



Recreation Advisory Group

Erin McDowell - Chair, Rohit Nanda - Vice-Chair, Michael Polacek, Tommy Johns
Michael Pappas, Stacey Clarke, Jordan Childress, Harold Layton

Meeting Agenda

December 8, 2025 | 8:00 AM
10 Planterra Way

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements**
4. **Presentations**
 - A. Battery Way Restroom Presentation
 - B. Cricket Field Rough Costs and Rough Drawings
 - C. Drake Field Restroom Presentation
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. November 10, 2025 Recreation Advisory Group Meeting Minutes
8. **Old Agenda Items**
9. **New Agenda Items**
10. **Public Hearings**
11. **Member/Staff Topics**
12. **Adjourn**

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

This meeting will be held in the Recreation Admin. Conference Room

CONCEPT GRADING PLAN
FOR
**BATTERY WAY
PARK IMPROVEMENTS**
LOCATED IN:
LAND LOT 97, 7TH DISTRICT
PEACHTREE CITY, GEORGIA

DATE	REVISIONS
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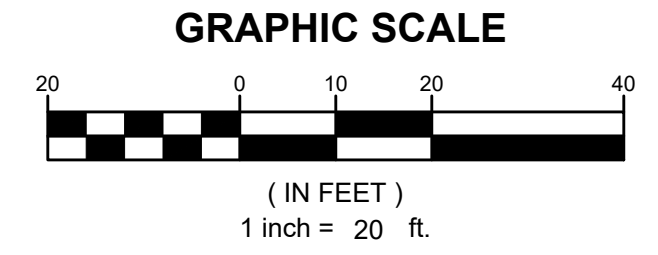
Know what's below.
Call us today.
UTILITIES PROTECTION CENTER
1 (800) 282-4111 THROUGHOUT GEORGIA
GAS, WATER, SEWER

DATE:	08/22/25
SCALE:	1" = 20'
PROJ NUMBER:	498.002
DRAWN BY:	ALW
REVIEWED BY:	ALP
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

LEGEND

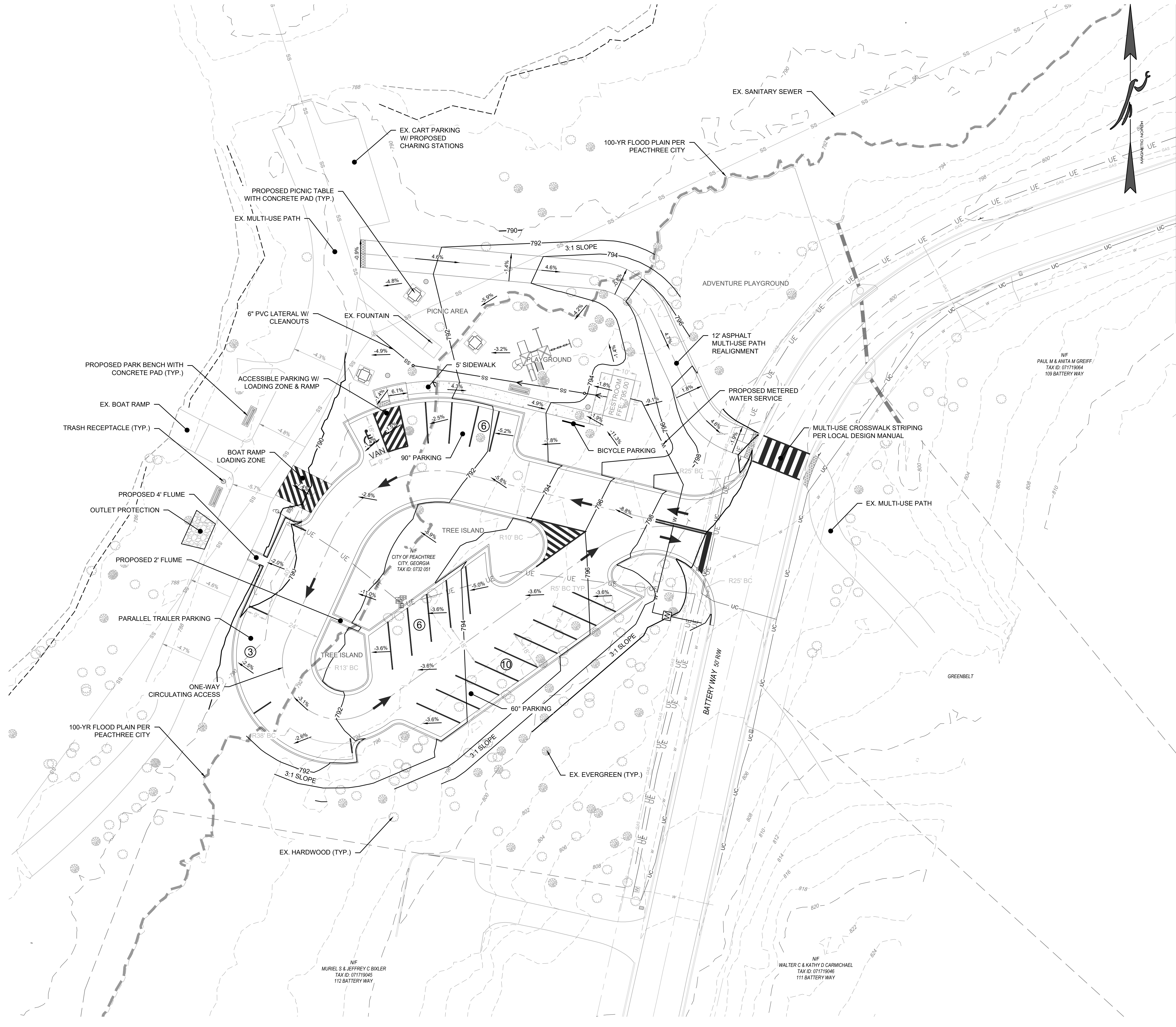
	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
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PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
WEIR INLET		
JUNCTION BOX		
SANITARY SEWER MANHOLE		
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STREET LIGHT		
STORM PIPE		
SEWER PIPE		
WATER PIPE		
WATER MAIN		
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		



- NOTES:
- SITE LAYOUT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
 - 100-YR FLOOD PLAIN IS PER THE LATEST APPROVED STUDY BY THE CITY OF PEACHTREE CITY.
 - ALL PROPOSED PATHWAYS AND ACCESSIBLE PARKING SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE PROWAG, LATEST EDITION.
 - DETAILS OF SITE EQUIPMENT, INCLUDING BUT NOT LIMITED TO THE PLAYGROUND, PARK BENCHES, PICNIC TABLES, FENCING, ETC. ARE PENDING AND SHALL BE CONFORM WITH THE REQUIREMENTS OF THE CITY OF PEACHTREE CITY DEPARTMENT OF PARKS AND RECREATION.

PARKING PROVIDED:

PARALLEL TRAILER:	3 SPACES
60°:	16 SPACES
90°:	6 SPACES (1 VAN ACCESSIBLE)
TOTAL:	25 SPACES (1 VAN ACCESSIBLE)

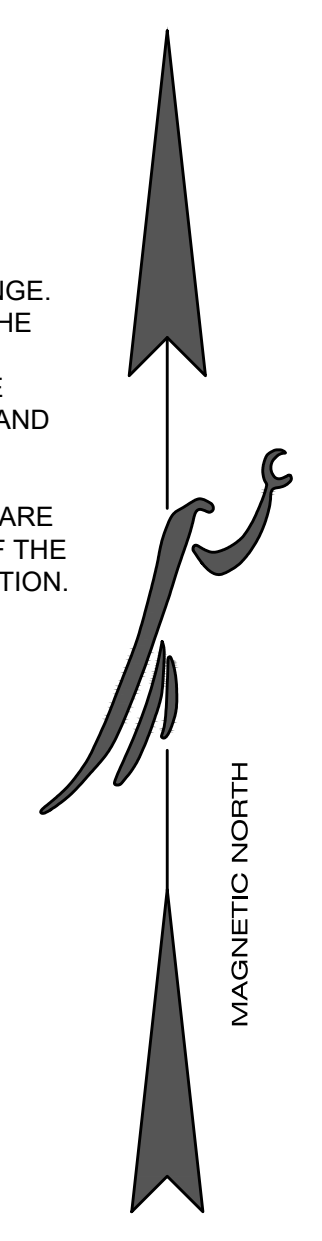
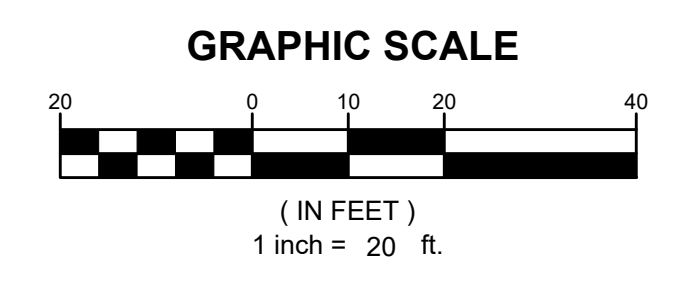




- NOTES:
1. SITE LAYOUT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
 2. 100-YR FLOOD PLAIN IS PER THE LATEST APPROVED STUDY BY THE CITY OF PEACHTREE CITY.
 3. ALL PROPOSED PATHWAYS AND ACCESSIBLE PARKING SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE PROWAG AND ADA MANUALS, LATEST EDITIONS.
 4. DETAILS OF SITE EQUIPMENT, INCLUDING BUT NOT LIMITED TO PLAYGROUNDS, PARK BENCHES, PICNIC TABLES, FENCING, ETC. ARE PENDING AND SHALL BE CONFORM WITH THE REQUIREMENTS OF THE CITY OF PEACHTREE CITY DEPARTMENT OF PARKS AND RECREATION.

PARKING PROVIDED:

PARALLEL TRAILER:	3 SPACES
60":	16 SPACES
90":	13 SPACES (2 ADA, 1 VAN ACCESSIBLE)
TOTAL:	32 SPACES (2 ADA, 1 VAN ACCESSIBLE)



Battery Way Park

Peachtree City, GA

FOR: Mayor, Council Members, RAG
FROM: Shawn Feigenbaum (120 Battery Way)
DATE: Sept 30, 2025
SUBJ: Proposed Expansion of Battery Way Park

Dear Mayor, Council Members, and Recreation Advisory Group,

The proposed expansion of the Battery Way Park have the residents of the SpyGlass Hill community justifiably concerned for the safety and security of the neighborhood. We wish to call to your attention a long history of illicit activities and crime that this park brings into our neighborhood that perhaps some city planners, administrators and officials may be unaware of. Fayette County recorded over 318 dispatches for the Battery Way Park and SpyGlass Island since the beginning of this year. Further, the classification of the Battery Way Park as a "Neighborhood Park", mandates that the stakeholders for this park are the immediate residents of the SpyGlass Hill neighborhood, and yet, no one from our neighborhood was aware of this planning, consulted regarding these proposals, or surveyed which is contrary to the city's own policy.

Please review the enclosed Police Reports of Battery Way Park and SpyGlass Island. From these reports, you will understand why the residents of SpyGlass Hill have valid concerns for safety, security, drug use, drug trafficking, alcohol, DUI, sex, vandalism, theft, speeding, parking, noise, littering, graffiti and many other illicit activities from past incidents in the park. Police have to regularly clear the park after dark throughout all hours of the night and early morning. It's easy to imagine that adding public restrooms and more parking to the mix will only exacerbate this situation. (See enclosure 1-5)

Additionally, public restrooms directly adjacent to a children's play area can bring nefarious activities and even more serious crimes and predators. Public restrooms are better served in a municipal area (than a residential neighborhood) and are available within a 4 minute golf cart ride in either direction (Drake Field to the north or The Fred to the south) without bringing additional risk to our neighborhood. It literally comes down to a 4 minute inconvenience vs the safety and security of our neighborhood.

Further, City planners have neglected to adhere to established Peachtree City policy for "Neighborhood Parks." The PTC Parks and Recreation Master Plan 2025 states, *"...Neighborhood parks will be programmed for citizens more immediately adjacent to the park."* Again, that's our SpyGlass Hill neighborhood. (See enclosure 6-7)

Following rules is not just a theoretical ideal; it is a practical necessity for fair and effective leadership. When those in power set the example by following the rules, the bonds of accountability and equity are strengthened, and the entire community benefits from a more just and transparent system.

The Battery Way Neighborhood Park is considered a “Passive Park”. Legal.com, describes a Passive Park as: *“A passive recreation area is generally an undeveloped space or environmentally sensitive area that requires minimal development. Entities such as a parks department may maintain passive recreation areas for the health and well-being of the public and for the preservation of wildlife and the environment. The quality of the environment and “naturalness” of an area is the focus of the recreational experience in a passive recreation area.”*

Clearcutting trees, expanding the parking lot, incorporating public restrooms, and installing golf cart battery charging stations take away from the natural surroundings (flora, fauna, water ways, sights and sounds) that bring visitors to this special park.

Our SpyGlass Hill residents have never been contacted regarding these proposed changes and overwhelmingly object to any expansion of this neighborhood park as evident by the enclosed petition of the 64 residents of the SpyGlass Hill neighborhood. (See enclosure 8)

I trust that after reviewing the facts presented, you will be able to make an informed decision and stop this city overreach. A written response is requested so we can closeout this matter.

