

**DATE:** JULY 27, 2023

**TO:** Mayor Tom Reed, City of Chattahoochee Hills  
**ATTN TO:** Mike Morton, Community Development Director, City of Chattahoochee Hills  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

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-23-02CH Campbellton Park Camp and Paddle Trail Campsite  
**MRPA Code:** RC-23-02CH

**Description:** A Metropolitan River Protection Act review of a project to construct a public camp and paddle park on a 16-acre site wholly within the Chattahoochee River Corridor at 8665 Cochran Road in the City of Chattahoochee Hills. The scope of work includes a dock, kayak launch, campsite, walkways, rest room, septic tank, and landscaping. The proposed amounts of disturbed and impervious areas are within allowed limits.

**Preliminary Finding:** ARC staff have begun a review of an 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 Chattahoochee Hills

**Date Opened:** July 27, 2023

**Deadline for Comments:** August 8, 2023

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
CITY OF DOUGLASVILLE

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
DOUGLAS COUNTY

CHATTAHOOCHEE RIVERKEEPER  
CITY OF CHATTAHOOCHEE HILLS  
CITY OF SOUTH FULTON

For questions and to submit comments, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If no comments are received by July 27, 2023, we will assume that your agency has no input and will close the review. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

**Review materials are attached.**

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** CITY OF CHATTAHOOCHEE HILLS
2. **Owner(s) of Record of Property to be Reviewed:**  
**Name(s):** CITY OF CHATTAHOOCHEE HILLS  
**Mailing Address:** 6505 RICO ROAD  
**City:** CHATTAHOOCHEE HILLS **State:** GA **Zip:** 30268  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 770-463-8881 **Fax:** \_\_\_\_\_  
**Other Numbers:** \_\_\_\_\_
3. **Applicant(s) or Applicant's Agent(s):**  
**Name(s):** POND & COMPANY  
**Mailing Address:** 3500 PARKWAY LANE SUITE 500  
**City:** PEACHTREE CORNERS **State:** GA **Zip:** 30092  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 404-395-3305 **Fax:** \_\_\_\_\_  
**Other Numbers:** 678-761-3558
4. **Proposed Land or Water Use:**  
**Name of Development:** CAMPBELLTON PARK  
**Description of Proposed Use:** CAMP & PADDLE PUBLIC PARK ALONG CHATTAHOOCHEE RIVER
5. **Property Description (Attach Legal Description and Vicinity Map):**  
**Land Lot(s), District, Section, County:** 38; DISTRICT 9C; FULTON COUNTY  
**Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** N/A; N/A; N/A;  
8655 COCHRAN ROAD SW CHATTAHOOCHEE HILLS GA 30213; APPROX 1,096 LF TO FAIRBURN CAMPBELLTON RD  
**Size of Development (Use as Applicable):**  
**Acres:** **Inside Corridor:** 16.0 AC  
**Outside Corridor:** (528 7/12/22)  
**Total:** 16.0 AC  
**Lots:** **Inside Corridor:** N/A  
**Outside Corridor:** N/A  
**Total:** N/A  
**Units:** **Inside Corridor:** N/A  
**Outside Corridor:** N/A  
**Total:** N/A  
**Other Size Descriptor (i.e., Length and Width of Easement):**  
**Inside Corridor:** N/A  
**Outside Corridor:** N/A  
**Total:** N/A

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s)

of the review(s): Boat Ramp, V2006111, [REDACTED] RC-20-01CH (Sme) 7/12/28  
Public Access Point Parks at Old Campbellton Park (Sme) 7/22/28

7. How Will Sewage from this Development be Treated?

A. Septic tank ONSITE SEPTIC SYSTEM

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system \_\_\_\_\_

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A	<u>0 SF</u>	<u>0 SF</u>	<u>0 SF</u>	<u>(90)</u> <u>0%</u> <u>(75)</u> <u>0%</u>	
B	<u>0 SF</u>	<u>0 SF</u>	<u>0 SF</u>	<u>(80)</u> <u>0%</u> <u>(60)</u> <u>0%</u>	
C	<u>0 SF</u>	<u>0 SF</u>	<u>0 SF</u>	<u>(70)</u> <u>0%</u> <u>(45)</u> <u>0%</u>	
D	<u>126,699 SF</u>	<u>63,350 SF</u>	<u>38,010 SF</u>	<u>(50)</u> <u>50%</u> <u>(30)</u> <u>30%</u>	
E	<u>555,743 SF</u>	<u>166,723 SF</u>	<u>83,361 SF</u>	<u>(30)</u> <u>30%</u> <u>(15)</u> <u>15%</u>	
F	<u>15,143 SF</u>	<u>1,514 SF</u>	<u>303 SF</u>	<u>(10)</u> <u>10%</u> <u>(2)</u> <u>2%</u>	
Total:	<u>697,590 SF</u>	<u>231,587 SF</u>	<u>121,674 SF</u>	<u>N/A</u>	<u>N/A</u>

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

If "yes", indicate the 100-year floodplain elevation: 749'

**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: 751'

**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:**

See Survey

V-101, 102, 103

       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)

See Survey

V-101, 102, 103

       Existing vegetation plan.

See Grading Plan

CG 101

       Proposed grading plan.

See MRPA sheets

and site 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)

See Survey

V-101, 102, 103

See MRPA sheets

**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.

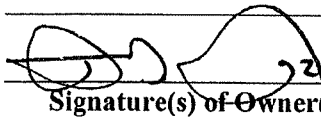
\_\_\_\_ Land-disturbance plan.

