

DATE: MARCH 1, 2023

TO: Mayor Rochelle Robinson, City of Douglasville
ATTN TO: Marissa Jackson, City of Douglasville, City of Douglasville
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: RC-23-01DV Heron Mill Apartments
MRPA Code: RC-23-01DV

Description: A Metropolitan River Protection Act review of a project to construct an apartment complex with 245 units in four buildings as well as associated accessory structures, amenity features, and parking lots on a 109 acre site on Riverside Parkway at Sweetwater Creek in the city of Douglasville in Douglas County. Of the full 109.18 acre site, 68.58 acres fall within the Chattahoochee River Corridor. The total disturbed and impervious areas are within the allowed limits.

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

Submitting Local Government: City of Douglasville
Land Lot: **District:** 0 **Section:**
Date Opened: March 1, 2023
Deadline for Comments: March 10, 2023

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF SOUTH FULTON
DOUGLAS COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
FULTON COUNTY

CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA
CITY OF CHATTAHOOCHEE HILLS

For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before March 10, 2023, we will assume that your agency has no additional comments and will close the review. Comments are requested via email. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.



VIA EMAIL DELIVERY

February 21, 2023

Jim Santo
c/o Atlanta Regional Commission
229 Peachtree St.
Suite 100
Atlanta, GA 30303

Dear Mr. Santo,

The City of Douglasville is in receipt of an application for Metropolitan River Protection Review for a multi-family housing development located on Riverside Pkwy (Parcel ID # 0171050001). I am attaching the required documentation to initiate the review per the Metropolitan River Protection Act (MRPA). Included you will find a completed application and supporting documentation provided by the applicant.

If you are in need of any additional information, please reach out to me via phone at 678-449-3202, or via email at jacksonma@douglasvillega.gov.

Sincerely,

A handwritten signature in blue ink that reads 'Marissa Jackson'.

Marissa Jackson, AICP
Planning and Zoning Administrator

Attachments:

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** City of Dougalsville

2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Heron Mill Apartments, LLC
Mailing Address: 1010 Huntcliff Suite 2315
City: Atlanta **State:** GA **Zip:** 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-518-2401 **Fax:** _____
Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Doulgerakis Consulting Engineers, Inc
Mailing Address: 400 Abbey Court
City: Alpharetta **State:** GA **Zip:** 30004
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-753-9800 **Fax:** 770-753-9810
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: Heron Mill Apartments
Description of Proposed Use: Multifamily Residential

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: LL 171, 15th District, Douglas County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Northwest corner of the crossing of Riverside Pkwy and Sweetwater Creek

Size of Development (Use as Applicable):
Acres: **Inside Corridor:** +/- 68.58 AC
Outside Corridor: +/- 40.60 AC
Total: 109.18 AC
Lots: **Inside Corridor:** N/A
Outside Corridor: _____
Total: _____
Units: **Inside Corridor:** N/A
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
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 No

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 Yes

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> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	7.23 AC	7.23 AC*	5.74 AC**	(70) 100*	(45) 80**
D	7.05 AC	7.05 AC*	5.46 AC**	(50) 100*	(30) 83**
E	54.30 AC	12.49 AC*	3.96 AC**	(30) 23*	(15) 7.3**
F	_____	_____	_____	(10)_____	(2)_____
Total:	68.58 AC	26.77 AC	15.16 AC	N/A	N/A

* Includes a transfer of 1.446 acres of land disturbance from E to C at 1-to-1.5 (1.446 x 1.5 = 2.169 ac) and a transfer of 2.35 acres of land disturbance from E to D at 1-to-1.5 (2.35 x 1.5 = 3.525) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

** Includes a transfer of 1.657 acres of impervious surface from E to C at 1-to-1.5 (1.657 x 1.5 = 2.486 ac) and a transfer of 2.23 acres of impervious surface from E to D at 1-to-1.5 (2.23 x 1.5 = 3.345 ac) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

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

If "yes", indicate the 100-year floodplain elevation: 757

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: _____

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)

✓

✓

✓ 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)

Ignacio Diego - Authorized Representative - Heron Mill Apartments, LLC

Ignacio Diego

2.6.23

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:

Jonathan Griggs - Authorized Representative - Doulgerakis Consulting Engineers, Inc.

