

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: FEBRUARY 1, 2023

TO: DR. ROMONA JACKSON JONES, CHAIRPERSON, Douglas County Commission
ATTN TO: ALLISON DUNCAN, PLANNING AND ZONING MANAGER, Douglas 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-22-04DC Riverview Logistics Park 1

Submitting Local Government: Douglas County

Date Opened: January 18, 2023

Date Closed: February 1, 2023

FINDING: ARC's finding is that, while not consistent with the Plan in all respects, the project provides a level of land and water resource protection equivalent to a land-disturbing activity that is consistent with the Plan.

Additional Comments: No comments were received.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF SOUTH FULTON

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF CHATTAHOOCHEE HILLS

CHATTAHOOCHEE RIVERKEEPER
CITY OF DOUGLASVILLE
FULTON COUNTY

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>.

ALLISON DUNCAN, AICP
Planning & Zoning Manager

PHIL SHAFER
Zoning Administrator

JACQUALLE JOHNSON
Senior Planner



JOHANNAH WOMACK
*Clerk of the Planning &
Zoning Board*

KIMBERLY WATTERS
Department Secretary

DOUGLAS COUNTY BOARD OF COMMISSIONERS
PLANNING & ZONING DEPARTMENT
8700 Hospital Drive • Douglasville, GA 30134
Telephone (770) 920-7241 • Fax (678) 715-5366

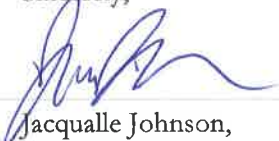
December 8, 2022

Jim Santo
c/o Atlanta Regional Commission
229 Peachtree Street
Ste 100
Atlanta GA 30303

Dear Mr. Santo:

Douglas County is in receipt of an application for Metro River Review for a distribution facility for Riverview Logistics Park 1 Owner, LLC at 3945 Highway 166, Douglasville, GA 30135 (Parcel ID# 01470150001). I am enclosing information to initiate the required review under the Metropolitan River Protection Act, including a completed application, as well as supporting documentation submitted by the applicant and the required review fees. If you need any additional information at this time, please contact me at your convenience.

Sincerely,



Jacqualle Johnson,
Senior Planner

Enclosure

Website: CelebrateDouglasCounty.com

Persons with hearing or speech disabilities who need to contact Douglas County may place their call through the Georgia Relay Center at (800) 255-0056 (Text Telephone) or (800) 255-0135 (Voice Telephone).

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Douglas County
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Riverview Logistics Park 1 Owner, LLC
Mailing Address: 9040 Roswell Road Suite 420
City: Atlanta State: GA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-921-2011 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Eberly and Associates
Mailing Address: 2951 Flowers Road South Suite 119
City: Atlanta State: GA Zip: 30341
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-452-7849 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Panattoni Riverview Site
Description of Proposed Use: New 798,000 S.F. distribution facility with associated truck court, auto parking, utilities and storm water conveyance system.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: _____
146,147,157 & 158, 1st District, 5th Section, Douglas County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Georgia Highway 166
Size of Development (Use as Applicable):
Acres: Inside Corridor: 38.7 acres
Outside Corridor: 111.3 acres
Total: 150 acres
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
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 _____

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 Tie into Douglas County 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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	88226 s.f.	0 s.f.	0 s.f.	(70) 0	(45) 0
D	654461 s.f.	391,563 s.f.	41,523 s.f.	(50) 60	(30) 6
E	940537 s.f.	741,998 s.f.	71,263 s.f.	(30) 79	(15) 8
F	_____	_____	_____	(10)_____	(2)_____
Total:	38.7 acres	26.0 acres	2.6 acres	N/A	N/A

Language for Page Two of the Application Form

The property in this review has about 38.7 acres in the Chattahoochee River Corridor, with land in the C, D and E vulnerability categories. The Corridor portion of the property is crossed by a power line easement, which is land disturbance under the terms of the Chattahoochee Corridor Plan and must be included as part of the total land disturbance in any Metropolitan River Protection Act (MRPA) review of the property. In this case, easement area in the E category exceeds the land disturbance limit in E without any other activity on the property.

Part 1.B.9. of the Chattahoochee Corridor Plan, allows pre-existing legal, physical, biological or hydrological conditions that prevent achievement of consistency to be considered hardships, making properties affected by these conditions eligible for an equivalent consistency finding. ARC staff has determined that the existing easement is a hardship under the Corridor Plan.

The proposed project was then determined to be equivalent a consistent project as provided for in Section 12-5-445(a)(1)(B) of the Metropolitan River Protection Act, using an average weighted runoff coefficient test. This test compares the proposed project to a fully consistent project developed at category maximums on the property (assuming no easement). Projects with average weighted runoff coefficients the same or lower than the consistent project are considered to be equivalent to a consistent project. The proposed project meets the test and, while not consistent with the Plan in all respects, is equivalent to a consistent project and can be built as proposed.

The test and the determination are described in the memo attached to this application.

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

If "yes", indicate the 100-year floodplain elevation: 754

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: 760

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.

NA 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.

☐ 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:

☐ 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) Joe Guion

Joe Guion 11/2/22

Signature(s) of Owner(s) of Record

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:

Brian Brumfield, P.E.

B 11/1/22

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

Date

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

Albanel 12/8/22

Signature of Chief Elected Official or Official's Designee

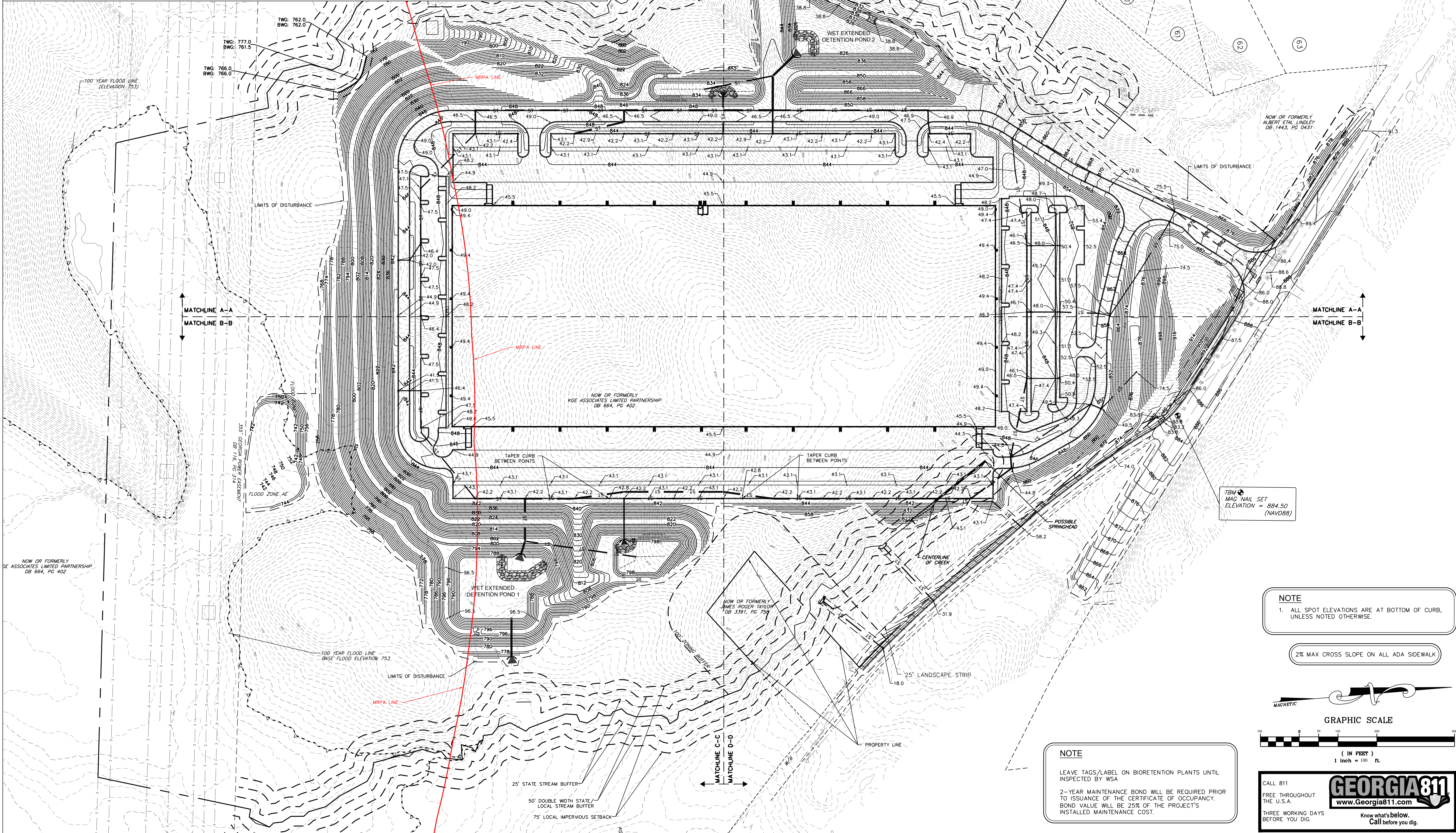
Date

PLANT SCHEDULE BIORETENTION

TREES	BOTANICAL / COMMON NAME	CONT	CAL	MIN.HGT.	SPACING	QTY	REMARKS
NS	NYSSA SYLVATICA / SOUR GUM	B&B	3.0"	12' MIN.	MIN. 20' O.C. / AS SHOWN	5	STANDARD FORM, STRAIGHT LEADER, NO SPLIT LEADERS ACCEPTABLE, FREE OF DISEASE AND INSECTS.
SHRUBS	BOTANICAL / COMMON NAME	CONT	CAL.	MIN. HGT.	SPACING	QTY	REMARKS
	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	7 GAL		36" MIN.	MIN. 5' O.C. / AS SHOWN	46	FULL IN POT; FREE OF WEEDS, DISEASE, AND INSECTS.
	ILEX GLABRA / INKERRY HOLLY	7 GAL		36" MIN.	MIN. 5' O.C. / AS SHOWN	42	FULL IN POT; FREE OF WEEDS, DISEASE, AND INSECTS.
	LINDERA BENZOIN / SPICEBUSH	7 GAL		36" MIN.	MIN. 5' O.C. / AS SHOWN	60	FULL IN POT; FREE OF WEEDS, DISEASE, AND INSECTS.