**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)



Signature(s) of Owner(s) of Record

06/01/23

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:

Brad Jones, PLA, ASLA - Pond and Company

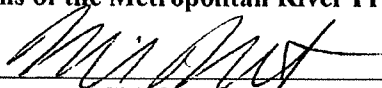


Signature(s) of Applicant(s) or Agent(s)

05/23/2023

Date

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



Signature of Chief Elected Official or Official's Designee

6/12/23

Date

FILE PATH: \\ACP3SERVER\POND\CO\COMRESOURCES\PROJECTS\FY22\122057004\CAD\_BIM\04.02.CAD\03\_CAMPBELLTON PARK\G-001 PLOTTED BY: GUERRA, SIMONE DATE: 10/21/7

CITY OF CHATTAHOOCHEE HILLS

# CAMPBELLTON PARK

CAMP AND PADDLE TRAIL

8655 COCHRAN ROAD SW

CHATTAHOOCHEE HILLS, GA 30213

POND PROJECT NUMBER: 1220570

**POND**

3500 Parkway Lane  
Suite 500  
Peachtree Corners  
Georgia 30092

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CLIENT INFORMATION



PROJECT NAME

**CAMPBELLTON PARK**

8655 COCHRAN RD  
SW,  
CHATTAHOOCHEE  
HILLS, GA  
30213

DRAWING ISSUE

05/12/2023  
DATE

PERMIT SET  
DESCRIPTION

0  
MARK

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SUBMITTED BY:

DATE: DATE

PROJECT # NUMBER

SHEET TITLE

**COVER SHEET**

SHEET NUMBER

**G-001**

ORIGINAL SHEET SIZE:  
22" X 34"

#### PROJECT INFORMATION

PARCEL: 09 C060100380320  
TAX DISTRICT: 65  
PROPERTY CLASS: EXEMPT/PUBLIC  
LAND LOT: 38, DIST 9C  
ZONING DISTRICT: RL (RURAL)

#### PROJECT SITE

TOTAL ACREAGE: 18 AC  
TOTAL DISTURBED AREA: 0.60 AC  
GPS COORDINATES OF CONSTRUCTION EXIT:  
N33.655494, W84.669280

#### 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@POND.CO.COM

#### GENERAL NOTES:

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

#### PROJECT DESCRIPTION:

PROJECT IS TO IMPLEMENT A PRIMITIVE CAMPGROUND DEVELOPMENT. INCLUDES A COMFORT STATION BUILDING WITH RELATED UTILITIES, WELL INSTALLATION/WATER CONNECTION, ON-SITE SEWER SYSTEM WITH SEPTIC TANKS/FIELD, CONCRETE ADA PARKING AND STAIRS, GRAVEL WALKING PATHS, AND PRIMITIVE CAMPSITES.

#### 24-HOUR LOCAL CONTACT:

#### 24-HOUR EROSION CONTROL CONTACT:

NAME:  
COMPANY:  
ADDRESS:  
PHONE #:  
GSWCC #:  
EXPIRATION:  
TITLE: REPRESENTATIVE FOR PRIMARY PERMITTEE (TO BE FILLED OUT BY CONTRACTOR UPON SELECTION, CONTRACTOR TO PROVIDE LEVEL I CERTIFICATION)

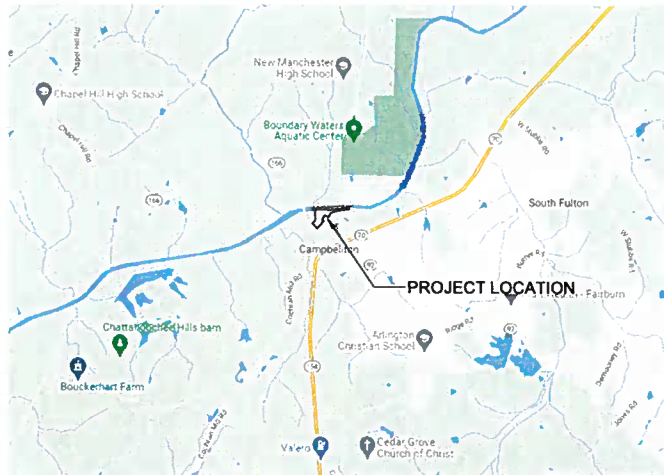
NOTE: THE PRIMARY PERMITTEE IS NOT KNOWN AT THE TIME AND IS TO BE DESIGNATED AS THE EMERGENCY CONTACT AFTER CONTRACT IS AWARDED.

#### PROJECT SITE MAP



SCALE: N.T.S.

#### PROJECT SITE MAP



SCALE: N.T.S.



Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

PROJECT SUBMITTAL STAGE



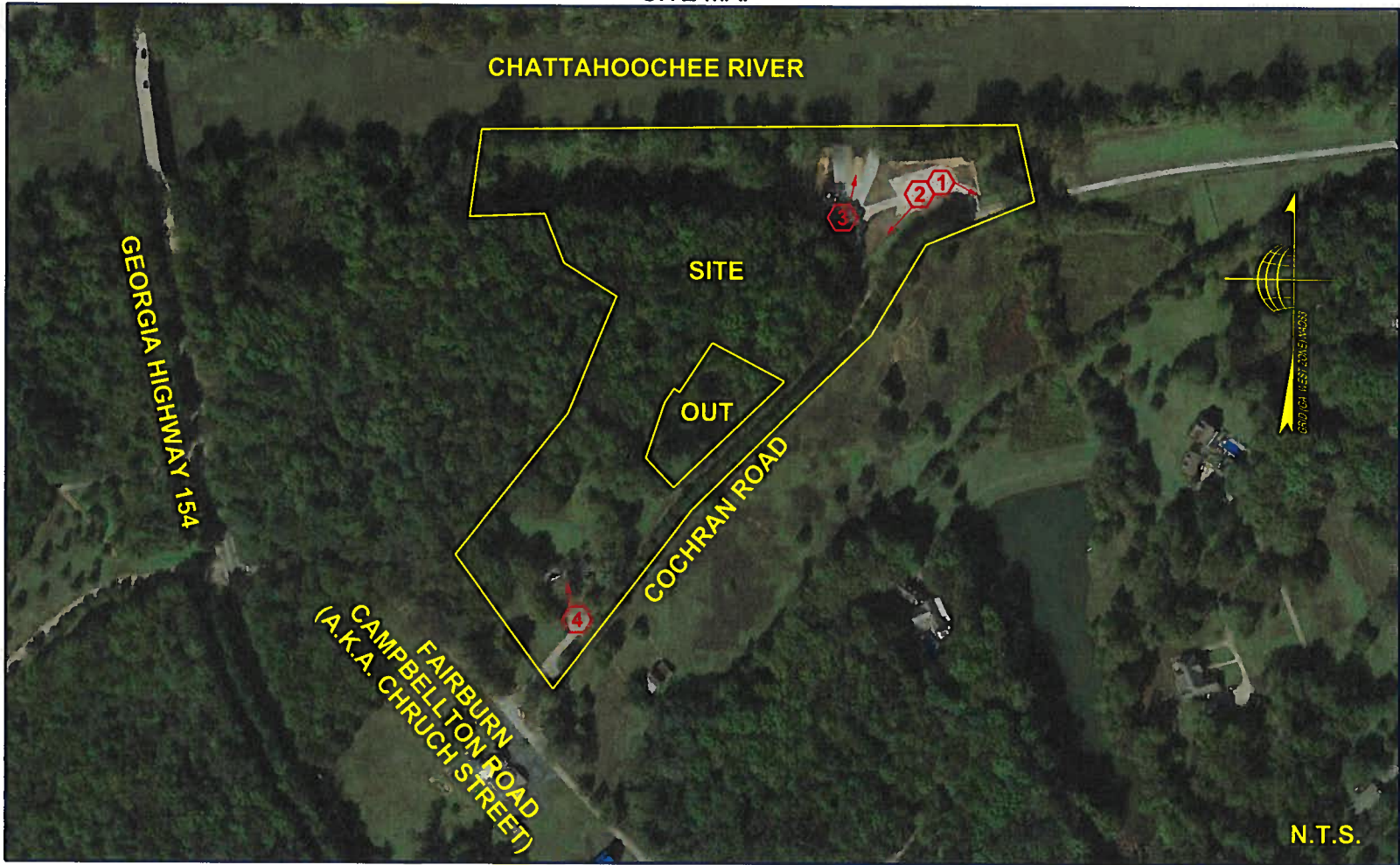
PARTIAL TOPOGRAPHIC SURVEY  
FOR  
POND & COMPANY, INC.  
(CAMPBELLTON PARK)  
LOCATED IN  
LAND LOT 38, DISTRICT 9C  
CITY OF CHATTAHOOCHEE HILLS  
FULTON COUNTY, GEORGIA