Jonathan Griggs

2-6-23

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

Date

14. The governing authority of CITY OF DOUGLASVILLE requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

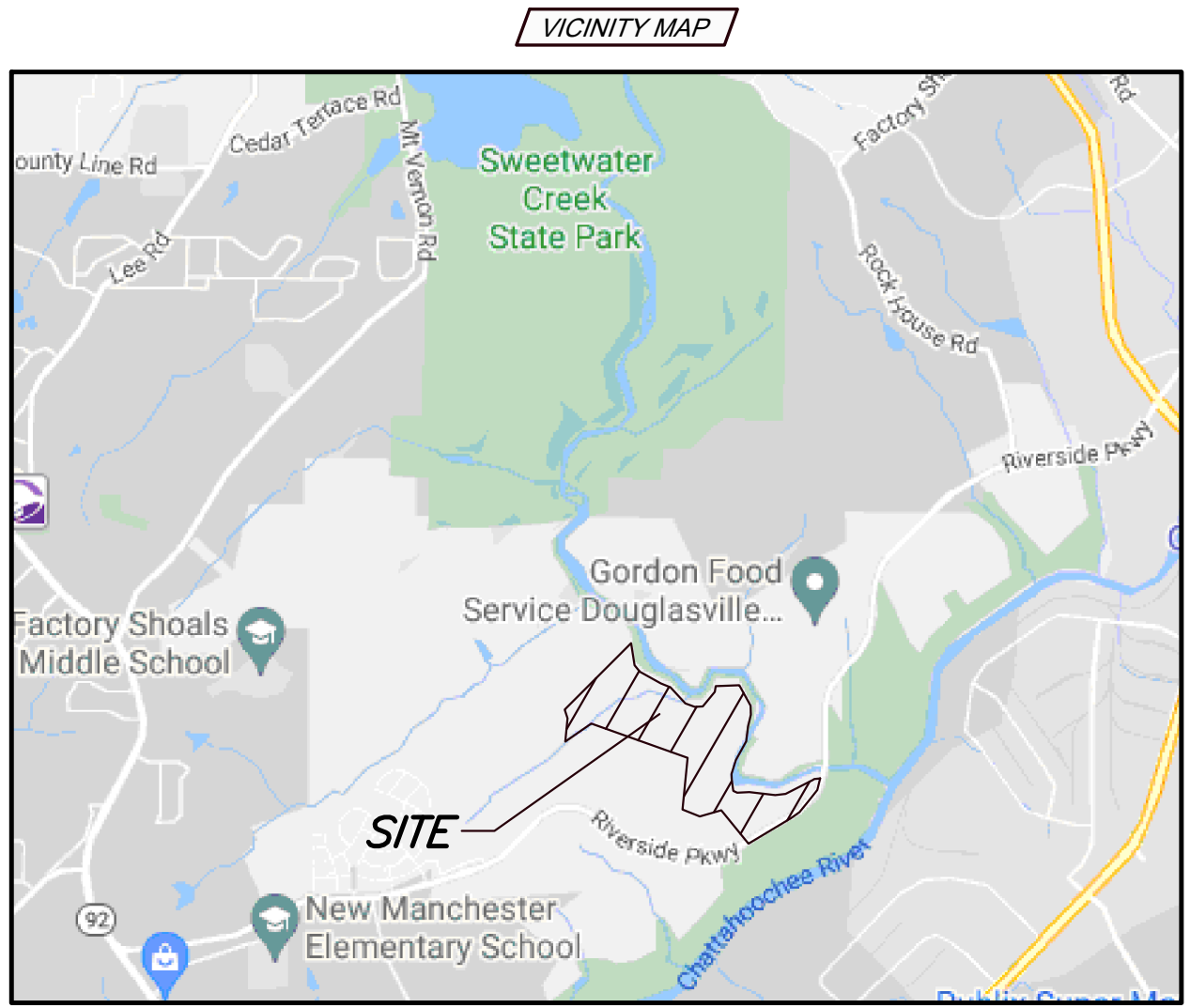
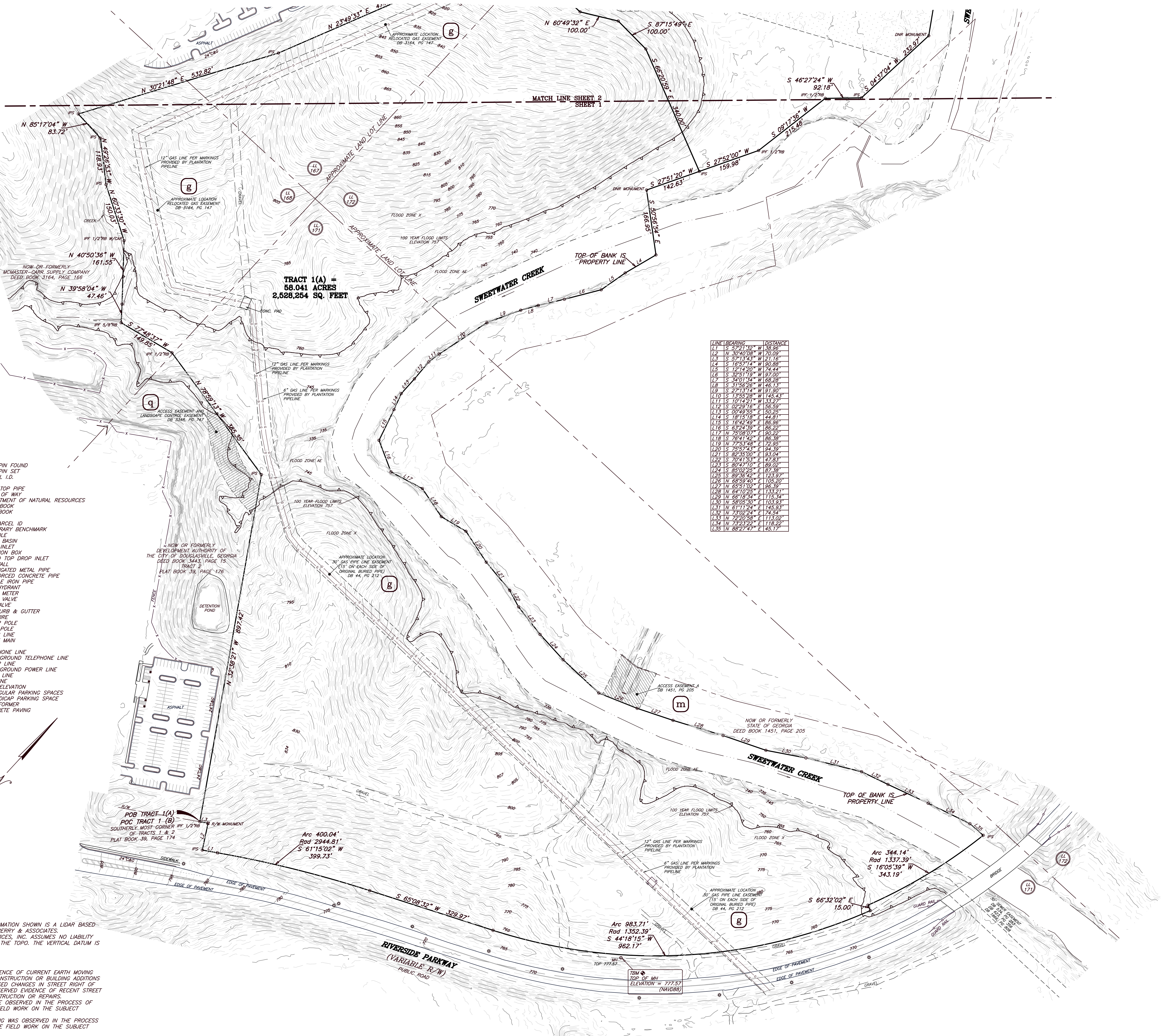
Mayor Chan

