

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: AUGUST 16, 2023

TO:

MAYOR TOM REED, City of Chattahoochee Hills

ATTN TO:

MIKE MORTON, COMMUNITY DEVELOPMENT DIRECTOR, City of Chattahoochee Hills

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-23-01CH New Riverlands Park Camp and Paddle Trail Campsite

Submitting Local Government: City of Chattahoochee Hills

Date Opened: July 17, 2023 Date Closed: August 16, 2023

<u>FINDING</u>: 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: No comments were received.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE

COWETA COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY

THREE RIVERS REGIONAL COMMISSION

CHATTAHOOCHEE RIVERKEEPER
CARROLL 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.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

Owner(s) of Rec	ord of Property to be Re	viewed:	
Name(s): CI	TY OF CHATTAHOOCHEE F	HILLS	
Mailing Ad	dress: 6505 RICO ROAD		
	TAHOOCHEE HILLS	State: GA	Zip: 30268
Contact Pho	one Numbers (w/Area Co	ode):	-
		Fax:	
Other N	umbers:		
Applicant(s) or A	Applicant's Agent(s):		
Name(s): PO	OND & COMPANY		
Mailing Add	dress: 3500 PARKWAY LAN	NE SUITE 500	
City: PEACE	HTREE CORNERS		Zip: 30092
Contact Pho	one Numbers (w/Area Co		
Daytime	Phone: 404-395-3305	Fax:	
	umbers: 678-761-3558		
Property Descrip	ption (Attach Legal Desc	ription and Vicinity Map):	
Land Lot(s)	, District, Section, Count	eription and Vicinity Map): by: 157; DISTRICT 8; FULTON (COUNTY
Land Lot(s) Subdivision	, District, Section, Count	ty: 157; DISTRICT 8; FULTON 6	COUNTY St Intersection: N/A; N/A; N/A;
Land Lot(s) Subdivision 8661 CAMPBELL	, District, Section, Count , Lot, Block, Street and A	Address, Distance to Neares	COUNTY
Land Lot(s) Subdivision 8661 CAMPBELLT Size of Deve	, District, Section, Count , Lot, Block, Street and A FON REDWINE ROAD CHATTA Plopment (Use as Applica	Address, Distance to Neares HOOCHEE HILLS GA 30268; APPE	COUNTY St Intersection: N/A; N/A; N/A;
Land Lot(s) Subdivision 8661 CAMPBELL	, District, Section, Count , Lot, Block, Street and A FON REDWINE ROAD CHATTA Plopment (Use as Applica Inside Corridor: 28.34	Address, Distance to Neares HOOCHEE HILLS GA 30268; APPE ble):	COUNTY St Intersection: N/A; N/A; N/A;
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Subdivision 8661 CAMPBELLT Size of Deve	, District, Section, Count , Lot, Block, Street and A FON REDWINE ROAD CHATTA clopment (Use as Applica Inside Corridor: 28.34 Outside Corridor Total: 28.34 AC	Address, Distance to Neares HOOCHEE HILLS GA 30268; APPE ble):	COUNTY St Intersection: N/A; N/A; N/A;
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Land Lot(s) Subdivision 8661 CAMPBELLT Size of Deverage Acres: Lots:	, Lot, Block, Street and A FON REDWINE ROAD CHATTA Plopment (Use as Applica Inside Corridor: 28.34 Outside Corridor: 70.44 Outside Corridor: N/A Outside Corridor: N/A Outside Corridor: N/A	Address, Distance to Neares HOOCHEE HILLS GA 30268; APPE ble): AC	COUNTY St Intersection: N/A; N/A; N/A;
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Land Lot(s) Subdivision 8661 CAMPBELLT Size of Deve Acres: Lots: Units:	, Lot, Block, Street and A FON REDWINE ROAD CHATTA clopment (Use as Applica Inside Corridor: 28.34 Outside Corridor: N/A Total: 28.34 AC Inside Corridor: N/A Outside Corridor: N/A Outside Corridor: N/A Total: N/A Inside Corridor: N/A Outside Corridor: N/A Total: N/A Outside Corridor: N/A	Address, Distance to Neares HOOCHEE HILLS GA 30268; APPE ble): AC (SMS -7/25/25) A and Width of Easement):	COUNTY St Intersection: N/A; N/A; N/A;

6. Rel	Does is not	part of this applica	ent include addition:			Corridor that
В.	borde Corri If "ye	ering this land, pred dor review approve s", please identify (perty in this applicativiously received a ce al? NO the use(s), the review	rtificate or any oth	ner Chattal	oochee
А.	Septic Note loca Public	c tank ONSITE SEPTI e: For proposals wi l government healt c sewer system	Development be Trea C SYSTEM ith septic tanks, the a ch department appro nalysis of Proposed 1	application must inval for the selected	d site.	appropriate
Vulnera Categ	•	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	•	Percent Imperv. <u>Surf.</u> ms Shown In theses)
A		0 SF	0 SF	0 SF	(90)	<u>0% (75) 0%</u>
В	***************************************	0 SF	0 SF	0 SF	(80)	<u>0% (60) 0%</u>
C	***************************************	253,294 SF	177,306 SF	113,982 SF	(70)	70% (45) 45%
D	***************************************	279,088 SF	139,544 SF	83,726 SF	(50)	<u>50%(30)</u> <u>30%</u>
E		698,277 SF	209,483 SF	104,742 SF	(30)	30% (15) 15%
F						
r		3,831 SF	383 SF	77 SF	(10)	<u>10%</u> (2) <u>2%</u>

9. 1	Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES If "yes", indicate the 100-year floodplain elevation: 720' 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: 722.5' 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.
See Survey FOR V-101, 102 <u>, 103</u>	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)
See Survey	Description of proposed use(s). (Space provided on this form)
V-101, 102, 103	Existing vegetation plan.
	Proposed grading plan.
	Certified as-builts of all existing land disturbance and impervious surfaces.
See ESCP CE Series	Approved erosion control plan.
See MRPA sheets	Detailed table of land-disturbing activities. (Both on this form and on the plans)

urvey . 102 103	Plat-layed plan shawing (as applicable), let be underies and state of the plant layer and the plant layer are stated as a policy beautiful and the plant layer are stated as a policy beautiful as a p	Managara D	
IRPA sheets	Plat-level plan showing (as applicable): lot boundaries; any of and rights-of -way; 100- and 500-year river floodplains; vuln boundaries; topography; any other information that will clarity	erability category	ments
	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.		
	TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATI Concept plan.	ONS ONLY:	
	Lot-by-lot and non-lot allocation tables.		
	I (we), the undersigned, authorize and request review of this a under the provisions of the Metropolitan River Protection Act necessary)	application for a certificient: (use additional sheet	cate ts as
		06/11/23	
	Signature(s) of Owner(s) of Record	Date	
13.	I (we), the undersigned, authorize and request review of this a under the provisions of the Metropolitan River Protection Act Brad Jones, PLA, ASLA - Pond and Company	pplication for a certific	cate
	blad Johes, FLA, ASLA - Fond and Company		
-	12000 Day	05/23/2023	
	Signature(s) of Applicant(s) or Agent(s)	05/23/2023 Date	
1	Portal John	 Date re	quests
1	Signature(s) of Applicant(s) or Agent(s) The governing authority of Challahouchus Hills review by the Atlanta Regional Commission of the above-desc	 Date re	quests