LOCATION MAP

NOT TO SCALE  
LAT - 33°39'21.60"N  
LONG - 84°40'10.80"W

SITE MAP



SURVEY NOTES

EQUIPMENT USED:  
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:  
NO BOUNDARY SURVEY HAS BEEN PERFORMED BY TERRAMARK LAND SURVEYING, INC. AT THIS TIME. BOUNDARY LINES ARE SHOWN FOR GRAPHICAL REFERENCE ONLY.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 95,894 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT TWO FOOT INTERVALS. ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 83 DATUM.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON OCTOBER 26, 2022.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

THIS SURVEY MAY NOT REPRESENT OFF-SITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAINTING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBERS 131210318F & 131210318F), DATED 8/18/2013, A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY APPEARS TO HAVE ACCESS TO THE PUBLIC RIGHT OF WAY OF COCHRAN ROAD.

SITE INFORMATION

CURRENT OWNER: THE CITY OF CHATTAHOOCHEE HILLS  
DB 57011 PG. 279

TAX PARCEL ID # 09C060100380320

ADDRESS: 8600 COCHRAN ROAD SW

ZONING: RL (RURAL)  
JURISDICTION: CHATTAHOOCHEE HILLS, GEORGIA

REFERENCE MATERIAL

1. DEEDS AND PLATS REFERENCED HEREON

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY IS NOT PREPARED IN ACCORDANCE TO HB 78 AND SHALL NOT BE RECORDED WITHIN THE APPLICABLE LAND RECORDS.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION. THE INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



WILLIAM C. WORKFORD, JR., RLS  
REGISTERED NUMBER: 2577

PARTIAL TOPOGRAPHIC SURVEY  
FOR  
POND & COMPANY, INC.  
(CAMPBELLTON PARK)  
LOCATED IN  
LAND LOT 38, DISTRICT 9C  
CITY OF CHATTAHOOCHEE HILLS  
FULTON COUNTY, GEORGIA

SHEET NO.

1/2

DRAWING: TM 22-239



CHATTAHOOCHEE RIVER  
FEMA FLOOD INSURANCE RATE MAP  
(13121C0316F & 13121C0318F)

**LEGEND**

CURB AND GUTTER (C&G)  
FENCE  
HANDRAIL  
STORM DRAIN LINE  
SANITARY SEWER  
WATER LINE  
GAS LINE  
UNDERGROUND POWER LINE  
OVERHEAD POWER LINE  
COMMUNICATION  
TOPOGRAPHIC CONTOUR  
PROPERTY LINE  
CATCH BASIN (DWCB)  
CATCH BASIN (SWCB)  
DROP INLET (DI)  
JUNCTION BOX (JB)  
HEAD WALL (HW)  
CURB INLET (CI)  
FLARED END SECTION (FES)  
OUTLET CONTROL STRUCTURE  
YARD DRAIN INLET  
SS MANHOLE (MH)  
CLEAN OUT (CO)  
GREASE TRAP (GT)  
IRRIGATION CONTROL VALVE  
FIRE HYDRANT (FH)  
WATER VALVE (WV)  
WATER METER (WM)  
FIRE DEPT. CONNECTION (FDC)  
WATER VALVE MARKER  
TRANSFORMER BOX (TX)  
AIR CONDITIONER (AC)  
ELECTRIC METER (EM)  
ELECTRIC UTILITY  
LIGHT POLE (LP)  
POWER POLE WITH LIGHT  
POWER POLE (PP)  
UTILITY MANHOLE (UM)  
SPOTLIGHT  
GAS METER (GM)  
GAS VALVE (GV)  
TELEPHONE PEDESTAL  
COMMUNICATION BOX  
TRAFFIC SIGNAL  
PIN FLAG  
MAIL BOX  
SIGN  
CROSSWALK SIGNAL  
SPOT ELEVATION  
CONCRETE AREA  
OVERHANG AREA  
RIP-RAP AREA  
BRICK AREA  
TREELINE

