9

CL OF CONSTR

END CONCRETE PAVING
BEGIN NATURAL PATH
STA. 40+72.80
N 1379956.06 FT
E 2191523.59 FT

TRAIL A
STA. 40+71.71 *
TRAIL A.2
STA. 3004+40.77
N 1379955.07 FT
E 2191524.04 FT

STA. 40+66.72
EL. 754.84'
14.03 LT

STA. 40+69.82
EL. 754.78'
10.28 RT

STA. 40+48.21
EL. 755.31'
18.55 LT

STA. 40+40.17
EL. 755.55'
12.98 RT

TRAIL A
STA. 36+08.00*
TRAIL A.2
STA. 3000+00.00
N 1379631.03 FT
E 2191298.13 FT

N 56°06'19.4" E

N 55°11'50.2" E

N 57°47'35.2" E

N 8°15'56.7" W

N 2°12'31.2" W

N 24°25'05.1" W

N 23°07'28.6" W

N 09°47'47.0" W

LINE OF WRESTED VEGETATION

APG INDUSTRIAL ATLANTA, LLC TAX PARCEL 18028500010

6"x12" PAVERS

25' WATER MAIN EASEMENT

CHATTAHOOCHEE RIVER

PERENNIAL STREAM 1

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

SCALE IN FEET 0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED: DATE:
DRAWN(CHIEF): DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING No. 13-0006

Project No. 12180

WTP DISCOVERY BOULEVARD, LLC
TAX PARCEL 18028600040

N/F
COBB COUNTY
TAX PARCEL 18039900010

END PROJECT
TRAIL A
STA. 43+61.27
TRAIL B
STA. 129+65.89
N 1380212.99 FT
E 2191406.09 FT

P.I. 129+58.67

100' GEORGIA POWER EASEMENT

100' GEORGIA POWER EASEMENT

N 80°07'12.4" W

P.I. 43+46.28

LINE OF WRESTED VEGETATION

P.T. 129+65.89

129+66

N 23°52'52.7" W

TRAIL B

129+00

P.T. 129+09.36

P.C. 129+11.89

P.C. 128+70.16

128+00

127+00

126+00

LLL 286
LLL 399

MATCHLINE STA. 125+50.00
(SEE DRAWING NO. 13-0011)

TRAIL B

6'

P.C. 125+87.76

P.T. 126+53.69

P.C. 127+41.79

P.T. 127+63.16

N 55°37'34.5" E

N 63°06'44.9" E

N 39°18'16.1" E

P.I. 128+92.28

N 23°07'28.6" W

43+00

P.C. 43+30.00

ESA - 25' BUFFER

ESA - WETLAND BOUNDARY

LLL 286
LLL 285

INTERMITTENT STREAM 11

WETLAND 10

APG INDUSTRIAL
ATLANTA, LLC
TAX PARCEL
18028500010

END PUNCHEON BOARDWALK
BEGIN NATURAL PATH
STA. 42+68.00

SEE DRAWING NO.
29-0012 FOR
PUNCHEON DETAILS

20' SANITARY SEWER EASEMENT

BEGIN PUNCHEON BOARDWALK
END NATURAL PATH
STA. 42+18.00

CL OF CONSTR

NATURAL PATH

P.I. 126+20.47

P.I. 127+52.55

ESA - 25' BUFFER

OPEN WATER 8

WETLAND 5

ESA - WETLAND BOUNDARY

42+00

MATCHLINE STA. 42+00.00
(SEE DRAWING NO. 13-0006)

6'

6'

LINE OF WRESTED VEGETATION

NATURAL PATH

ESA - 25' BUFFER

N 23°07'28.6" W

INTERMITTENT STREAM 9

100' GEORGIA POWER EASEMENT

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	C F
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

SCALE IN FEET
0 20 40 80

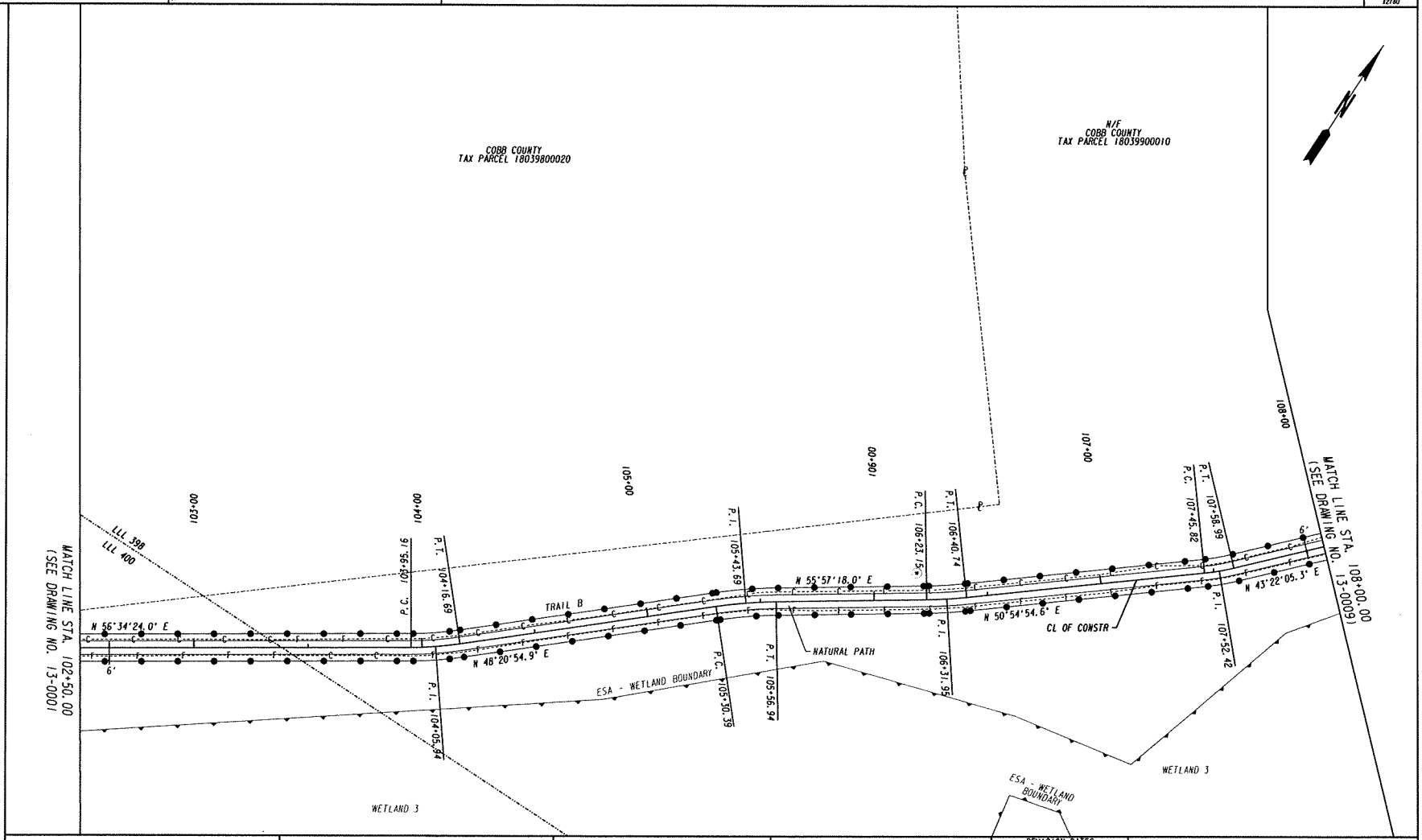
REVISION DATES

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No.
13-0007

Project No. 12180



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	C F
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING NO.
13-0008

01/23/2015 GPLR

Project No. 12180

SEE SHEET 13-0014 FOR LANDSCAPING DETAILS

N/F
COBB COUNTY
TAX PARCEL 18039900010

LANDSCAPE MULCH, TYP - (HARDWOOD MULCH ONLY)