NEW RIVERLANDS PARK

CAMP AND PADDLE TRAIL

8661 CAMPBELLTON REDWINE ROAD CHATTAHOOCHEE HILLS, GA 30268

POND PROJECT NUMBER: 1220570 PROJECT LDP #: "" FULTON COUNTY PROJECT NUMBER: ""

PROJECT SITE MAP

PROJECT INFORMATION

PARCEL: 08 360001570374
TAX DISTRICT: 65
PROPERTY CLASS: EXEMPT/PUBLIC
LAND LOT: 157, 8TH DIST
ZONING DISTRICT: RL (RURAL)

PROJECT SITE

TOTAL ACREAGE: 28.34 AC
TOTAL DISTURBED AREA: 1.48 AC
GPS COORDINATES OF CONSTRUCTION EXIT:
N33.521451, W84.811620
OWNER INFO.
DAROLD WENDLANDT
CITY OF CHATTAHOOCHEE HILLS
6505 RICO ROAD
CHATTAHOOCHEE HILLS, GEORGIA 30268
(770) 463-8881
DAROLD.WENDLANDT@CHATTHILLSGA.US

DESIGN PROFESSIONAL

POND & COMPANY 3500 PARKWAY LANE SUITE 500 PEACHTREE CORNERS, GA 30092 PH: 404-678-4828 CONTACT: BRAD JONES JONESB@PONDCO.COM

GENERAL NOTES:

- ALL WATER IMPROVEMENTS INSIDE EXISTING METER (WELL SERVICE). NO ADDITIONAL METER CONNECTIONS REQUIRED.
- PROJECTHAS ON-SITE SEWER SYSTEM PERMITTED BY FULTON COUNTY ENVIRONMENTAL HEALTH. SEE UTILITY PLANS FOR FULTON COUNTY REQUIREMENTS.

PROJECT DESCRIPTION:

PROJECT IS TO IMPLEMENT A PASSIVE PARK AND CAMPGROUND DEVELOPMENT. INCLUDES A COMFORT STATION BUILDING WITH RELATED UTILITIES, WELL INSTALLATION/WATER CONNECTION, ON-SITE SEWER SYSTEM WITH SEPTIC TANKS/FIELD, ASPHALT ENTRANCE ROAD AND PARKING AREA, GRAVEL WALKING PATHS, PRIMITIVE CAMPSITES, AND INSTALLATION OF A KAYAK LAUNCH PLATFORM.

24-HOUR LOCAL CONTACT

24-HOUR EROSION CONTROL CONTACT

NAME: COMPANY: ADDRESS: PHONE #: GSWCC #

TITLE: REPRESENTATIVE FOR PRIMARY PERMITTEE (TO BE FILLED OUT BY CONTRACTOR UPON SELECTION, CONTRACTOR TO PROVIDE LEVEL I CERTIFICATION)

NOTE: THE PRIMARY PERMITTEE IS NOT KNOWN AT THE TIME AND IS TO BE DESIGNATED AS THE EMERGENCY CONTACT AFTER CONTRACT IS AWARDED.

IND



SCALE: N.T.S.

PROXIMITY MAP



	HEEL LIST LADIE
Sheet Number	Sheet Title
G-001	COVER SHEET
C-001	GENERAL NOTES
V-101	SURVEY
V-102	SURVEY
V-103	SURVEY
CS100	OVERALL SITE PLAN
CS101	SITE PLAN
CS102	SITE PLAN
CU100	OVERALL GRADING & UTILITY PLAN
CU101	GRADING & UTILITY PLAN
CU102	GRADING & UTILITY PLAN
CU103	WATER & SEWER NOTES
CU104	LEVEL 3 SOIL MAP
CE001	EROSION & SEDIMENT CONTROL CHECKLIST
CE002	EROSION & SEDIMENT CONTROL NOTES
CE003	EROSION & SEDIMENT CONTROL NOTES
CE101	EROSION & SEDIMENT CONTROL PLAN-INITIAL PHASE
CE102	EROSION & SEDIMENT CONTROL PLAN - INTERMEDIATE PHASE
CE103	EROSION & SEDIMENT CONTROL PLAN-FINAL PHASE
C-501	CONSTRUCTION DETAILS
C-502	CONSTRUCTION DETAILS
C-503	HIKING TRAIL BEST PRACTICES DETAILS
C-504	CONSTRUCTION DETAILS
C-505	CONSTRUCTION DETAILS
C-506	SEPTIC DETAILS
C-507	SEPTIC DETAILS
LS101	LANDSCAPE PLAN
LS102	PLANT SCHEDULE
MRPA-01	EX. CONDITIONS MRPA

MRPA-02

Sheet List Table



PROP. CONDITIONS MRPA

Know what's below.

Call before you dig.
Dial 811
Or Call 800-282-7411

3500 Parkway Lane

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DDD es



CLIENT INFORMATIO



PROJECT NAME

NEW RIVERLANDS

8661 CAMPBELLTON REDWINE RD, CHATTAHOOCHEE HILLS, GA 30268

DRAWING ISSUE

2023 TE

AIT SET

u 7

0

 DESIGNED BY:
 AQB

 DRAWN BY:
 AQB

 CHECKED BY:
 BJ/JBB/EM

 SUBMITTED BY:
 BJ

 DATE:
 2023-05-11

 PROJECT #
 1220570

SHEET T

COVER SHEET

SHEET NUMBER

G-001



SURVEY NOTES

TITLE NOTES

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF CAMBELLTON REDWINE ROAD (GEORGIA HIGHWAY 70).