**ABBREVIATIONS**

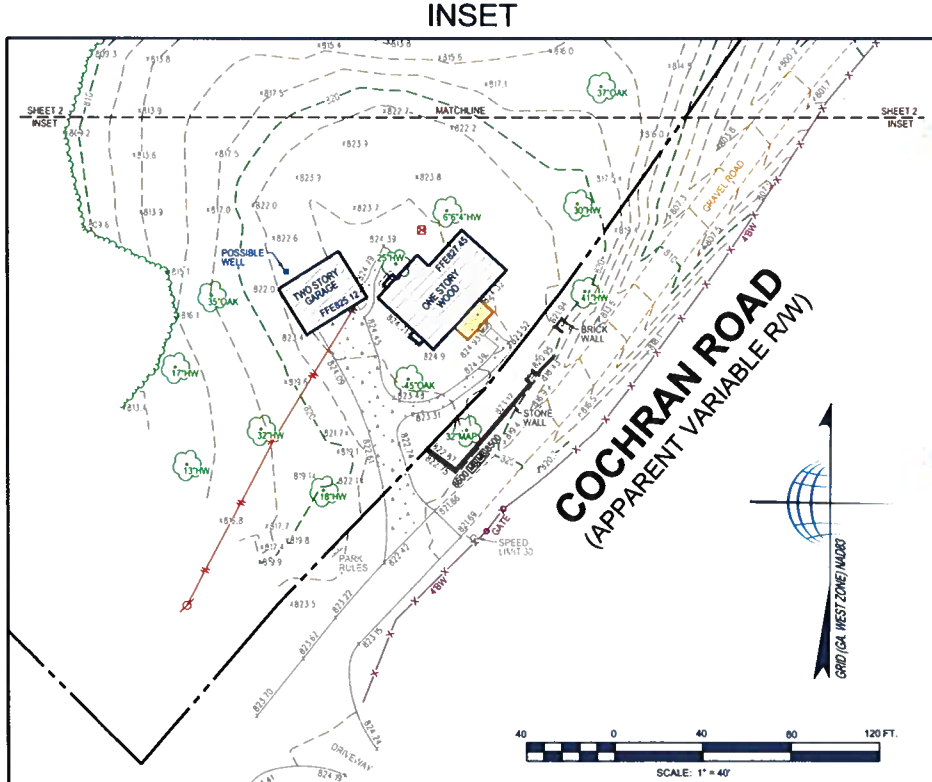
AC	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AE	ACCESS EASEMENT	MP	MONUMENT OR FORMERLY
BSL	BUILDING SETBACK LINE	OTF	OPEN TOP PIPE
CH	CHORD LENGTH	PB	PAGE
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CME	CONCRETE MONUMENT FOUND	POC	POINT OF COMMENCEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS LENGTH
CONC	CONCRETE	RM	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

**TREE LEGEND (ABBREVIATIONS)**

DECIDUOUS (TREE)	BIR	BIRCH	HLV	HOLLY
CONIFEROUS (TREE)	BCH	BEECH	HW	HARDWOOD
	CA	CRANE MYRTLE	MAG	MAGNOLIA
	CH	CHERRY	MAP	MAPLE
	CYP	CYPRESS	OAK	OAK
	FIR	FIR	ORN	ORNAMENTAL
	GUM	GUM	PEAR	PEAR
	HIC	HICKORY	POP	POPLAR
			SYC	SYCAMORE

**FLOOD ZONE LEGEND**

[Blue Shaded Box]	ZONE "X"
[Blue Shaded Box]	0.2% ANNUAL CHANCE FLOOD HAZARD
[Blue Shaded Box]	ZONE "AE"
[Blue Shaded Box]	1% ANNUAL CHANCE FLOOD HAZARD
[Blue Shaded Box]	FLOODWAY AREA WITHIN ZONE "AE"



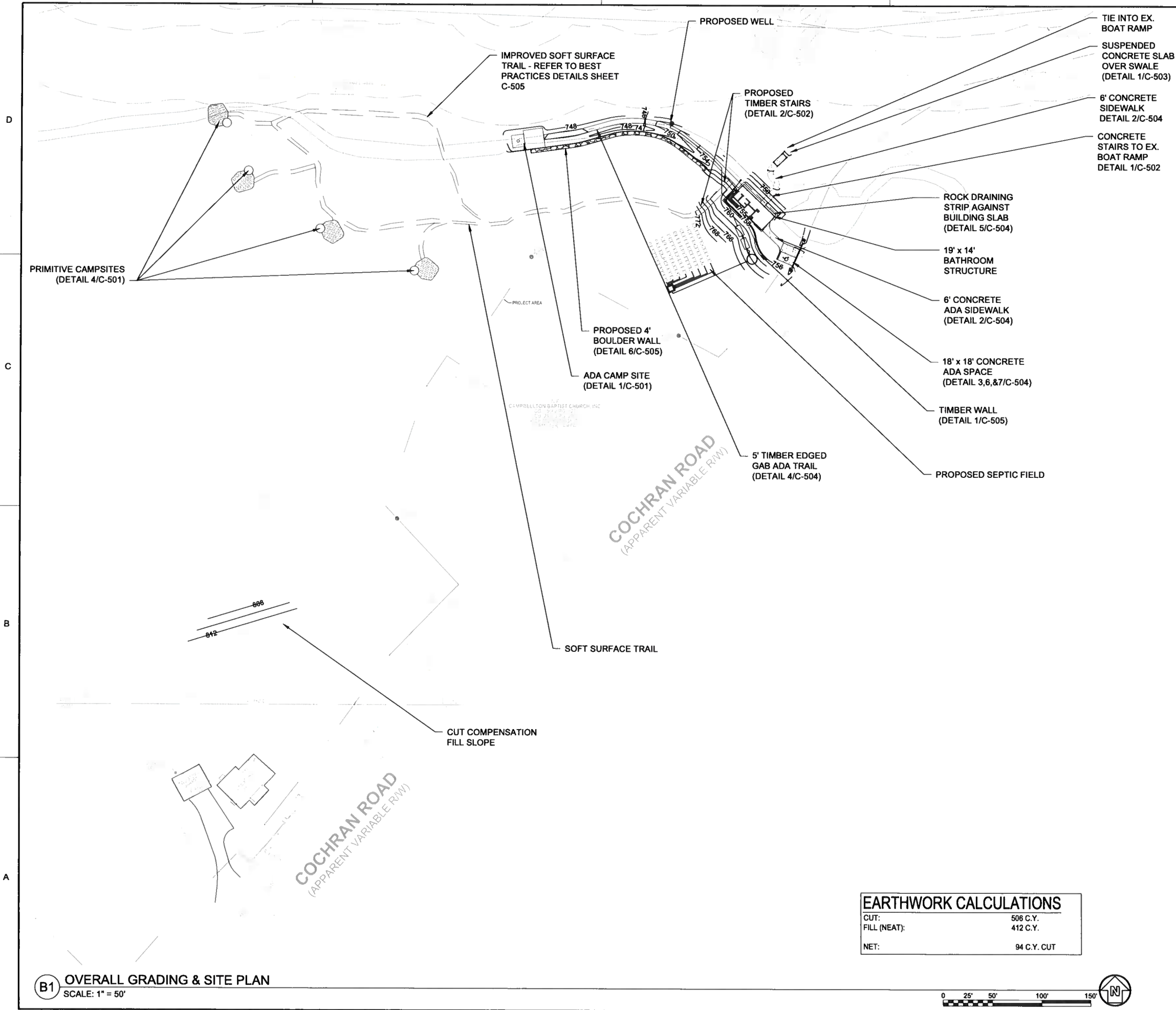
TerraMark  
Professional Land Surveying C.O. A.L.S. 000810