TRAIL B
STA. 112+91.11
TRAIL C
STA. 207+74.53
N 1379335.28 FT
E 2190094.01 FT

N 38°03'52.4" E

N 45°38'20.2" E

N 37°44'28.4" E

P.I. 113+01.69

N 57°40'18.3" W

WOOD STEP

P.T. 207+20.19

P.C. 207+14.58

P.I. 207+17.39

N 61°57'18.3" W

END BOARDWALK #2
WITH RAILING
BEGIN NATURAL PATH
STA. 207+50.86

BEGIN BOARDWALK #2
WITH RAILING
END NATURAL PATH
STA. 206+70.86

CL OF CONSTR
NATURAL PATH

S 59°41'27.0" W

P.T. 206+76.91

P.I. 206+53.96

P.C. 206+26.05

CL OF CONSTR

TRAIL C

CL OF CONSTR

TRAIL B

N 35°36'30.7" E

NATURAL PATH

OPEN WATER 4

N 41°40'40.7" E

N 43°22'05.3" E

ESA - WETLAND BOUNDARY

WETLAND 3

ESA - 25' BUFFER

LLL 398
LLL 399

MATCH LINE STA. 114+00.00
(SEE DRAWING NO. 13-0010)

MATCH LINE STA. 206+00.00
(SEE DRAWING NO. 13-0010)

MATCH LINE STA. 108+00.00
(SEE DRAWING NO. 13-0008)

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	-C-F-
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

COBB COUNTY GEORGIA

Gresham Smith

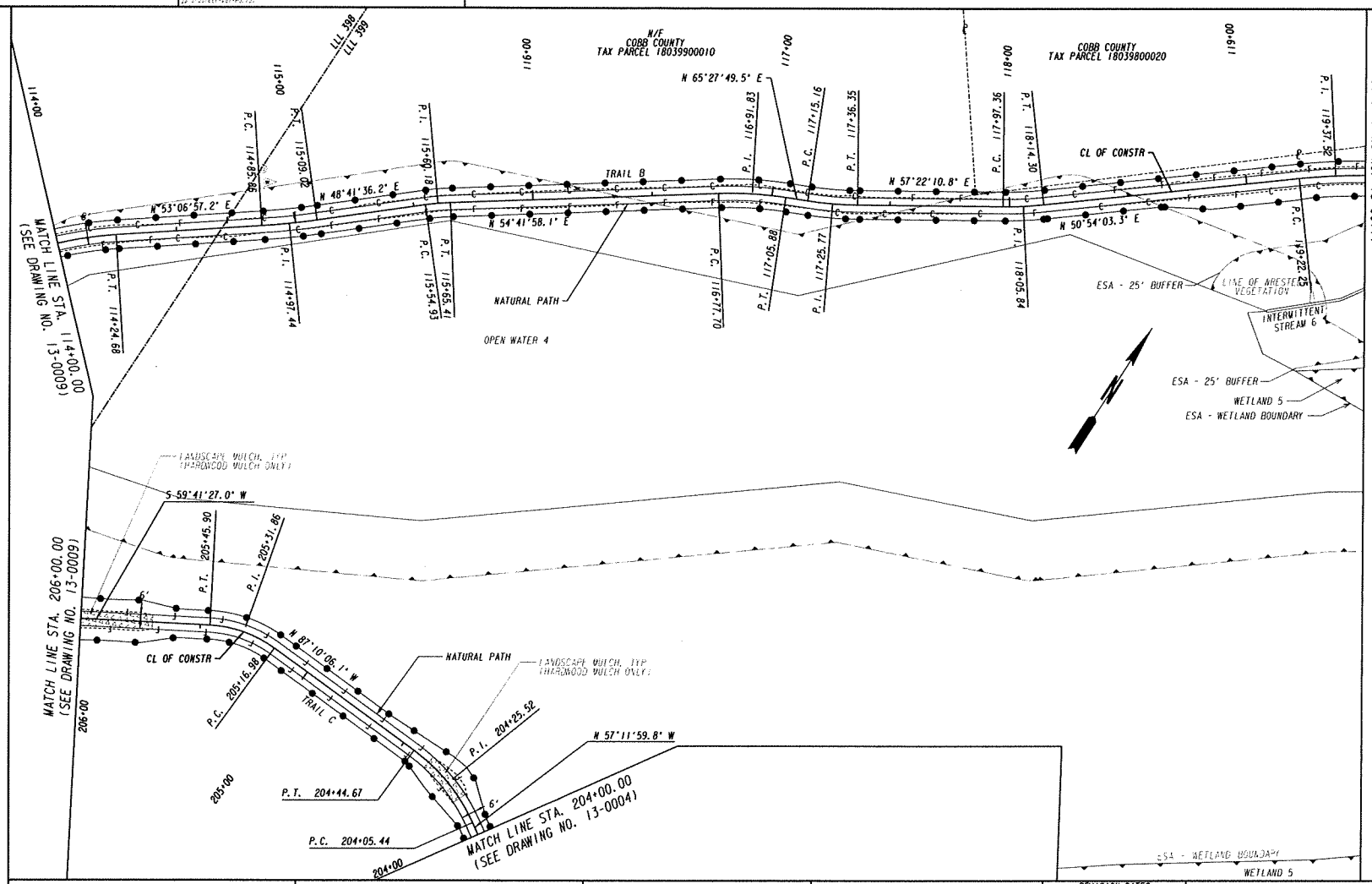
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	DRAWING NO.
BACKCHECKED:		DATE:	13-0009
CORRECTED:		DATE:	
VERIFIED:		DATE:	

Project No. 12780



PROPERTY AND EXISTING R/W LINE	BEGIN LIMIT OF ACCESS.....BLA
REQUIRED R/W LINE	END LIMIT OF ACCESS.....ELA
CONSTRUCTION LIMITS	REQ'D LIMIT OF ACCESS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	REQ'D LIMIT OF ACCESS & R/W
EASEMENT FOR CONSTR OF SLOPES	ORANGE BARRIER FENCE
EASEMENT FOR CONSTR OF DRIVES	ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

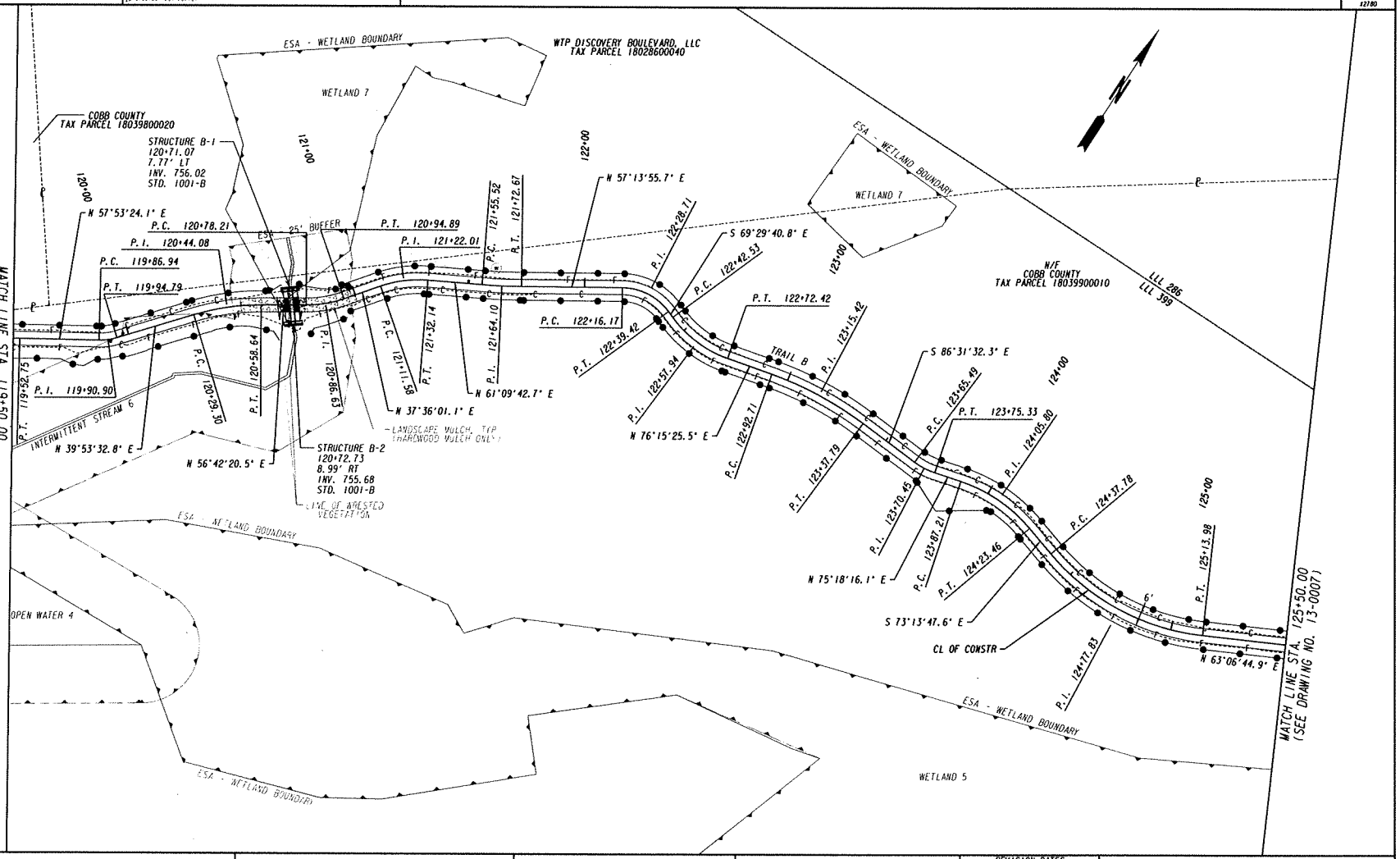
CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING No. 13-0010