Kindest Regards,

Shawn Feigenbaum

770-757-7933 or shawnfeige@att.net

- Encl 1, PTC Police, Battery Way Park & SpyGlass Island Incidents
- Encl 2, PTC Police, Battery Way Park & SpyGlass Island Citations and Warnings
- Encl 3, Fayette Dispatch Calls, Battery Way Park
- Encl 4, Fayette Dispatch Calls, SpyGlass Island
- Encl 5, Concept Plan for Battery Way Park as reviewed by RAG on 8 Sep 2025
- Encl 6, Battery Way Park Classification as Neighborhood Park, PTC Parks and Rec Master Plan 2025
- Encl 7, Programming for Neighborhood Parks, PTC Parks and Rec Master Plan 2025
- Encl 8, Petition for Community Action

	A	B	C	D
1	Incident Type	Case Number	Date	Time
2	LOST PROPERTY	P24-26534	7/11/24	20:30
3	DRIVING UNDER THE INFLUENCE (DUI)	P24-25881	7/6/24	22:31
4	LOST PROPERTY	P23-21169	7/1/23	11:30
5	FOUND PROPERTY	P24-19453	5/24/24	11:59
6	FOUND PROPERTY	P24-37667	9/20/24	17:15
7	DOMESTIC	P23-19329	6/17/23	15:49
8	VGCSA- LESS THAN ONE OUNCE	P23-20976	6/29/23	23:29
9	COLLISION W/PARKED VEH/PROPERTY DAMAGE	P23-21540	7/4/23	20:45
10	DRUGS: PURCHASE/POSSESS/HAVE	P23-22798	7/13/23	22:56
11	FOUND PROPERTY	P24-18234	5/15/24	14:00
12	RESISTING OR INTERFERING WITH AN OFFICER	P24-19192	5/22/24	19:17
13	DISORDERLY CONDUCT	P24-21167	6/5/24	20:43
14	INFORMATION ONLY	P24-21920	6/10/24	20:00
15	INFORMATION ONLY	P24-24612	6/27/24	21:00
16	FIREWORKS PROHIBITED ON CITY PROPERTY	P24-24979	6/30/24	20:40
17	IN PARK AFTER HOURS	P24-34359	8/31/24	21:20
18	FOUND PROPERTY	P24-43254	10/28/24	06:00
19	THEFT BY TAKING	P25-08971	3/8/25	18:30
20	SUSPICIOUS	P25-09041	3/9/25	21:15
21	POSS. OF MARIJUANA - VGCSA 1 OZ OR LESS	P25-10955	3/22/25	23:39
22	FOUND PROPERTY	P25-11117	3/23/25	15:00
23	SIMPLE BATTERY	P25-23940	1/19/25	19:40
24	LOITERING	P25-25077	6/27/25	23:35
25	LOST PROPERTY	P25-25248	6/29/25	10:39
26	VERBAL DISPUTE	P25-25469	7/1/25	13:10
27	DISORDERLY CONDUCT	P25-27193	7/12/25	21:06
28	INFORMATION ONLY	P25-29081	7/26/25	20:58
29	LEAVE SCENE OF ACCIDENT	P25-29843	7/31/25	21:00
30	DISORDERLY CONDUCT	P25-32713	8/23/25	13:58
31	DISORDERLY CONDUCT	P25-36102	9/13/25	09:30
32	DISORDERLY CONDUCT		6/30/24	20:40
33	INDECENCY	P24-20543	5/31/24	21:34
34	DAMAGE TO PROPERTY	P24-10241	3/4/24	17:33
35	IN PARK AFTER HOURS	P24-31263	8/12/24	21:58
36	TRAFFIC STOP	P24-40502	10/8/24	18:25
37	DRUNK OR DISORDERLY	P25-06193	2/16/25	19:34
38	CURFEW VIOLATION	P24-31934	8/17/24	00:17
39	DRIVING UNDER THE INFLUENCE (DUI)	P24-26529	7/11/24	21:41
40	FOUND PROPERTY	P23-31428	9/19/23	18:30
41	LEAVE SCENE OF ACCIDENT	P23-18055	6/7/23	16:20
42				
43	Total Calls at Battery Way Docks / Spyglass Island over 2 year period - 40			
44	12 Incidents reported were not crimes. (lost, found property, info, etc..)			
45	Incidents involving crime/violations - 28			
46				
47				

	A	B	C	D
48	Below Incidents did not occur at the park			
49	LOST PROPERTY	P23-90264	5/2/23	16:20
50	THEFT BY DECEPTION	P24-18216	4/18/24	08:00
51	DAMAGE TO PROPERTY	P25-09837	3/15/25	07:47
52	MINOR IN POSSESSION	P25-25401	6/30/25	22:53
53	DRIVING UNDER THE INFLUENCE (DUI)	P24-05654	2/13/24	16:30
54	INFORMATION ONLY	P23-22934	7/14/23	21:49
55	THEFT BY TAKING	P24-42686	10/23/24	20:30
56	FOUND PROPERTY	P23-23386	7/18/23	16:00
57	GIVING FALSE NAME, ADDRESS, OR DOB TO OFFICER	P23-16495	5/26/23	22:30
58	DUI - UNDER AGE 21 .02% OR MORE	P23-25208	8/1/23	21:02
59	ARREST WANTED PERSON	P23-36175	10/27/23	17:45
60	SUSPICIOUS	P23-26752	8/13/23	06:00
61	SUSPICIOUS	P24-90150	3/29/24	23:25
62	RECOVERED PROPERTY	P24-35235	9/6/24	10:30
63	FIRE	P24-48134	12/1/24	10:00
64	DRIVING UNDER THE INFLUENCE (DUI)	P24-01565	1/12/24	23:43
65	INFORMATION ONLY	P25-20746	5/29/25	20:57
66	VGCSA- LESS THAN ONE OUNCE	P24-33241	8/24/24	22:51
67	INFORMATION ONLY	P24-25966	7/4/24	13:00
68	REVOKED OR SUSPENDED LICENSE	P23-10380	4/2/23	05:35
69	DISPATCH ANIMAL	P24-42347	10/22/24	09:17
70	DRIVING UNDER THE INFLUENCE (DUI)	P23-04436	2/8/23	00:25
71	POSS. OF MARIJUANA - VGCSA 1 OZ OR LESS	P25-16177	4/28/25	17:03
72	DRIVING UNDER THE INFLUENCE (DUI)	P23-40904	12/7/23	00:07
73	DRIVING UNDER THE INFLUENCE (DUI)	P24-05216	2/10/24	00:01
74	DRIVING UNDER THE INFLUENCE (DUI)	P23-27575	8/19/23	19:10

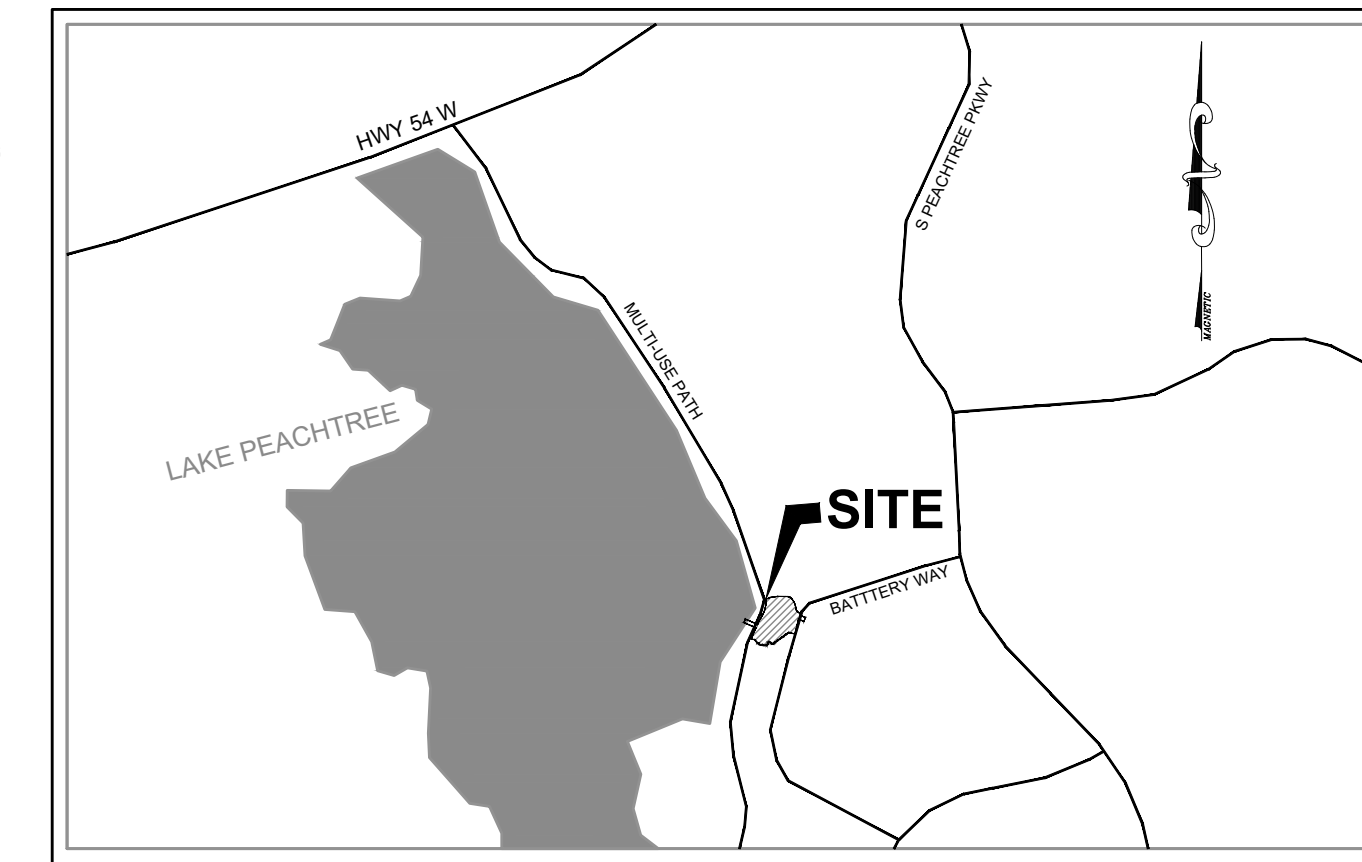
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1	Location
2	100 BATTERY WAY
3	110 BATTERY AVE
4	110 BATTERY AVE / SPYGLASS ISLAND
5	110 BATTERY EAY
6	110 BATTERY WAT
7	110 BATTERY WAY
8	110 BATTERY WAY
9	110 BATTERY WAY
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33	110 BATTERY WAY - SPY GLASS ISLAND
34	110 BATTERY WAY BOAT DOCK
35	110 BATTERY WAY BOAT DOCK
36	110 BATTERY WAY BOAT DOCK
37	110 BATTERY WAY BOAT DOCK
38	110 BATTERY WAY BOAT DOCK
39	110 BATTERY WAY BOAT DOCK
40	110 BATTERY WAY CART PATH
41	110 BATTERY WAY SPYGLASS ISLAND
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48	
49	114 BATTERY WAY
50	114 BATTERY WAY
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52	115 BATTERY WAY
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55	118 BATTERY WAY
56	118 BATTERY WAY
57	119 BATTERY WAY
58	120 BATTERY WAY
59	121 BATTERY WAY
60	122 BATTERY WAY
61	122 BATTERY WAY
62	207 BATTERY WAY
63	208 BATTERY WAY
64	BATTERY WAY / PEACHTREE PKWY
65	BATTERY WAY/ PEACHTREE PARKWAY
66	MUP : SWEETWATER OAKS / SPYGLASS ISLAND
67	MUP BETWEEN SWEETWATER OAKS AND BATTERY
68	PEACHTREE PARKWAY & BATTERY WAY
69	PEACHTREE PARKWAY AND BATTERY WAY
70	PEACHTREE PARKWAY AT BATTERY WAY
71	PEACHTREE PKWY / BATTERY WAY
72	PEACHTREE PKWY @ BATTERY WAY
73	PEACHTREE PKWY . / BATTERY WAY
74	S PEACHTREE PKWY & BATTERY WAY