SITE INFORMATION

TAX PARCEL ID # 08 360001570374

ADDRESS: 8661 CAMBELLTON REDWINE ROAD ZONING: RL (RURAL) JURISDICTION: CITY OF CHATTAHOOCHEE HILLS

REFERENCE MATERIAL

1. DEEDS AND PLATS REFERENCED HEREON

CITY OF CHATTAHOOCHEE HILLS, **FULTON COUNTY, GEORGIA**

SITE MAP





PHOTO #1



PHOTO #2



PHOTO #3



PICTURE LOCATION

PHOTO #4

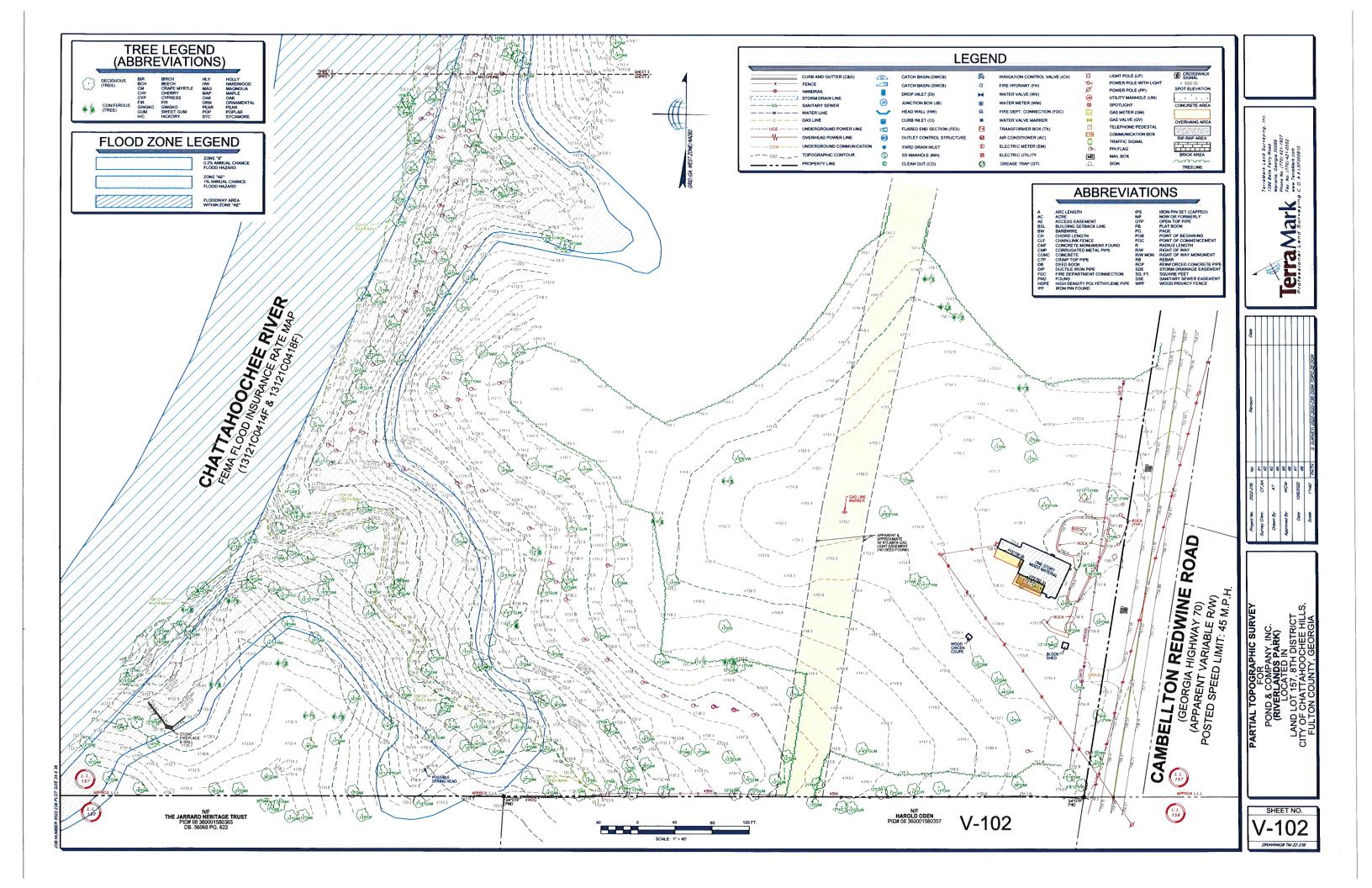




SPECIAL NOTES



POND & COMPANY INC.
(RIVERLANDS PARK)
LOCATED IN
AND LOT 157, 81TH DISTRICT
NO E CHATTAMODOLUEE UII.



TREE LEGEND (ABBREVIATIONS)

HLY HOLLY
HW HARDWOOD
MAG MAGNOLIA
MAP MAPLE
OAK OAK
ORN ORNAMENT,
PEAR PEAR
POP POPLAR
SYC SYCAMORE

FLOOD ZONE LEGEND

ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD
ZONE 'AE' 1% ANNUAL CHANCE FLOOD HAZARD
FLOODWAY AREA



LEGEND								
X FENC HAND STOR STOR SAINT W WATE - G GAS L UGE UNDE - UOS COM UNDE	E RRAL M DRAIN LINE TARY SEWER TRUNE INE ROROUND POWER LINE HHEAD POWER LINE ROROUND COMMUNICATION GRAPHIC CONTOUR		CATCH BASIN (DWCB) CATCH BASIN (SWCB) DORP INLET (DI) JUNCTION BOX (JB) HEAD WALL (HW) CURB INLET (CI) FLARED END SECTION (FES) OUTLET CONTROL STRUCTURE YARD DRAIN HILET SS MANHOLE (MH)		IRRIDATION CONTROL VALVE (ICV) FIRE HYDRANT (FH) WATER VALVE (WV) WATER METER (WM) FIRE DEPT. CONNECTION (FDC) WATER VALVE AWARKER TRANSFORMER BOX (TX) ARI CONDITIONER (AC) ELECTRIC METER (EM) ELECTRIC UTILITY	¤ ∅ ∅ ⊗ © I E ∰ ⊡ δ ₩	LIGHT POLE (LP) POWER POLE WITH LIGHT POWER POLE (PP) UTLITY MANHOLE (UM) SPOTLIGHT GAS METER (GM) GAS VALVE (GV) TELEPHONE PEDESTAL COMMUNICATION BOX TRAFFIC SIGNAL PIN FLAG MAIL BOX	CONCRETE A RIP-RAP ARI BRICK ARE
PROP	ERTY LINE	0	CLEAN OUT (CO)	Ø	GREASE TRAP (GT)	ġ	SIGN	TREELINE

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
8SL	BUILDING SETBACK LINE	PB.	PLAT BOOK
8W	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMEN
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	RW	RIGHT OF WAY
CONC.	CONCRETE	RAY MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
08.	DEED BOOK	RCP	REINFORCED CONCRETE I
DIP	DUCTILE IRON PIPE	SOE	STORM DRAINAGE EASENI
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEME
HOPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		



Torisher Land Surveying C. O. A. L. S. Frontal Courted

Torisher Land Surveying C. O. A. L. S. Frontal Courted

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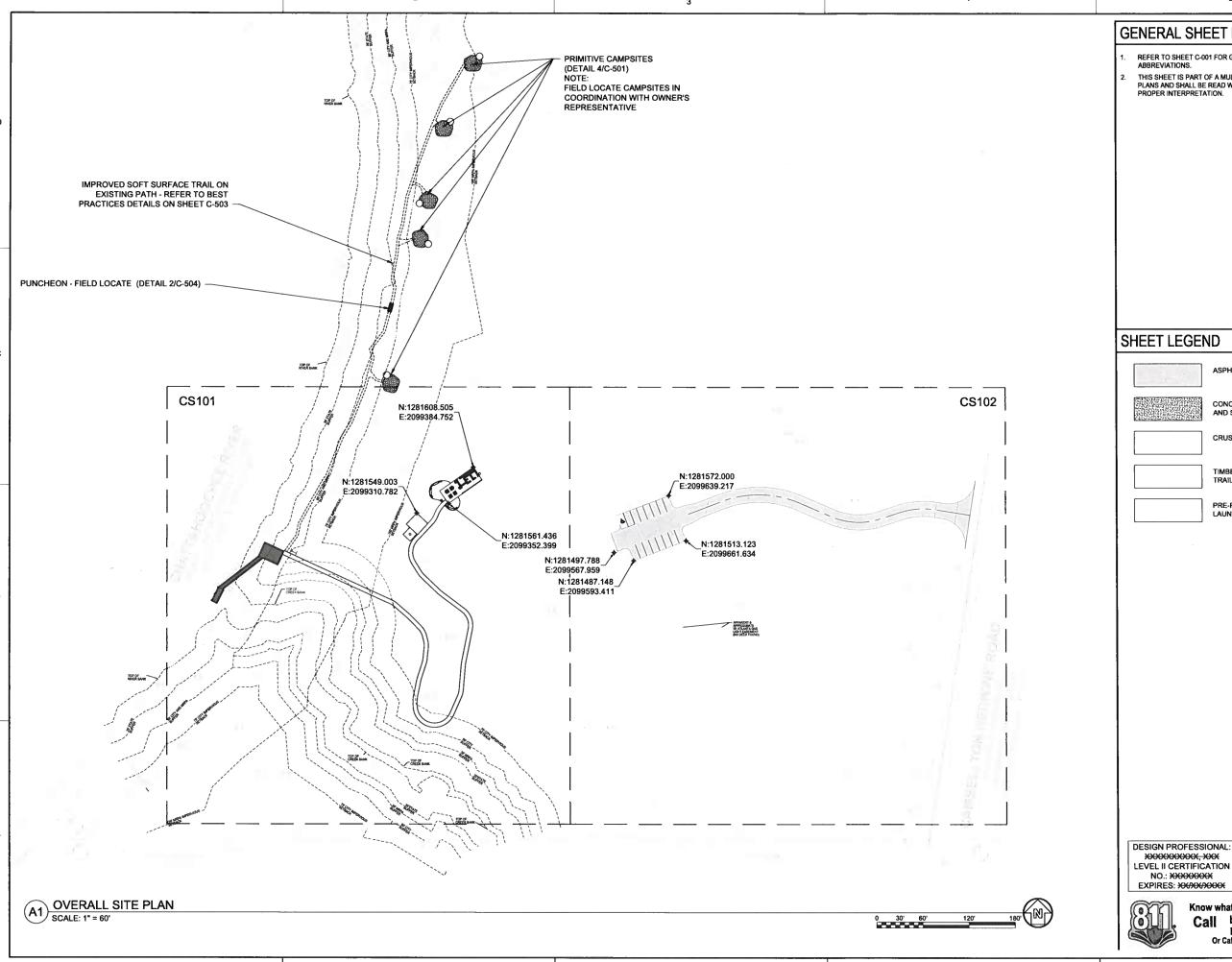
Torisher Courted