2-3-2023

Signature of Chief Elected Official or Official's Designee

Date

SCALES NOTED ARE ONLY VALID WHEN DRAWING
IS PLOTTED AT THE ORIGINAL SIZE: 24" x 36"



EXCEPTIONS IN TITLE COMMITMENT

NATIONAL TITLE INSURANCE OF NEW YORK, INC.
COMMITMENT NUMBER: 2-40556(R)
EFFECTIVE DATE: APRIL 5, 2022

- (g) Right of Way and Easement Agreement from Green Hills, Inc. to Plantation Pipe Line Company, dated October 29, 1962, filed for record October 31, 1962 at 8:00 a.m., recorded in Deed Book 44, Page 212, Records of Douglas County, Georgia, as amended by that certain Amendment to Easement Agreement by and between Plantation Pipe Line Company, a Virginia and Delaware corporation and New Manchester Golf and Resort LLC, a Georgia limited liability company, dated May 13, 2013, filed for record September 13, 2013 at 11:00 a.m., recorded in Deed Book 3164, Page 147, aforesaid Records. (Does Affect Subject Property As Shown Hereon); as affected by that certain Partial Release of Easement by Plantation Pipe Line Company, a Delaware corporation, dated as of December 11, 2020, filed for record December 23, 2020 at 8:01 a.m., recorded in Deed Book 3901, Page 258, aforesaid Records. (Does Not Affect Subject Property)
- (h) Right of Way and Easement Agreement from T. G. Vandiver to Green Hills, Inc., a Georgia corporation, dated October 27, 1962, filed for record October 31, 1962 at 8:00 a.m., recorded in Deed Book 44, Page 213, aforesaid Records. (May or May Not Affect Subject Property, Not Enough Information to locate)
- (i) Right of Way Deed from G.R.W. Company (a partnership) and O. Wayne Rollins to the Douglas County, Georgia, dated January 2, 1971, filed for record February 15, 1971 at 10:00 a.m., recorded in Deed Book 150, Page 360, aforesaid Records. (May or May Not Affect Subject Property, Not Enough Information to locate)
- (j) Right of Way and Easements condemned that certain Return of Special Master - Georgia Power Company vs. O. Wayne Rollins, et al, being in Civil Action File No. 73-948, dated February 22, 1973, filed for record February 22, 1973 at 10:49 a.m., recorded in Deed Book 224, Page 291, aforesaid Records; as affected by that certain Judgment of Court - Georgia Power Company vs. O. Wayne Rollins, et al, being in Civil Action File No. 73 - 948, dated February 22, 1973, filed for record February 22, 1973 at 10:49 a.m., recorded in Deed Book 224, Page 294, aforesaid Records. (May or May Not Affect Subject Property, Not Enough Information to locate)
- (k) Right of Way and Easements as condemned in that certain Award of Special Master - Colonial Pipeline Company vs. G. R. W. Company, a co - partnership, whose partners are: O. Wayne Rollins, R. Randall Rollins, Gary W. Rollins and Earl F. Geiger, et al, being in Civil Action File No. 76-6185, dated June 18, 1976, filed for record June 18, 1976 at 1:40 p.m., recorded in Deed Book 293, Page 619, aforesaid Records; as affected by that certain Advance Construction Damage Release from O. Wayne Rollins, Gary W. Rollins, R. Randall Rollins, et al to Colonial Pipeline Company, dated September 1, 1976, filed for record October 1, 1976 at 10:18 a.m., recorded in Deed Book 299, Page 84, aforesaid Records; as modified by that certain Right of Way Easement from O. Wayne Rollins, R. Randall Rollins, Gary W. Rollins and Earl F. Geiger, A Partnership d/b/a G. R. W. Company to Colonial Pipeline Company, a Delaware corporation, dated September 1, 1976, filed for record October 1, 1976 at 11:19 a.m., recorded in Deed Book 299, Page 85, aforesaid Records. (Does NOT Affect Subject Property)
- (l) Right of Way Easement from O. Wayne Rollins to Douglas County Electric Membership Corporation, a corporation, dated January 28, 1988, filed for record April 20, 1988 at 3:01 p.m., recorded in Deed Book 600, Page 539, aforesaid Records. (Does Not Affect Subject Property; R/W Is On Southeast Side of Road)
- (m) Terms, conditions and obligations as contained in that certain General Warranty Deed from New Manchester, LLC to the State of Georgia, dated June 21, 2001, filed for record August 9, 2001 at 2:04 p.m., recorded in Deed Book 1451, Page 205, aforesaid Records. (Does Affect Subject Property As Shown Hereon)
- (n) Reciprocal Easement Agreement by and between New Manchester, LLC, a Georgia limited liability company, Douglasville Development, LLC, a Georgia limited liability company and Sweetwater Investment Properties, LLC, a Georgia limited liability company, dated effective February 24, 2003, filed for record February 27, 2003 at 4:17 p.m., recorded in Deed Book 1700, Page 317, aforesaid Records. (Does Affect Subject Property, Not Plottable, Utility Easements contained within document are not located on the subject property)
- (o) Declaration of Restrictive Covenants by New Manchester Resort and Golf LLC, a Georgia limited liability company, dated as of September 10, 2013, filed for record September 13, 2013 at 11:00 a.m., recorded in Deed Book 3164, Page 155, aforesaid Records. (Does Affect Subject Property, As Shown Hereon)
- (p) Drainage and Detention/Retention Easement from New Manchester Resort and Golf LLC, a Georgia limited liability company, to McMaster - Carr Supply Company, an Illinois corporation, dated as of September 10, 2013, filed for record September 13, 2013 at 11:00 a.m., recorded in Deed Book 3164, Page 174, aforesaid Records. (Does Affect Subject Property, As Shown Hereon)
- (q) Terms, conditions and obligations as contained in that certain Access Easement and Landscape Control Easement by and between Scannell Properties #224, LLC, an Indiana limited liability company, and New Manchester Resort and Golf LLC, a Georgia limited liability company, dated December 11, 2015, filed for record December 18, 2015 at 11:30 a.m., recorded in Deed Book 3348, Page 747, aforesaid Records. (Does Affect Subject Property As Shown Hereon)
- (r) All those matters as disclosed by that certain plat recorded in Plat Book 23, Page 137, aforesaid Records. (No Plottable Matters)
- (s) All those matters as disclosed by that certain plat recorded in Plat Book 38, Page 327, aforesaid Records. (No Plottable Matters)
- (t) All those matters as disclosed by that certain plat recorded in Plat Book 39, Page 176, aforesaid Records. (No Plottable Matters)