Project No.	Survey Date	Drawn By	Approved By	Date	Scale
2022-239	05/20/22	AT	WCH	11/16/2022	1"=40'

PARTIAL TOPOGRAPHIC SURVEY  
FOR  
POND & COMPANY, INC.  
(CAMPBELLTON PARK)  
LOCATED IN  
LAND LOT 38, DISTRICT 9C  
CITY OF CHATTAHOOCHEE HILLS  
FULTON COUNTY, GEORGIA

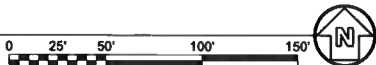


FILE PATH: \\ACP3SERVER\POND\CO.COM\RESOURCES\PROJECTS\FY22\1220570\04\_CAD\_BIM\04.02\_CAD\03\_CAMPBELLTON PARK\CS101 PLOTTED BY: GUERRA, SIMONE DATE: 10/2/17



**B1** OVERALL GRADING & SITE PLAN  
SCALE: 1" = 50'

EARTHWORK CALCULATIONS	
CUT:	506 C.Y.
FILL (NEAT):	412 C.Y.
NET:	94 C.Y. CUT



GENERAL SHEET NOTES

1. REFER TO SHEET C-001 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.
2. 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.

SHEET LEGEND

	CONCRETE ADA SPACE AND SIDEWALK
	TIMBER EDGED GAB TRAIL
	BOULDER WALL



Know what's below.  
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CLIENT INFORMATION



PROJECT NAME

**CAMPBELLTON  
PARK**

8655 COCHRAN RD  
SW,  
CHATTAHOOCHEE  
HILLS, GA  
30213

DRAWING ISSUE

05/12/2023  
DATE

PERMIT SET  
DESCRIPTION

0  
MARK

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SUBMITTED BY:  
DATE: DATE  
PROJECT # NUMBER

SHEET TITLE

**SITE PLAN**

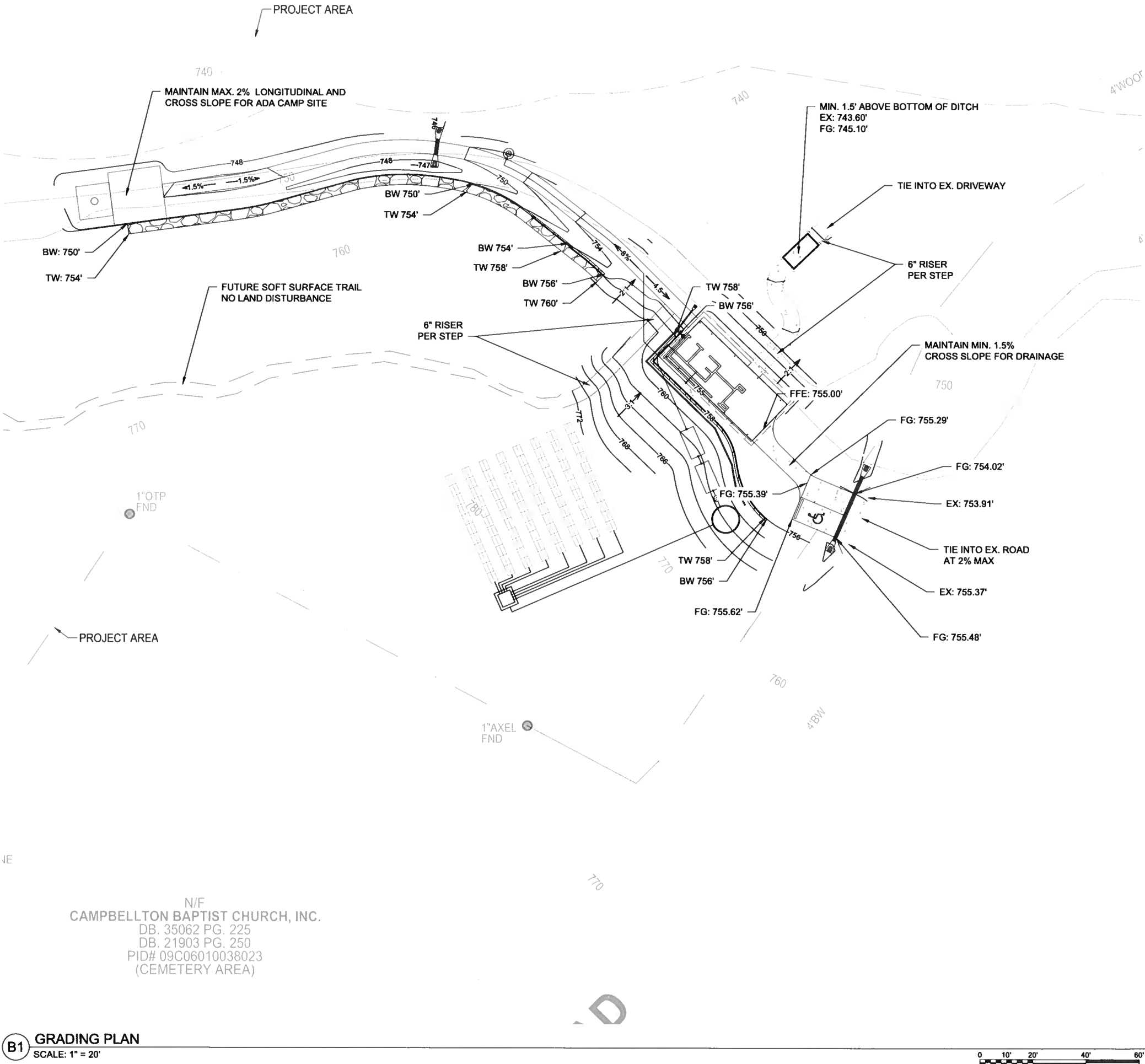
SHEET NUMBER

**CS101**

ORIGINAL SHEET SIZE:  
22" X 34"

PROJECT SUBMITTAL STAGE

FILE PATH: \\ACP3SERVER.POND.CO.COM\RESOURCES\PROJECTS\FY22\122057\004 CAD\_BIM\04.02 CAD\03\_CAMPBELLTON PARK\CG101 PLOTTED BY: GUERRA, SIMONE DATE: 10/2/17



## GENERAL SHEET NOTES

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- 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.