Drawn By:	Approved By:	Dete:	
ERLANDS PARK)	LOCATED IN	HATTAHOOCHEE HILLS	

V-103







REFER TO SHEET C-001 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.

THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.

ASPHALT ACCESS DRIVE

CONCRETE ADA SPACE AND SIDEWALK

TIMBER EDGED GAB

PRE-FAB KAYAK LAUNCH/DOCK

CRUSHED GRANITE SURFACE

Suite 500 Peachtree Corners Georgia 30092



NEW **RIVERLANDS**

8661 CAMPBELLTON REDWINE RD, CHATTAHOOCHEE HILLS, GA

DRAWN BY: CHECKED BY: BJ / JBB / EM

DATE: PROJECT#

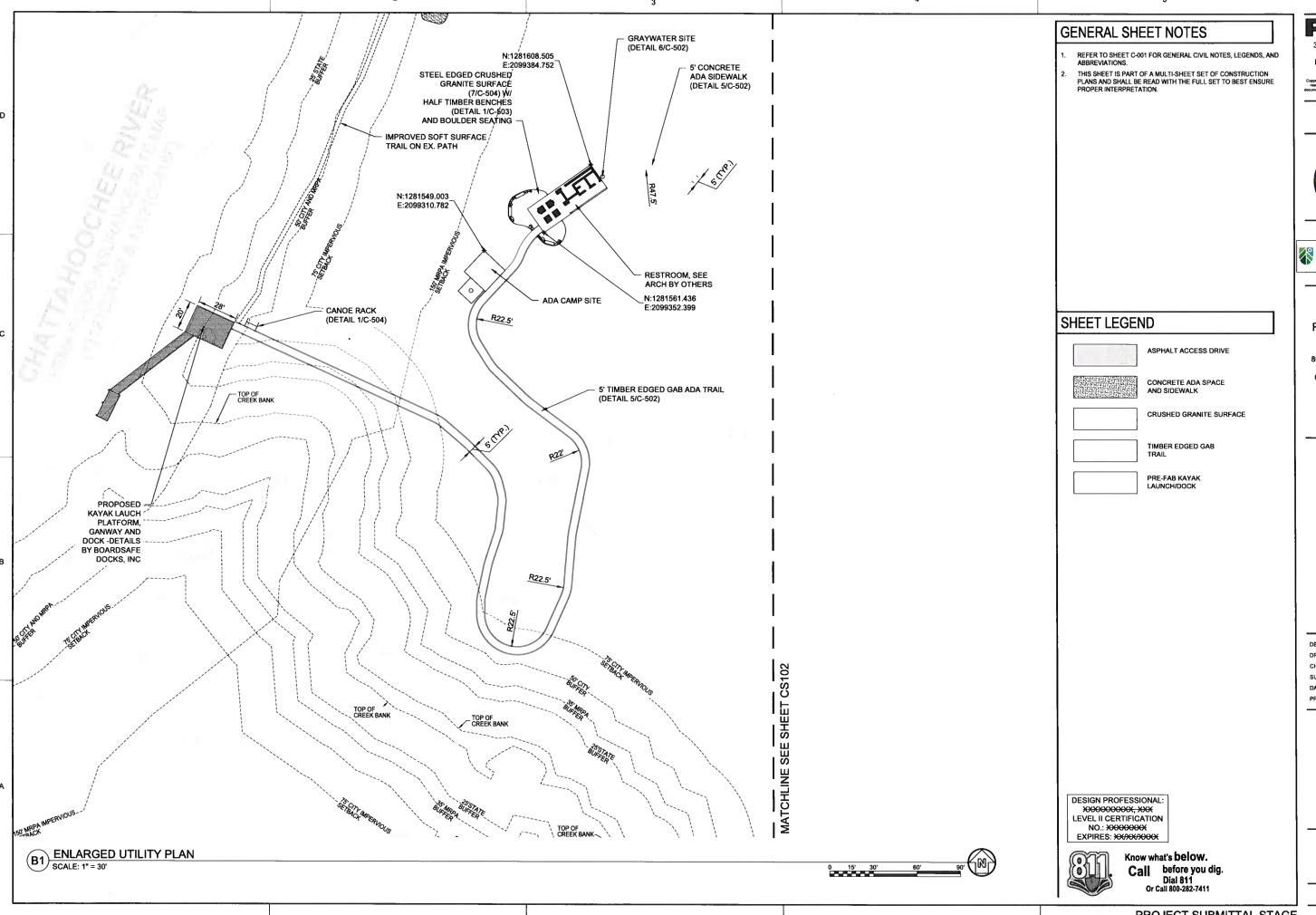
OVERALL SITE PLAN

SHEET TITLE

CS100

ORIGINAL SHEET SIZE: 22" X 34"