CONCEPT PLANT SCHEDULE BIORETENTION

HERBACEOUS MIX	15,262 SF
CHASMANTHIUM LATIFOLIUM 'LITTLE TICKLER' / LITTLE TICKLER NORTHERN SEA OATS	5,087 SF
EUPATORIUM FISTULOSUM / JOE PYE WEED	5,087 SF
JUNCUS EFFUSUS / COMMON RUSH	5,087 SF



OWNER/DEVELOPER

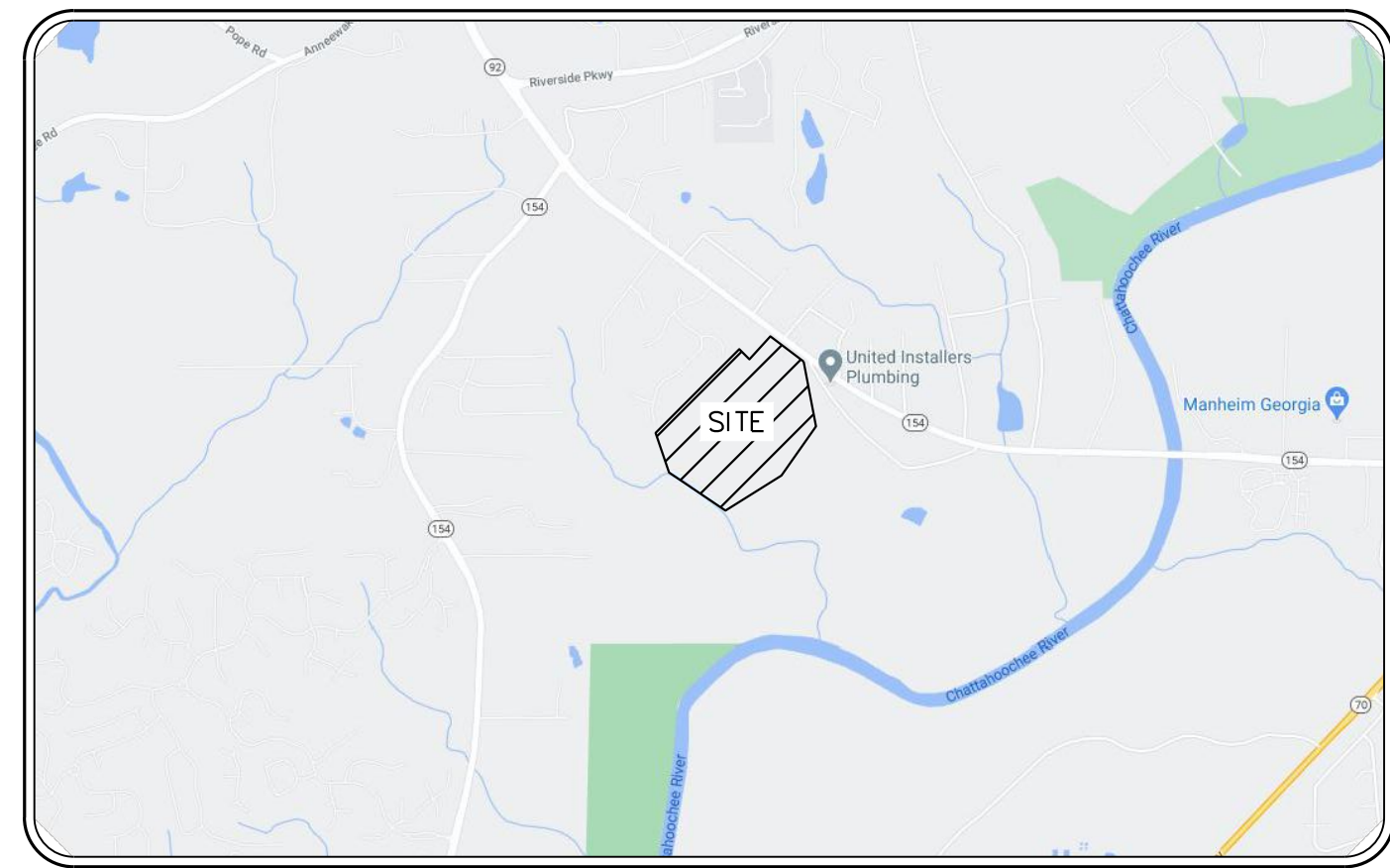
PANATTONI DEVELOPMENT
9040 ROSWELL ROAD
SUITE 420
ATLANTA, GA 30350
(404) 921-2011
JGUION@PANATTONI.COM

ENGINEER

BRIAN BRUMFIELD, P.E.
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
BBRUMFIELD@EBERLY.NET

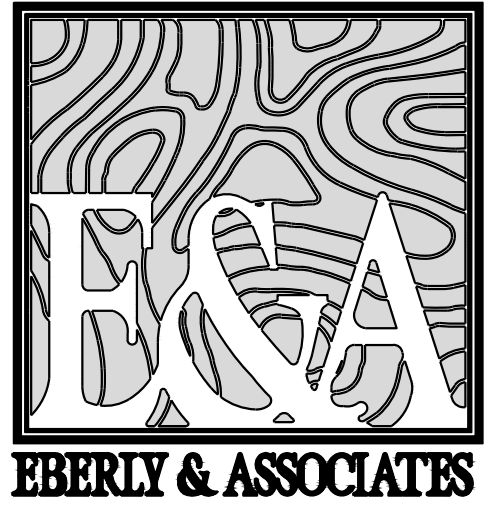
24 HOUR CONTACT

KEVIN DAUGHTRY
(404) 921-2029
KDAUGHTRY@ALSTONCO.COM



LOCATION MAP

N.T.S.



TEL 770.452.7849 FAX 770.452.0086
2951 FLOWERS ROAD SOUTH, STE. 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE



PROJECT:
RIVERVIEW SITE
PANATTONI DEVELOPMENT

LAND LOT 146, 147, 157 & 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA

REVISIONS:

06/03/21	LDP RESUBMITTAL
07/22/21	FIRE RESUBMITTAL
07/30/21	LDP RESUBMITTAL
08/02/21	RE-ISSUE FULL SET
09/14/21	LDP RESUBMITTAL
10/21/21	LDP RESUBMITTAL
10/26/21	GDOT UPDATE
11/02/21	CLR&GRD SUBMITTAL
11/29/21	PIPE UPDATE
12/02/21	STREET LIGHTS ADD
02/01/22	FIRE CNTRL VALVE ADD
02/18/22	FM AND WALL UPDATE
03/04/22	SEWER UPDATE
03/16/22	EROSION UPDATE
07/15/22	PLAN REPRINT
09/08/22	WSA RESUB

GRADING PLAN

SCALE:	1"=100'
DATE:	10/21/21
DRAWN BY:	TEASH PATEL
PROJECT MANAGER:	BRIAN BRUMFIELD, P.E.
QA/QC CHECK:	S. GARDNER, P.E.

PROJECT NO.

19-102

SHEET NO.

C4.0

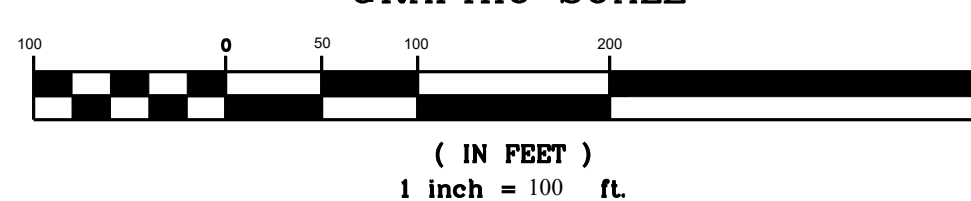
NOTE

1. ALL SPOT ELEVATIONS ARE AT BOTTOM OF CURB, UNLESS NOTED OTHERWISE.

2% MAX CROSS SLOPE ON ALL ADA SIDEWALK



GRAPHIC SCALE



NOTE

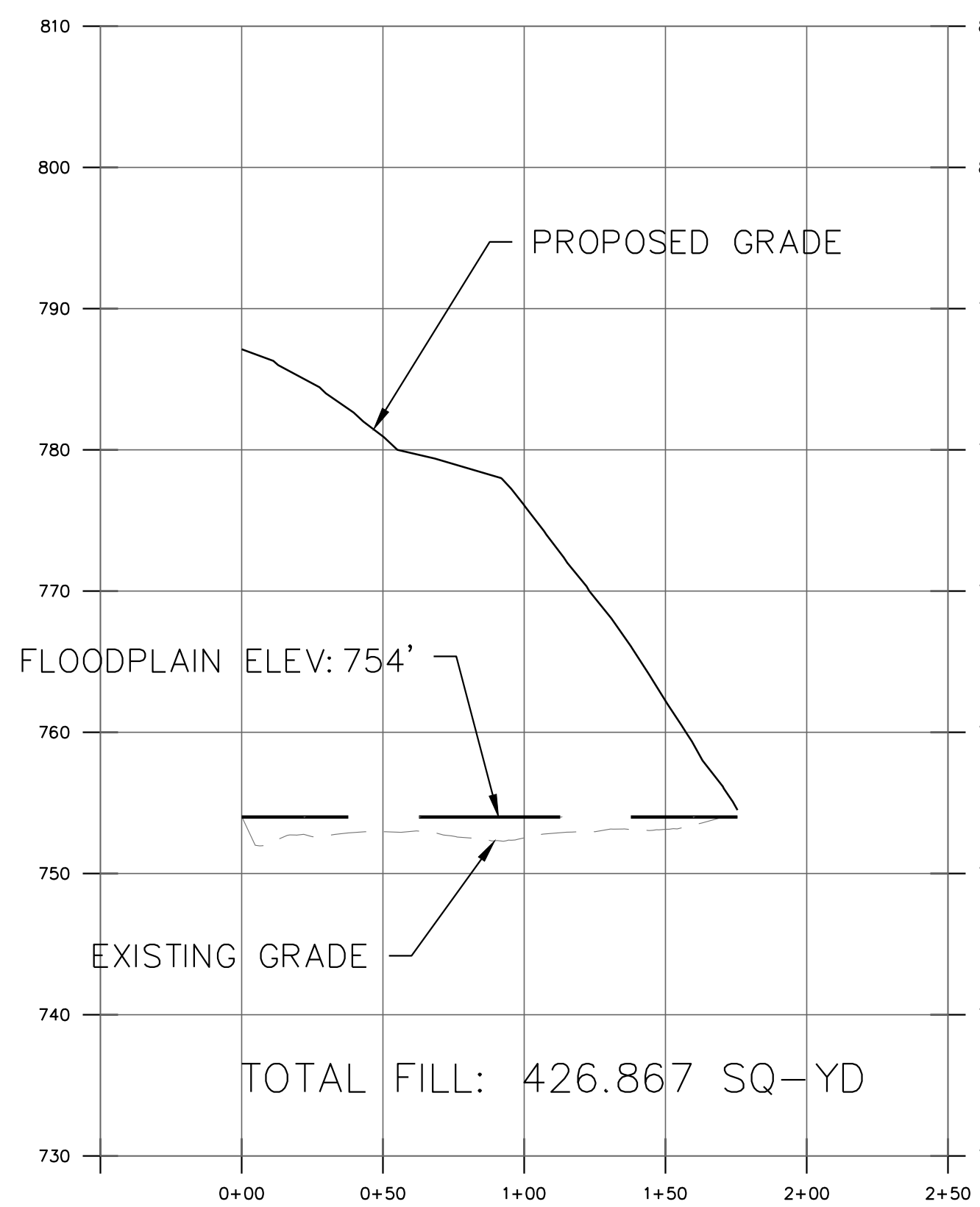
LEAVE TAGS/LABEL ON BIORETENTION PLANTS UNTIL INSPECTED BY WSA
2-YEAR MAINTENANCE BOND WILL BE REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. BOND VALUE WILL BE 25% OF THE PROJECT'S INSTALLED MAINTENANCE COST.