SURVEYOR'S CERTIFICATION

To Heron Mill Apartments, LLC & National Title Insurance of New York, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 15, 17, 18 & 19, of Table A thereof. The fieldwork was completed on May 27, 2022.



Aubrey J. Akin, R.L.S. #3138
Date of Plat: June 2, 2022

ALTANSPS LAND TITLE & TOPOGRAPHIC SURVEY FOR HERON MILL APARTMENTS, LLC

NEW MANCHESTER SITE
LAND LOTS 167, 168, 171 & 172 - 1st DISTRICT - 5th SECTION
CITY OF DOUGLASVILLE, DOUGLAS COUNTY, GEORGIA

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Blvd. SW
Conyers, Georgia 30012
(770) 922-6391
info@tssatl.com
www.tss-atl.com

Date	7/7/2022
Revision	
No	
Field Date	05/27/2022
Plot Date	06/02/2022
Scale	1"=100'

1
SHEET 1 OF 2

JOB #: 2022-918
CRD: RIVERSIDE
DWG: AVILA MANCHESTER
LSV: KAYSOCAL

LEGAL DESCRIPTION

Tract 1A

All that tract or parcel of land lying and being in Land Lots 167, 168, 171 & 172 of the 1st District, 5th section, Douglas County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the intersection of the southerly most corner of tract 1 and tract 2 of plat book 39, page 174 and the northerly Right of Way of Riverside Parkway (Variable R/W), from point thus established and leaving said Right of Way and continuing along the line common to tract 1 and tract 2 North 32° 38' 21" West a distance of 897.42 feet to an iron pin set; thence North 78° 59' 13" West a distance of 385.35 feet to a 1/2" rebar found; thence South 77° 48' 37" West a distance of 149.85 feet to a 5/8" rebar found; thence leaving the line common to tract 1 and tract 2 and running along the tract 1 line the following courses: North 39° 58' 04" West a distance of 47.46 feet to a 5/8" rebar found; thence North 40° 50' 36" West a distance of 161.55 feet to a 1/2" rebar with a cap found; thence North 60° 33' 30" West a distance of 150.03 feet to an iron pin set; thence North 49° 26' 53" West a distance of 118.93 feet to an iron pin set; thence North 85° 17' 04" West a distance of 83.72 feet to an iron pin set; thence North 30° 21' 48" East a distance of 532.82 feet to an iron pin set; thence North 23° 49' 33" East a distance of 474.97 feet to an iron pin set; thence leaving said tract 1 line and running North 23° 49' 33" East a distance of 474.97 feet to an iron pin set; thence North 56° 59' 32" East a distance of 300.00 feet to a point; thence North 89° 59' 49" East a distance of 50.00 feet to a point; thence North 60° 49' 32" East a distance of 91.90 feet to a point; thence South 87° 15' 49" East a distance of 100.00 feet to a point; thence South 66° 20' 59" East a distance of 340.00 feet to an iron pin set; thence South 51° 20' West a distance of 142.63 feet to a Department of Natural Resources monument found; thence South 50° 56' 54" East a distance of 166.95 feet to a point at the easterly top of bank of Sweetwater Creek; thence continuing along said top of bank the following courses: South 16° 57' 14" West a distance of 90.88 feet to a point; thence South 12° 14' 20" West a distance of 74.44 feet to a point; thence South 32° 51' 19" West a distance of 97.00 feet to a point; thence South 34° 01' 34" West a distance of 68.28 feet to a point; thence South 31° 56' 26" West a distance of 46.13 feet to a point; thence South 27° 13' 14" West a distance of 91.90 feet to a point; thence South 13° 55' 28" West a distance of 145.43 feet to a point; thence South 10° 14' 21" West a distance of 33.27 feet to a point; thence South 02° 29' 16" East a distance of 56.59 feet to a point; thence South 00° 49' 55" East a distance of 50.25 feet to a point; thence South 18° 15' 18" East a distance of 44.81 feet to a point; thence South 16° 42' 49" East a distance of 86.96 feet to a point; thence South 63° 24' 39" East a distance of 86.22 feet to a point; thence North 75° 08' 07" East a distance of 90.22 feet to a point; thence South 76° 41' 42" East a distance of 86.39 feet to a point; thence North 77° 53' 48" East a distance of 72.95 feet to a point; thence South 75° 57' 43" East a distance of 94.39 feet to a point; thence South 82° 35' 00" East a distance of 93.04 feet to a point; thence South 70° 41' 53" East a distance of 47.83 feet to a point; thence South 80° 47' 10" East a distance of 89.02 feet to a point; thence South 85° 02' 25" East a distance of 87.38 feet to a point; thence South 89° 36' 42" East a distance of 123.97 feet to a point; thence North 68° 59' 40" East a distance of 105.20 feet to a point; thence North 65° 51' 02" East a distance of 96.39 feet to a point; thence North 64° 10' 25" East a distance of 133.21 feet to a point; thence North 66° 18' 34" East a distance of 115.34 feet to a point; thence North 58° 05' 30" East a distance of 103.93 feet to a point; thence North 61° 11' 24" East a distance of 145.93 feet to a point; thence North 73° 02' 24" East a distance of 74.54 feet to a point; thence North 72° 20' 58" East a distance of 113.02 feet to a point; thence North 73° 23' 22" East a distance of 118.22 feet to a point; thence North 88° 27' 47" East a distance of 45.17 feet to an iron pin set at the intersection of the top of bank of Sweetwater Creek and the northerly Right of Way of Riverside Parkway; thence leaving said top of bank and continuing along said Right of Way of Riverside Parkway along a curve to the right on an arc length of 544.14 feet, said curve having a radius of 1337.39 feet, with a chord bearing of South 16° 05' 39" West, and a chord length of 343.19 feet to a point; thence South 66° 32' 02" East a distance of 15.00 feet to a point; thence running along a curve to the right on an arc length of 283.71 feet, said curve having a radius of 1353.39 feet, with a chord bearing of South 44° 18' 15" West, and a chord length of 962.17 feet to a point; thence South 65° 08' 32" West a distance of 329.97 feet to a point; thence running along a curve to the left on an arc length of 400.04 feet, said curve having a radius of 2944.81 feet, with a chord bearing of South 61° 15' 02" West, and a chord length of 399.73 feet to a point; thence South 57° 21' 32" West a distance of 38.06 feet to an iron pin set; thence North 30° 40' 08" West a distance of 70.09 feet to a concrete monument found; thence South 57° 13' 43" West a distance of 21.16 feet to the TRUE POINT OF BEGINNING. Said tract contains 58.041 Acres (2,528,254 Square Feet).