PROJECT SUBMITTAL STAGE



Suite 500 Peachtree Corners Georgia 30092





PROJECT NAME

NEW **RIVERLANDS**

8661 CAMPBELLTON CHATTAHOOCHEE HILLS, GA 30268

DRAWING ISSUE

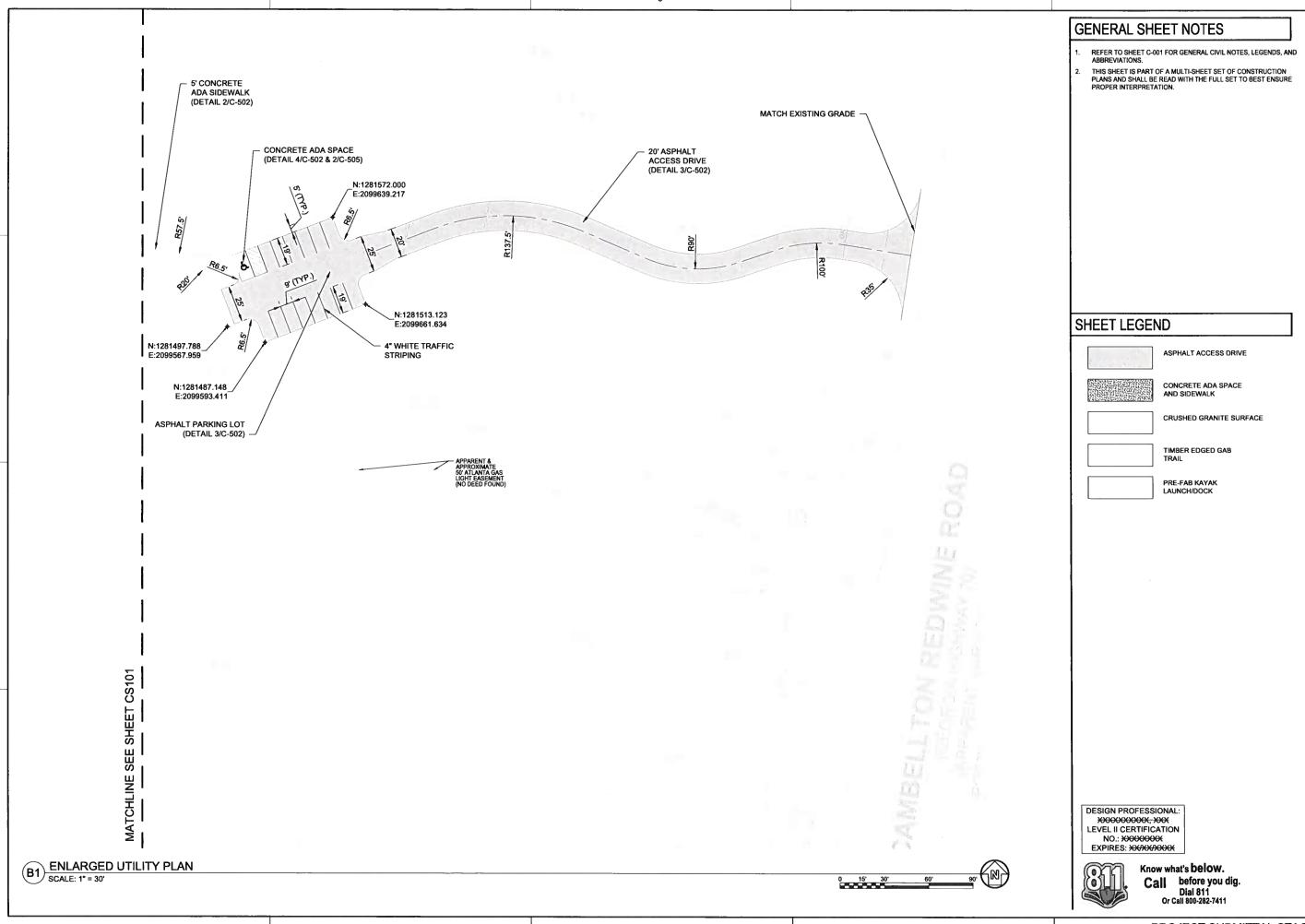
DESIGNED BY: CHECKED BY: BJ / JBB / EM SUBMITTED BY: PROJECT#

SHEET TITLE

SITE PLAN

SHEET NUMBER

CS101



PON 3500 Parkway I

Suite 500 Peachtree Corners Georgia 30092

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> E O R G G S T E R S 05/12/2023



Challahoochee Hills

PROJECT NAME

NEW RIVERLANDS

8661 CAMPBELLTON REDWINE RD, CHATTAHOOCHEE HILLS, GA 30268

DRAWING ISSUE

/2023 TE

UNIT SET

DESIGNED BY: AQ
DRAWN BY: AQ

CHECKED BY: BJ / JBB / EM
SUBMITTED BY: BJ
DATE: 2023-05-11

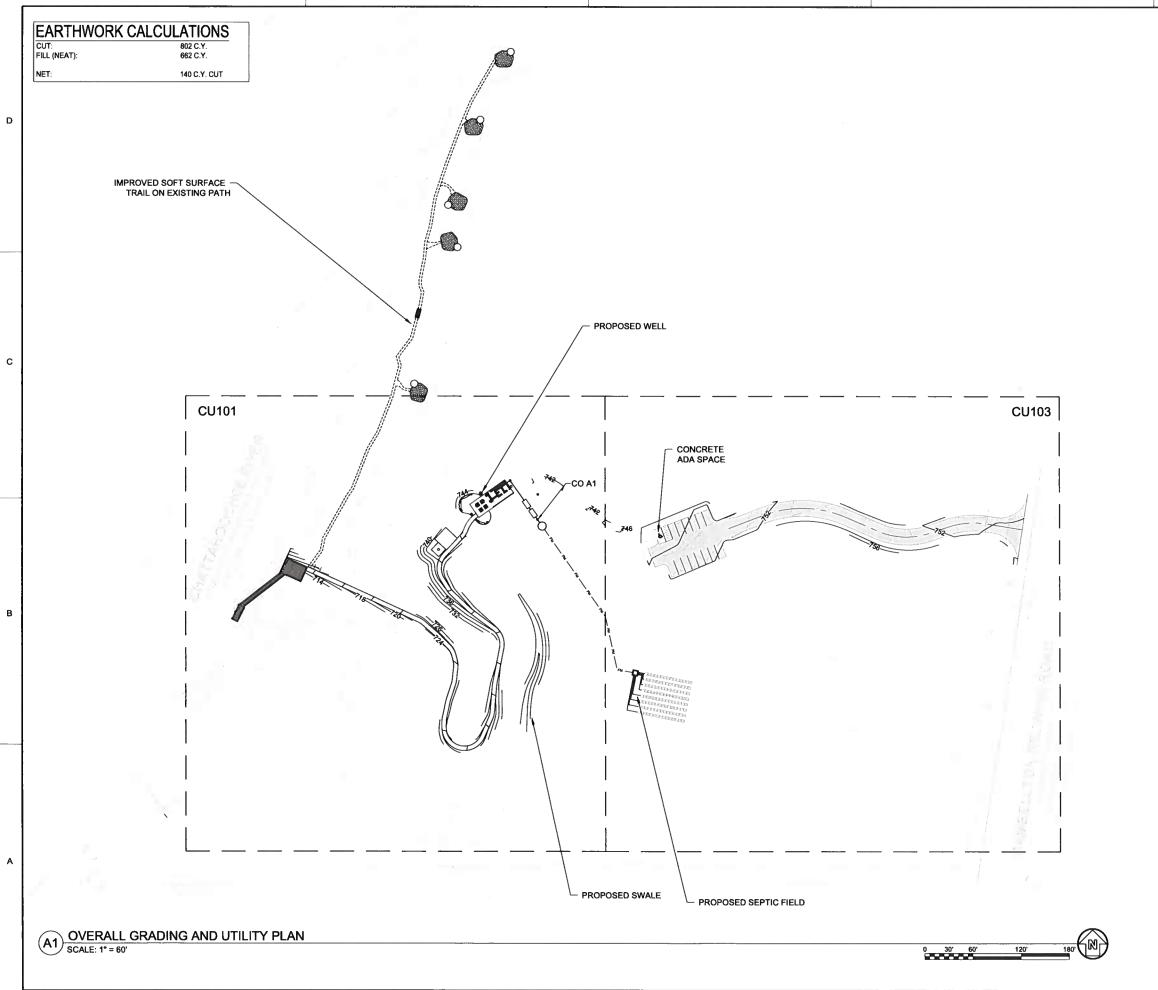
PROJECT#

SHEET TITLE

SITE PLAN

SHEET NUMBE

CS102



SHEET LEGEND

- REFER TO SHEET C-001 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.
- THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
- 3. PARTIAL SURVEY TOPO BLENDED WITH GIS DATA. SEE SHEET CS101 FOR DELINEATION OF LIMITS OF SURVEY DATA.