CALL 811

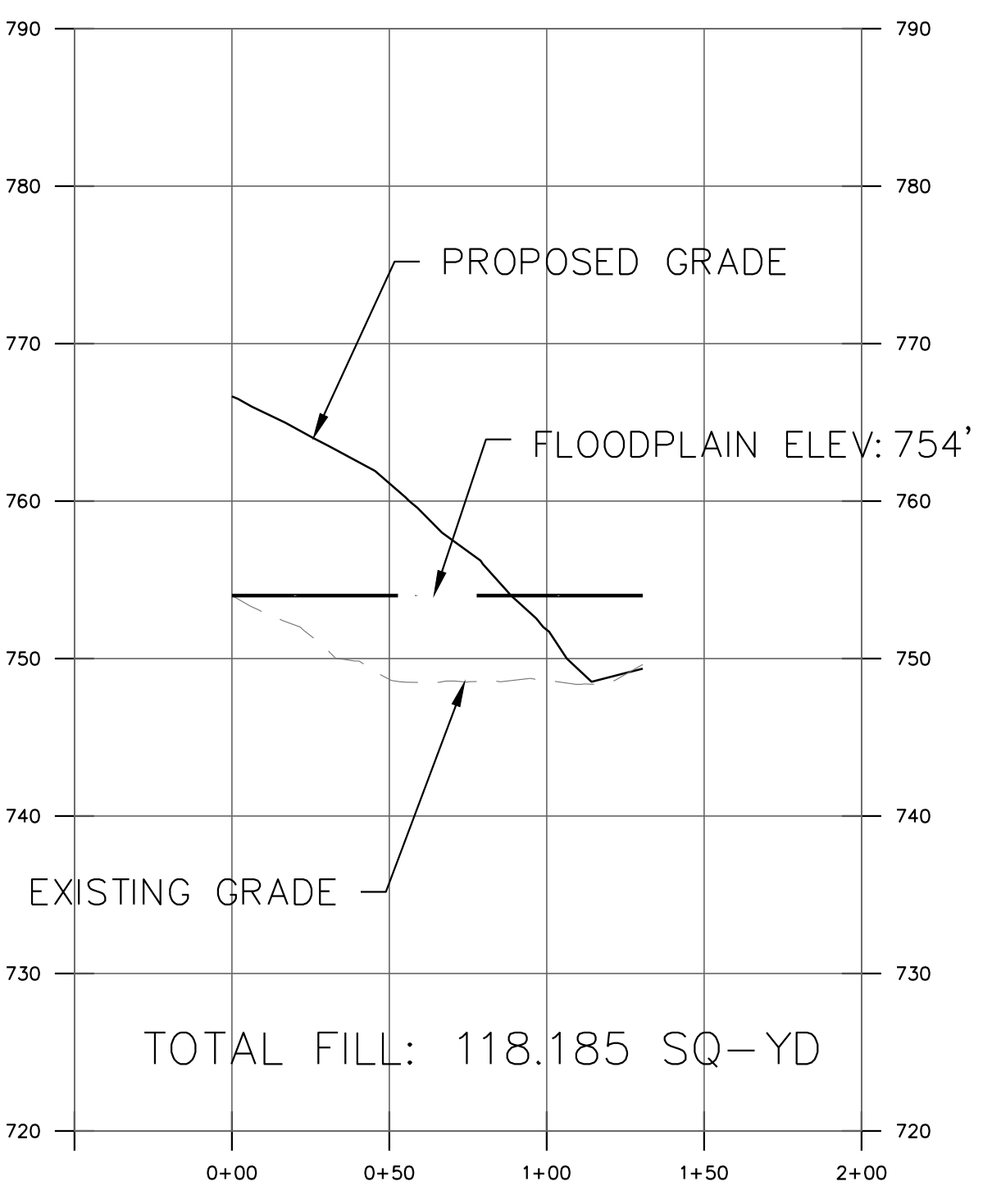
FREE THROUGHOUT THE U.S.A.

THREE WORKING DAYS BEFORE YOU DIG.

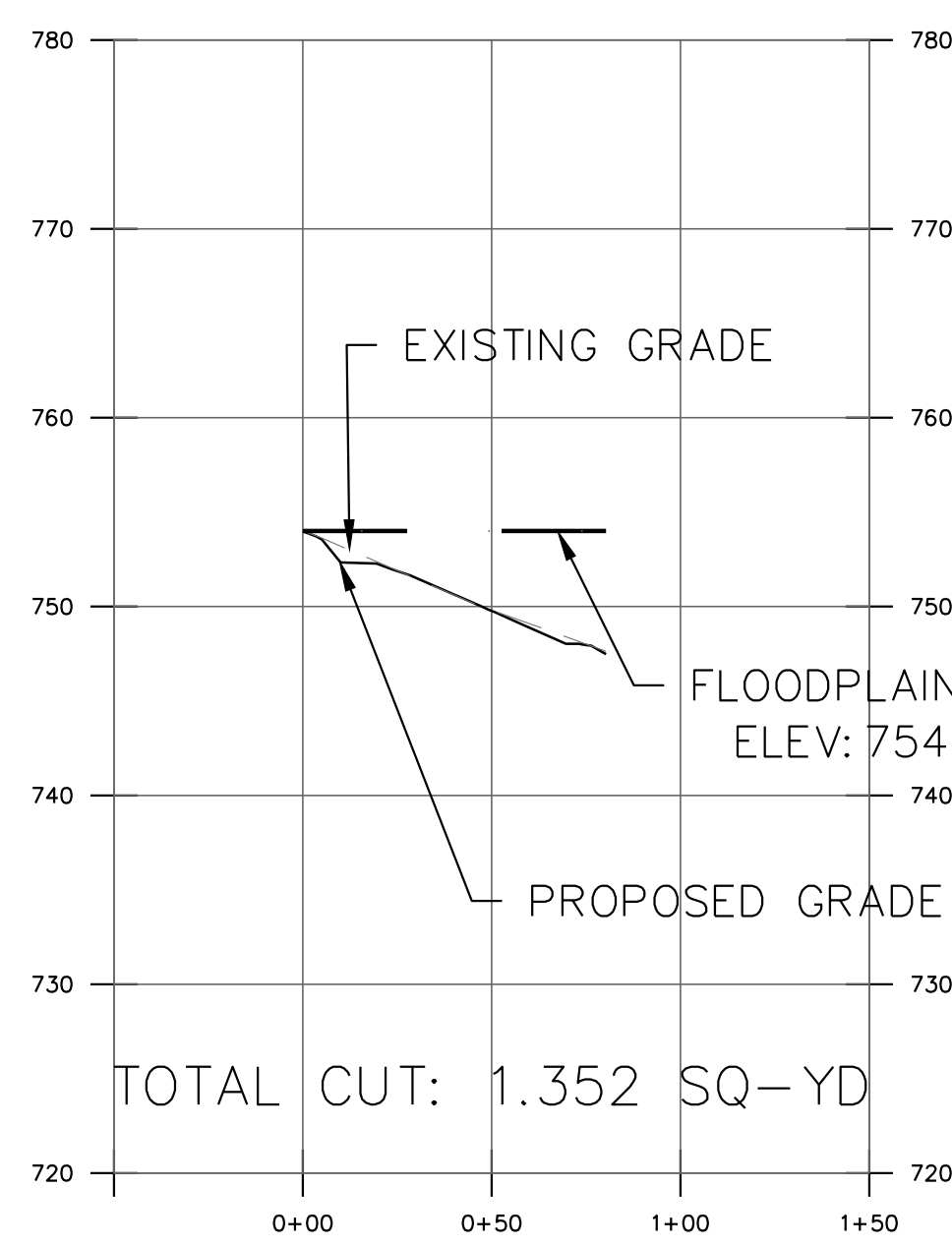




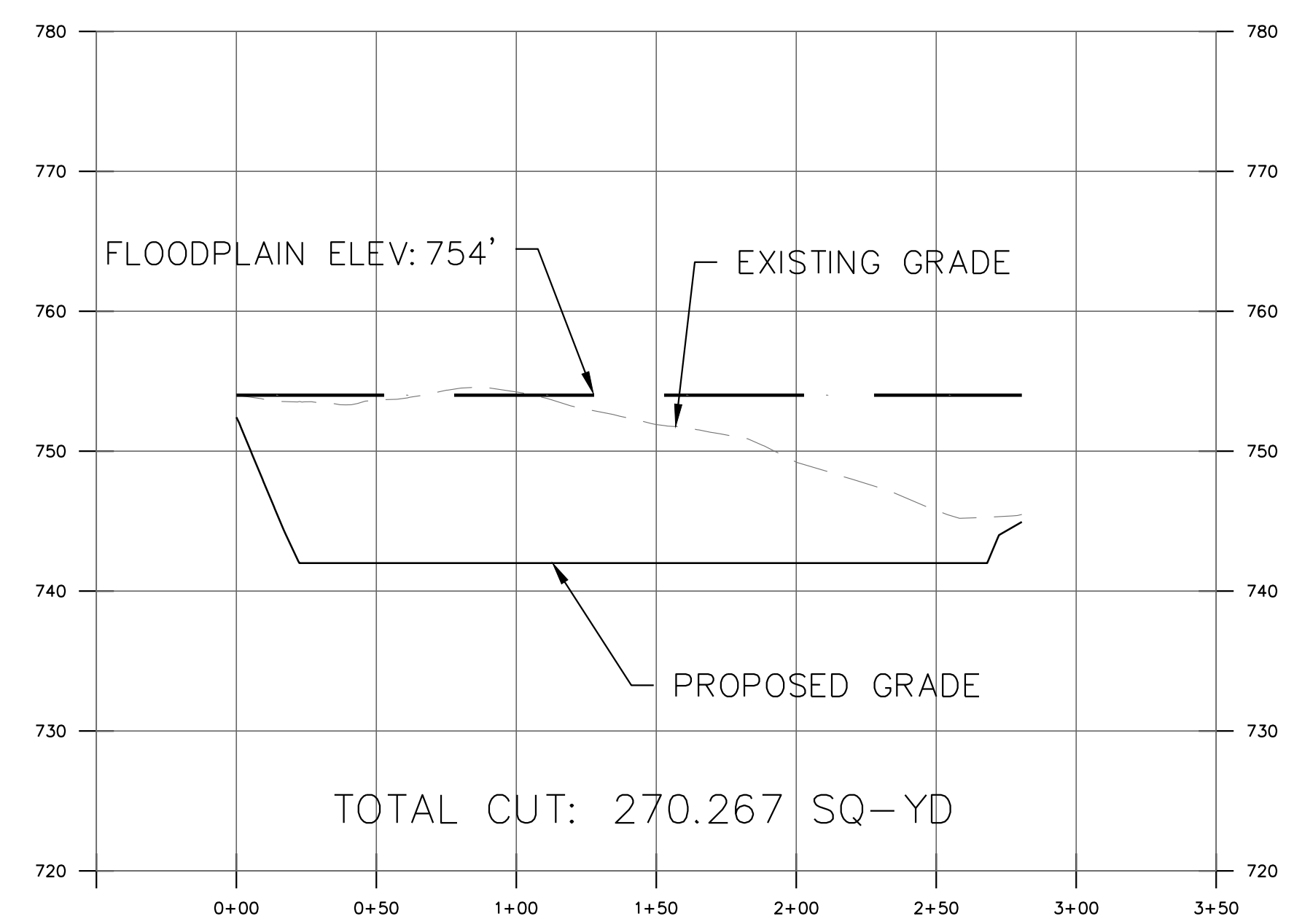
FLOODPLAIN 1
SCALE: 1" = 50' H
1" = 10' V