## SHEET LEGEND

	CONCRETE ADA SPACE AND SIDEWALK
	TIMBER EDGED GAB TRAIL
	BOULDER WALL
	TIMBER WALL



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CLIENT INFORMATION



PROJECT NAME

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DRAWING ISSUE

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DESCRIPTION

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CHECKED BY:  
SUBMITTED BY:  
DATE: DATE  
PROJECT # NUMBER

SHEET TITLE

**GRADING PLAN**

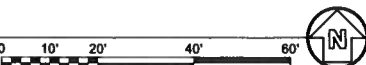
**CG101**

ORIGINAL SHEET SIZE:  
22" X 34"



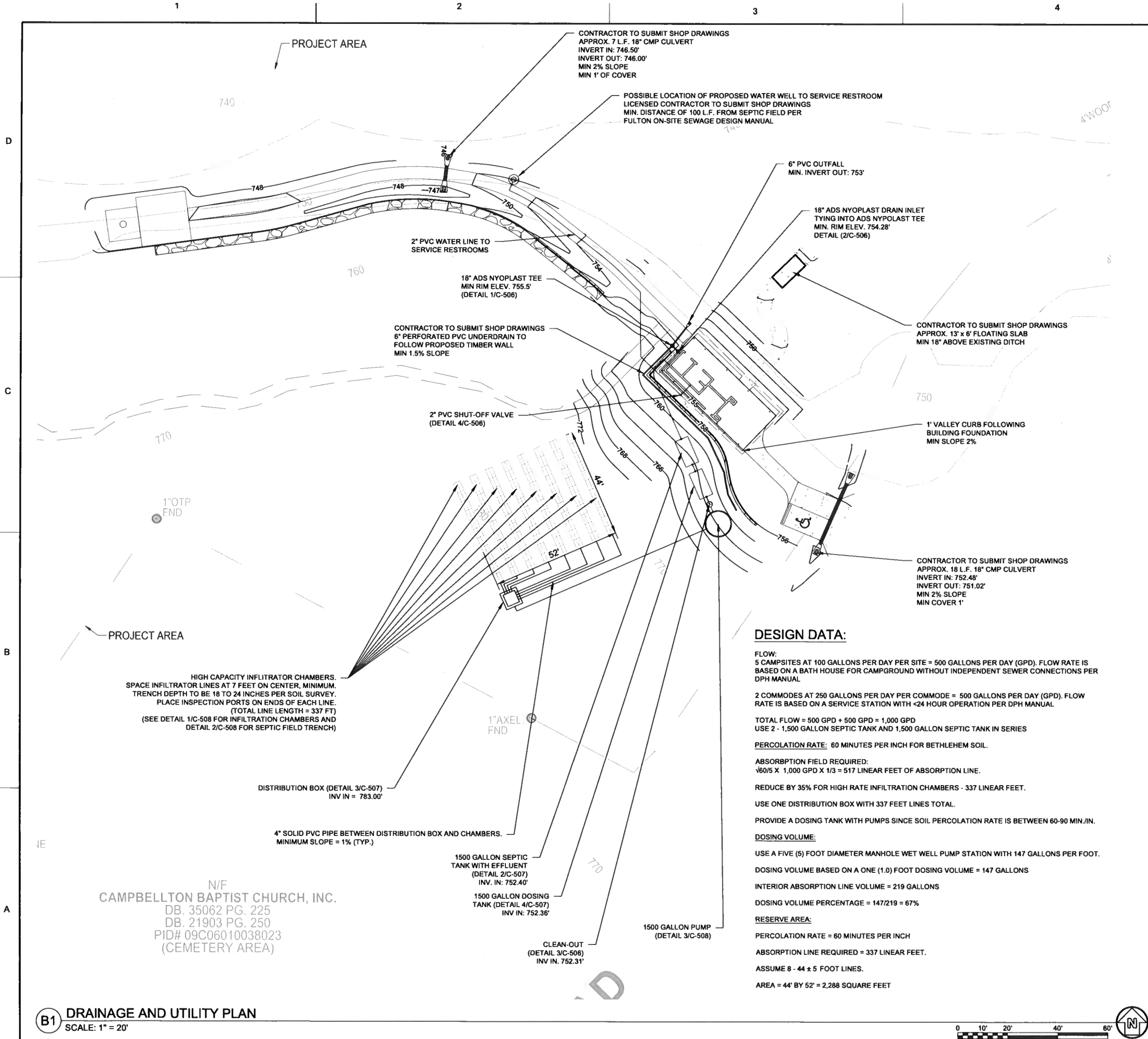
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**B1 GRADING PLAN**  
SCALE: 1" = 20'



PROJECT SUBMITTAL STAGE

FILE PATH: \\ACP3SERVER.PONDGO.COM\RESOURCES\PROJECTS\FY22\122057004.CAD\_BIM04.02.CAD\03\_CAMPBELLTON PARK\CU101 PLOTTED BY: BONNO, ANDRES DATE: 10/21/17



## GENERAL SHEET NOTES

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## SHEET LEGEND

	CONCRETE ADA SPACE AND SIDEWALK
	TIMBER EDGED GAB TRAIL
	BOULDER WALL



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CLIENT INFORMATION



PROJECT NAME

**CAMPBELLTON  
PARK**

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HILLS, GA  
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DESCRIPTION

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DRAWN BY:  
CHECKED BY:  
SUBMITTED BY:  
DATE: DATE  
PROJECT # NUMBER

SHEET TITLE

**UTILITY PLAN**

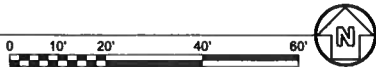
**CU101**

ORIGINAL SHEET SIZE:  
22" X 34"