ASPHALT ACCESS DRIVE

CONCRETE ADA SPACE

TIMBER EDGED GAB

PRE-FAB KAYAK LAUNCH/DOCK

CRUSHED GRANITE SURFACE



3500 Parkway Lane Suite 500 Peachtree Corners Georgia 30092

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CLIENT INFORMATION



PROJECT NAME

NEW RIVERLANDS

8661 CAMPBELLTON REDWINE RD, CHATTAHOOCHEE HILLS, GA 30268

DRAWING ISSUE

12/2023 DATE

RMIT SET

DESIGNED BY: AQB
DRAWN BY: AQB
CHECKED BY: BJ/JBB/EM
SUBMITTED BY: BJ

PROJECT # 1220570
SHEET TITLE

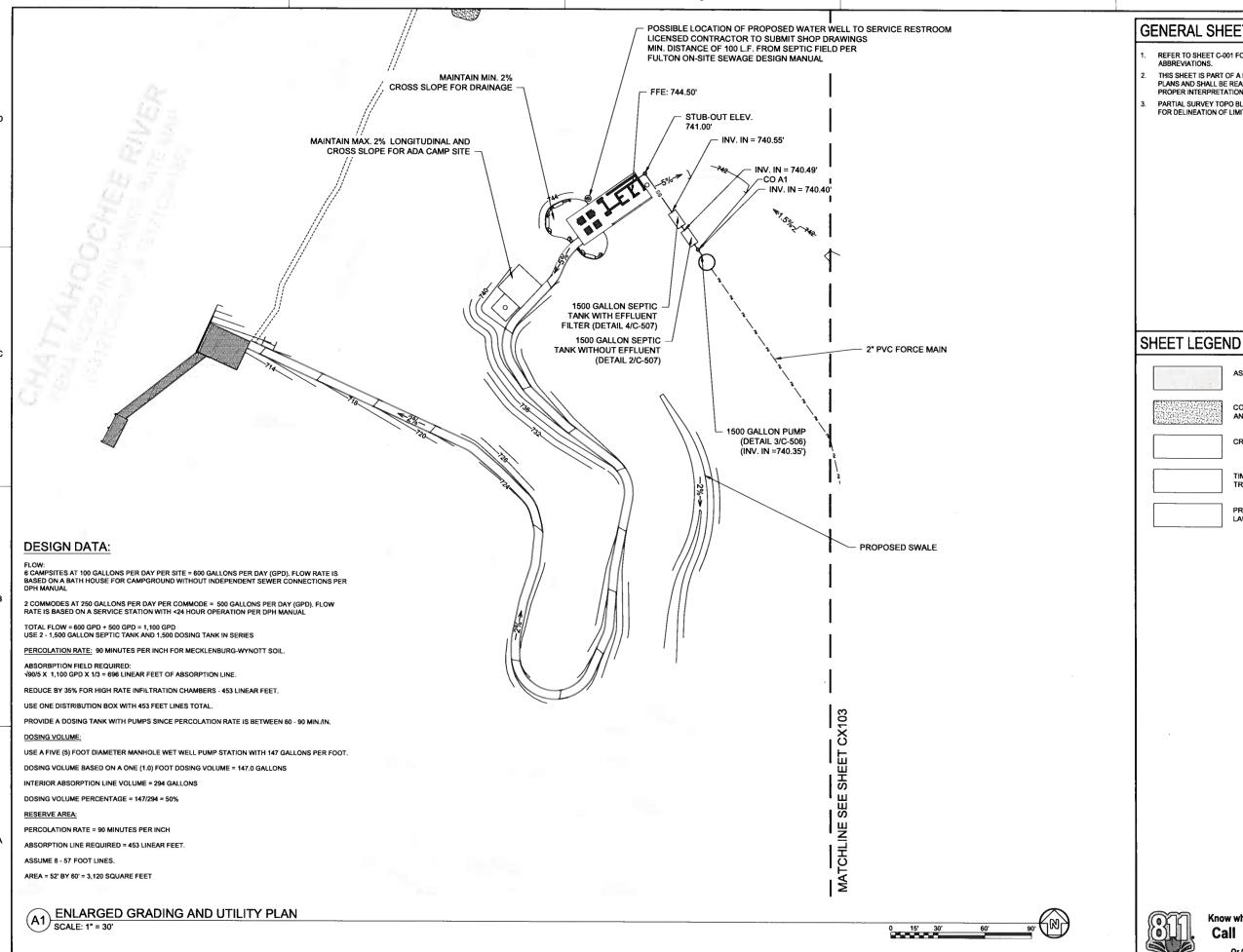
OVERALL GRADING & UTILITY PLAN

SHEET NUMBER

CU100

ORIGINAL SHEET SIZE: 22" X 34"

PROJECT SUBMITTAL STAGE



- REFER TO SHEET C-001 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.
- THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
- PARTIAL SURVEY TOPO BLENDED WITH GIS DATA. SEE SHEET CS101 FOR DELINEATION OF LIMITS OF SURVEY DATA.

ASPHALT ACCESS DRIVE

CONCRETE ADA SPACE

TIMBER EDGED GAB

PRE-FAB KAYAK LAUNCH/DOCK

CRUSHED GRANITE SURFACE

Suite 500

Georgia 30092



PROJECT NAME

NEW **RIVERLANDS**

8661 CAMPBELLTON REDWINE RD, CHATTAHOOCHEE HILLS, GA 30268

DRAWING ISSUE

DESIGNED BY CHECKED BY: BJ/JBB/EM SUBMITTED BY

GRADING & UTILITY PLAN

PROJECT#

ORIGINAL SHEET SIZE: 22" X 34"

SHEET LEGEND

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ASPHALT ACCESS DRIVE

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TIMBER EDGED GAB

PRE-FAB KAYAK

CRUSHED GRANITE SURFACE

PON

3500 Parkway Lane Suite 500 Peachtree Corners Georgia 30092

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CLIENT INFORMATION

TRUST FOR PUBLIC LAND

PROJECT NAME

NEW RIVERLANDS

8661 CAMPBELLTON REDWINE RD, CHATTAHOOCHEE HILLS, GA 30268

DRAWING ISSUE

53

T SET

DESC

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DESIGNED BY: AQB
DRAWN BY: AQB
CHECKED BY: BJ / JBB / EM
SUBMITTED BY: BJ
DATE: 2023-05-11

PROJECT#

SHEET TITL

1220570

GRADING & UTILITY PLAN

SHEET NUMBE

CU102

ORIGINAL SHEET SIZE: 22" X 34"

Call before you dig.
Dial 811
Or Call 800-282-7411

Know what's below.

- REFER TO SHEET C-001 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.
 - THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
- THERE ARE NO KNOWN WETLANDS LOCATED WITHIN 200 FEET OF
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25- OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- 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.
- 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 AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ANY DISTURBED AREA LEFT IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH PERMANENT SEEDING.
- ROADS MUST BE SWEPT ROUTINELY AND KEPT CLEAN.