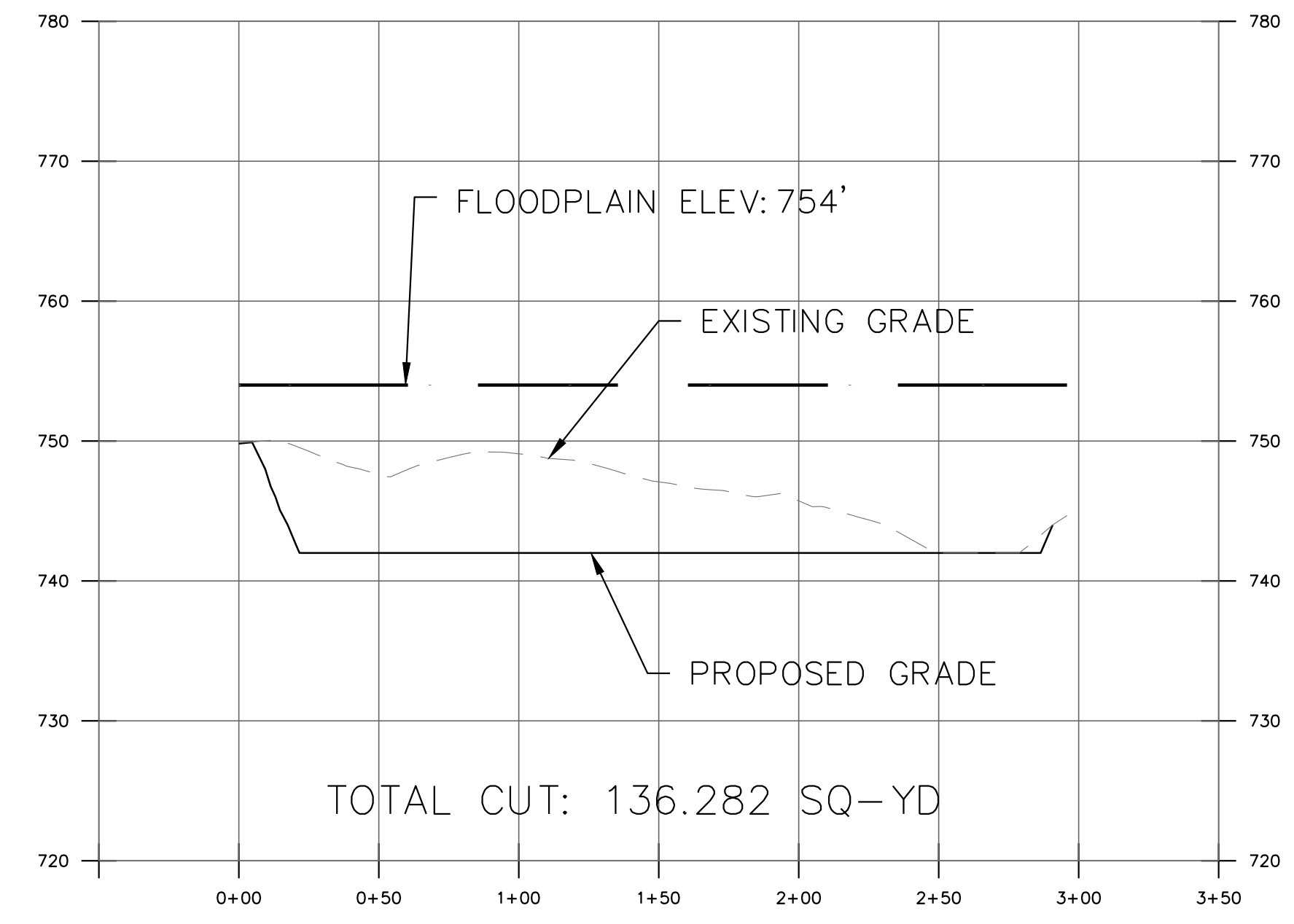
FLOODPLAIN 2
SCALE: 1" = 50' H
1" = 10' V



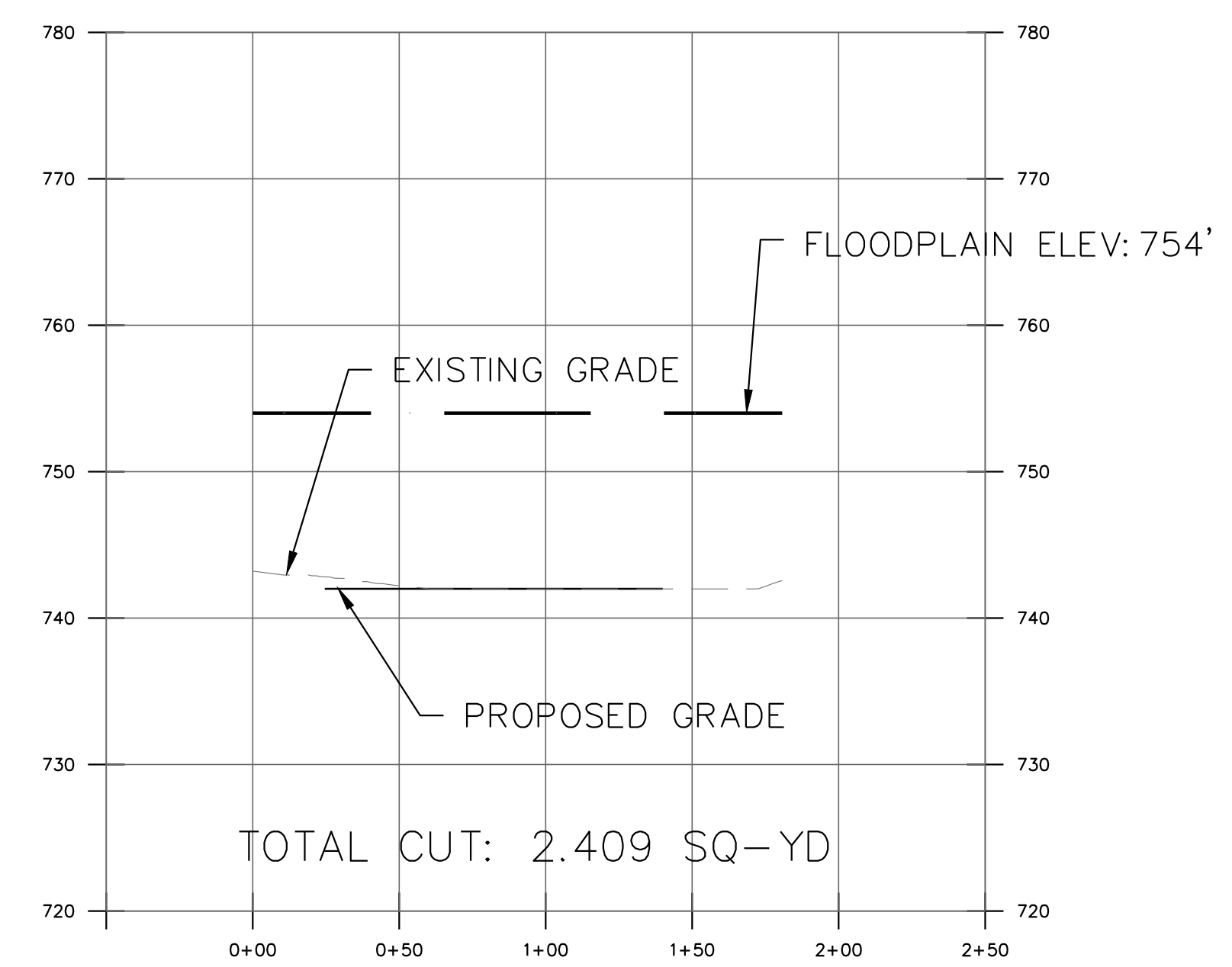
FLOODPLAIN 3
SCALE: 1" = 50' H
1" = 10' V



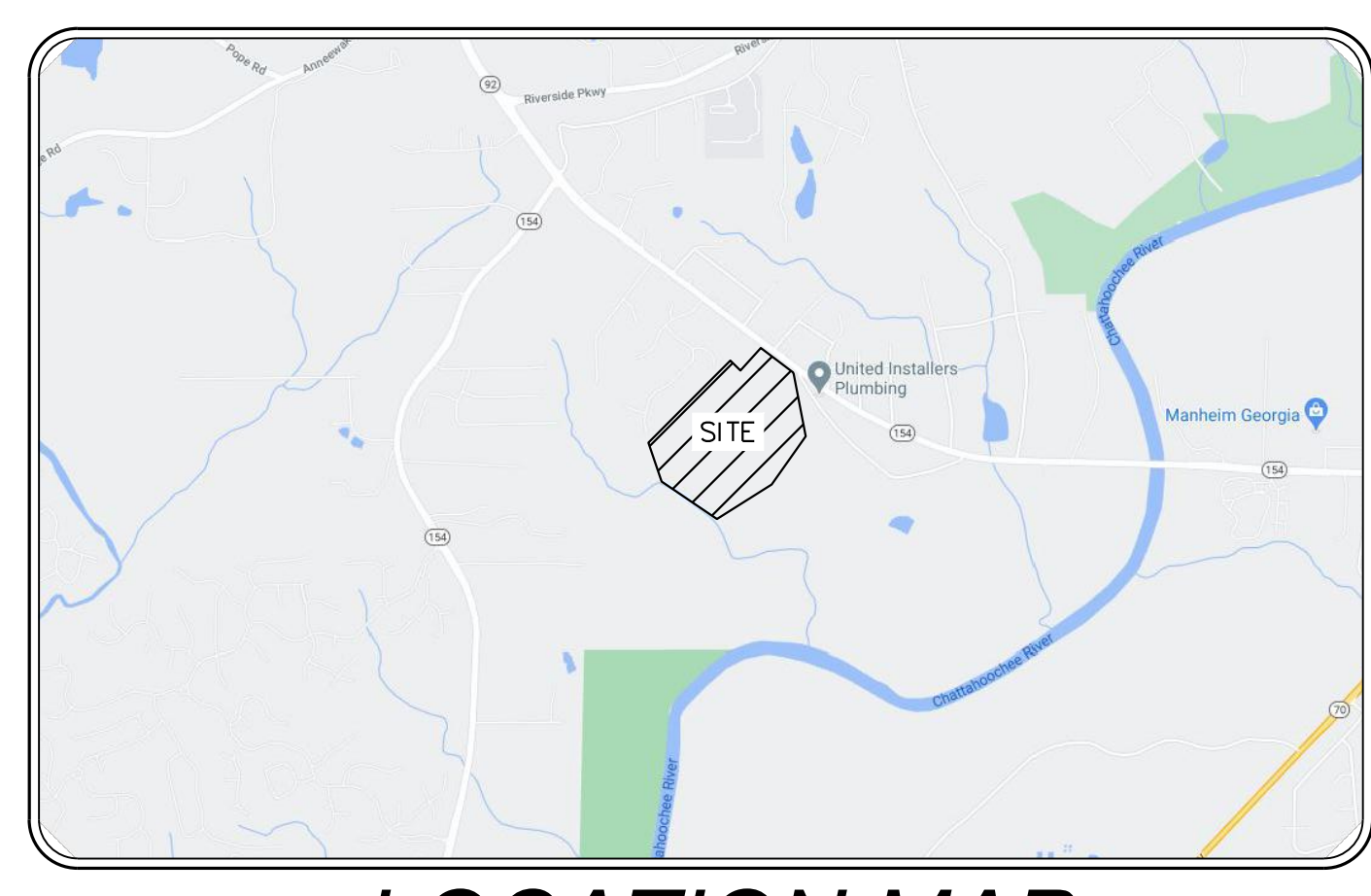
FLOODPLAIN 4
SCALE: 1" = 50' H
1" = 10' V