Tract 1B

All that tract or parcel of land lying and being in Land Lots 167 & 172 of the 1st District, 5th section, Douglas County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING, commence at a 1/2" rebar found at the intersection of the southerly most corner of tract 1 and tract 2 of plat book 39, page 174 and the northerly Right of Way of Riverside Parkway (Variable R/W), from point thus established and leaving said Right of Way and continuing along the line common to tract 1 and tract 2 North 32° 38' 21" West a distance of 897.42 feet to an iron pin set; thence North 78° 59' 13" West a distance of 385.35 feet to a 1/2" rebar found; thence South 77° 48' 37" West a distance of 149.85 feet to a 5/8" rebar found; thence leaving the line common to tract 1 and tract 2 and running along the tract 1 line the following courses: North 39° 58' 04" West a distance of 47.46 feet to a 5/8" rebar found; thence North 40° 50' 36" West a distance of 161.55 feet to a 1/2" rebar with a cap found; thence North 60° 33' 30" West a distance of 150.03 feet to an iron pin set; thence North 49° 26' 53" West a distance of 118.93 feet to an iron pin set; thence North 85° 17' 04" West a distance of 83.72 feet to an iron pin set; thence North 30° 21' 48" East a distance of 532.82 feet to an iron pin set; thence North 23° 49' 33" East a distance of 474.97 feet to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said tract 1 line North 23° 45' 15" East a distance of 29.95 feet to a point; thence North 11° 01' 17" West a distance of 108.35 feet to an iron pin set; thence North 71° 34' 29" West a distance of 235.45 feet to an iron pin set; thence North 71° 34' 29" West a distance of 1243.43 feet to an iron pin set; thence South 55° 33' 08" West a distance of 326.28 feet to a 5/8" rebar found disturbed; thence North 01° 09' 26" West a distance of 322.09 feet to a 1/2" rebar with cap found; thence North 47° 55' 38" West a distance of 277.82 feet to a 1/2" rebar with cap found; thence North 50° 57' 11" East a distance of 827.18 feet to an iron pin set; thence South 54° 56' 41" East a distance of 173.06 feet to an iron pin set; thence North 71° 34' 29" West a distance of 174.81 feet to an iron pin set; thence South 71° 25' 38" East a distance of 166.93 feet to an iron pin set; thence South 40° 06' 40" East a distance of 390.94 feet to an iron pin set; thence South 70° 34' 49" East a distance of 269.84 feet to an iron pin set; thence North 89° 27' 47" East a distance of 176.10 feet to an iron pin set; thence North 39° 44' 03" East a distance of 322.26 feet to an iron pin set; thence North 19° 38' 58" East a distance of 242.39 feet to a 3" disk found; thence South 79° 19' 50" East a distance of 271.66 feet to an iron pin set; thence North 87° 22' 51" East a distance of 266.80 feet to a Department of Natural Resources monument found; thence South 22° 32' 18" East a distance of 286.05 feet to a 1/2" rebar found; thence South 33° 16' 01" East a distance of 328.81 feet to a Department of Natural Resources monument found; thence South 04° 37' 04" West a distance of 232.97 feet to an iron pin set; thence South 46° 27' 24" West a distance of 92.18 feet to a 1/2" rebar found; thence South 09° 17' 36" West a distance of 215.48 feet to a 1/2" rebar found; thence South 27° 52' 00" West a distance of 159.98 feet to an iron pin set; thence North 66° 20' 59" West a distance of 340.00 feet to a point; thence North 87° 15' 49" West a distance of 100.00 feet to a point; thence South 60° 49' 32" West a distance of 100.00 feet to a point; thence South 89° 59' 49" West a distance of 50.00 feet to a point; thence South 56° 59' 32" West a distance of 300.00 feet to an iron pin set and the TRUE POINT OF BEGINNING; Said tract contains 51.139 Acres (2,227,621 Square Feet).