10/23/205 CPLA

Project No. 12180



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

COBB COUNTY STATE OF GEORGIA

Gresham Smith

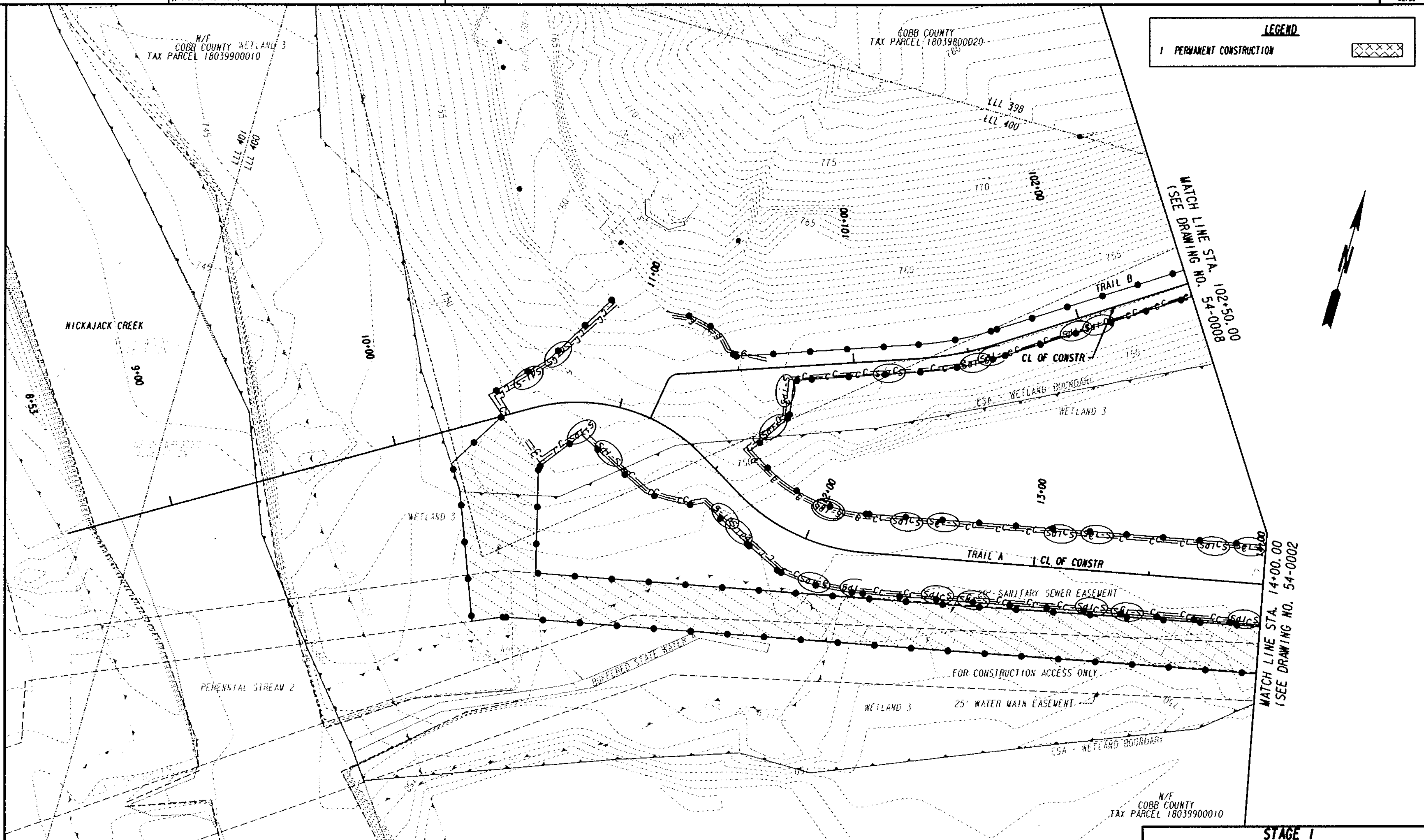
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	DRAWING NO.
BACKCHECKED:		DATE:	13-0011
CORRECTED:		DATE:	
VERIFIED:		DATE:	