CIVIL DESIGN DRAWINGS FOR BATTERY WAY PARK IMPROVEMENTS

LAND LOT 97 , DISTRICT 7
PEACHTREE CITY, GEORGIA

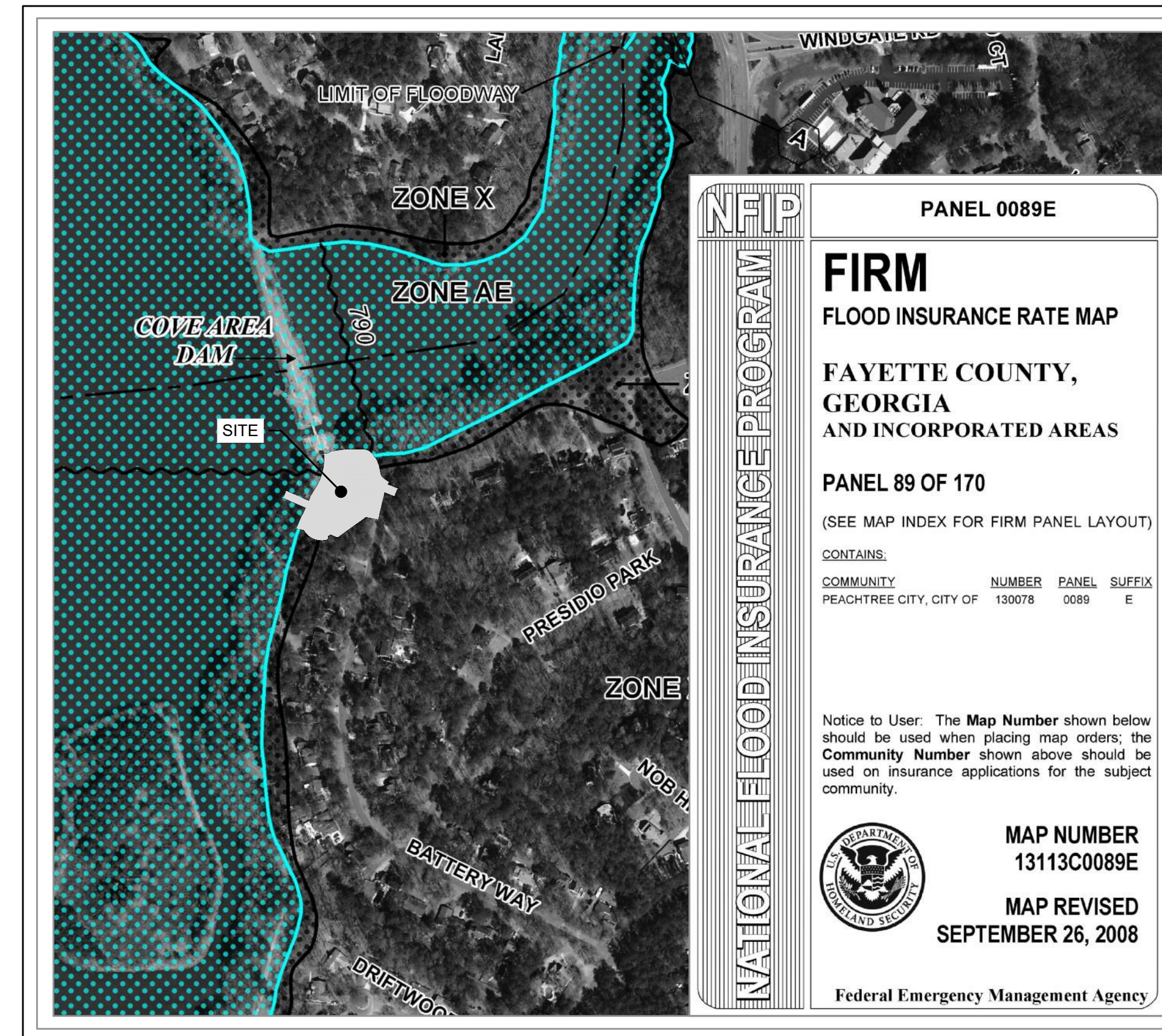
OWNER/DEVELOPER: PEACHTREE CITY PUBLIC WORKS 209 MCINTOSH TRAIL PEACHTREE CITY, GA 30269 PHONE: (770) 631-2538 DBORKOWSKI@PEACHTREE-CITY.ORG	24 HOUR CONTACT: DAVID BORKOWSKI PHONE: (770) 631-2538	SURVEYOR: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DRIVE SUITE 200 STOCKBRIDGE, GA 30265 PHONE: (770) 389-8666	ENGINEER: FALCON DESIGN CONSULTANTS, LLC 40 GREENWAY COURT SUITE A NEWNAN, GA 30265 PHONE: (770) 755-7978
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VICINITY MAP

NTS

Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	GENERAL NOTES
2.1	EROSION CONTROL NOTES
2.2	NPDES NOTES
2.3	ESPCP CHECKLIST
3.0	EXISTING CONDITIONS
3.1	CONTRIBUTING DRAINAGE BASINS
4.0	ES&PC PLAN - INITIAL PHASE
5.0	ES&PC PLAN - INTERMEDIATE PHASE
6.0	ES&PC PLAN - FINAL PHASE
7.0	SITE PLAN
8.0	PAVEMENT PLAN
9.0	GRADING & DRAINAGE PLAN
9.1	GRADING AND DRAINAGE DETAILS
10.0	UTILITY PLAN
11.0	ROADWAY & SAN. SEWER PLAN & PROFILE
11.1	ROADWAY & SAN. SEWER PLAN & PROFILE
12.0	STORM PROFILES & PIPE CHARTS
13.0	EROSION CONTROL DETAILS
13.1	EROSION CONTROL DETAILS
14.0	CONSTRUCTION DETAILS
14.1	CONSTRUCTION DETAILS
14.2	CONSTRUCTION DETAILS
14.3	CONSTRUCTION DETAILS
15.0	WATER & SEWER DETAILS



FEMA FLOOD MAP

N.T.S.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF A PEACHTREE CITY, GEORGIA
COMMUNITY PANEL NUMBER: 13113C0089E EFFECTIVE DATE: SEP. 26, 2008,
PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FEMA FLOOD HAZARD
ZONE.

DEVELOPMENT DATA

1. OWNER / DEVELOPER PEACHTREE CITY PUBLIC WORKS 209 MCINTOSH TRAIL PEACHTREE CITY, GA 30269 PHONE: (770) 631-2538 24 HOUR CONTACT: DAVID BORKOWSKI PHONE: (770) 631-2538	5. FLOOD ZONE DATA THE PARCEL SHOWN HEREIN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 13113C0089E EFFECTIVE DATE SEP. 26, 2008. PROJECT RECEIVING WATERS: LAKE PEACHTREE OF THE FLINT RIVER WATERSHED
2. ENGINEER FALCON DESIGN CONSULTANTS, LLC 40 GREENWAY COURT SUITE A NEWNAN, GA 30265 PHONE: (770) 755-7978	6. PROPERTY ADDRESS 111 BATTERY WAY PEACHTREE CITY, GA 30269
3. SOURCE OF DATA FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DRIVE SUITE 200 STOCKBRIDGE, GA 30265 PHONE: (770) 389-8666 TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC DATED: JULY 8, 2025.	7. SITE REQUIREMENTS OVERALL DEVELOPMENT 1.02 ACRES TOTAL DISTURBED AREA 1.02 ACRES
4. SITE LOCATION DATA 111 BATTERY WAY PEACHTREE CITY, GA 30269 THERE ARE STATE WATERS LOCATED WITHIN 200 FT. OF THE SITE	

DATE	REVISIONS
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Know what's below.
Call
Cell
UTILITIES PROTECTION CENTER
1 (800) 282-4411 THROUGHOUT GEORGIA
GA 30064-1111

DATE:	12/02/25
SCALE:	N/A
PROJ NUMBER:	498.002
DRAWN BY:	GS
REVIEWED BY:	-
REVISED BY:	-

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1.0

GENERAL NOTES:

GENERAL NOTES:

- CAUTION, UNDERGROUND SERVICE ALERT! THE CONTRACTOR SHALL TELEPHONE TOLL FREE 1-800-282-7411 OR 811 A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY EXCAVATION AS SHOWN AND NOTED ON THE APPROVED PLANS.
- ALL NECESSARY PERMITS TO PERFORM THE WORK AS SHOWN AND NOTED HEREON SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION FROM THE CITY OF PEACHTREE CITY .
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS AND STANDARDS OF THE GEORGIA STATE D.O.T. (DEPARTMENT OF TRANSPORTATION) AND THE CITY OF PEACHTREE CITY .
- UNDERGROUND UTILITY LINE LOCATIONS (IF ANY) ARE APPROX. ONLY, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ANY SUCH UTILITIES. UTILITIES SHOWN ON PLANS ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY EXISTING UTILITIES WILL EFFECT OR IMPEDE THE PROGRESSION OR COMPLETION OF THE DESIGN INTENT OF THESE CONSTRUCTION DOCUMENTS.
- THERE IS 100 YEAR FLOOD PLAIN ON THIS SITE PER FEMA FLOOD PLAIN COMMUNITY PANEL NUMBER 13113C0089E DATED SEP. 26, 2008 OR PEACHTREE CITY PANEL 089 OF 170 DATED SEP 2008.
- THERE ARE STATE WATERS LOCATED WITHIN 200 FT. OF THIS PROJECT SITE.
- THE CONTRACTOR SHALL COORDINATE RELOCATION OF ANY EXISTING UTILITIES WITH THE APPROPRIATE UTILITY ENTITY PRIOR TO THE START OF ANY CONSTRUCTION.
- THE OWNER SHALL DIRECT THE CONTRACTOR AS TO WHAT EXISTING VEGETATION ON SITE SHALL BE REMOVED BEYOND THE CLEARING LIMITS AS SHOWN AND NOTED HEREON. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN PROTECTING EXISTING TREES. COORDINATE ALL TREE REMOVAL WITH OWNER PRIOR TO THE START OF ANY CONSTRUCTION.
- MISCELLANEOUS MAPPING NOTES:
A. UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW THE GROUND. THE SURVEYOR & ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
B. THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS & EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- THE CONTRACTOR SHALL REMOVE AND ABANDON EXISTING UTILITIES ONLY AFTER APPROVAL FROM ALL INTERESTED PARTIES. THESE FACILITIES MAY INCLUDE, BUT NOT BE LIMITED TO: EXISTING ON-SITE DRAINAGE PIPING, ON-SITE PRIVATE ELECTRICAL LINES AND APPURTENANCES, ABANDONED EROSION CONTROL DEVICES AND STRUCTURES. THE CONTRACTOR SHALL COORDINATE ANY AND ALL ABANDONMENT AND/OR RELOCATION WITH THE APPROPRIATE UTILITY COMPANIES OR ENTITY. ANY DISPOSAL OF SAID FACILITIES SHALL BE DONE IN ACCORDANCE WITH LOCAL UTILITY AND/OR GOVERNMENTAL REGULATIONS. RELOCATION AND/OR ABANDONMENT OF SAID FACILITIES AND/OR UTILITIES SHALL BE DONE AT THE EXPENSE OF THE OWNER/DEVELOPER. PERMITS (IF ANY) SHALL BE OBTAINED BY THE CONTRACTOR AND/OR OWNER/DEVELOPER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT PRIOR TO ORDERING PROJECT MATERIALS, THAT THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS HAVE BEEN OBTAINED FROM THE PROJECT ENGINEER INCLUDING, BUT NOT LIMITED TO, THE PERMITTED SET(S) FROM ALL APPLICABLE AGENCIES AS APPROPRIATE. THE PROJECT ENGINEER ACCEPTS NO RESPONSIBILITY FOR IMPROPER ORDERING OF MATERIALS.
- ALL CONSTRUCTION MUST CONFORM TO THE CITY OF PEACHTREE CITY STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
- ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND STORMWATER MANAGEMENT FACILITIES ARE CONSTRUCTED.
- SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR THE CITY OF PEACHTREE CITY INSPECTOR.
- NOTIFY THE CITY OF PEACHTREE CITY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
- ALL AREAS USED AS BURIAL PITS DURING DEVELOPMENT MUST BE LOCATED OUTSIDE OF RIGHT-OF-WAY AND ARE TO BE LOCATED ON THE FINAL PLAT. GEORGIA DNR EPD REQUIREMENTS ARE TO BE MET. NO PORTION OF WASTE DISPOSAL AREA SHALL BE LOCATED WITHIN ONE HUNDRED (100) LINEAR FEET OF ANY PROPERTY LINE OR ENCLOSED STRUCTURE."
- THE OWNER/DEVELOPER AND ENGINEER HAVE REVIEWED THE APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING DEVELOPMENT ACTIVITIES ADJACENT TO FLOOD PLAINS AND WETLANDS AND HAVE DETERMINED THAT THIS DEVELOPMENT PLAN SATISFIES THE STANDARDS PRESENTED IN APPLICABLE REGULATIONS.
- WATER SERVICE TO BE PROVIDED BY PEACHTREE CITY WATER AND SEWAGE AUTHORITY.
- ALL EROSION AND SEDIMENTATION CONTROLS, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
- SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO M.U.T.C.D. SPECIFICATIONS.
- ALL FILL AREAS MUST BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR.
- NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT.
- ALL STORM PIPE AND STRUCTURES SHALL COMPLY WITH GADOT STANDARDS FOR DESIGN, CONSTRUCTION, AND INSTALLATION.
- INVERTS ON ALL STORM STRUCTURES SHALL BE PAVED SMOOTH.
- ALL STORMWATER STRUCTURES AND PONDS SHALL BE MAINTAINED BY THE CITY OF PEACHTREE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIGNING AND MAINTENANCE OF TRAFFIC CONTROL DURING CONSTRUCTION IN ACCORDANCE WITH THE MUTCD, GADOT, AND PEACHTREE CITY STANDARDS.
- IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

STATE WATERS BUFFER NOTE:

THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OR VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

GRADING NOTES: PLACEMENT AND COMPACTION

- GROUND SURFACE PREPARATION: REMOVE VEGETATION INCLUDING GRASS, ROOTS, AND SURFICIAL ORGANICS, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACEMENT OF FILLS. PLOW STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERT. TO 2 HORIZ. SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN EXISTING GROUND SURFACE HAS A DENSITY LESS THAN THAT SPECIFIED UNDER COMPACTION FOR PARTICULAR AREA CLASSIFICATION, BREAK UP GROUND SURFACE, PULVERIZE, MOISTURE CONDITION TO OPTIMUM MOISTURE CONTENT, AND COMPACT TO REQUIRED DEPTH AND PERCENTAGE OF MAXIMUM DENSITY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 12 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT AND NOT MORE THAN 6 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- BEFORE COMPACTION, MOISTEN AND AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DRY DENSITY OR RELATIVE DRY DENSITY FOR EACH AREA CLASSIFICATION. DO NOT PLACE BACKFILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN OR CONTAIN FROST OR ICE.
- COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OF FILL MAT'L TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY TO A DEPTH OF 6" BELOW BOTTOM OF FINAL GRADE.
- MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MAT'L. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.
- REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.
- SPREAD SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO PERMIT COMPACTION. ASSIST DRYING BY DISCING, HARROWING, OR PULVERIZING UNTIL MOISTURE CONTENT IS REDUCED TO A SATISFACTORY VALUE.
- QUALITY CONTROL TESTING DURING CONSTRUCTION: ALLOW GEOTECHNICAL TESTING SERVICE TO INSPECT AND APPROVE EACH SUB-GRADE AND BACKFILL OR FILL LAYER BEFORE FURTHER BACKFILL OR CONSTRUCTION WORK IS PERFORMED. TEST SHALL BE PERFORMED EVERY 10,000 SQ. FT. OF AREA PER ONE FOOT LIFT (OR AS DIRECTED BY A REGISTERED GEOTECHNICAL ENGINEER.
- GEOTECHNICAL SPEC'S DEPICTED HEREON ARE GUIDELINES ONLY AND SHOULD BE VERIFIED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. RECOMMENDATIONS FROM A REGISTERED GEOTECHNICAL ENGINEER (IF ANY) SHALL SUPERSEDE THE ABOVE REFERENCED SPEC'S.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE DISCOVERY OF ANY GROUNDWATER, SUBSURFACE SEEPAGE OR SPRINGS DURING THE COURSE OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO CONSULT WITH A REGISTERED GEOTECHNICAL ENGINEER TO INSPECT THE SITE, AND TO MAKE ANY RECOMMENDATIONS REGARDING EVIDENCE AND REMEDIATION (IF ANY) OF SAID SUBSURFACE WATERS.
- ALL CUT AND FILL SLOPES (WITH THE EXCEPTION OF DETENTION AND SEDIMENT PONDS) SHALL BE LESS THAN OR EQUAL TO 2:1. POND SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED.
- PEACHTREE CITY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL DRAINS OR THE MAINTENANCE OF STORM DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY.