Know what's below.  
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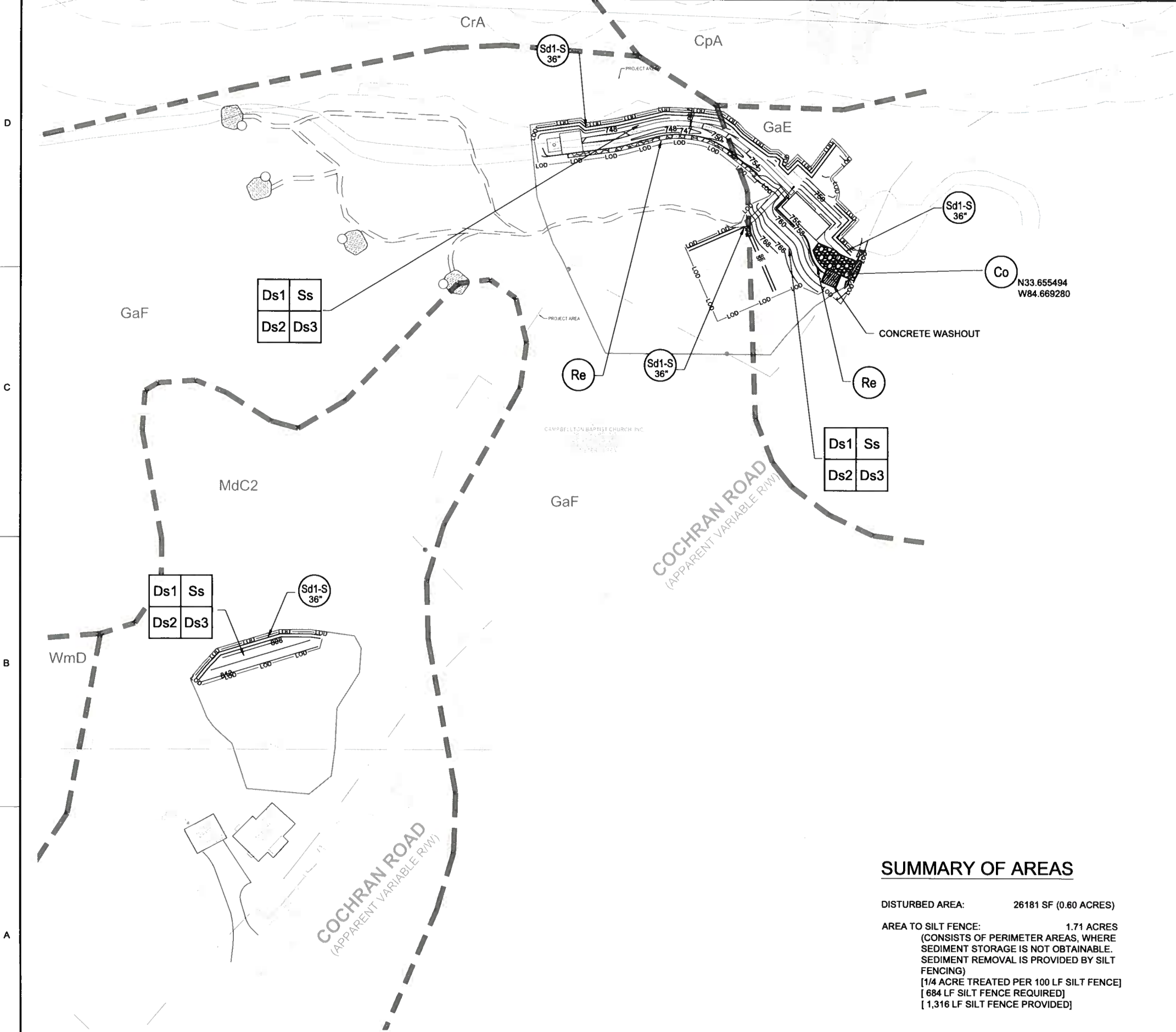
**B1 DRAINAGE AND UTILITY PLAN**  
SCALE: 1" = 20'



PROJECT SUBMITTAL STAGE



FILE PATH: \\ACP3SERVER\POND\COO.COM\RESOURCES\PROJECTS\FY22\122057004.CAD\_BIM04.02.CAD\03\_CAMPBELLTON PARK\CE101\_PLOTTED BY: GUERRA, SIMONE DATE: 10/2/17



SUMMARY OF AREAS

DISTURBED AREA: 26181 SF (0.60 ACRES)  
AREA TO SILT FENCE: 1.71 ACRES  
(CONSISTS OF PERIMETER AREAS, WHERE SEDIMENT STORAGE IS NOT OBTAINABLE. SEDIMENT REMOVAL IS PROVIDED BY SILT FENCING)  
[1/4 ACRE TREATED PER 100 LF SILT FENCE]  
[ 684 LF SILT FENCE REQUIRED]  
[ 1,316 LF SILT FENCE PROVIDED]

GENERAL SHEET NOTES

1. REFER TO SHEET C-001 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.
2. 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. THERE ARE NO KNOWN WETLANDS LOCATED WITHIN 200 FEET OF PROJECT AREA.
4. 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.
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.
6. 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.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
8. ANY DISTURBED AREA LEFT IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH PERMANENT SEEDING.
9. ROADS MUST BE SWEEPED ROUTINELY AND KEPT CLEAN.

SHEET LEGEND

- LOD — 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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CLIENT INFORMATION



PROJECT NAME  
**CAMPBELLTON PARK**

8655 COCHRAN RD  
SW,  
CHATTAAHOOCHEE  
HILLS, GA  
30213

DRAWING ISSUE  
05/12/2023  
DATE

PERMIT SET  
DESCRIPTION

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DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SUBMITTED BY:  
DATE: DATE  
PROJECT # NUMBER

SHEET TITLE

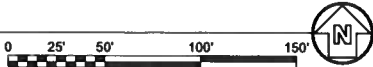
**EROSION &  
SEDIMENT  
CONTROL  
PLAN - INITIAL  
PHASE**

SHEET NUMBER

**CE101**

ORIGINAL SHEET SIZE:  
22" X 34"