01/23/2015 GPA



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

COBB COUNTY · STATE OF GEORGIA

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

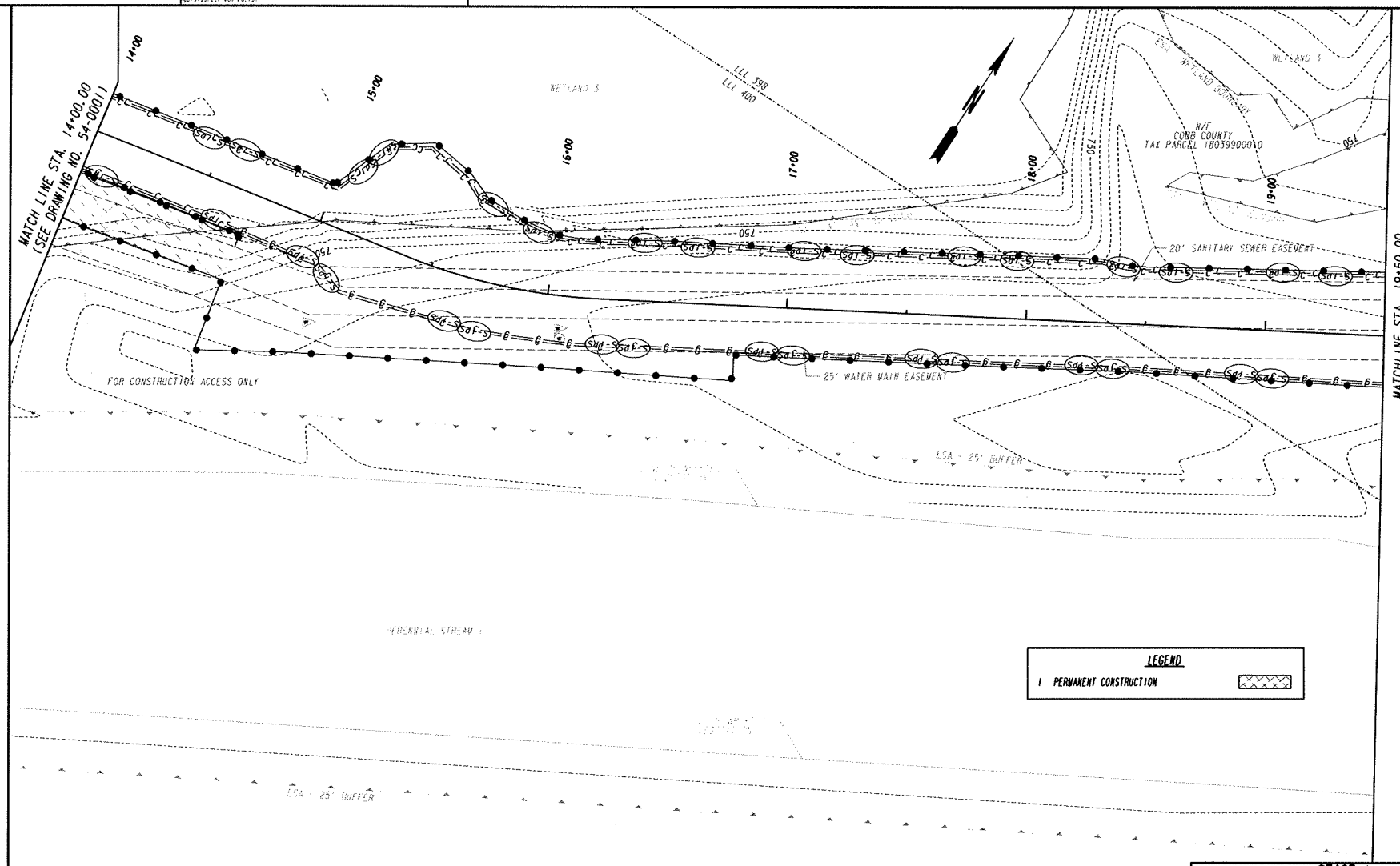
STAGE I

BMP LOCATION DETAILS
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	DRAWING No.
BACKCHECKED:		DATE:	54-0001
CORRECTED:		DATE:	
VERIFIED:		DATE:	

12/13/2022 4:44:44 PM EPLOT-V8 12780_54-0002.dgn

Project No. 12780



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	————
CONSTRUCTION LIMITS	--C--F--
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

COBB COUNTY STATE OF GEORGIA

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

STAGE 1

BMP LOCATION DETAILS

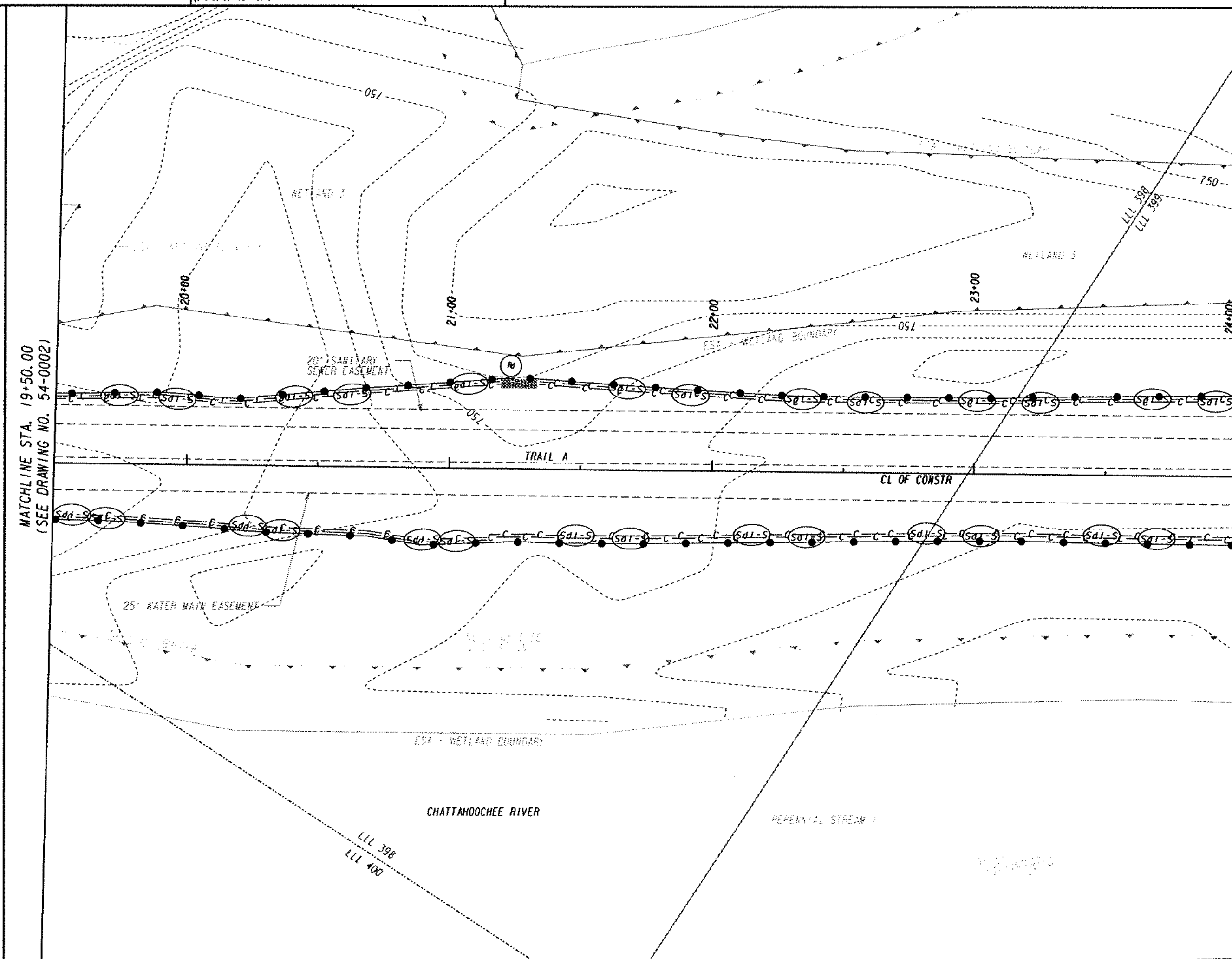
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No. 54-0002

12/13/2022 GPA

Project No. 42780



LEGEND

1 PERMANENT CONSTRUCTION

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	—C— —F—
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