WATER/SEWER DISTRIBUTION SYSTEM NOTES:

- ALL WATER MAINS INSTALLED WITHIN THE FAYETTE COUNTY WATER AUTHORITY'S JURISDICTION SHALL BE DUCTILE IRON PIPING PER THE AUTHORITY'S SPECIFICATIONS.
- WATER LINE TO BE CONSTRUCTED AT A TYPICAL AND MINIMUM DEPTH OF 48".
- SERVICE TUBING SHALL BE C900 PVC (1" FOR SINGLE SERVICE)
- REFER TO WATER DETAIL SHEET AND THE FAYETTE COUNTY WATER AUTHORITY SPECIFICATIONS (LATEST EDITION) FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
- ALL GATE VALVES ARE TO BE INSTALLED OUTSIDE OF PAVEMENT OR CURB.
- VALVES NEAR TEES AND/OR CROSSES SHALL BE RESTRAINED TO TEE OR CROSS BY THREADED RODS OR ANCHORING PIPE FITTINGS.
- LENGTHS OF WATER MAIN SHOWN ARE BETWEEN FITTINGS AND CHANGES IN PIPE SIZE.
- ALL CURB AND GUTTER IS TO BE INSTALLED PRIOR TO WATER LINE CONSTRUCTION.
- PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH THE FAYETTE COUNTY WATER AUTHORITY PRIOR TO WATER/SEWER LINE CONSTRUCTION.
- CONTRACTOR FOR THE WATER/SEWER LINE MUST HAVE STATE APPROVED LICENSE AND BE ON THE APPROVED LIST FOR FAYETTE COUNTY WATER AUTHORITY.
- A COMPLETED METER APPLICATION ALONG WITH ANY FEES DUE FAYETTE COUNTY WATER AUTHORITY MUST BE RECEIVED PRIOR TO PRE-CONSTRUCTION CONFERENCE.
- WATER SERVICE SHALL NOT BE ACTIVATED UNTIL ALL LINES, METERS, AND BACKFLOW PREVENTION DEVICES ARE PRESSURE TESTED, DISINFECTED, AND CERTIFIED WITH ALL PUBLIC LINES AND METERS BEING DEEDED OVER TO FAYETTE COUNTY WATER AUTHORITY. THIS INCLUDES BOTH FIRE AND DOMESTIC WATER SERVICES.

HOW TO USE THESE DRAWINGS:

- THE PLANS, PROFILES, DETAILS, SPECIFICATIONS AND OTHER DESIGN APPURTENANCES CONTAINED HEREIN ARE FOR INFORMATION, PERMITTING, AND CONSTRUCTION PURPOSES. THESE DOCUMENTS ARE NOT VALID FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE ENGINEER OF RECORD AND THE APPROPRIATE PERMITS ARE OBTAINED FROM LOCAL GOVERNING AUTHORITIES.
- ADDITIONAL PROVISIONS MAY BE REQUIRED DURING CONSTRUCTION DUE TO SITE CONDITIONS, WEATHER, OR REQUESTS BY THE INSPECTOR.
- THE FEATURES, DISTANCES, AND ANGLES ON THESE DRAWINGS SHALL NOT BE SCALED. IF THE NECESSARY DIMENSIONS ARE NOT PROVIDED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER FOR CLARITY.
- PIPE LENGTHS ARE MEASURED TO THE CENTER OF THE STRUCTURES IN LINEAR HORIZONTAL FEET AND PIPE SIZES ARE MEASURED BY INSIDE DIAMETER IN INCHES UNLESS OTHERWISE NOTED.
- THE PROPOSED GRADING SHOWN ON THESE PLANS REPRESENTS THE FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED.



GENERAL NOTES
FOR
BATTERY WAY
PARK IMPROVEMENTS
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

DATE	REVISIONS
1.	
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6.	
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8.	

Know what's below.
Call Cell
UTILITIES PROTECTION CENTER
1 (800) 282-4411 THROUGHOUT GEORGIA
OR 228-611-1111

DATE:	12/02/25
SCALE:	N/A
PROJ NUMBER:	498.002
DRAWN BY:	GS
REVIEWED BY:	-
REVISED BY:	-

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
2.0



Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmB	Applying sandy loam, 2 to 6 percent slopes	0.4	35.3
CIC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	0.7000	64.7000
Totals for Area of Interest:		1.0	100.0%

SOILS INFORMATION:

SOURCE: USDA WEB SOIL SURVEY

HYDROLOGY STUDY AND BASIN MAPS:

REFER TO HYDROLOGY STUDY FOR BATTERY WAY PARK IMPROVEMENTS BY FALCON DESIGN CONSULTANTS LLC.

OUTFALL PROTECTION

Outlet	Culvert Type	Culvert Span, D ₂ (in)	Culvert Rise (in)	La (ft)	W ₁ (ft)	W ₂ (ft)	D ₅₀ (in)	Rip-Rap Area (sf)	Discharge (cfs)	Apron Velocity (fps)	Slope	Tailwater Conditions (< D ₂)
ST1	CIRCULAR	15	15	14.00	3.8	10.0	6.0	96.25	4.63	0.93	0.50%	>

EROSION CONTROL LEGEND

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas, and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWN DRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWN DRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Ga	GABION			Rock filled baskets which are hand placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A storm flow outlet device constructed at zero grade across the slope whereby concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas stabilized by existing vegetation.
Rd	ROCK FILTER DAM			A temporary stone filter dam installed across drainage ways or in conjunction with a temporary sediment trap.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETROFITTING			A device or structure placed in front of a permanent storm water detention pond outlet structure to sever as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence.
Sd2	INLET SEDIMENT TRAP			A temporary protective device formed at or around an inlet to a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drain water from the surface of sediment pond, traps, or basins at a controlled rate of flow.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Spb	SEEP BERM			A linear control device constructed as a diversion perpendicular to the direction of the runoff to enhance dissipation and infiltration of runoff, while creating multiple sedimentation chambers with the employment of intermediate dikes.
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour of slopes left in a roughened condition after grading.
Tp	TOP SOILING			The practice of stripping off the more fertile top soil, storing it, then spreading it over the disturbed area after the completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORM WATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE MEASURES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			An undisturbed natural "green belt" separating the land-disturbed site from surrounding property and bordering streams. It serves to reduce water velocity and remove some sediment. It is also at times a noise or "vision pollution" barrier.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Established temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			Establishing permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction sites, roadways and similar sites.
Ss	EROSION CONTROL MATTING AND BLANKETS			The installation of a protective covering (blanket) or soil stabilization mat on a prepared planting area of a steep slope, channel, or shoreline.
Fl-Co	FLOCCULANTS AND COAGULANTS			The land application of product containing anionic polyacrylamide (PAM) as temporary soil binding agents to reduce soil erosion.
Sb	STREAMBANK STABILIZATION (USING PERMANENT VEGETATION)			The use of readily available plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

FOR FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA."

CONSTRUCTION ACTIVITY SCHEDULE ESTIMATED START DATE: DECEMBER 2025

INITIAL PHASE	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	END OF PROJECT
INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, PONDS, OUTLET PROTECTION, DIVERSION DITCHES AND TREE PROTECTION FENCES	█							
CLEARING AND GRUBBING	█	█						
GRASSING		█	█					
MAINTENANCE OF EROSION, SEDIMENTATION, POLLUTION CONTROL, AND TREE PROTECTION MEASURES:	█	█	█	█	█	█	█	
INTERMEDIATE PHASE								
GRADING, STORM DRAIN INSTALLATION, SD2-F, SD2-P AND OUTLET PROTECTION		█	█	█				
INSTALL UNDERGROUND UTILITIES		█	█	█				
GRASSING		█	█					
MAINTENANCE OF EROSION, SEDIMENTATION, POLLUTION CONTROL, AND TREE PROTECTION MEASURES:		█	█	█	█	█	█	
FINAL PHASE								
CONSTRUCT BUILDING, PAVING AND SIDEWALKS				█	█	█	█	
FINAL LANDSCAPING AND GRASSING:							█	
MAINTENANCE OF EROSION, SEDIMENTATION, POLLUTION CONTROL, AND TREE PROTECTION MEASURES:				█	█	█	█	

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 CORD CTR. DR. S12 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 939-8666 - Fax: (770) 939-8666

NEWNAS OFFICE
400 GREENWAY CT. STE A
NEWNAS, GEORGIA 30255
PH: (770) 756-7979

CLAMMING OFFICE
500 PEBBLE BEACH RD. STE 111
CLAMMING, GEORGIA 30028
PH: (478) 807-3388

www.fdc-llc.com

EROSION CONTROL NOTES FOR BATTERY WAY PARK IMPROVEMENTS LOCATED IN: LAND LOT 97, DISTRICT 7 PEACHTREE CITY, GEORGIA

REVISIONS

DATE	REVISIONS
1	
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8	

Know what's below. Call Cell Utilities Protection Center 1 (800) 282-4111 THROUGHOUT GEORGIA. OR, 228-234-1111

DATE:	12/02/25
SCALE:	N/A
PROJ NUMBER:	498.002
DRAWN BY:	GS
REVIEWED BY:	-
REVISED BY:	-

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SHEET NUMBER
2.1

- THE EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST IS PROVIDED ON SHEET 2.3.
- LEVEL II CERTIFICATION, SIGNATURE, AND SEAL OF THE DESIGN PROFESSIONAL IS SHOWN ON ALL SHEETS.
- THE LIMITS OF DISTURBANCE DO NOT EXCEED 50 ACRES.
- 24-HOUR CONTACT: DAVIS BOCKWORTH (770) 651-2538
- PRIMARY PERMITTEE INFORMATION IS PROVIDED ON SHEET 1.0.
- TOTAL SITE AREA: 1.02 ACRES. TOTAL DISTURBED AREA: 1.02 ACRES.
- CONSTRUCTION EXIT LOCATION IS 33.394557° LATITUDE, -84.570269° LONGITUDE. SEE SHEET 4.0 FOR PLAN VIEW.
- INITIAL DATE OF REVISIONS MADE TO THE PLAN ARE SHOWN ON ALL SHEETS.
- THE SITE IS CURRENTLY AN EXISTING PARK WITH AN ACCESS, ASSOCIATED PARKING, AND PATHWAYS. THE PROPOSED SITE INCLUDES IMPROVEMENTS TO SITE ACCESS AND ADDITIONAL PARKING AND FACILITIES.
- A VICINITY MAP IS PROVIDED ON SHEET 1.0.
- THE PROJECT RECEIVING WATERS ARE LAKE PEACHTREE, OF THE FLINT RIVER WATERSHED.
- "I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."
- "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA' (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDED FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE RECEIVING WATER(S) OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100001."
- THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION IN ACCORDANCE WITH PART V.A.5.

"I CERTIFY THAT I, AS THE PROFESSIONAL WHO PREPARED THE ES&PC PLAN, WILL INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER BMP'S SHOWN ON THE APPROVED PLAN WITHIN SEVEN (7) DAYS AFTER INSTALLATION."