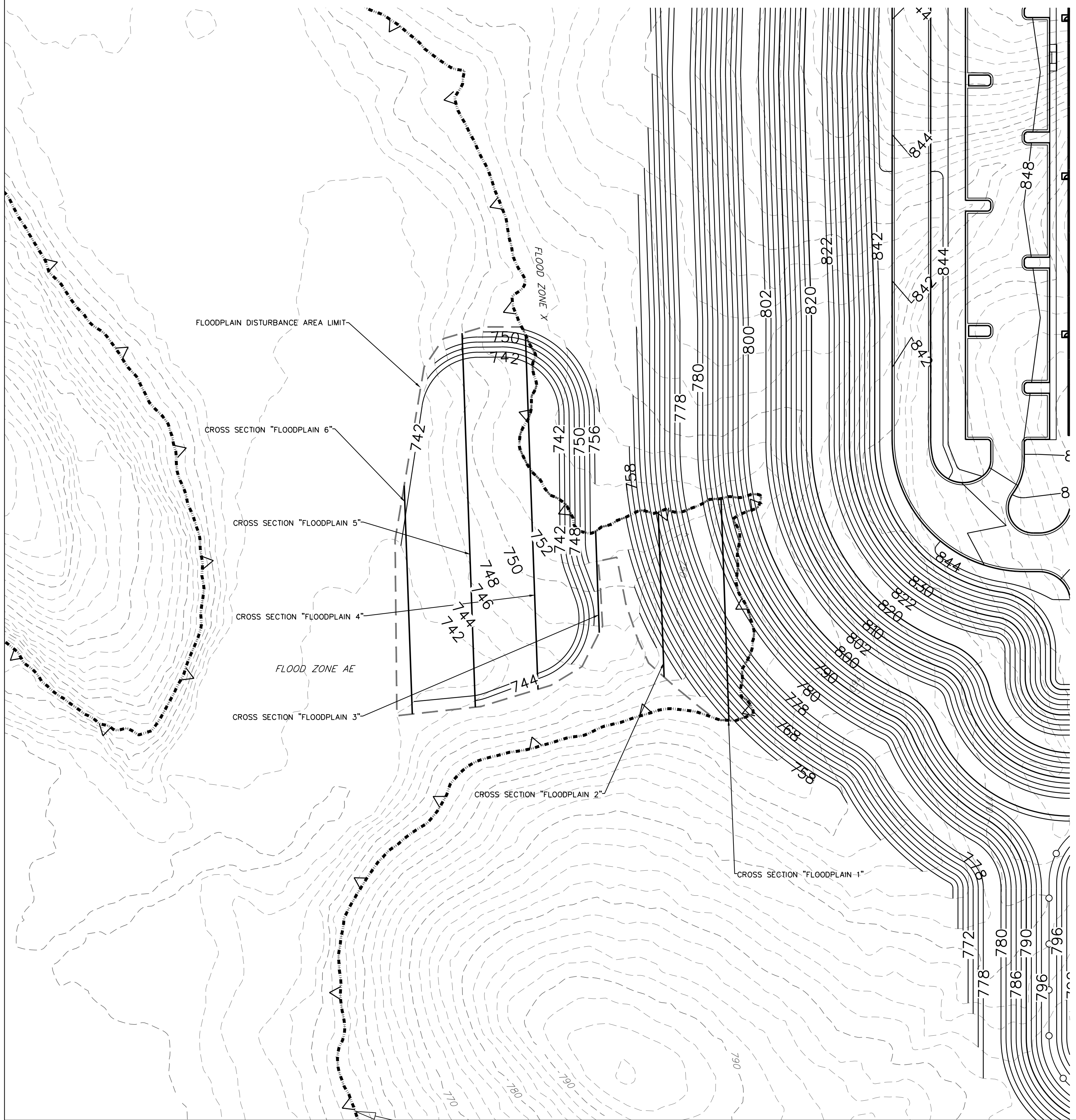
FLOODPLAIN 5
SCALE: 1" = 50' H
1" = 10' V



FLOODPLAIN 6
SCALE: 1" = 50' H
1" = 10' V



LOCATION MAP
N.T.S.



No-Rise Certification

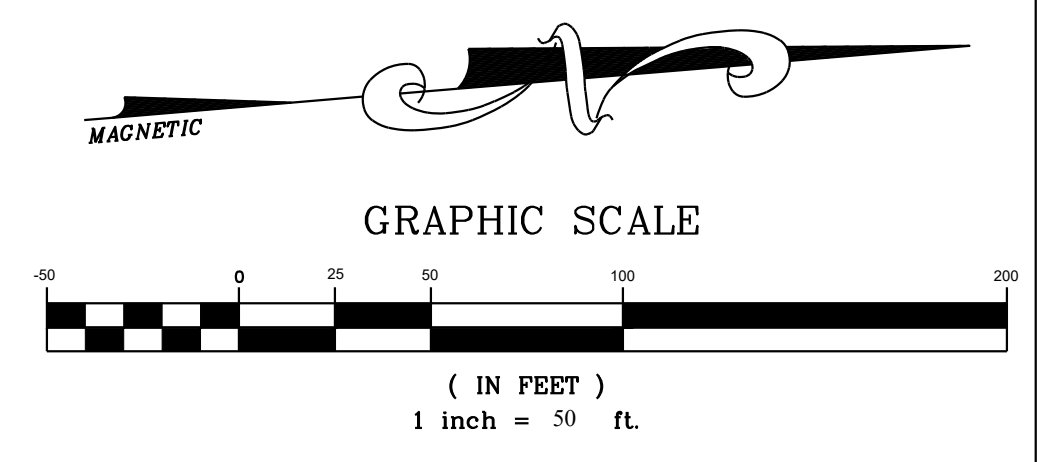
This is to certify that I am a duly qualified registered professional engineer licensed to practice in the State of Georgia.
This No-Rise certification is for the proposed Riverview Development as described in the Appendix A proposed plans and does not provide certification for as-built conditions.
It is further to certify that the technical data above supports the fact that the proposed development will not increase the one-percent annual chance water surface elevations for the Chattahoochee River.



5/21/2021
Dewberry Engineers Inc.
CO#4: PEF002338
Expires: 6/30/2022

EARTHWORK

TOTAL WORK AREA	6,587.11 SQ-YD
AREA OF CUT	4,280.44 SQ-YD
AREA OF FILL	1,940.00 SQ-YD
CUT	7,383.00 CU-YD
FILL	7,382.00 CU-YD
TOTAL CUT/FILL	1.00 CU-YD (CUT)

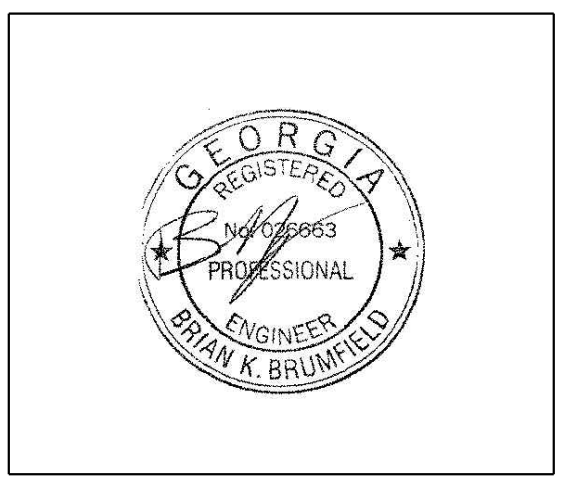


CALL 811
FREE THROUGHOUT
THE U.S.A.
THREE WORKING DAYS
BEFORE YOU DIG.

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.

EBERY & ASSOCIATES
TEL 770.452.7849 FAX 770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE



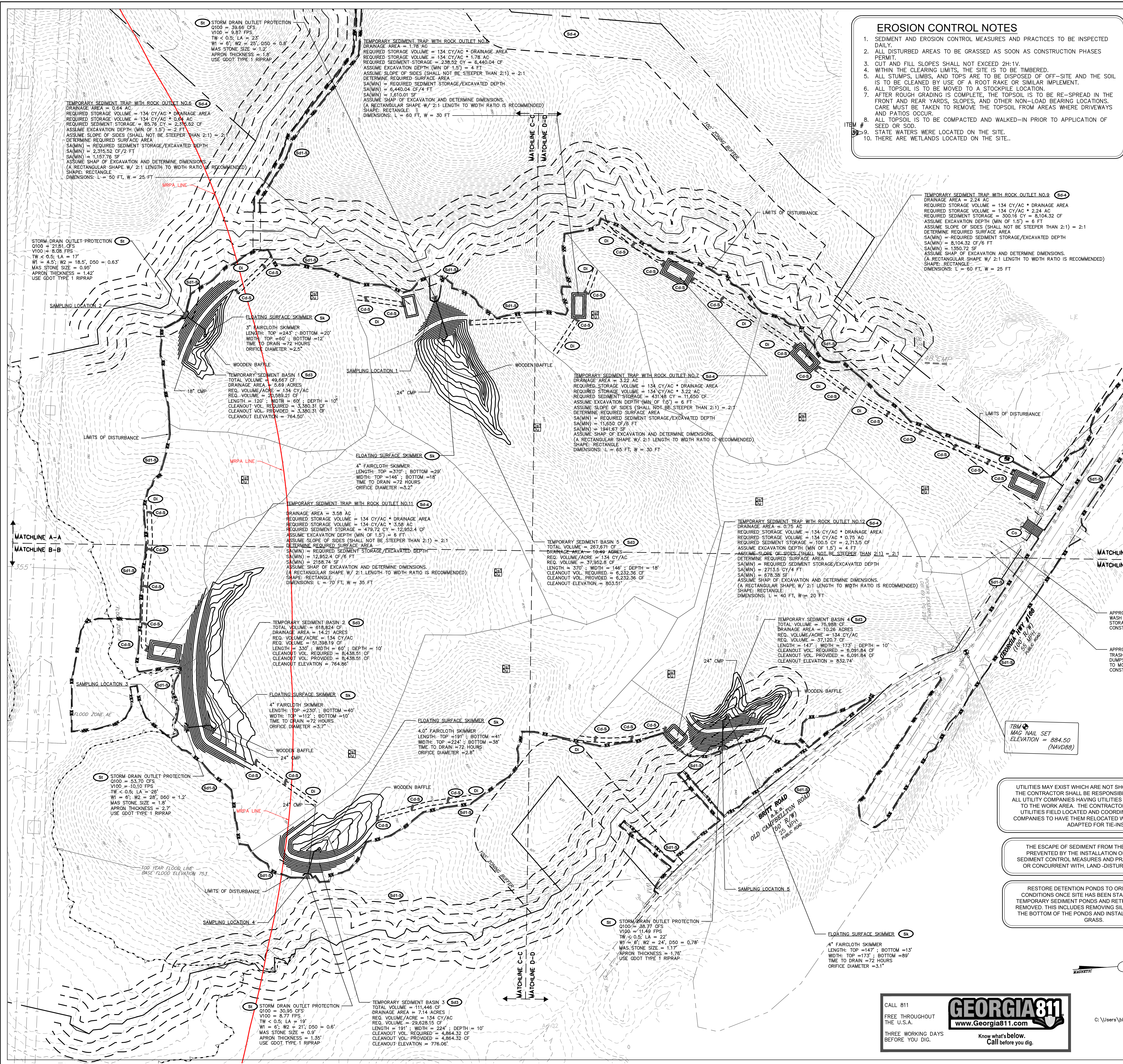
PROJECT: **RIVERVIEW SITE**
PANATTONI DEVELOPMENT
LAND LOT 146, 147, 157 & 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA