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- PND PARCEL I.D.
- RB REBAR
- OTP OPEN TOP PIPE
- ROW RIGHT OF WAY
- DNR DEPARTMENT OF NATURAL RESOURCES
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- TAX PARCEL ID
- TBM TEMPORARY BENCHMARK
- MH MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- JB JUNCTION BOX
- RTDI RAISED TOP DROP INLET
- HW HEADWALL
- OMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- 24" CURB & GUTTER
- GUY GUY WIRE
- LP POWER POLE
- PP LIGHT POLE
- S- SEWER LINE
- FM- FORCE MAIN
- T- FENCE
- UT- TELEPHONE LINE
- UP- UNDERGROUND TELEPHONE LINE
- P- POWER LINE
- UP- UNDERGROUND POWER LINE
- W- WATER LINE
- G- GAS LINE
- 900.0 SPOT ELEVATION
- 11 REGULAR PARKING SPACES
- 1 HANDICAP PARKING SPACE
- TRANSFORMER
- CONCRETE PAVING



TSS

TECHNICAL SURVEY SERVICES
Land Surveyors

1641 Autumn Blvd. SW
Covington, Georgia 30012
(770) 922-6391 Office
info@tss-all.com
www.tss-all.com

Date

7/7/2022

Revision

No

1

Field Date:

05/27/2022

Plot Date:

06/02/2022

Scale:

1"=100'

ALTAN/SPS LAND TITLE & TOPOGRAPHIC SURVEY
FOR
HERON MILL APARTMENTS, LLC
OF
NEW MANCHESTER SITE
LAND LOTS 167, 168, 171 & 172 1st DISTRICT 5th SECTION
CITY OF DOUGLASVILLE, DOUGLAS COUNTY, GEORGIA

GEORGIA
REGISTERED
LAND SURVEYOR
No. 2510

2

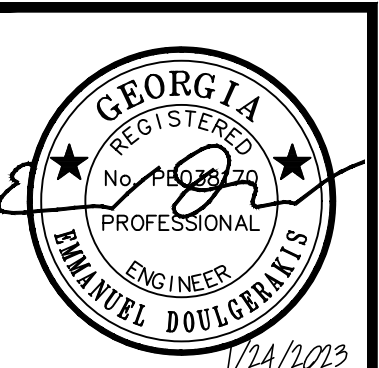
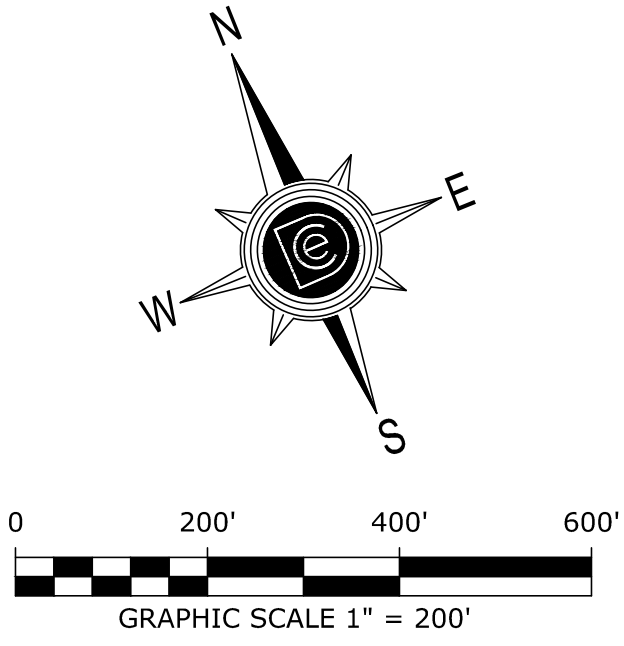
SHEET 2 OF 2

JOB #: 2022-918

CRD: RIVERSIDE

DWG: AVILA MANCHESTER

LSV: KAYSOCAL



Existing Vegetation Plan

DOULGERAKIS CONSULTING ENGINEERS, INC.
planning * civil engineering * sanitary engineering
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