ENGINEER SIGNATURE: _____ DATE: _____

- NON-EMPEXT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL TERMINAL LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- THERE ARE NO BUFFER ENCROACHMENTS ON THE PROPOSED SITE.
- AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT CLEARANCE AND DISPOSAL OF ALL WASTE MATERIALS (SOLID OR HAZARDOUS) SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTE FACILITIES. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE APPROPRIATE ONSITE OR OFFSITE LOCATION. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO 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.
- THIS IS NOT A TMDL IMPLEMENTATION PLAN FOR AN IMPAIRED STREAM SEGMENT ON THE SITE.
- WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
- SPILL CONTROL PLAN: THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.
 - EMERGENCY CONTACT NUMBERS FOR SPILLS SHALL BE AVAILABLE ON-SITE
 - CALL THE NATIONAL RESPONSE CENTER HOTLINE, 1-800-424-9802 FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS.
 - MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE AVAILABLE ON-SITE.
 - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE AVAILABLE ON-SITE.
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
 - STAFF TRAINED IN SPILL RESPONSE SHALL ON CALL AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
 - THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
 - SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL OR FEDERAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
 - THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE, A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES SHALL ALSO BE INCLUDED.
 - THE FOLLOWING MATERIALS OR SUBSTANCES ARE ANTICIPATED TO BE PRESENT ON-SITE DURING CONSTRUCTION: CONCRETE AND ASPHALT CRUSHER RUN BASE MATERIAL; DETERGENTS; PAINTS (EMULSION AND LATEX); METAL NAILS; CONCRETE, FILL, FERTILIZERS; PETROLEUM BASED PRODUCTS; CLEANING AGENTS; WASTE OIL; AND OTHER WASTE MATERIALS.
 - ALL PETROLEUM PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. EMERGENCY CONTACT NUMBERS AND PROCEDURES FOR SPILLS SHALL BE AVAILABLE ON-SITE.
 - WASTE DISPOSAL: SOLID MATERIALS, INCLUDING BUILDING MATERIALS SHALL BE DISPOSED OFF-SITE AND THEREFORE WILL NOT BE DISCHARGED TO WATERS OF THE STATE FROM THE CONSTRUCTION SITE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
 - ALL POTENTIAL POLLUTION SOURCES SHALL BE IDENTIFIED, INCLUDING PETROLEUM PRODUCT STORAGE, CONCRETE HANDLING, HERBICIDES AND ANY OTHER POLLUTANTS WHICH HAVE THE POTENTIAL TO BE EXPOSED TO RAINFALL AND BE DISCHARGED IN THE STORM WATER RUNOFF. PRACTICES WILL BE IMPLEMENTED TO ENSURE THE REDUCTION OF THESE POLLUTANTS IN STORM WATER DISCHARGES.
- THE INSTALLATION AND MAINTENANCE OF ALL PROPOSED WATER QUALITY PONDS SHALL EFFECTIVELY PREVENT ANY POTENTIAL POLLUTANTS FROM ENTERING STATE WATERS AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE IN ACCORDANCE WITH THE 2016 EDITION OF THE GEORGIA STORM WATER MANAGEMENT MANUAL. PLEASE REFER TO THE ACCOMPANYING HYDROLOGY STUDY FOR FURTHER DETAILS ADDITIONAL POLLUTION CONTROL MEASURES FOR THE SITE INCLUDE PROPER WASTE DISPOSAL, PROPER MANAGEMENT OF CHEMICAL STORAGE TANKS, EROSION FROM EGREGESSES, SANITARY SEWAGE DISPOSAL AND ON-SITE VEHICLE STORAGE AND MAINTENANCE. NO DEBRIS THAT IS GENERATED WILL BE BURIED ON SITE.
- FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETINGS, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORM WATER OR A SIMILARLY EFFECTIVE METHOD TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORM WATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSSES LITTLE RISK TO STORM WATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).
- THE INSTALLATION AND MAINTENANCE OF ALL PROPOSED BARRIERS, SEDIMENT BASINS, STORM WATER PONDS, DIVERSIONS, AND OUTFALL PROTECTION SHALL EFFECTIVELY PREVENT ANY POTENTIAL POLLUTANTS FROM ENTERING STATE WATERS DURING CONSTRUCTION ACTIVITIES PRIOR TO FINAL STABILIZATION. ADDITIONAL POLLUTION CONTROL MEASURES FOR THE SITE SHALL INCLUDE PROPER WASTE DISPOSAL, PROPER MANAGEMENT OF CHEMICAL STORAGE TANKS, EROSION FROM EGRESS, SANITARY SEWER DISPOSAL, AND ON-SITE VEHICLE STORAGE AND MAINTENANCE. NO DEBRIS THAT IS GENERATED SHALL BE BURIED ON-SITE.
- SEE SHEET 2.1 FOR A CHART OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES FOR SOIL DISTURBANCE ON-SITE.
- INSPECTION REQUIREMENTS: PERMIT NO. GAR100001 PART IV.D.4.A

- A. PERMITTEE REQUIREMENTS.
- EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
 - MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON- WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
 - CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS: (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES, EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST). OUT-OF-BAND INSPECTIONS WILL RESPECT THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
 - CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S), EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE. THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
 - BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
 - A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.(5) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

- SAMPLING FREQUENCY REQUIREMENTS: PERMIT NO. GAR100001 PART IV.D.6.D
 - A PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY 24-HOUR STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
 - HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.
 - SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:
 - FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION.
 - IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;
 - AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMP'S IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-RAIN EVENT INSPECTIONS DETERMINE THAT BMP'S ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;
 - WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED, PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND
 - EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.
- *NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

- SAMPLING REPORTING REQUIREMENTS: PERMIT NO. GAR100001 PART IV.E
- THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART I.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT, UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
 - ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
 - THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
 - THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
 - THE DATE(S) ANALYSES WERE PERFORMED;
 - THE TIME(S) ANALYSES WERE INITIATED;
 - THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
 - REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
 - THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
 - RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU" AND
 - CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
 - ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE EPD DISTRICT OFFICE OR DELIVERY RECEIPT EMAIL TO THE APPROPRIATE EPD DISTRICT OFFICE RESOURCE MAILBOX ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

- RETENTION OF RECORDS: PERMIT NO. GAR100001 PART IV.F
 - THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
 - A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
 - A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
 - THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
 - A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
 - A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;
 - A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D. OF THIS PERMIT; AND
 - DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2), OF THIS PERMIT.
 - COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE TOGETHER WITH THE TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

- A. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:
- A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:40000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION, (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORMWATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORMWATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;
 - A WRITTEN NARRATIVE OF THE SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;
 - WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND
 - ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIMELINE FOR SUBMITTAL.
- B. SAMPLE TYPE. ALL SAMPLING SHALL BE CONDUCTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-200" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.
- SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
 - SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
 - LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
 - MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED, AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
 - SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART V.E.
- C. SAMPLING POINTS.
- FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S) LOCATIONS. SAMPLING LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORMWATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:
 - THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORMWATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
 - THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORMWATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
 - IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORMWATER OUTFALL CHANNEL(S).
 - CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORMWATER CHANNEL.
 - THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
 - THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
 - PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT, FOR PURPOSES OF THIS SECTION. STABILIZED STREAM, MEAN FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPE AREAS AT THE BEGINNING OF ANY 24-HOUR STORMWATER DISCHARGE, OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL, (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).
 - ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.4. OR III.D.5., WHICHEVER IS APPLICABLE.

34. SEE TABLE BELOW FOR APPENDIX B RATIONALE FOR NTU VALUES ON-SITE.

SITE SIZE, ACRES	SURFACE WATER DRAINAGE AREA, SQUARE MILES							
	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

NOTE FOR STREAM: < 25 NTU CHANGE ALLOWED BETWEEN UPSTREAM AND DOWNSTREAM SAMPLING POINTS FOR RECEIVING STREAM (WARM WATER)

- SEE SHEETS 4.0 TO 6.0 FOR THE DELINEATION OF ALL SAMPLING LOCATIONS, PERENNIAL STREAMS, INTERMITTENT STREAMS, AND OTHER WATER BODIES INTO WHICH STORM IS DISCHARGED.
- SEE SHEETS 4.0 TO 6.0 FOR A DESCRIPTION OF ALL PROPOSED BMP'S ON-SITE. THE INITIAL PHASE OF THE ES&PC PLAN SHALL BE STAGED AS FOLLOWS:
 - CONTRACTOR SHALL CONFIRM N.O.I. FILING AND FEES PRIOR TO CONSTRUCTION. THE N.O.I. AND FEES MUST BE SUBMITTED TO THE GA.E.P.D. AND/OR LOCAL ISSUING AUTHORITY AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION.
 - INSTALL CONSTRUCTION EXIT, TRAIL WASH DOWN AND FUEL STORAGE AREAS.
 - INSTALL WATER QUALITY PONDS AND NECESSARY OUTFALL CONTROL.

- INSTALL PERIMETER EROSION CONTROL DEVICES (SD1-S DOUBLE ROW).
 - ENSURE TEMPORARY VEGETATION AND SLOPE STABILIZATION MEASURES ARE IN PLACE FOR ALL DISTURBED AREAS. ENSURE THAT RIVER REMAINS UNDISTURBED AT ALL TIMES.
 - SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL.
- THE INTERMEDIATE AND FINAL PHASES OF THE ES&PC PLAN SHALL BE STAGED AS FOLLOWS:
- INSPECT AND MAINTAIN ALL EXISTING BMP'S.
 - BEGIN CUTFILL ACTIVITIES. ENSURE THAT RIVER REMAINS UNDISTURBED AT ALL TIMES.
 - ENSURE TEMPORARY/PERMANENT VEGETATION AND SLOPE STABILIZATION MEASURES ARE IN PLACE FOR ALL DISTURBED AREAS.
- A GRAPHIC SCALE AND NORTH ARROW IS PROVIDED ON ALL SHEETS WHERE APPLICABLE.
 - EXISTING AND PROPOSED CONTOUR LINES ARE SHOWN ON ALL SHEETS WHERE APPLICABLE.
 - THERE ARE NO ALTERNATIVE BMP'S USED IN THE DESIGN OF THIS SITE.
 - THERE ARE NO ALTERNATIVE BMP'S USED IN THE DESIGN OF THIS SITE.
 - ALL BUFFERS, INCLUDING THE 25- OR 50-FOOT STATE WATERS BUFFERS, ARE SHOWN ON ALL SHEETS WHERE APPLICABLE.
 - ALL ON-SITE WETLANDS AND STATE WATERS LOCATED WITHIN 200 FEET OF THE SITE ARE SHOWN ON ALL SHEETS WHERE APPLICABLE.
 - SEE SHEET 3.1 FOR THE DELINEATION OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE.
 - SEE HYDROLOGY STUDY FOR BATTERY WAY PARK IMPROVEMENTS FOR MAPS OF DRAINAGE BASINS OF THE PRE- AND POST-DEVELOPED CONDITIONS.
 - THE EXISTING AND PROPOSED RUNOFF COEFFICIENTS FOR THE SITE ARE TO BE DETERMINED, RESPECTIVELY.
 - SEE SHEET 2.1 FOR AN OUTFALL PROTECTION TABLE DELINEATING ALL DISCHARGE POINTS ON-SITE.
 - SEE SHEET 2.1 FOR AN INVENTORY OF THE EXISTING SOILS ON-SITE.
 - SEE SHEET 3.1 FOR A TABLE OF THE SEDIMENT STORAGE CALCULATIONS ON-SITE. THESE TABLES DISPLAY ADEQUATE SEDIMENT STORAGE FOR ALL PHASES.
 - SEE SHEETS 4.0 TO 6.0 FOR THE LOCATION OF ALL PROPOSED BMP'S ON-SITE.
 - SEE SHEETS 13.0 & 13.1 FOR DETAILED DRAWINGS OF ALL PROPOSED STRUCTURAL PRACTICES PER THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
 - SEE SHEET 13.0 & 13.1 FOR THE VEGETATIVE PLAN, INCLUDING SPECIES, PLANTING DATES, SEEDING, FERTILIZER, LIME, AND MULCHING RATES.