REVISIONS:
06/03/21 LDP RESUBMITTAL
07/22/21 FIRE RESUBMITTAL
07/30/21 LDP RESUBMITTAL
08/02/21 RE-ISSUE FULL SET
09/14/21 LDP RESUBMITTAL
10/21/21 LDP RESUBMITTAL
10/26/21 GDOT UPDATE
11/02/21 CLR&GRD SUBMITTAL
11/29/21 PIPE UPDATE
12/02/21 STREET LIGHTS ADD
02/01/22 FIRE CNTRL VALVE ADD
02/18/22 FM AND WALL UPDATE
03/04/22 SEWER UPDATE
03/16/22 EROSION UPDATE
07/15/22 PLAN REPRINT
09/08/22 WSA RESUB

FLOODPLAIN CUT & FILL PLAN
SCALE: 1" = 50'
DATE: 10/21/21
DRAWN BY: TEASH PATEL
PROJECT MANAGER: BRIAN BRUMFIELD, P.E.
QA/QC CHECK: S. GARDNER, P.E.

PROJECT NO.
19-102

SHEET NO.
C4.4.1



EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
4. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
5. ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
6. ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
7. AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
8. ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOD.
9. STATE WATERS WERE LOCATED ON THE SITE.
10. THERE ARE WETLANDS LOCATED ON THE SITE..



ITEM # **LOCATION MAP**
N.T.S.

THE CHATTAHOOCHEE RIVER (PEA CREEK TO SNAKE CREEK) IN DOUGLAS AND FULTON COUNTIES HAS BEEN IDENTIFIED AS IMPAIRED STREAM SEGMENT NOT SUPPORTING DESIGNATED USES IN THE GEORGIA 2020 305(B)(303(D) LIST DOCUMENTS (FINAL). HOWEVER, THE PROPOSED PROJECT WILL HAVE NO ADVERSE IMPACTS RELATIVE TO THE POLLUTANTS OF CONCERN.

THE TMDL IMPLEMENTATION PLANS FOR THE CHATTAHOOCHEE RIVER (PEA CREEK OR SNAKE CREEK) FOR FECAL COLIFORM AND PCBs IN FISH TISSUE WERE FINALIZED IN NOVEMBER 2008 AND JANUARY 2003, RESPECTIVELY. COMPLIANCE TO THE GEORGIA EROSION AND SEDIMENTATION ACT (GESA) WILL ENSURE THAT THE POLLUTANT LOADINGS FROM THE PROPOSED CONSTRUCTION SITE WILL BE AT OR BELOW THE TMDL TARGETS FOR THE POLLUTANTS OF CONCERN.

SEE TREE PROTECTION AND REPLACEMENT PLAN FOR TREE REMOVAL WITHIN THE LIMITS OF DISTURBANCE.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY.

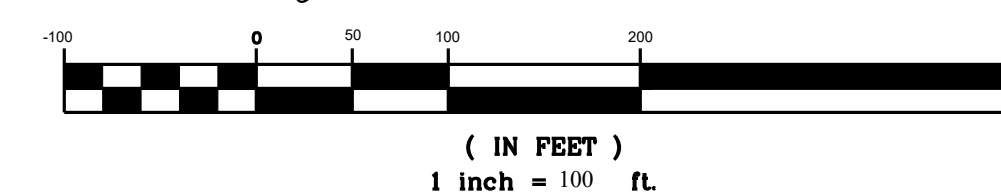
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

ITEM # **6** TOTAL SITE AREA = 150.0 ACRES
DISTURBED AREA = 71.11 ACRES

GRAPHIC SCALE



UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

RESTORE DETENTION PONDS TO ORIGINAL DESIGN CONDITIONS ONCE SITE HAS BEEN STABILIZED AND THE TEMPORARY SEDIMENT PONDS AND RETROFITS HAVE BEEN REMOVED. THIS INCLUDES REMOVING SILT AND MUCK FROM THE BOTTOM OF THE PONDS AND INSTALLING PERMANENT GRASS.

CALL 811
FREE THROUGHOUT
THE U.S.A.
THREE WORKING DAYS
BEFORE YOU DIG.



C:\Users\bbrumfield\B8 GSWCC Level II Cert.dwg

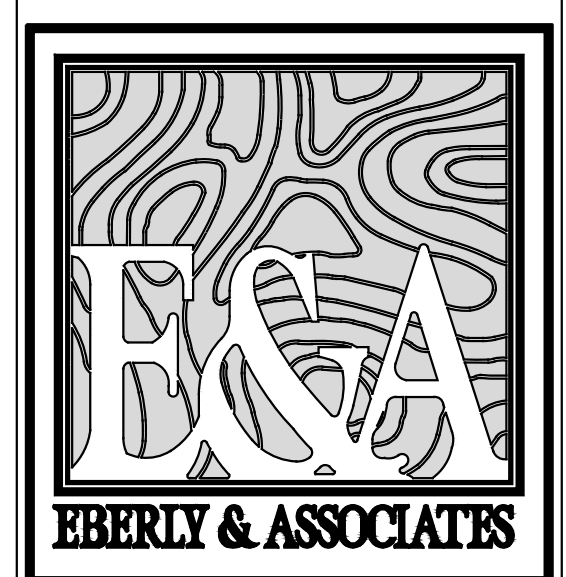
PRIMARY PERMITTEE

PANATTONI DEVELOPMENT
9040 ROSWELL ROAD
SUITE 420
ATLANTA, GA 30350
(404) 921-2011
JGUION@PANATTONI.COM

ENGINEER
BRIAN BRUMFIELD, P.E.
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
BBRUMFIELD@EBERLY.NET

24 HOUR CONTACT

KEVIN DAUGHTRY
(404) 921-2029
KDAUGHTRY@ALSTONCO.COM



TEL 770.452.7849 FAX 770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE



PROJECT: **RIVERVIEW SITE
PANATTONI DEVELOPMENT**
LAND LOT 146, 147, 157 & 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA

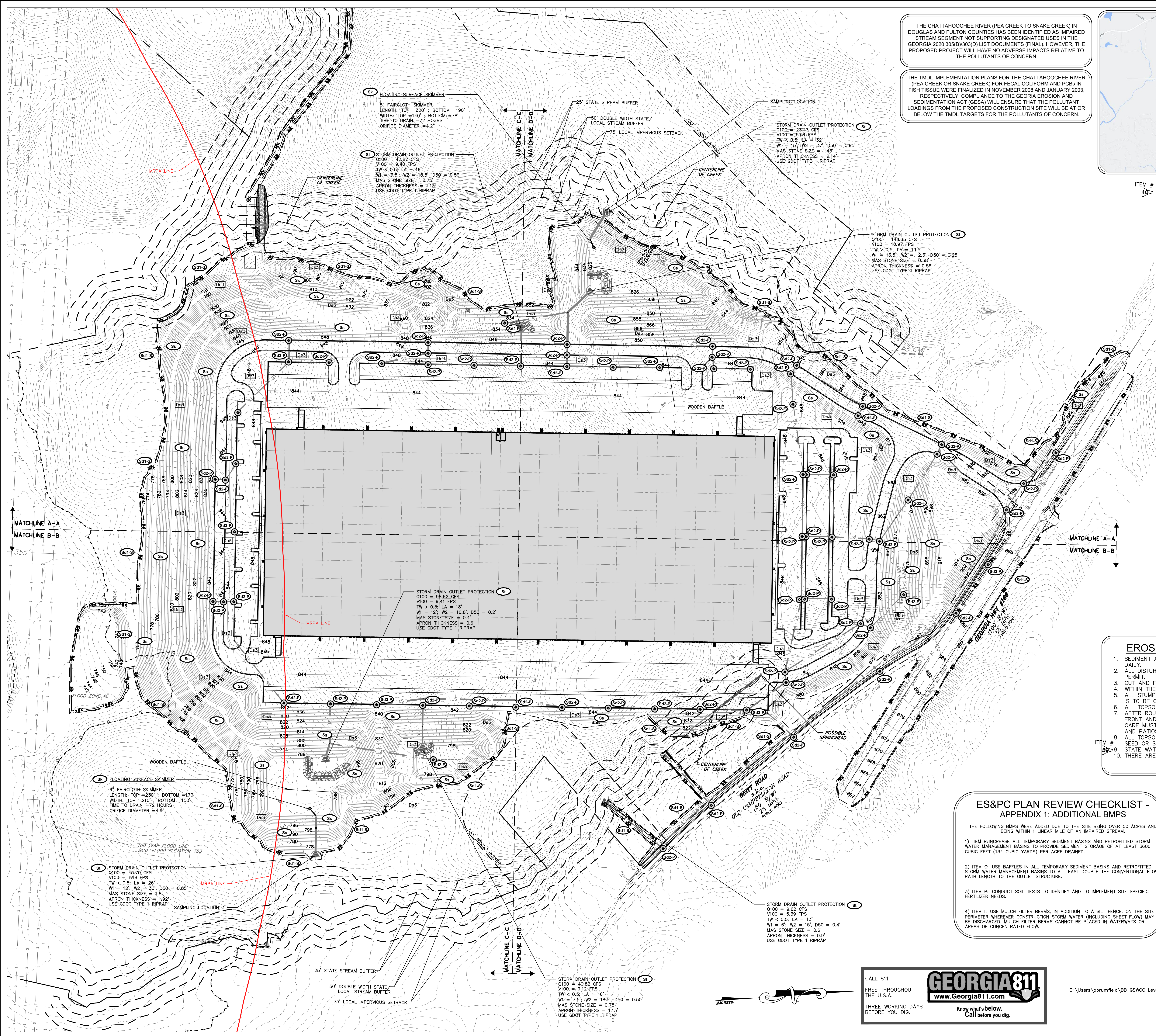
REVISIONS:	
06/03/21	LDP RESUBMITTAL
07/22/21	FIRE RESUBMITTAL
07/30/21	LDP RESUBMITTAL
08/02/21	RE-ISSUE FULL SET
09/14/21	LDP RESUBMITTAL
10/21/21	LDP RESUBMITTAL
10/26/21	GDOT UPDATE
11/02/21	CLR&GRD SUBMITTAL
11/29/21	PIPE UPDATE
12/02/21	STREET LIGHTS ADD
02/01/22	FIRE CNTRL VALVE ADD
02/18/22	FM AND WALL UPDATE
03/04/22	SEWER UPDATE
03/16/22	EROSION UPDATE
07/15/22	PLAN REPRINT
09/08/22	WSA RESUB

INITIAL ES&PC PLAN	
SCALE:	1" = 50'
DATE:	10/21/21
DRAWN BY:	TEASH/PATEL
PROJECT MANAGER:	BRIAN BRUMFIELD, P.E.
QA/QC CHECK:	S. GARDNER, P.E.