SHEET LEGEND

-LOD--- LIMITS OF DISTURBANCE

SOIL DELINEATION

DRAINAGE BASIN DELINEATION

DESIGN PROFESSIONAL: BRAD JONES, PLA LEVEL II CERTIFICATION No.: 0000031792 EXPIRES : 01/12/2025

24-HOUR EROSION AND SEDIMENTATION CONTROL CONTACT: Mr. DAROLD WENDLANDT PHONE: M: 770-463-8881

SEE ANNOTATED EROSION CONTROL



Know what's below. Call before you dig. Dial 811



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PROJECT NAME

NEW **RIVERLANDS**

8661 CAMPBELLTON REDWINE RD. CHATTAHOOCHEE HILLS, GA

DRAWING ISSUE

DESIGNED BY: DRAWN BY:

CHECKED BY: SUBMITTED BY

DATE:

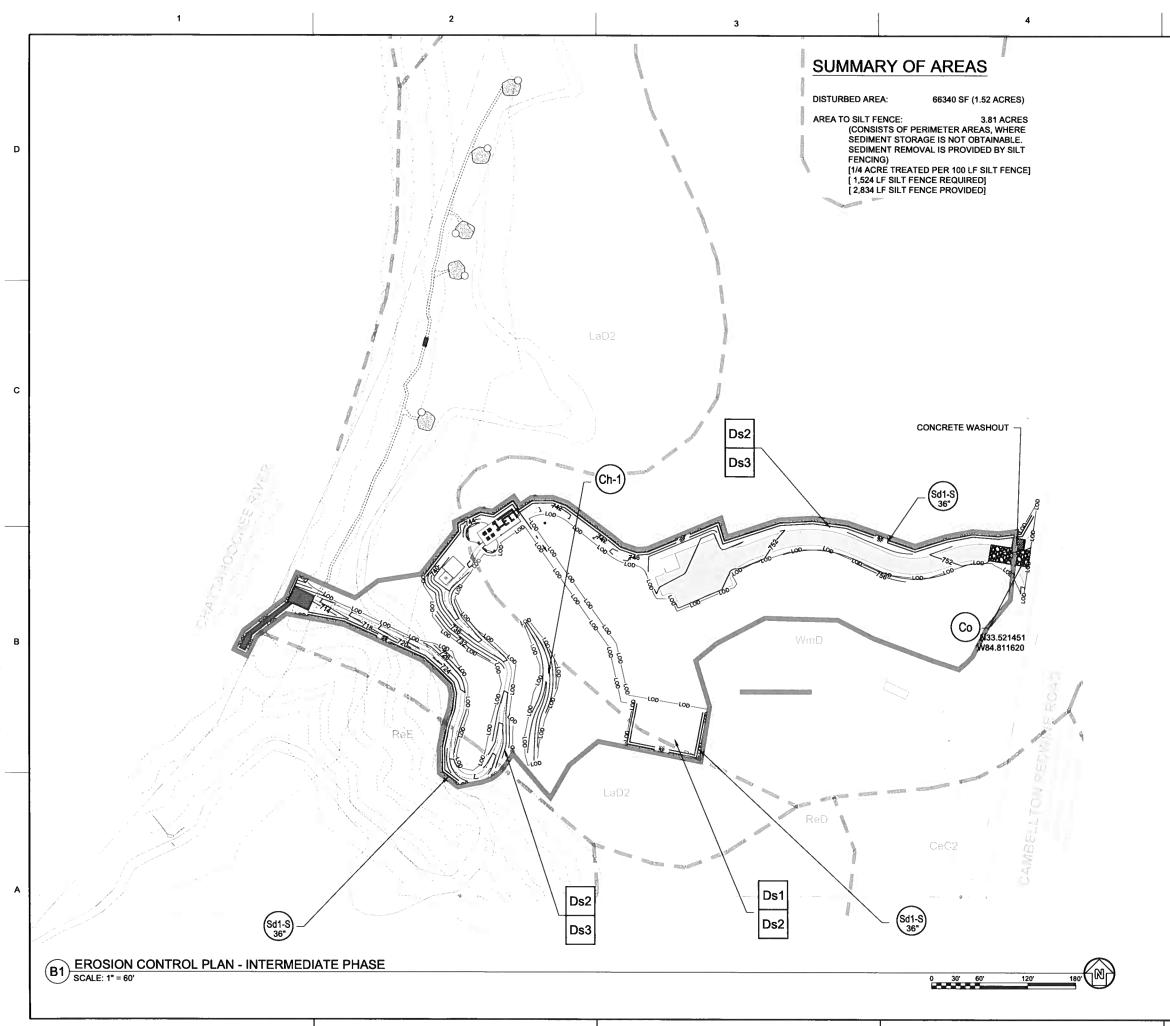
2023-05-11 PROJECT#

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN-INITIAL PHASE

SHEET NUMBER

CE101



- REFER TO SHEET C-001 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.
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- THERE ARE NO KNOWN WETLANDS LOCATED WITHIN 200 FEET OF PROJECT AREA.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE
 5- OF 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED
 FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST
 ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- 5. 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.
- 8. 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 AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
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SHEET LEGEND

SOIL DELINEATION

DRAINAGE BASIN DELINEATION

DESIGN PROFESSIONAL: BRAD JONES, PLA LEVEL II CERTIFICATION No.: 0000031792 EXPIRES: 01/12/2025

24-HOUR EROSION AND SEDIMENTATION CONTROL CONTACT: Mr. DAROLD WENDLANDT PHONE: M: 770-463-8881

SEE ANNOTATED EROSION CONTROL CHECKLIST ON SHEET CE002.



Know what's below.

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PROJECT NAME

NEW RIVERLANDS

8661 CAMPBELLTON REDWINE RD, CHATTAHOOCHEE HILLS, GA 30268

DRAWING ISSUE

5/12/2023 DATE

SCRIPTION

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DESIGNED BY: DRAWN BY:

CHECKED BY: SUBMITTED BY:

DATE: 2023-05-11 PROJECT# 1220570

SHEET TITLE

EROSION &
SEDIMENT
CONTROL
PLAN INTERMEDIATE
PHASE

SHEET NUMBER

CE102

ORIGINAL SHEET SIZE: 22" X 34"

PROJECT SUBMITTAL STAGE

D

GENERAL SHEET NOTES

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SHEET LEGEND

-LOD- LIMITS OF DISTURBANCE

SOIL DELINEATION

DRAINAGE BASIN DELINEATION

DESIGN PROFESSIONAL: BRAD JONES, PLA LEVEL II CERTIFICATION No.: 0000031792 EXPIRES : 01/12/2025

24-HOUR EROSION AND SEDIMENTATION CONTROL CONTACT: Mr. DAROLD WENDLANDT PHONE: M: 770-463-8881

> SEE ANNOTATED EROSION CONTROL CHECKLIST ON SHEET CE002.