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500 PEARSON RD., STE. 1
CLAMING, GEORGIA 30026
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NPDES NOTES
FOR
BATTERY WAY
PARK IMPROVEMENTS
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

REVISIONS

DATE	DESCRIPTION
1	
2	
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1 (800) 525-4111 (NATIONWIDE)
OR: 678.321.1111

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SHEET NUMBER

2.2



	PROPOSED	EXISTING
RIGHT-OF-WAY	RW	RW
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STREET LIGHT	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	---	---
WATER MAIN	---	---
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE	---	---

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NEWNAN OFFICE
50 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30255
PH: (770) 756-7974

CLAMMING OFFICE
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CLAMMING, GEORGIA 30009
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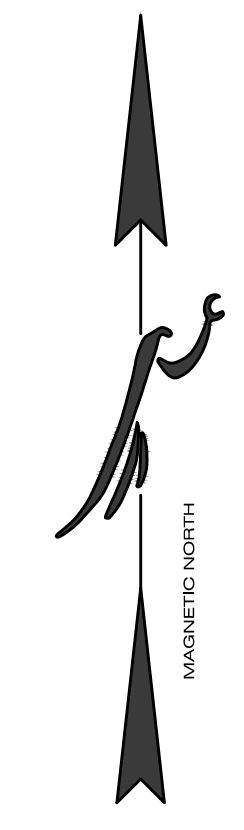
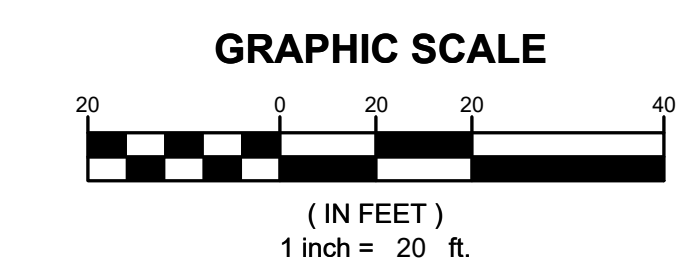
EXISTING CONDITIONS
FOR
**BATTERY WAY
PARK IMPROVEMENTS**
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

DATE	REVISIONS
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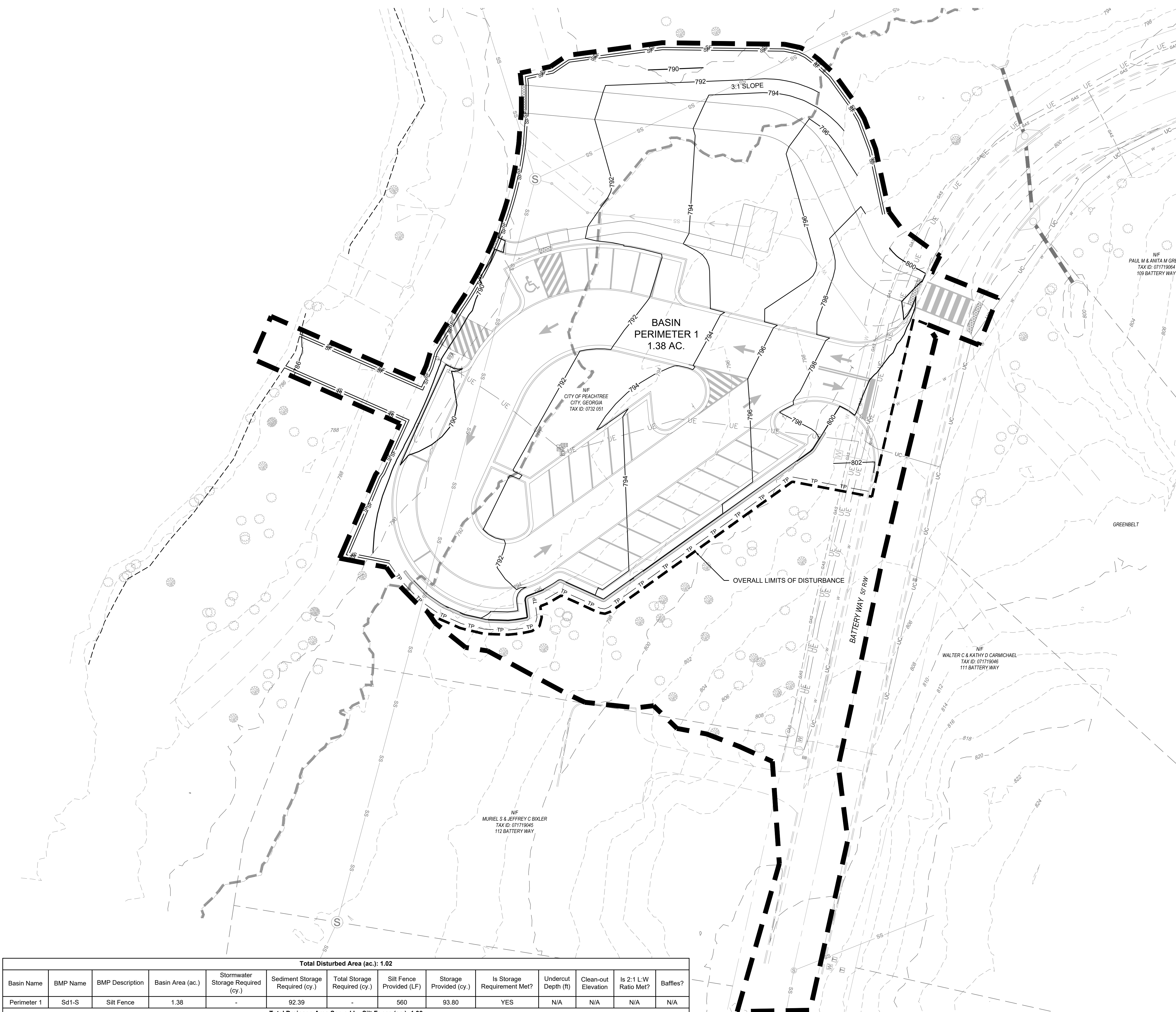
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SHEET NUMBER
3.0



LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	RW	RW
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	---	---
WATER MAIN	---	---
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE	---	---

EROSION CONTROL LEGEND

SILT FENCE	SF
TREE PROTECTION	TP
LIMITS OF DISTURBANCE	---
EROSION CONTROL SYMBOLS (SEE SHEET 2.1 FOR LEGEND)	XXX XXX
CHECK DAM (STRAW BALE)	---
INLET SEDIMENT TRAP	⊕

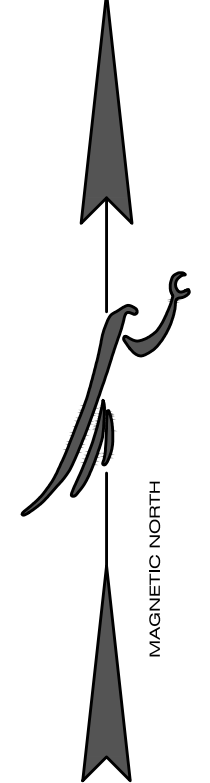
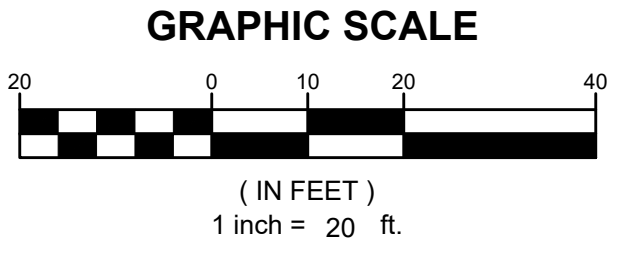
- #### EROSION CONTROL NOTES
- 24 HOUR CONTACT: DAVID BORKOWSKI PHONE: (770) 631-2538
 - TOTAL SITE ACREAGE: 1.02 ACRES / TOTAL DISTURBED ACREAGE: 1.02 ACRES.
 - "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, 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."
 - "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."
 - THIS SITE IS NOT WITHIN 1 LINEAR MILE OF AN IMPAIRED STREAM SEGMENT.

EXISTING SITE CONDITIONS:
THE SITE IS AN EXISTING PARK WITH AN ACCESS, ASSOCIATED PARKING, AND PATHWAYS.

PROPOSED SITE CONDITIONS:
IMPROVEMENTS TO SITE ACCESS AND ADDITIONAL PARKING AND FACILITIES

RECEIVING WATERS:
FLINT RIVER

Total Disturbed Area (ac.): 1.02													
Basin Name	BMP Name	BMP Description	Basin Area (ac.)	Stormwater Storage Required (cy.)	Sediment Storage Required (cy.)	Total Storage Provided (cy.)	Silt Fence Provided (LF)	Storage (cy.)	Is Storage Requirement Met?	Undercut Depth (ft)	Clean-out Elevation	Is 2:1 L:W Ratio Met?	Baffles?
Perimeter 1	Sd1-S	Silt Fence	1.38	-	92.39	-	560	93.80	YES	N/A	N/A	N/A	N/A
Total Drainage Area Served by Silt Fence (ac.): 1.38													



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40 GREENWAY CT. STE. A
NEWNAS, GEORGIA 30255
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CLAYTON OFFICE
500 PEARLE FERRY RD. STE. 11
CLAYTON, GEORGIA 30205
PH: (478) 867-1300

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CONTRIBUTING DRAINAGE BASINS
FOR
**BATTERY WAY
PARK IMPROVEMENTS**
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

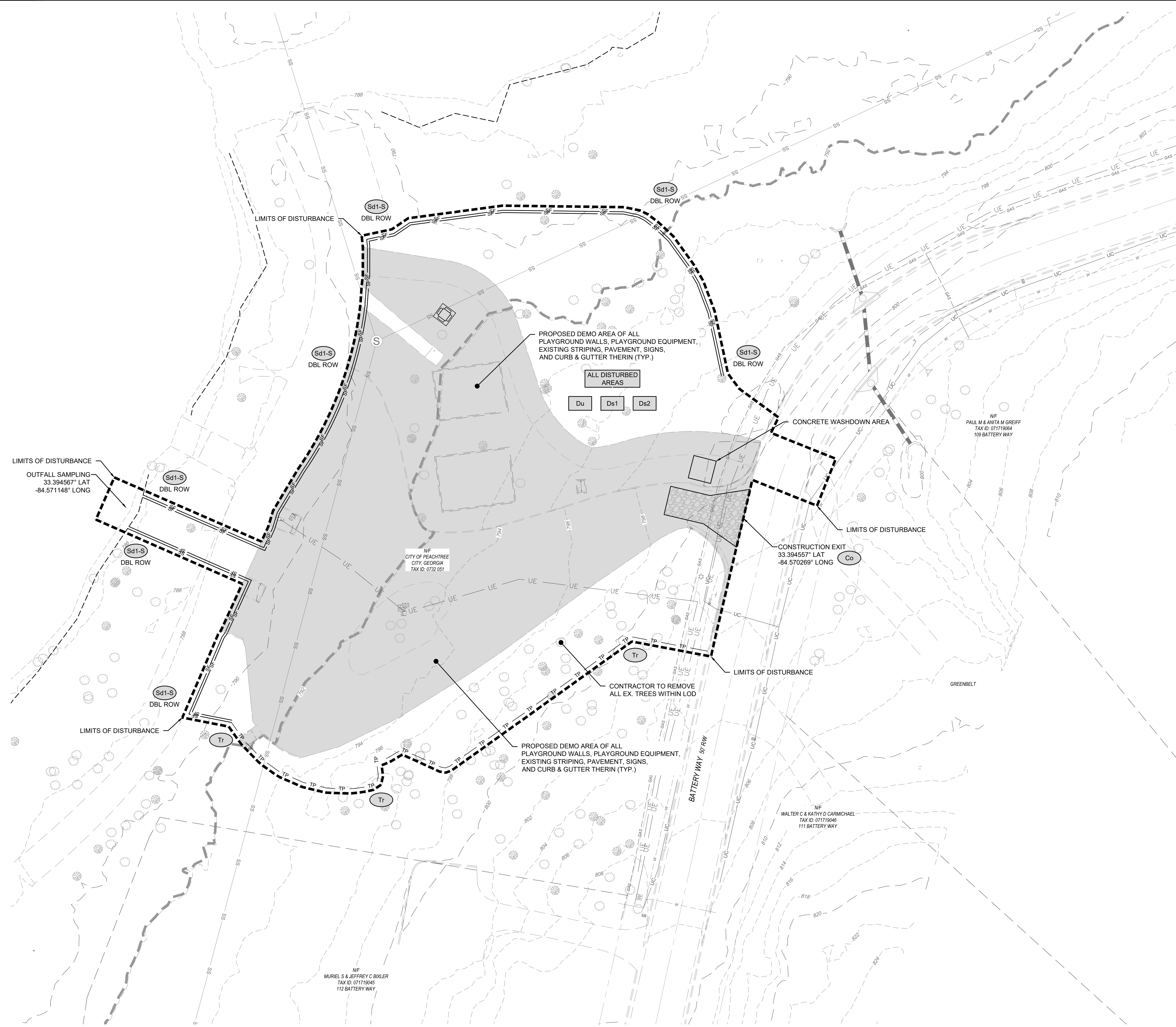
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1-800-252-2434 (CALL BEFORE YOU DIG) 011

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SHEET NUMBER
3.1



LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	RW	RW
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	---	---
WATER MAIN	---	---
CONTOUR (MAJOR)	---	---
CONTOUR (MINOR)	---	---
DRAINAGE BASIN LINE	---	---

EROSION CONTROL LEGEND

SILT FENCE	SF
TREE PROTECTION	TP
LIMITS OF DISTURBANCE	---
EROSION CONTROL SYMBOLS (SEE SHEET 2.1 FOR LEGEND)	XXX XXX
CHECK DAM (STRAW BALE)	---
INLET SEDIMENT TRAP	⊕

- #### EROSION CONTROL NOTES
- 24 HOUR CONTACT: DAVID BORKOWSKI PHONE: (770) 631-2538
 - TOTAL SITE ACREAGE: 1.02 ACRES / TOTAL DISTURBED ACREAGE: 1.02 ACRES.
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 - "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."
 - THIS SITE IS NOT WITHIN 1 LINEAR MILE OF AN IMPAIRED STREAM SEGMENT.

EXISTING SITE CONDITIONS:
THE SITE IS AN EXISTING PARK WITH AN ACCESS, ASSOCIATED PARKING, AND PATHWAYS.