COBB COUNTY STATE OF GEORGIA

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

STAGE I

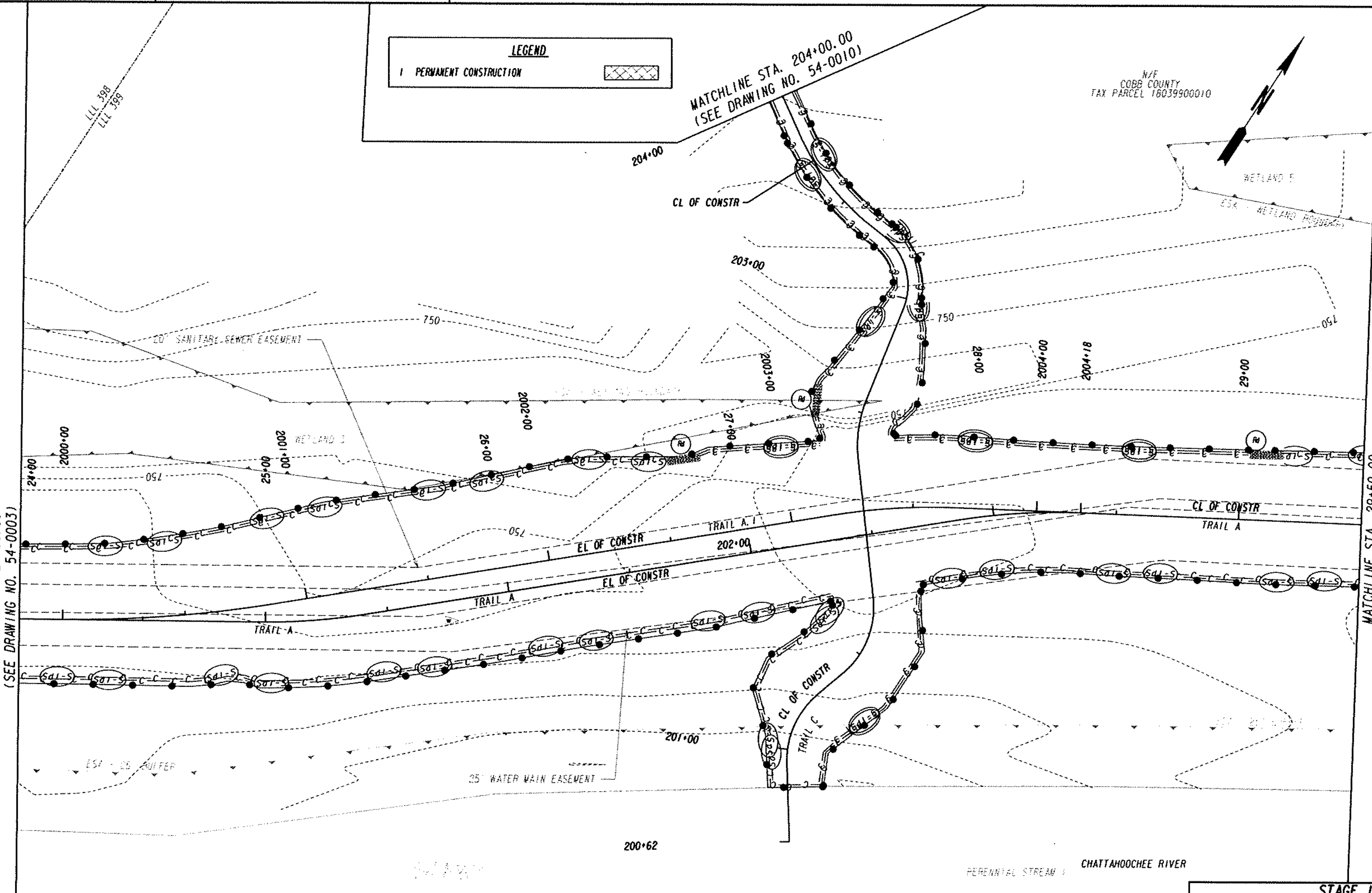
BMP LOCATION DETAILS

CHATTAHOOCHEE RIVER TRAIL

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING No.
54-0003

Project No. X2780



PROPERTY AND EXISTING R/W LINE		BEGIN LIMIT OF ACCESS............BLA	
REQUIRED R/W LINE		END LIMIT OF ACCESS.............ELA	
CONSTRUCTION LIMITS	—C— —F—	REQ'D LIMIT OF ACCESS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES		REQ'D LIMIT OF ACCESS & R/W	
EASEMENT FOR CONSTR OF SLOPES		ORANGE BARRIER FENCE	
EASEMENT FOR CONSTR OF DRIVES		ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

COBB COUNTY · STATE OF GEORGIA

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

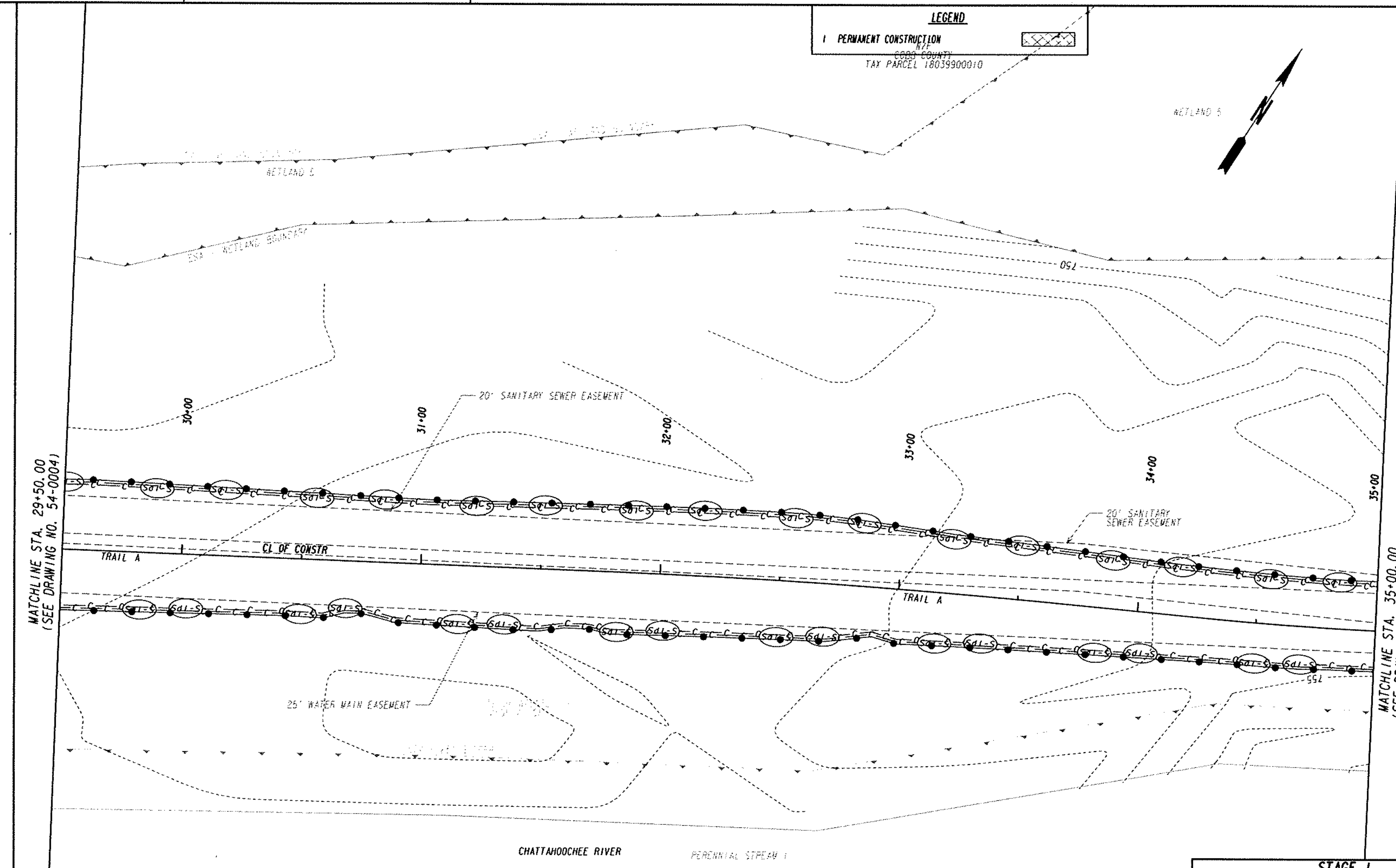
STAGE I

BMP LOCATION DETAILS

CHATTAHOOCHEE RIVER TRAIL

CHECKED:	DATE:	DRAWING No.	
BACKCHECKED:	DATE:		
CORRECTED:	DATE:	54-0004	
VERIFIED:	DATE:		

Project No.
12780



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	
BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