**B1** EROSION CONTROL PLAN - ALL PHASES  
SCALE: 1" = 50'



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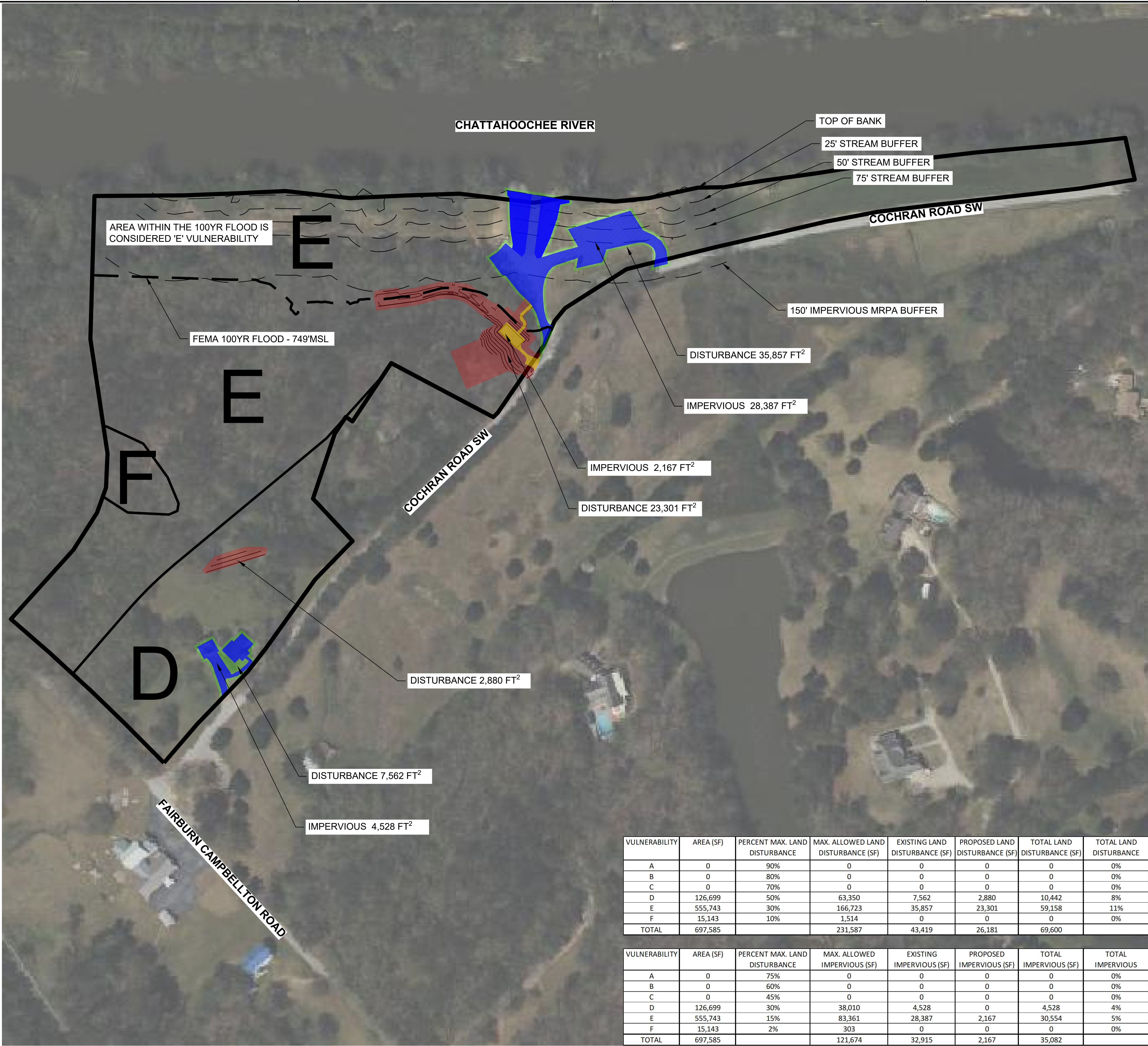


## PROJECT SUBMITTAL STAGE



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D  
C  
B  
A



VULNERABILITY	AREA (SF)	PERCENT MAX. LAND DISTURBANCE	MAX. ALLOWED LAND DISTURBANCE (SF)	EXISTING LAND DISTURBANCE (SF)	PROPOSED LAND DISTURBANCE (SF)	TOTAL LAND DISTURBANCE (SF)	TOTAL LAND DISTURBANCE
A	0	90%	0	0	0	0	0%
B	0	80%	0	0	0	0	0%
C	0	70%	0	0	0	0	0%
D	126,699	50%	63,350	7,562	2,880	10,442	8%
E	555,743	30%	166,723	35,857	23,301	59,158	11%
F	15,143	10%	1,514	0	0	0	0%
TOTAL	697,585		231,587	43,419	26,181	69,600	

VULNERABILITY	AREA (SF)	PERCENT MAX. LAND DISTURBANCE	MAX. ALLOWED IMPERVIOUS (SF)	EXISTING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)	TOTAL IMPERVIOUS (SF)	TOTAL IMPERVIOUS
A	0	75%	0	0	0	0	0%
B	0	60%	0	0	0	0	0%
C	0	45%	0	0	0	0	0%
D	126,699	30%	38,010	4,528	0	4,528	4%
E	555,743	15%	83,361	28,387	2,167	30,554	5%
F	15,143	2%	303	0	0	0	0%
TOTAL	697,585		121,674	32,915	2,167	35,082	

M2 PROPOSED CONDITIONS MRPA  
SCALE: 1" = 100'



GENERAL SHEET NOTES

- PROJECT ADDRESS  
8655 COCHRAN ROAD SW  
CHATTAHOOCHEE HILLS, GA 30213
- PROJECT INFORMATION  
PARCEL: 09 C060100380320  
TAX DISTRICT: 65  
PROPERTY CLASS: EXEMPT/PUBLIC  
LAND LOT: 38; DIST 9C  
ZONING DISTRICT: RL (RURAL)
- PROJECT SITE  
TOTAL ACREAGE: 18 AC  
TOTAL DISTURBED: 0.60 AC
- 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



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CAMPBELLTON PARK

8655 COCHRAN RD SW,  
CHATTAHOOCHEE HILLS, GA 30213

DESIGNED BY: AQB  
DRAWN BY: AQB  
CHECKED BY: BJ / JBB / EM  
SUBMITTED BY: BJ  
DATE: 2023-07-06  
PROJECT # 1220570

VULNERABILITY CATEGORIES - PROPOSED CONDITIONS

MRPA

ORIGINAL SHEET SIZE: 22" X 34"