PROPOSED SITE CONDITIONS:
IMPROVEMENTS TO SITE ACCESS AND ADDITIONAL PARKING AND FACILITIES

RECEIVING WATERS:
FLINT RIVER

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 PH: (770) 256-7978

CLAMMING OFFICE
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 PH: (478) 487-7100

ES&PC PLAN - INITIAL PHASE
FOR
BATTERY WAY
PARK IMPROVEMENTS
 LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

DATE	REVISIONS

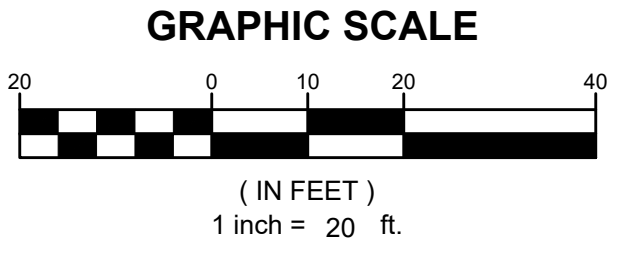
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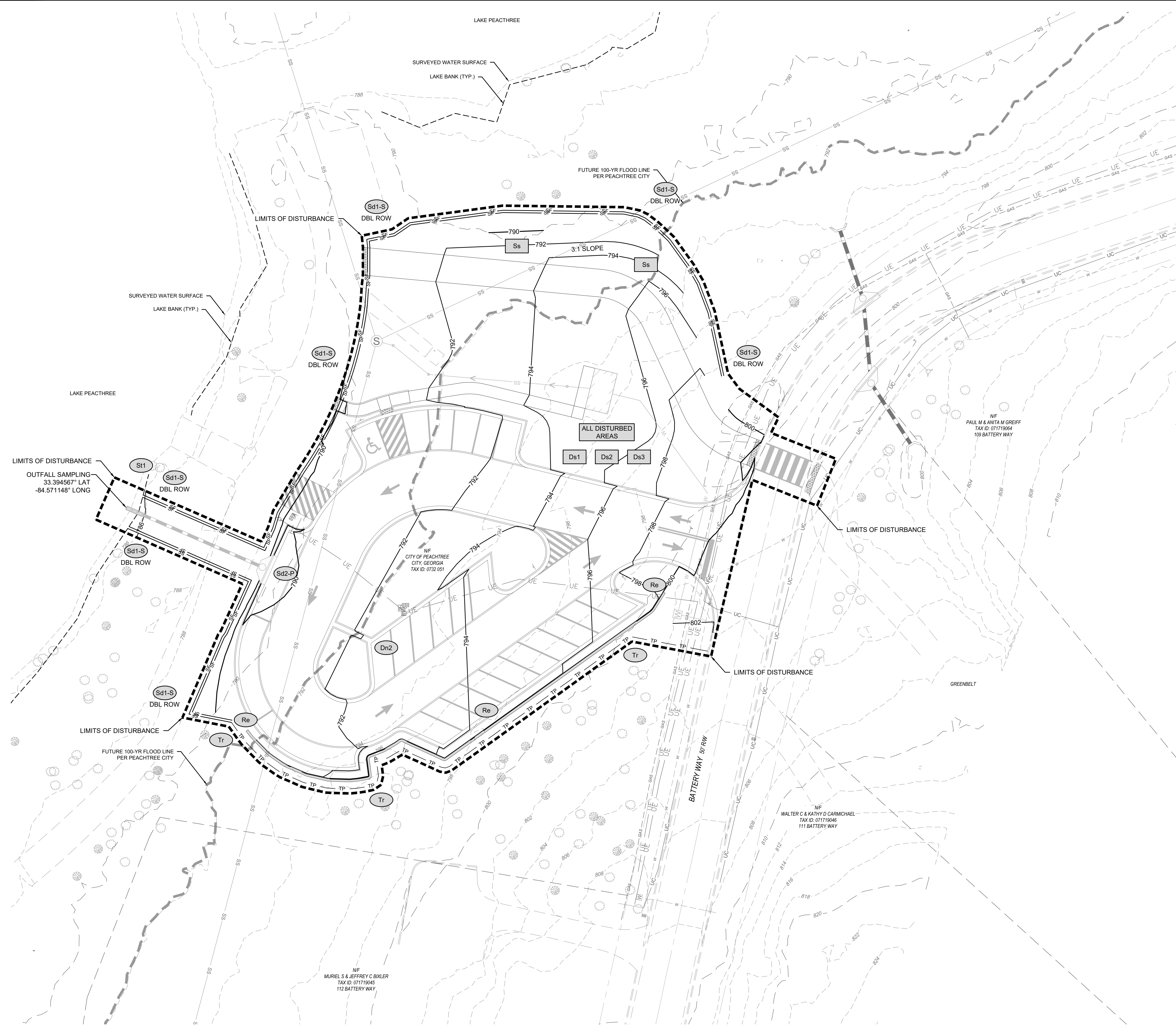
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SHEET NUMBER

4.0





LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	RW	RW
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	---	---
WATER MAIN	---	---
CONTOUR (MAJOR)	---	---
CONTOUR (MINOR)	---	---
DRAINAGE BASIN LINE	---	---

EROSION CONTROL LEGEND

SILT FENCE	SF
TREE PROTECTION	TP
LIMITS OF DISTURBANCE	---
EROSION CONTROL SYMBOLS (SEE SHEET 2.1 FOR LEGEND)	XXX
CHECK DAM (STRAW BALE)	---
INLET SEDIMENT TRAP	⊕

- #### EROSION CONTROL NOTES
- 24 HOUR CONTACT: DAVID BORKOWSKI PHONE: (770) 631-2538
 - TOTAL SITE ACREAGE: 1.02 ACRES / TOTAL DISTURBED ACREAGE: 1.02 ACRES.
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PROPOSED SITE CONDITIONS:
IMPROVEMENTS TO SITE ACCESS AND ADDITIONAL PARKING AND FACILITIES

RECEIVING WATERS:
FLINT RIVER

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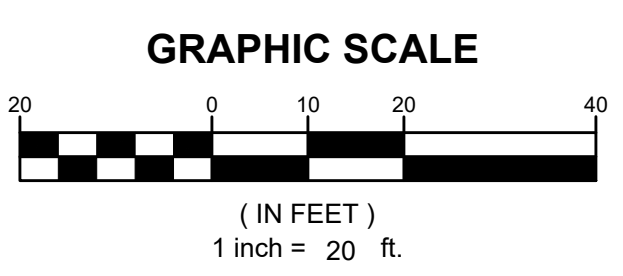
ES&PC PLAN - FINAL PHASE
FOR
**BATTERY WAY
PARK IMPROVEMENTS**
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

DATE	REVISIONS

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500 PEARLE STREET, 3RD. FLOOR
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	PROPOSED	EXISTING
RIGHT-OF-WAY	RW	RW
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STREET LIGHT	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	---	---
WATER MAIN	---	---
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE	---	---

- DEVELOPMENT NOTES:**
- ALL ROADWAY DIMENSIONS SHOWN ARE TO THE PAVEMENT AND ALL RADII ARE TO THE PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 1:20, EXCEPT AT CURB RAMPS 1:12, AND A MAXIMUM CROSS SLOPE OF 1:50. THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 1:50. THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
 - SEE SHEETS 14.0 TO 14.2 FOR CONSTRUCTION DETAILS.
 - SITE FURNITURE SHOWN, INCLUDING BUT NOT LIMITED TO PLAYGROUND(S), BENCHES, BIKE RACK(S), TRASH RECEPTACLE(S), AND PICNIC TABLE(S) ARE PRELIMINARY ONLY AND TO BE INSTALLED AT A LATER DATE.
 - PARKING CALCULATIONS:
TOTAL SPACES PROVIDED: 25 SPACES
ACCESSIBLE SPACES REQUIRED: 1 SPACE, VAN ACCESSIBLE
ACCESSIBLE SPACES PROVIDED: 1 SPACE, VAN ACCESSIBLE

SITE PLAN FOR
BATTERY WAY PARK IMPROVEMENTS
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

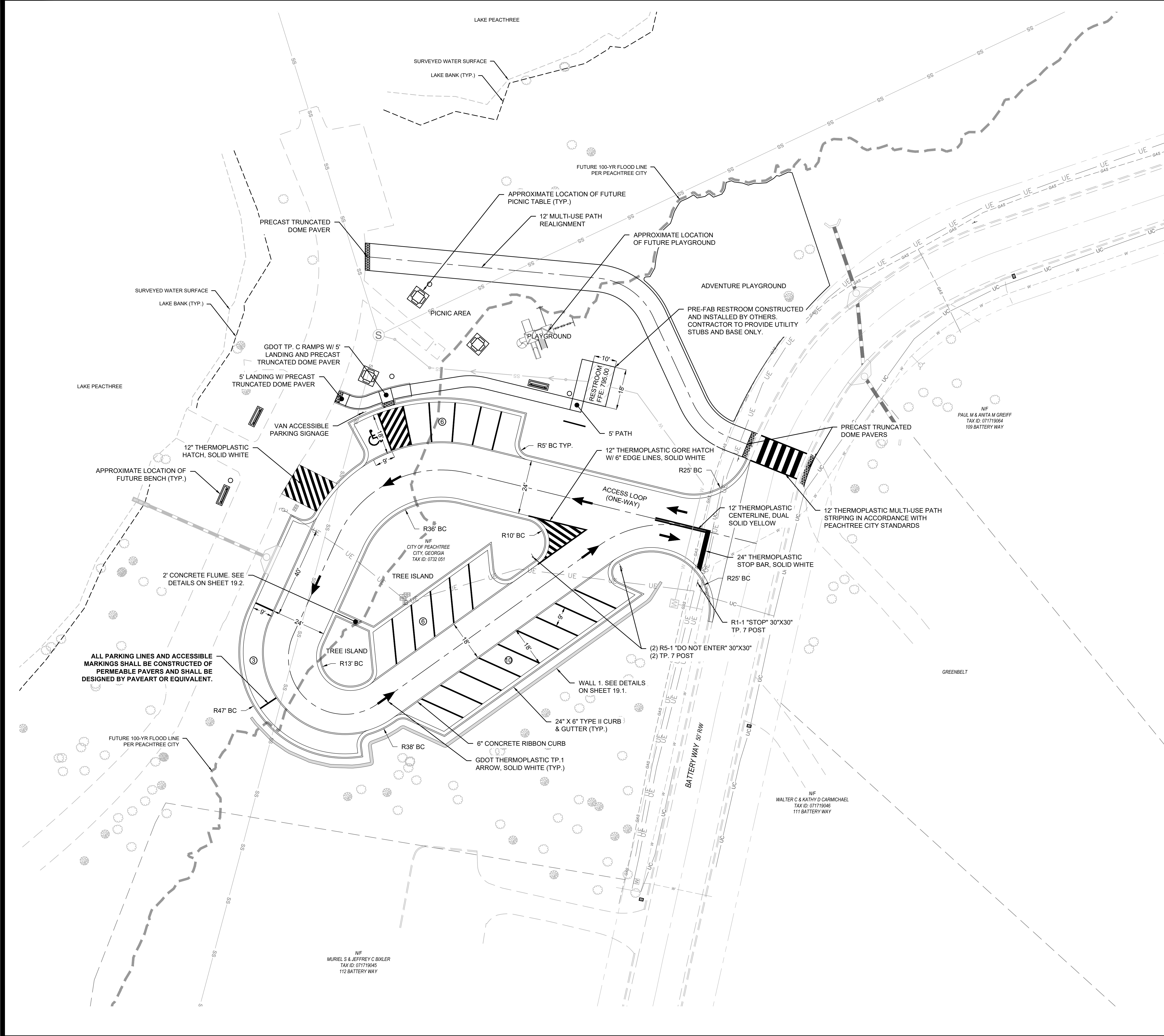
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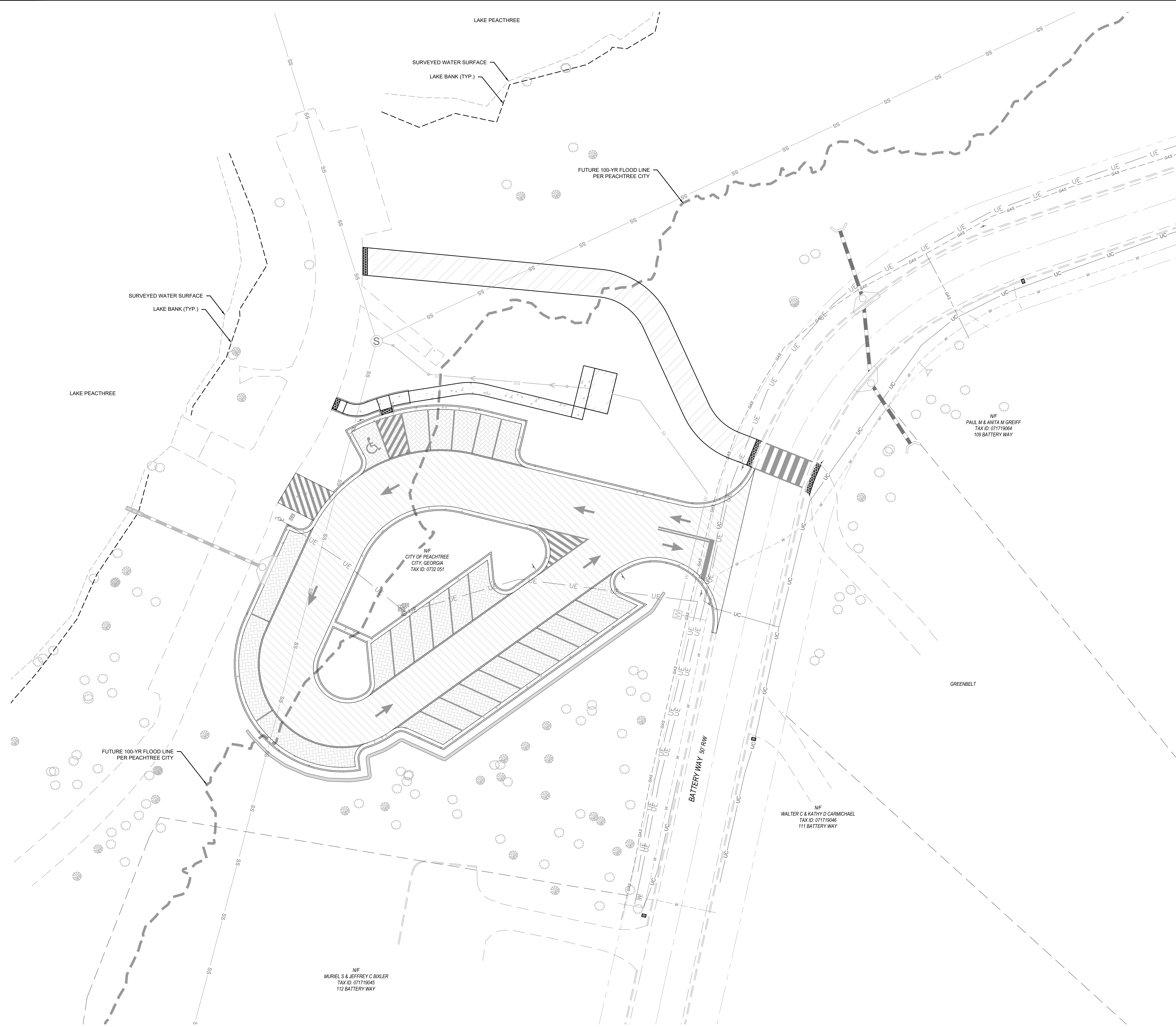
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SHEET NUMBER
7.0