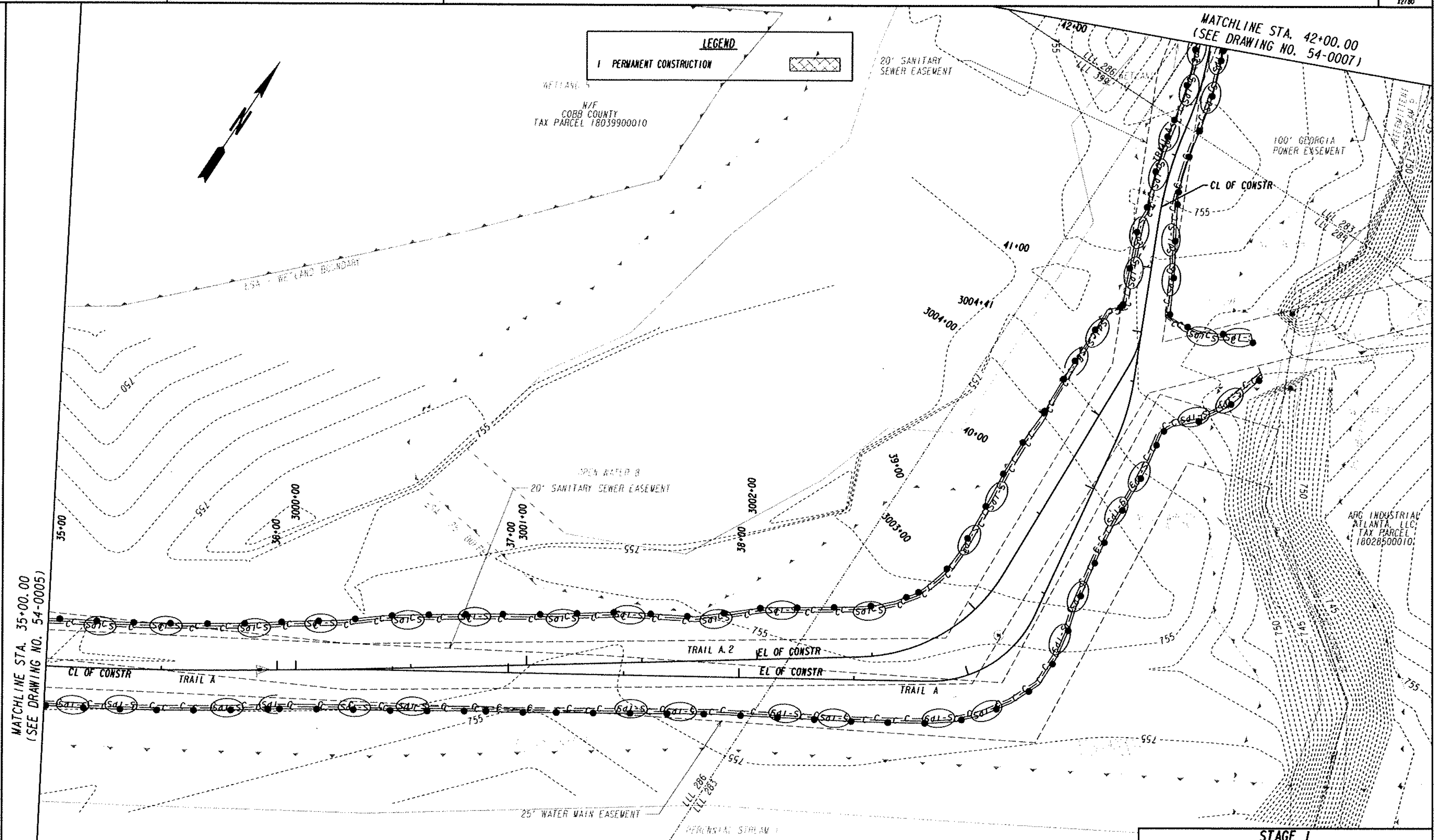
SCALE IN FEET
0 20 40 80

REVISION DATES

STAGE I

BMP LOCATION DETAILS
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		54-0005
CORRECTED:		DATE:		
VERIFIED:		DATE:		



PROPERTY AND EXISTING R/W LINE		BEGIN LIMIT OF ACCESS............BLA
REQUIRED R/W LINE		END LIMIT OF ACCESS............ELA
CONSTRUCTION LIMITS		REQ'D LIMIT OF ACCESS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES		REQ'D LIMIT OF ACCESS & R/W
EASEMENT FOR CONSTR OF SLOPES		ORANGE BARRIER FENCE
EASEMENT FOR CONSTR OF DRIVES		ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

COBB COUNTY STATE OF GEORGIA

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

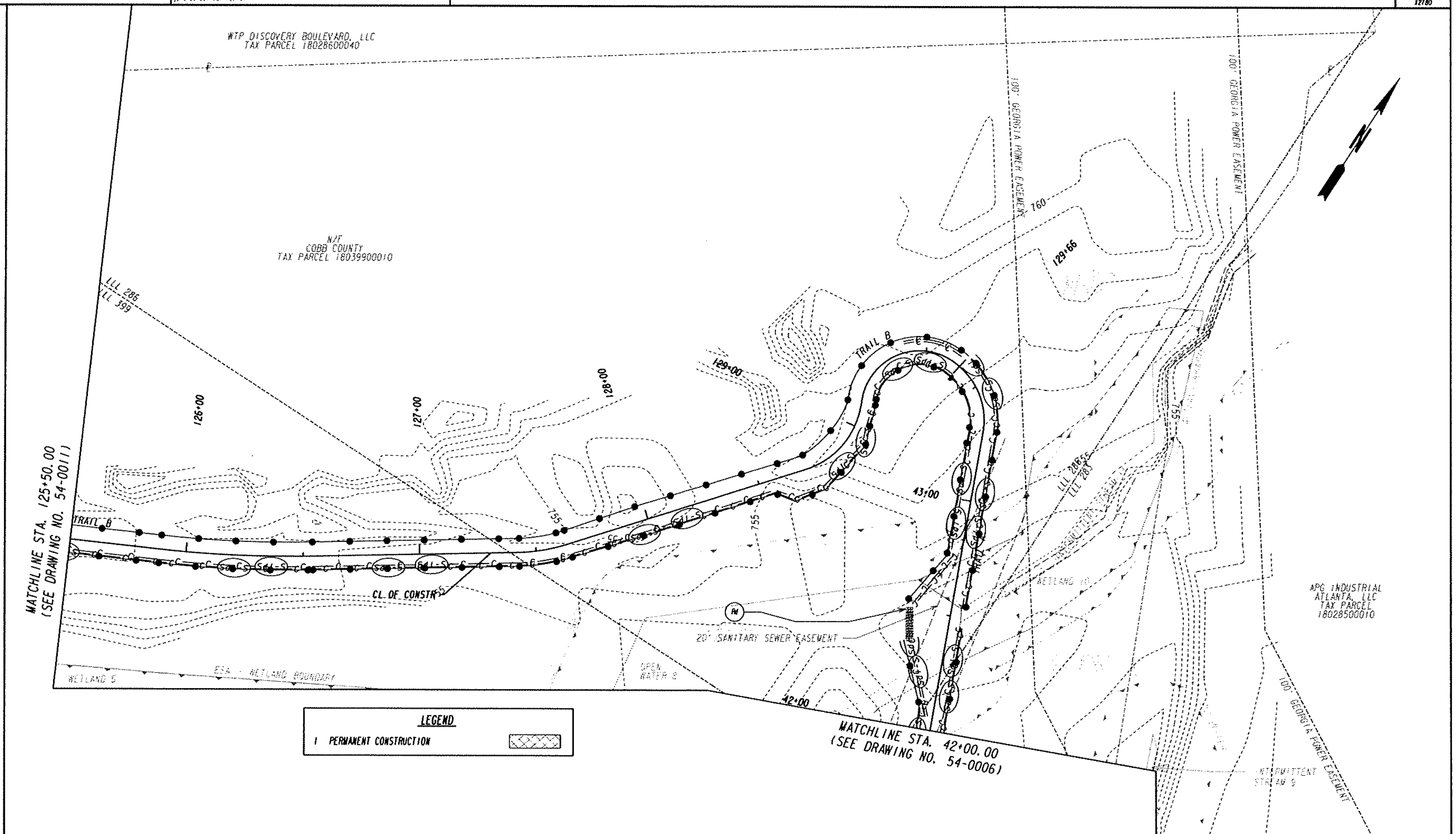
STAGE I

BMP LOCATION DETAILS
CHATTAHOOCHEE RIVER TRAIL

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING No. 54-0006

Project No. 32780



LEGEND

I PERMANENT CONSTRUCTION

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS............BLA
END LIMIT OF ACCESS.............ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