PROJECT NO.
19-102

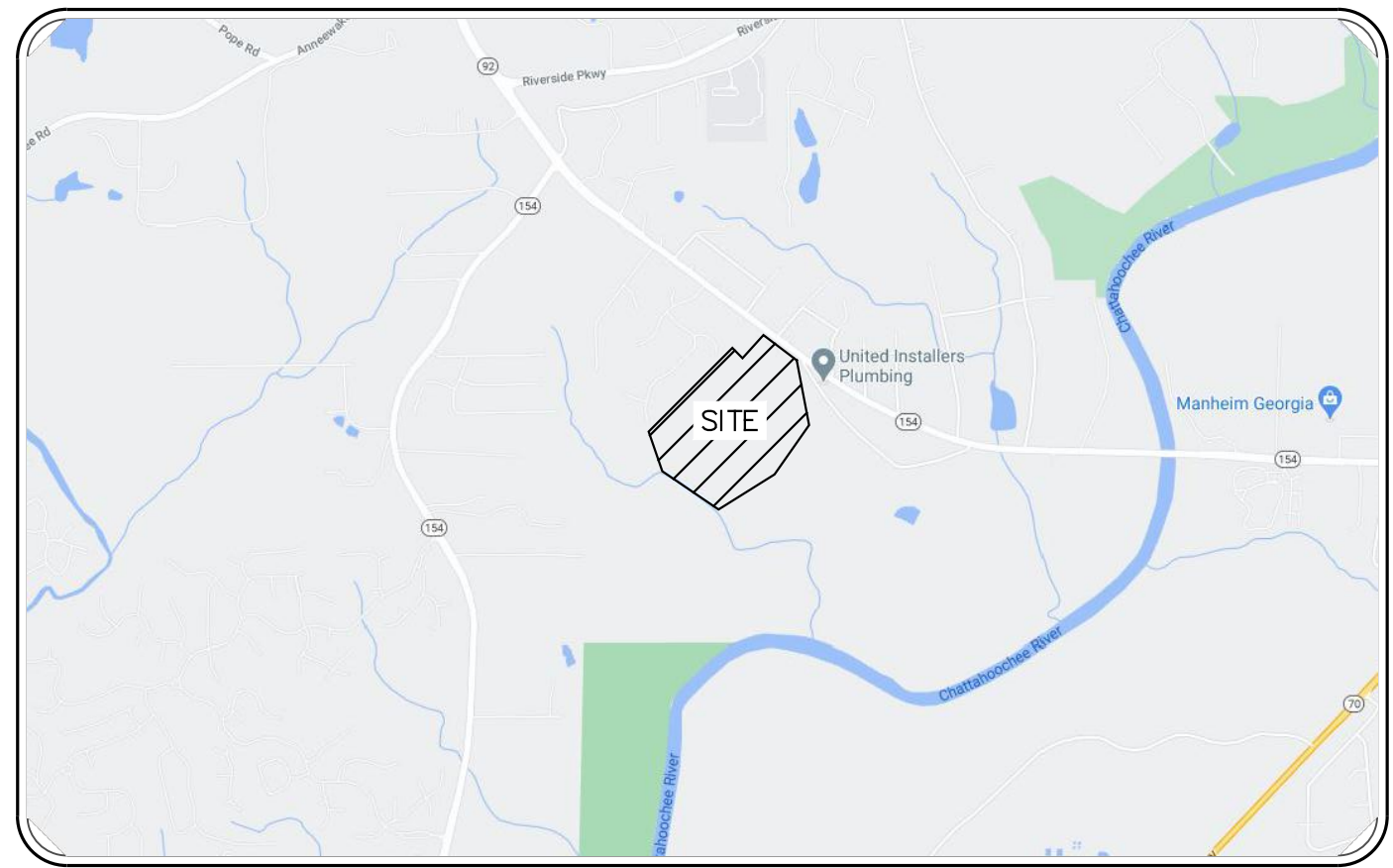
SHEET NO.

EC2.0



THE CHATTAHOOCHEE RIVER (PEA CREEK TO SNAKE CREEK) IN DOUGLAS AND FULTON COUNTIES HAS BEEN IDENTIFIED AS IMPAIRED STREAM SEGMENT NOT SUPPORTING DESIGNATED USES IN THE GEORGIA 2020 305(B)(303)(D) LIST DOCUMENTS (FINAL). HOWEVER, THE PROPOSED PROJECT WILL HAVE NO ADVERSE IMPACTS RELATIVE TO THE POLLUTANTS OF CONCERN.

THE TMDL IMPLEMENTATION PLANS FOR THE CHATTAHOOCHEE RIVER (PEA CREEK OR SNAKE CREEK) FOR FECAL COLIFORM AND PCBs IN FISH TISSUE WERE FINALIZED IN NOVEMBER 2008 AND JANUARY 2003, RESPECTIVELY. COMPLIANCE TO THE GEORGIA EROSION AND SEDIMENTATION ACT (GESA) WILL ENSURE THAT THE POLLUTANT LOADINGS FROM THE PROPOSED CONSTRUCTION SITE WILL BE AT OR BELOW THE TMDL TARGETS FOR THE POLLUTANTS OF CONCERN.



ITEM # 10 LOCATION MAP
N.T.S.

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

RESTORE DETENTION PONDS TO ORIGINAL DESIGN CONDITIONS ONCE SITE HAS BEEN STABILIZED AND THE TEMPORARY SEDIMENT PONDS AND RETROFITS HAVE BEEN REMOVED. THIS INCLUDES REMOVING SILT AND MUCK FROM THE BOTTOM OF THE PONDS AND INSTALLING PERMANENT GRASS.

SEE TREE PROTECTION AND REPLACEMENT PLAN FOR TREE REMOVAL WITHIN THE LIMITS OF DISTURBANCE.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

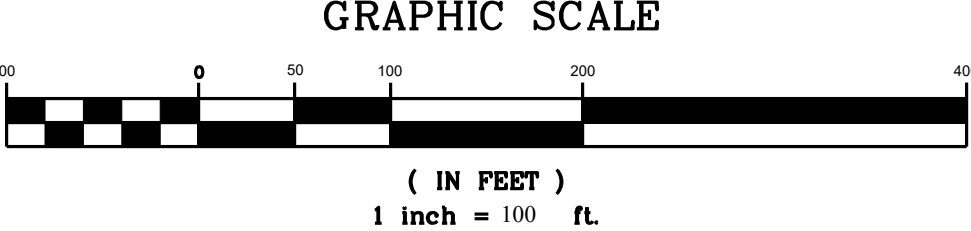
ITEM # 11 TOTAL SITE AREA = 150.0 ACRES
DISTURBED AREA = 71.11 ACRES

EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
4. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
5. ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
6. ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
7. AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
8. ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOO.
9. STATE WATERS WERE LOCATED ON THE SITE.
10. THERE ARE WETLANDS LOCATED ON THE SITE.

ES&PC PLAN REVIEW CHECKLIST - APPENDIX 1: ADDITIONAL BMPs

- THE FOLLOWING BMPs WERE ADDED DUE TO THE SITE BEING OVER 50 ACRES AND BEING WITHIN 1 LINEAR MILE OF AN IMPAIRED STREAM.
- 1) ITEM B: INCREASE ALL TEMPORARY SEDIMENT BASINS AND RETROFITTED STORM WATER MANAGEMENT BASINS TO PROVIDE SEDIMENT STORAGE OF AT LEAST 3600 CUBIC FEET (134 CUBIC YARDS) PER ACRE DRAINED.
 - 2) ITEM C: USE BAFFLES IN ALL TEMPORARY SEDIMENT BASINS AND RETROFITTED STORM WATER MANAGEMENT BASINS TO AT LEAST DOUBLE THE CONVENTIONAL FLOW PATH LENGTH TO THE OUTLET STRUCTURE.
 - 3) ITEM P: CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE SPECIFIC FERTILIZER NEEDS.
 - 4) ITEM I: USE MULCH FILTER BERMS, IN ADDITION TO A SILT FENCE, ON THE SITE PERIMETER WHEREVER CONSTRUCTION STORM WATER (INCLUDING SHEET FLOW) MAY BE DISCHARGED. MULCH FILTER BERMS CANNOT BE PLACED IN WATERWAYS OR AREAS OF CONCENTRATED FLOW.



PRIMARY PERMITTEE

PANATTONI DEVELOPMENT
9040 ROSWELL ROAD
SUITE 420
ATLANTA, GA 30350
(404) 921-2011
JGUION@PANATTONI.COM

ENGINEER

BRIAN BRUMFIELD, P.E.
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
BBRUMFIELD@EBERLY.NET

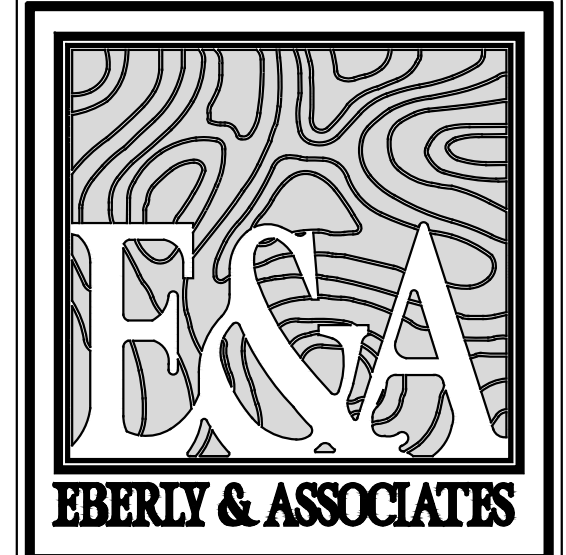
24 HOUR CONTACT

KEVIN DAUGHTRY
(404) 921-2029
KDAUGHTRY@ALSTONCO.COM

CALL 811
FREE THROUGHTOUT
THE U.S.A.
THREE WORKING DAYS
BEFORE YOU DIG.

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.