Heron Mill Apartments

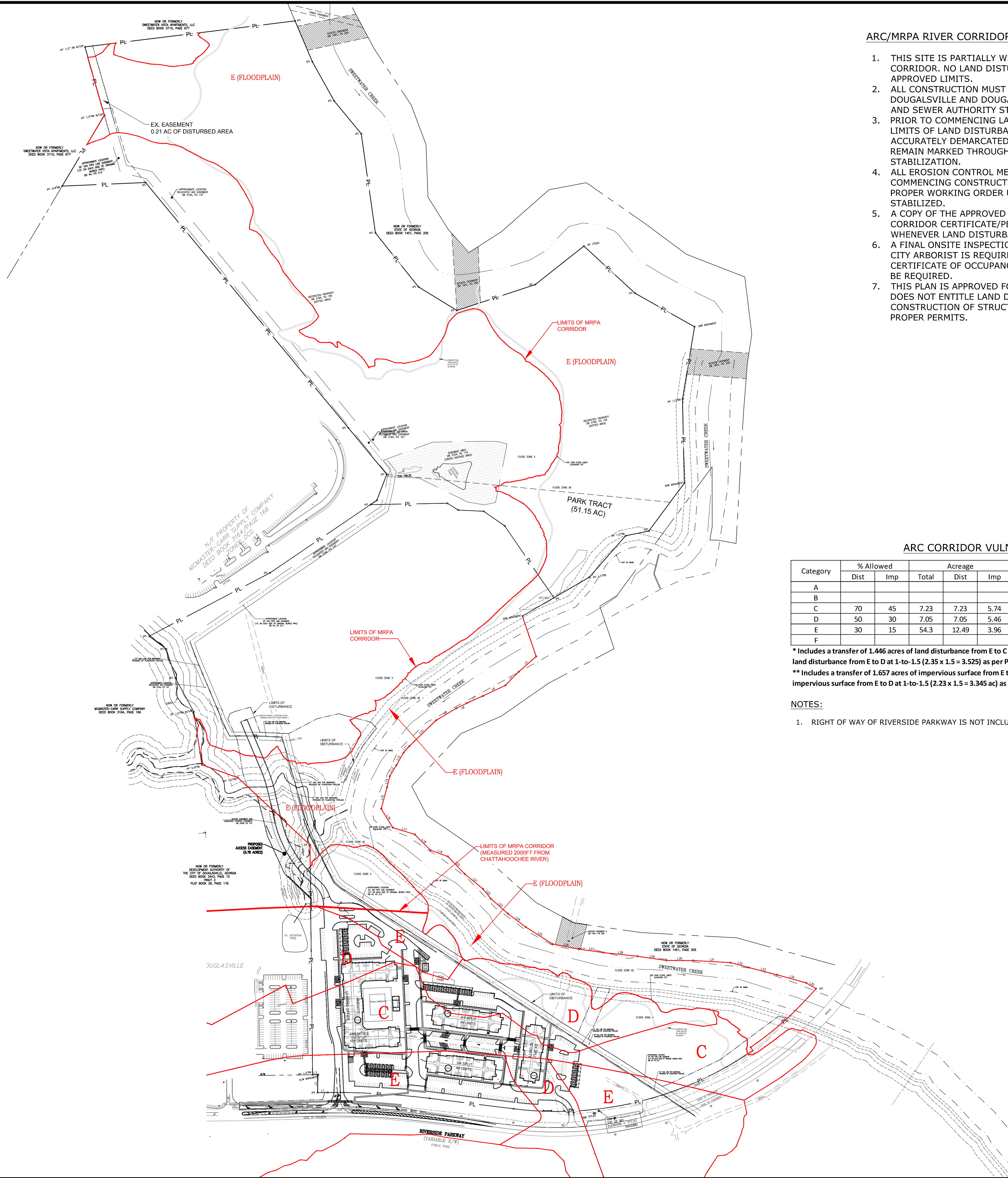
LOCATED IN LAND LOT 171, 15TH DISTRICT, CITY OF DOUGLASVILLE, DOUGLAS COUNTY, GEORGIA
OWNER AND/OR DEVELOPER:
Heron Mill Apartments, LLC
1010 HUNTCLEIFF, SUITE 2315 ATLANTA, GEORGIA 30350

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NO.	DATE	REVISION

SCALE: 1" = 200'
DATE: 1-24-23
JOB. NO. 2021-08
SHEET. 4 of 6

NOT FOR CONSTRUCTION
SCALES NOTED ARE ONLY VALID WHEN DRAWING IS PLOTTED AT THE ORIGINAL SIZE 24" x 36"



ARC/MRPA RIVER CORRIDOR CERTIFICATE

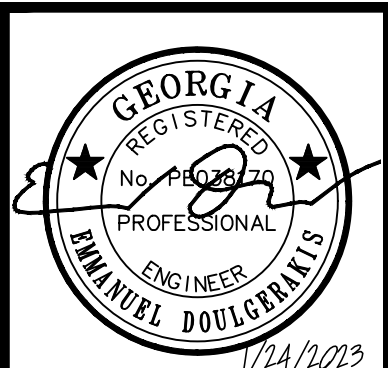
1. THIS SITE IS PARTIALLY WITHIN THE CHATTACHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
2. ALL CONSTRUCTION MUST CONFORM TO THE CITY OF DOUGLASVILLE AND DOUGLASVILLE DOUGLAS COUNTY WATER AND SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.
3. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH TREE SAVE FENCE AND SHALL REMAIN MARKED THROUGHOUT CONSTRUCTION, UNTIL FINAL STABILIZATION.
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE/PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
6. A FINAL ONSITE INSPECTION BY ENVIRONMENTAL PLANNER OR CITY ARBORIST IS REQUIRED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. A CERTIFIED AS-BUILT SURVEY MAY BE REQUIRED.
7. THIS PLAN IS APPROVED FOR THE **RIVER CORRIDOR ONLY**. IT DOES NOT ENTITLE LAND DISTURBING ACTIVITY OR CONSTRUCTION OF STRUCTURE WITHOUT FIRST OBTAINING THE PROPER PERMITS.

ARC CORRIDOR VULNERABILITY ANALYSIS

Category	% Allowed		Acreage		% Totals		Approved Land Disturbance	Used Land Disturbance	Remaining Unused
	Dist	Imp	Total	Dist	Imp	Dist			
A									
B									
C	70	45	7.23	7.23	5.74	100*	80**	7.23	5.32
D	50	30	7.05	7.05	5.46	100*	83**	7.05	4.58
E	30	15	54.3	12.49	3.96	23*	7.3**	12.49	7.93
F									4.56

* Includes a transfer of 1.446 acres of land disturbance from E to C at 1-to-1.5 (1.446 x 1.5 = 2.169 ac) and a transfer of 2.35 acres of land disturbance from E to D at 1-to-1.5 (2.35 x 1.5 = 3.525) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.
** Includes a transfer of 1.657 acres of impervious surface from E to C at 1-to-1.5 (1.657 x 1.5 = 2.486 ac) and a transfer of 2.23 acres of impervious surface from E to D at 1-to-1.5 (2.23 x 1.5 = 3.345 ac) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

- NOTES:
1. RIGHT OF WAY OF RIVERSIDE PARKWAY IS NOT INCLUDED IN THE VULNERABILITY CALCULATIONS.