STAGE I

BMP LOCATION DETAILS
CHATTAHOOCHEE RIVER TRAIL

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING NO.
54-0007

Project No. 32180

LEGEND

1 PERMANENT CONSTRUCTION

MATCH LINE STA. 102+50.00 (SEE DRAWING NO. 54-0001)

MATCH LINE STA. 108+00.00 (SEE DRAWING NO. 54-0009)

TRAIL B

CL OF CONSTR

WETLAND BOUNDARY

WETLAND 3

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

SCALE IN FEET 0 20 40 80

REVISION DATES

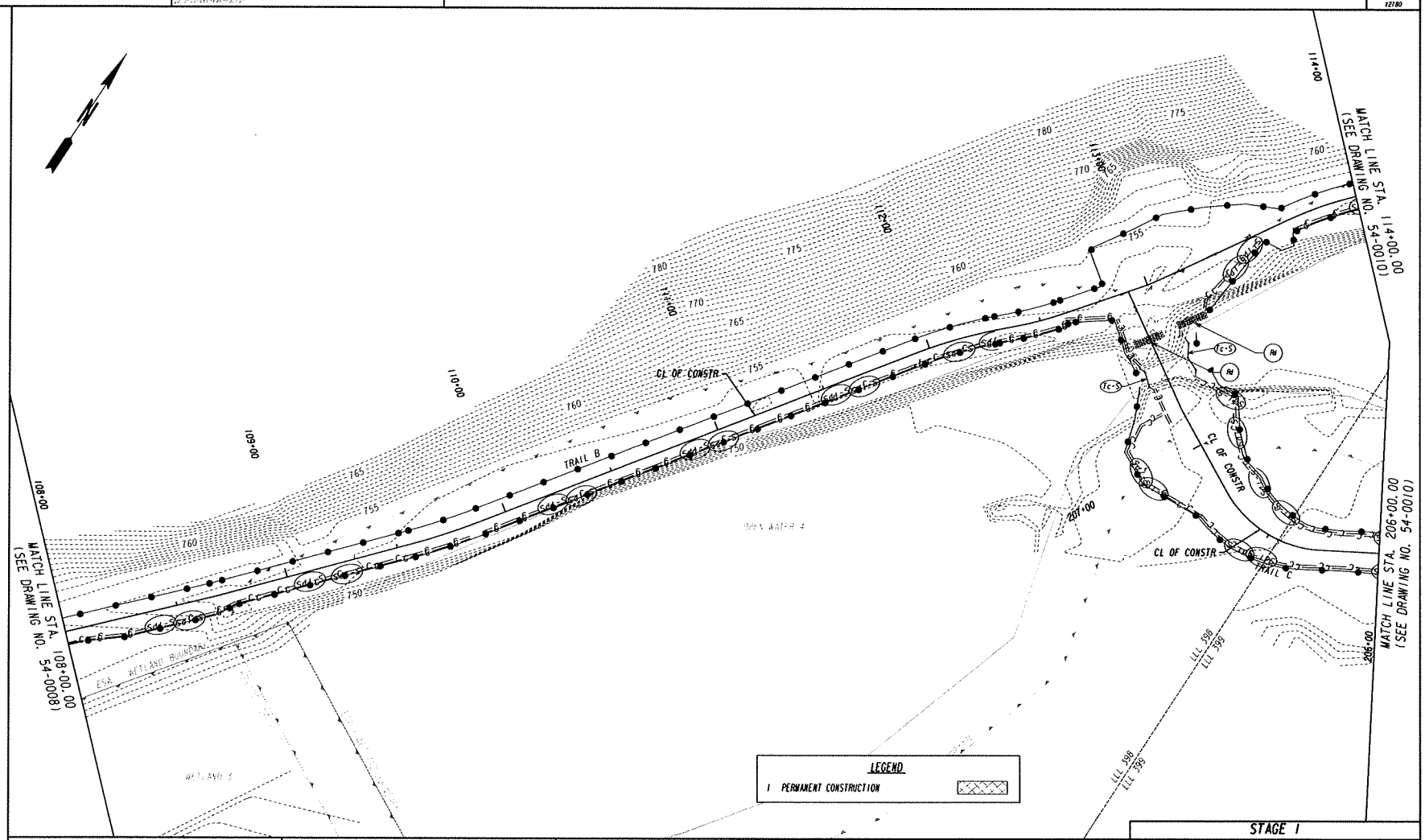
STAGE I

BMP LOCATION DETAILS

CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	DRAWING No.
RECHECKED:		DATE:	54-0008
CORRECTED:		DATE:	
APPROVED:		DATE:	

Project No. 12780



LEGEND

1 PERMANENT CONSTRUCTION

PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	
BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

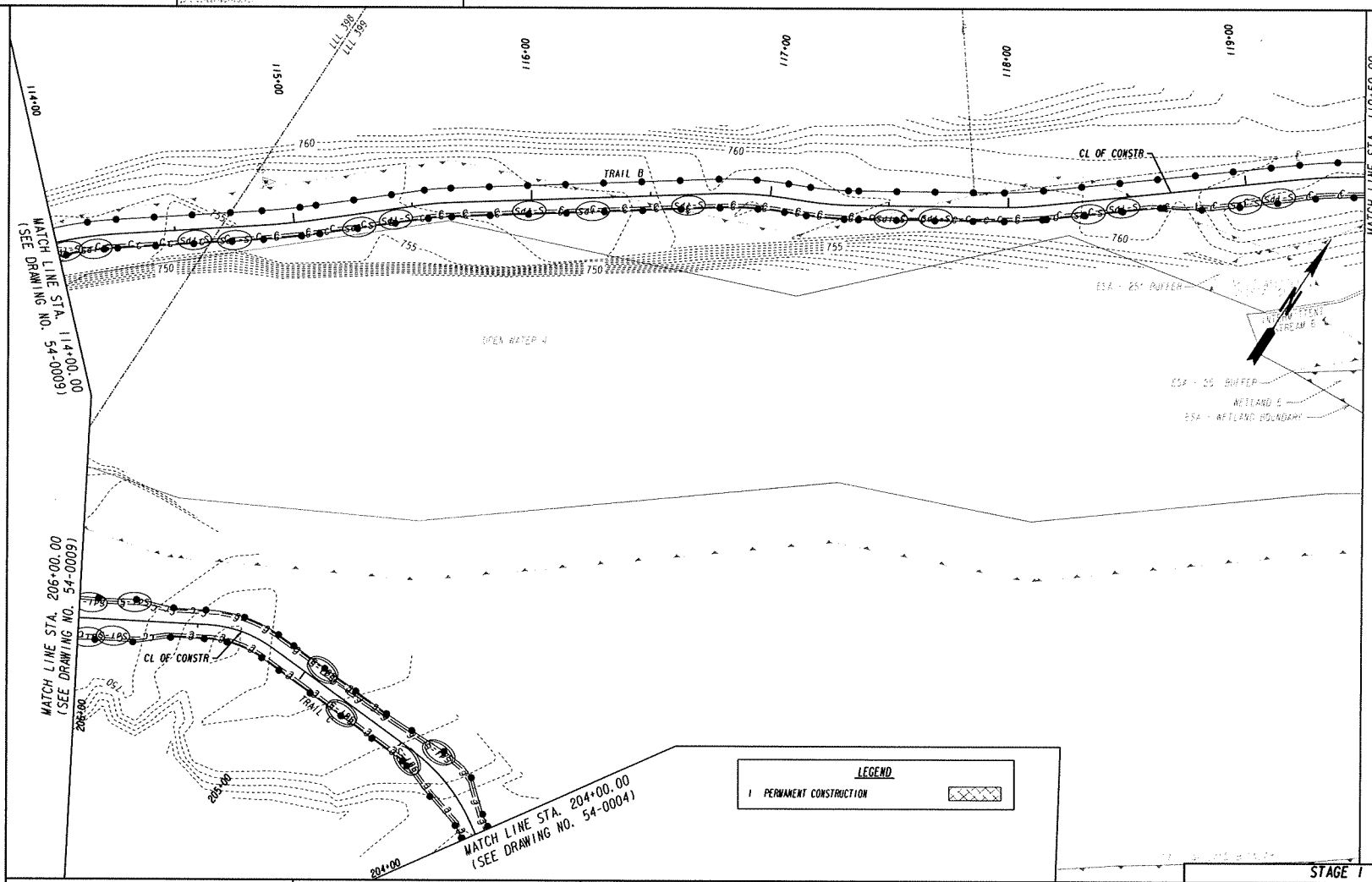
STAGE 1

BMP LOCATION DETAILS

CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	DRAWING No.
BACKCHECKED:		DATE:	54-0009
CORRECTED:		DATE:	
VERIFIED:		DATE:	