C:\Users\bbrumfield\BB GSWC Level II Cart.pgn



TEL 770.452.7849 FAX 770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE



PROJECT: RIVERVIEW SITE
PANATTONI DEVELOPMENT
LAND LOT 146, 147, 157 & 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA

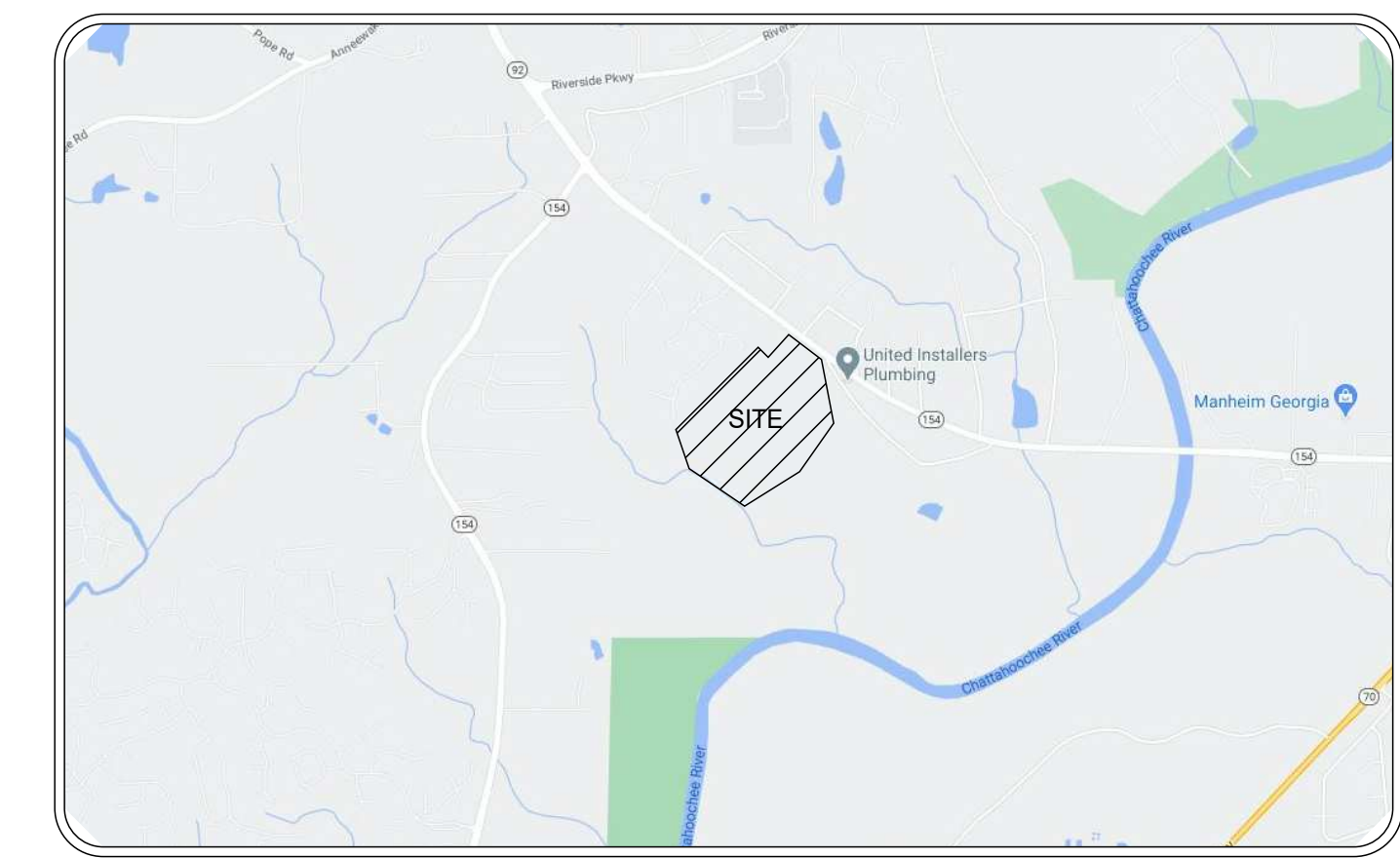
REVISIONS:	
06/03/21	LDP RESUBMITTAL
07/22/21	FIRE RESUBMITTAL
07/30/21	LDP RESUBMITTAL
08/02/21	RE-ISSUE FULL SET
09/14/21	LDP RESUBMITTAL
10/21/21	LDP RESUBMITTAL
10/26/21	GDOT UPDATE
11/02/21	CLR&GRD SUBMITTAL
11/29/21	PIPE UPDATE
12/02/21	STREET LIGHTS ADD
02/01/22	FIRE CNTRL VALVE ADD
02/18/22	FM AND WALL UPDATE
03/04/22	SEWER UPDATE
03/16/22	EROSION UPDATE
07/15/22	PLAN REPRINT
09/08/22	WSA RESUB

FINAL EROSION ES&PC PLAN	
SCALE:	1" = 50'
DATE:	10/21/21
DRAWN BY:	TEASH PATEL
PROJECT MANAGER:	BRIAN BRUMFIELD, P.E.
QA/QC CHECK:	S. GARDNER, P.E.

PROJECT NO.
19-102

SHEET NO.

EC4.0



OWNER/DEVELOPER
PANATTONI DEVELOPMENT
9040 ROSWELL ROAD
SUITE 420
ATLANTA, GA 30350
(404) 921-2011
JGUION@PANATTONI.COM

ENGINEER
BRIAN BRUMFIELD, P.E.
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
BBRUMFIELD@EBERLY.NET

24 HOUR CONTACT
KEVIN DAUGHTRY
(404) 921-2029
KDAUGHTRY@ALSTONCO.COM



TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE



**RIVERVIEW SITE
PANATTONI DEVELOPMENT**

LAND LOT 146, 147, 157 & 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA

REVISIONS:	
06/03/21	LDP RESUBMITTAL
07/22/21	FIRE RESUBMITTAL
07/30/21	LDP RESUBMITTAL
08/02/21	RE-ISSUE FULL SET
09/14/21	LDP RESUBMITTAL
10/12/21	LDP RESUBMITTAL
10/26/21	GDOT UPDATE
11/02/21	CLR&GRD SUBMITTAL
11/29/21	PIPE UPDATE
12/02/21	STREET LIGHTS ADD
02/01/22	FIRE CNTRL. VALVE ADD
02/18/22	FM AND WALL UPDATE
03/04/22	SEWER UPDATE
03/16/22	EROSION UPDATE
07/15/22	PLAN REPRINT
09/08/22	WSA RESUB

SCALE:	1"= 100'
DATE:	10/21/21
DRAWN BY:	TEJASH PATEL
PROJECT MANAGER:	BRIAN BRUMFIELD, P.E.
QA/QC CHECK:	S. GARDNER, P.E.

PROJECT NO.

19-102

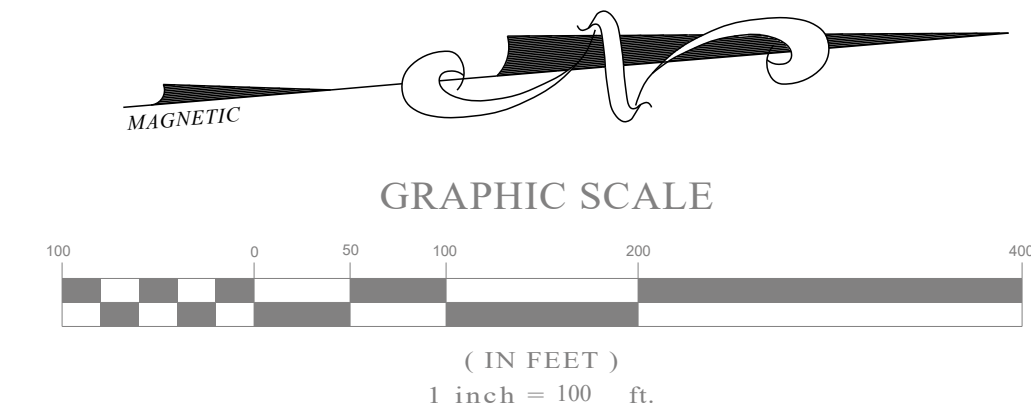
SHEET NO.

C4.0

NOTE

1. ALL SPOT ELEVATIONS ARE AT BOTTOM OF CURB, UNLESS NOTED OTHERWISE.

2% MAX CROSS SLOPE ON ALL ADA SIDEWALK



CALL 811
FREE THROUGHOUT
THE U.S.A.
THREE WORKING DAYS
BEFORE YOU DIG.

Know what's below.
Call before you dig.

NOTE

LEAVE TAGS/LABEL ON BIORETENTION PLANTS UNTIL INSPECTED BY WSA

2-YEAR MAINTENANCE BOND WILL BE REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. BOND VALUE WILL BE 25% OF THE PROJECT'S INSTALLED MAINTENANCE COST.

798,000 SF
CROSS DOCK
FACILITY
FFE = ±849.5

TBM 
MAG NAIL SET
ELEVATION = 884.50
(NAVD88)

© 2018, EBERLY & ASSOCIATES, INC.

G:\PROJECTS\2019\19-102 Panattoni Douglas County Riverview Project\5.0 Drawing\30x42 Base.dwg December 12, 2022

Using the category areas provided by the applicant, the allowed maximums for each category for the maximum consistent project were calculated:

Maximum Consistent Project:

Category	Total Area	Land Disturbance	Impervious Surface
C	88,226 SF	61,758 SF (70%)	39,702 SF (45%)
D	654,461 SF	327,230 SF (50%)	196,338 SF (30%)
E	940,537 SF	282,161 SF (30%)	141,081 SF (15%)
TOTALS:	1,683,224 SF	671,149 SF	377,121 SF

Using the totals from this table, the areas used in the runoff coefficient test were calculated:

1,683,224 SF (total area) – 671,149 SF (disturbed area) = 1,012,075 SF (natural/undisturbed)

671,149 SF (disturbed) – 377,121 SF (impervious) = 294,028 SF (landscaped)

377,121 (impervious)

Next, the percentage of the total site in each area was calculated, expressed as a decimal. Then, each percentage was multiplied by the appropriate runoff coefficient:

$1,012,075 / 1,683,224 = 0.600 \times 0.30 = 0.180$

$294,028 / 1,683,224 = 0.175 \times 0.35 = 0.061$

$377,121 / 1,683,224 = 0.225 \times 0.95 = 0.214$

Average weighted runoff coefficient: 0.455

Using the numbers provided by the applicant, the process was repeated for the proposed project:

Proposed Project:

Category	Total Area	Land Disturbance	Impervious Surface
C	88,226 SF	0 SF (0%)	0 SF (0%)
D	654,461 SF	391,563 SF (59.8%)	41,523 SF (6.3%)
E	940,537 SF	741,998 SF (78.9%)	71,263 SF (7.6%)
TOTALS:	1,683,224 SF	1,133,561 SF	112,786 SF

Again, using the totals from the proposed project table, the areas for this portion of the runoff coefficient test were calculated:

Memorandum
November 28, 2022
Page Three

1,683,224 SF (total area) – 1,133,561 SF (disturbed area) = 549,663 SF (natural/undisturbed)

1,133,561 SF (disturbed) – 112,786 SF (impervious) = 1,020,775 SF (landscaped)

112,786 (impervious)

Next, the percentage of the total site in each area was calculated, expressed as a decimal. Then, each percentage was multiplied by the appropriate runoff coefficient:

$$\begin{aligned} 549,663 / 1,683,224 &= 0.33 \times 0.30 = 0.0990 \\ 1,020,775 / 1,683,224 &= 0.61 \times 0.35 = 0.2135 \\ \underline{112,786 / 1,683,224} &= 0.07 \times 0.95 = 0.0670 \\ \text{Average weighted runoff coefficient: } &\mathbf{0.3795} \end{aligned}$$

As the average weighted runoff coefficient for the proposed project is less than coefficient for the maximum consistent project, the proposed project passes the coefficient test and will be considered equivalent to a consistent project if submitted as shown.