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NEW **RIVERLANDS**

8661 CAMPBELLTON REDWINE RD. CHATTAHOOCHEE HILLS, GA

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DESIGNED BY: DRAWN BY:

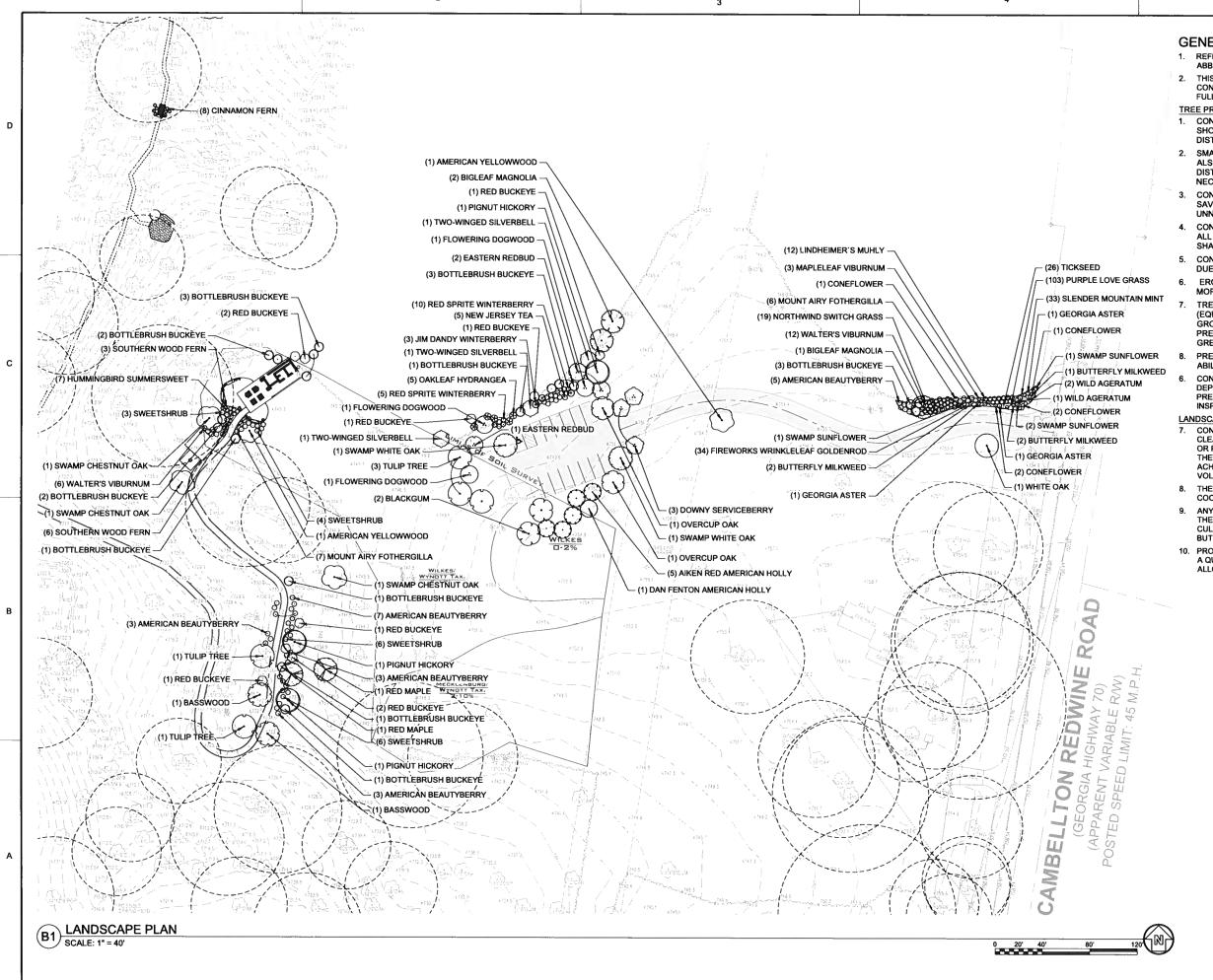
CHECKED BY: SUBMITTED BY DATE:

2023-05-11 PROJECT#

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN-FINAL PHASE

CE103



- REFER TO SHEETS C-000 AND C-001 FOR LEGENDS, ABBREVIATIONS, AND CIVIL NOTES.
- THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.

TREE PROTECTION PLAN NOTES:

- CONTRACTOR TO SELECTIVELY REMOVE TREES AS SHOWN ON PLAN WITHIN THE LIMITS OF DISTURBANCE
- SMALLER TREES AND UNDERSTORY SHRUBS MAY
 ALSO BE PRESENT WITHIN THE LIMITS OF
 DISTURBANCE, AND SHALL BE REMOVED AS
 NECESSARY TO CONSTRUCT TRAILS/WALKWAYS.
- 3. CONTRACTOR SHALL TAKE ALL OPPORTUNITIES TO SAVE AND PROTECT TREES TO REMAIN FROM UNNECESSARY DAMAGE OR REMOVAL.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL TREES AND VEGETATION FROM SITE. MATERIAL SHALL NOT ENTER PUBLIC LANDFILLS.
- CONTRACTOR SHALL STABILIZE ALL LAND DISTURBE DUE TO TREE AND VEGETATION REMOVAL.
- 6. EROSION AND SEDIMENT CONTROL PLANS FOR MORE INFORMATION.
- TREES OUTSIDE LOD WILL BE REMOVED BY HAND (EQUIPMENT) ONLY. STUMP REMOVAL WILL BE GROUND APPROXIMATELY 6" BELOW GRADE. PRESERVE AND PROTECT EXISTING TREES TO GREATEST EXTENTS POSSIBLE.
- PRESERVE AND PROTECT TREES TO THE BEST OF ABILITY.
- 6. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 678.242.2543 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY DISTURBANCE.

LANDSCAPE NOTES:

- CONTRACTOR'S SCOPE: PREPARE PLANTING AREAS BY CLEARING AND GRUBBING ANY PRESENT UNDERBRUSI OR PASTURE GRASSES. DELIVER PLANT MATERIALS TO THE SITE AFTER SUBSTANTIAL COMPLETION HAS BEEN ACHIEVED. PLANT INSTALLS WILL OCCUR BY VOLUNTEER LABOR.
- THE CONTRACTOR IS TO PROCURE PLANTS IN
 COORDINATION WITH THE OWNER'S REPRESENTATIVE
- ANY PLANT SUBSTITUTIONS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING CULTIVARS OF NATIVE PLANTS WILL BE ACCEPTABLE BUT APPROVED BY THE OWNER'S REPRESENTATIVE.
- PROVIDE THE OWNER QUOTES ON PLANTS TO ENSURE A QUANTITY OF PLANTS MEETS THE AVAILABLE ALLOWANCE.



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NEW RIVERLANDS

8661 CAMPBELLTON REDWINE RD, CHATTAHOOCHEE HILLS, GA 30268

DRAWING ISSUE

12/2023 DATE

RMIT SET

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DESIGNED BY: DRAWN BY:

CHECKED BY:

PROJECT# 12

LANDSCAPE

SHEET TITLE

PLAN

SHEET NUMB

LS101

PROJECT ADDRESS

8661 CAMPBELLTON REDWINE ROAD CHATTAHOOCHEE HILLS, GA 30268

PROJECT INFORMATION

PARCEL: 08 360001570374 TAX DISTRICT:
PROPERTY CLASS:
LAND LOT:
ZONING DISTRICT: EXEMPT/PUBLIC 157; DIST 8 RL (RURAL)

PROJECT SITE

TOTAL ACREAGE 28.34 AC 1.83 AC TOTAL DISTURBED:

OWNER INFORMATION

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

770-463-8881 DAROLD.WENDLANDT@CHATTHILLSGA.US

SHEET LEGEND

EXISTING IMPERVIOUS

EXISTING DISTURBED



PROPOSED IMPERVIOUS

PROPOSED DISTURBED

Suite 500 Peachtree Corners

Georgia 30092

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PROJECT NAME

NEW **RIVERLANDS**

8661 CAMPBELLTON CHATTAHOOCHEE HILLS, GA

DRAWING ISSUE

DESIGNED BY CHECKED BY: BJ / JBB / EM SUBMITTED BY:

PROJECT#

VULNERABILITY CATEGORIES -**PROPOSED** CONDITIONS

MRPA

ORIGINAL SHEET SIZE: 22" X 34"