Project No. 12180



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
REQ'D LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)	

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

STAGE 1

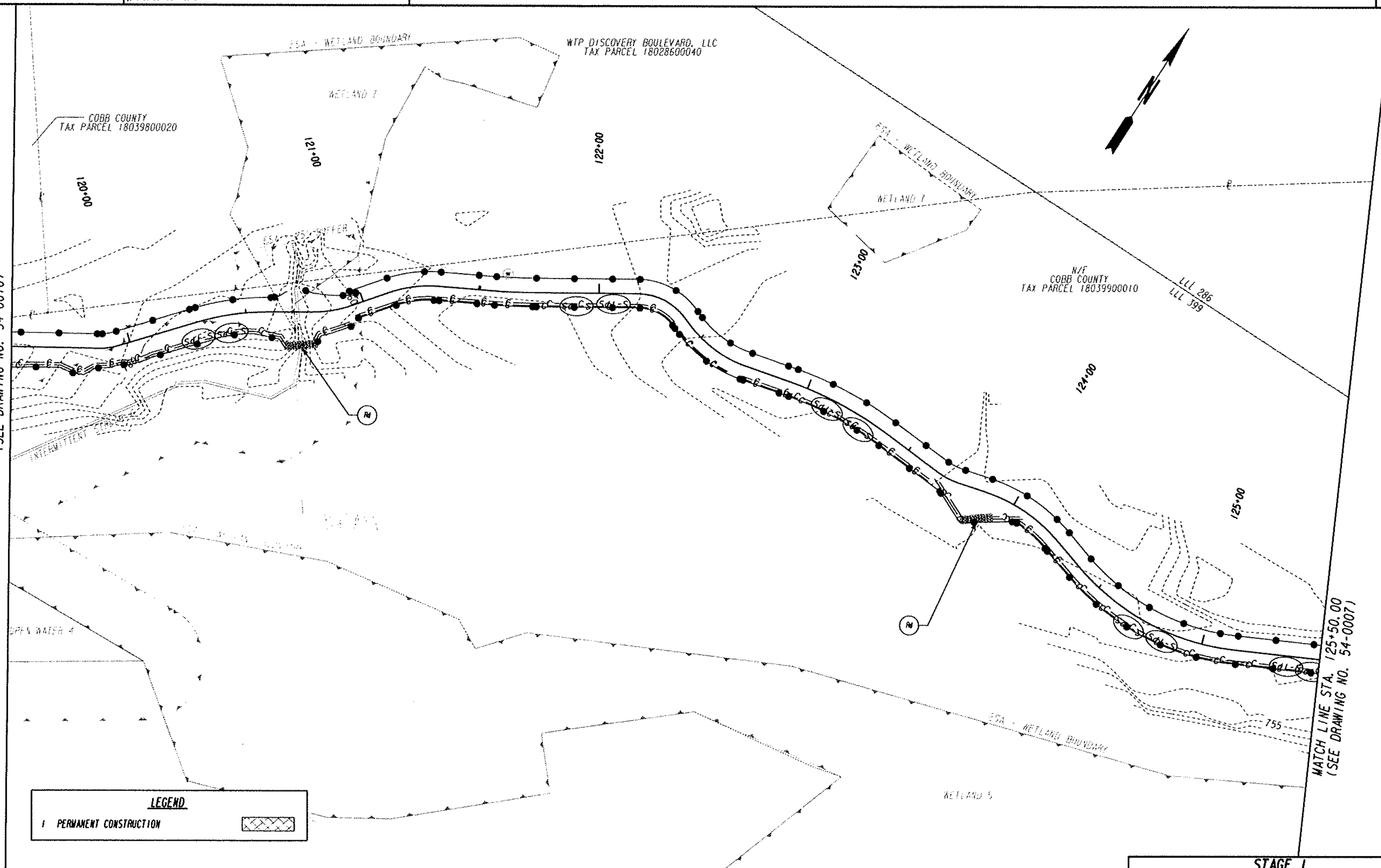
BMP LOCATION DETAILS
CHATTAHOOCHEE RIVER TRAIL

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING NO. 54-0010

6/23/205 CPW

Project No. 32180



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS............BLA
END LIMIT OF ACCESS.............ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

COBB COUNTY · STATE OF GEORGIA

Gresham Smith

SCALE IN FEET
0 20 40 80

REVISION DATES

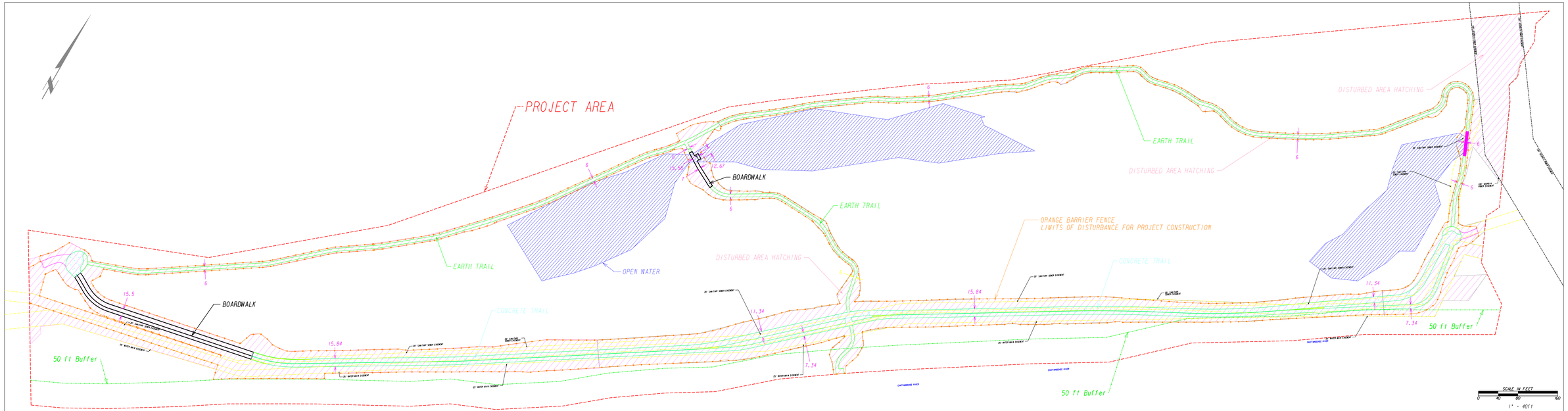
STAGE 1

BMP LOCATION DETAILS

CHATTAHOOCHEE RIVER TRAIL

CHECKED: DATE:
BACKCHECKED: DATE:
CORRECTED: DATE:
VERIFIED: DATE:

DRAWING No. 54-0011


PROJECT AREA
BOARDWALK
EARTH TRAIL
OPEN WATER
DISTURBED AREA HATCHING
ORANGE BARRIER FENCE
LIMITS OF DISTURBANCE FOR PROJECT CONSTRUCTION
CONCRETE TRAIL
50 ft Buffer
15.5
15.84
11.34
7.34
6
SCALE IN FEET
0
40
80
160
1" = 40ft