Proposed Site Plan

DOULGERAKIS CONSULTING ENGINEERS, INC.
planning * civil engineering * sanitary engineering
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

Heron Mill Apartments

LOCATED IN LAND LOT 171, 15TH DISTRICT, CITY OF DOUGLASVILLE, DOUGLAS COUNTY, GEORGIA
OWNER AND/OR DEVELOPER:

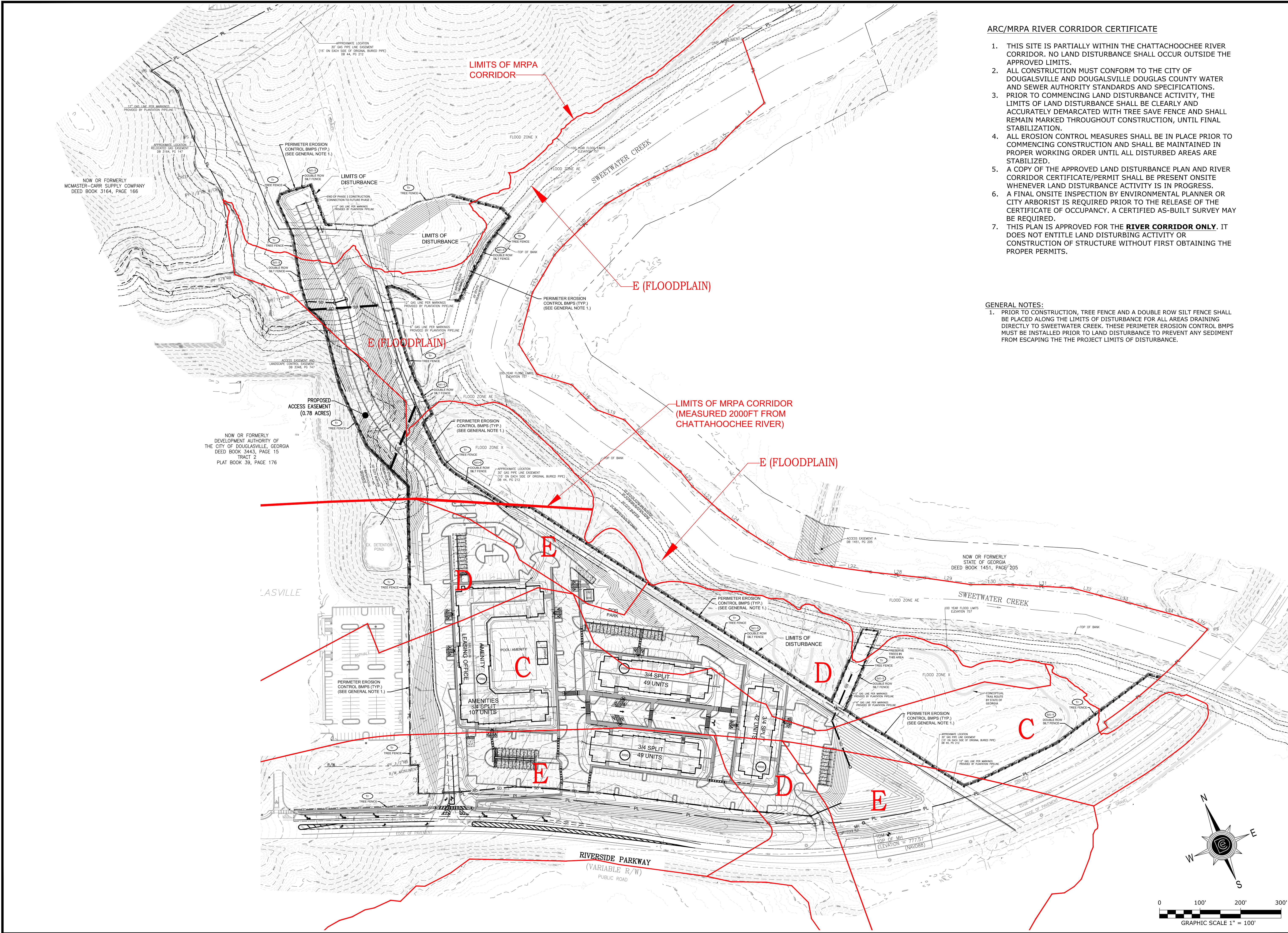
Heron Mill Apartments, LLC
1010 HUNTCLOFF, SUITE 2315 ATLANTA, GEORGIA 30350

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SHEET. 5 of 6

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ARC/MRPA RIVER CORRIDOR CERTIFICATE

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- GENERAL NOTES:
1. PRIOR TO CONSTRUCTION, TREE FENCE AND A DOUBLE ROW SILT FENCE SHALL BE PLACED ALONG THE LIMITS OF DISTURBANCE FOR ALL AREAS DRAINING DIRECTLY TO SWEETWATER CREEK. THESE PERIMETER EROSION CONTROL BMPS MUST BE INSTALLED PRIOR TO LAND DISTURBANCE TO PREVENT ANY SEDIMENT FROM ESCAPING THE THE PROJECT LIMITS OF DISTURBANCE.



Proposed Grading Plan

DOULGERAKIS CONSULTING ENGINEERS, INC.
professional engineering
sanitary engineering
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

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