	LEGEND	
	PROPOSED	EXISTING
RIGHT-OF-WAY	RW	RW
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STREET LIGHT	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE	---	---

PAVEMENT LEGEND (SEE DETAILS SHEET 14.0)	
	ASPHALT MULTI-USE PATH
	ASPHALT ACCESS
	CONCRETE SIDEWALK
	PERMEABLE PAVERS
	6" RIBBON CURB

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CLAMMING, GEORGIA 30205
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PAVEMENT PLAN
FOR
BATTERY WAY
PARK IMPROVEMENTS
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

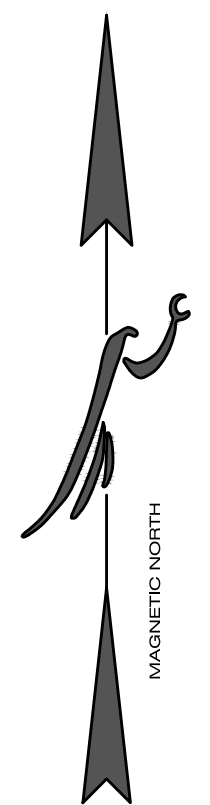
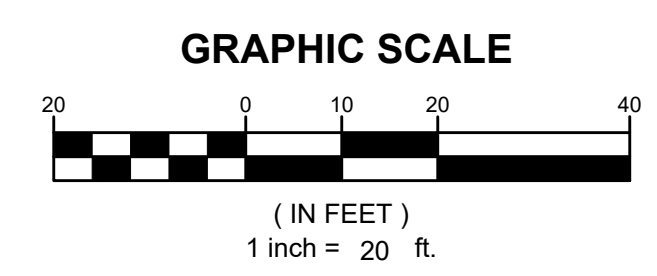
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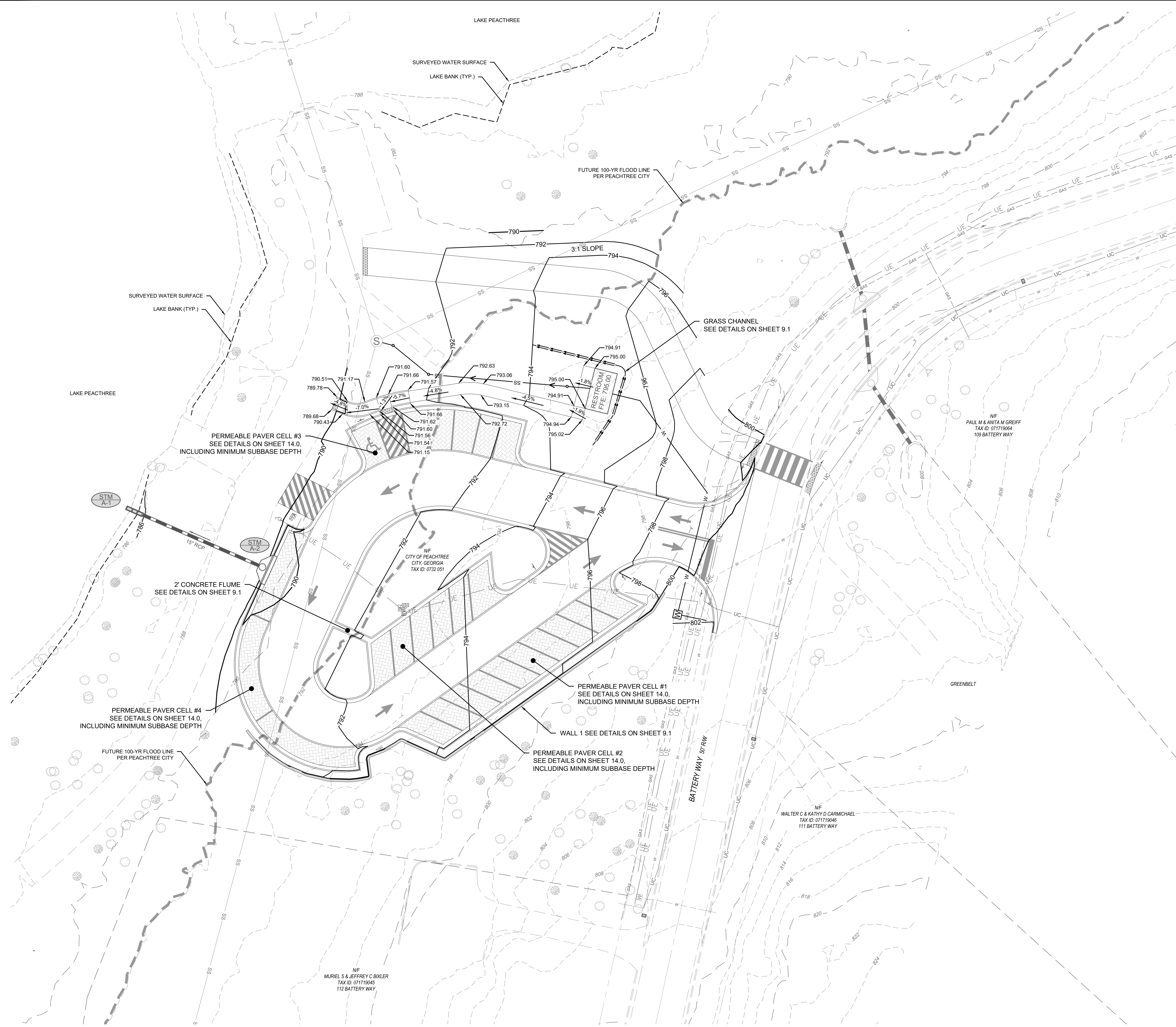
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REVIEWED BY:	-
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	LEGEND	
	PROPOSED	EXISTING
RIGHT-OF-WAY	RW	RW
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STREET LIGHT	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	---	---
WATER MAIN	---	---
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE	---	---

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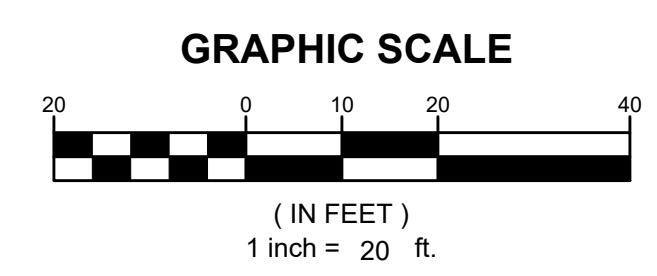
GRADING & DRAINAGE PLAN
FOR
**BATTERY WAY
PARK IMPROVEMENTS**
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

DATE	REVISIONS
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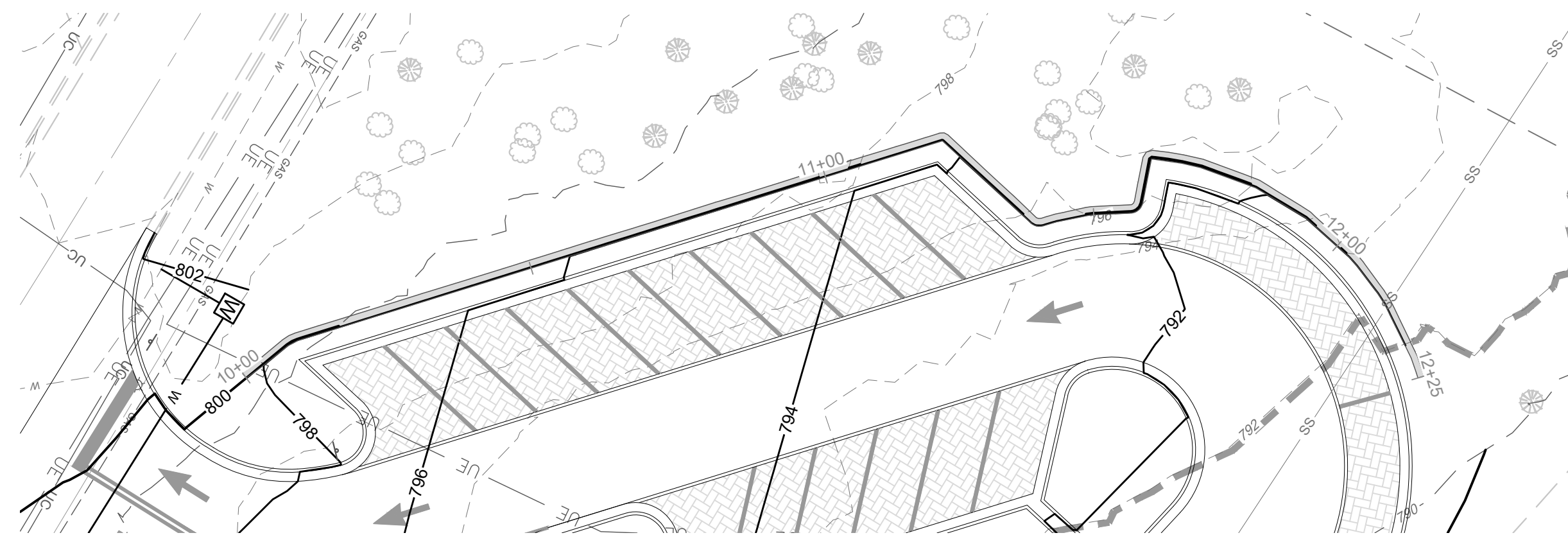
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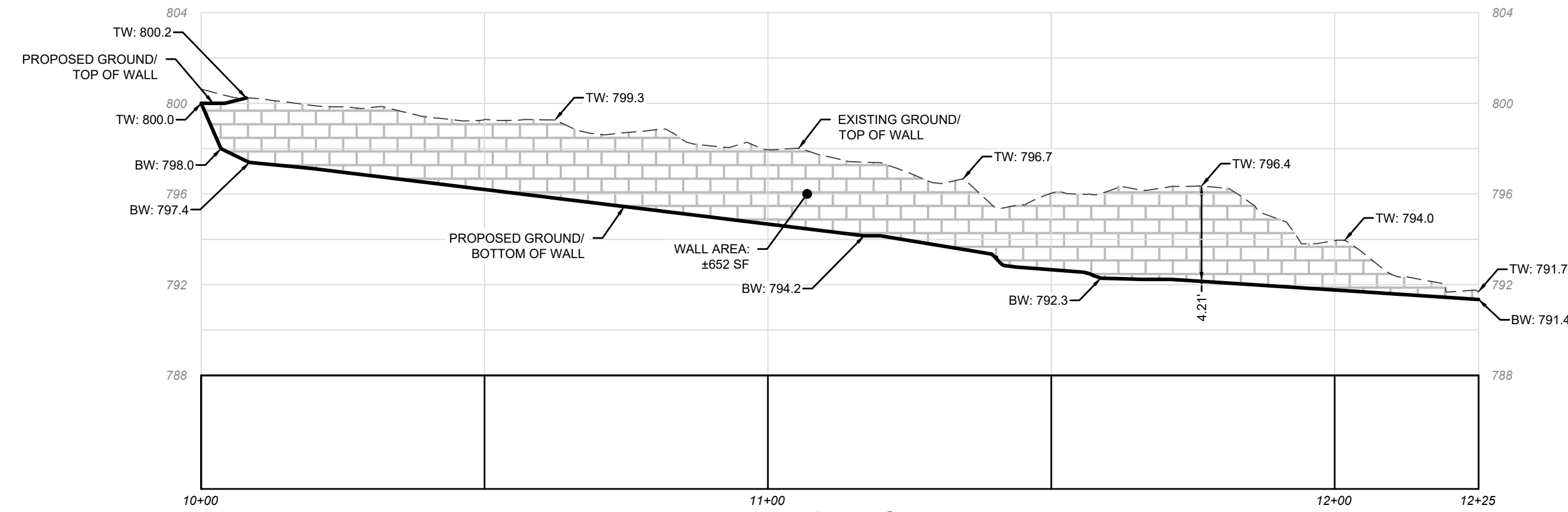
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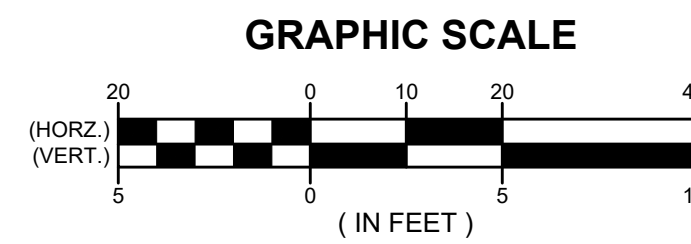


WALL 1 PLAN
SCALE: 1" = 20'



WALL 1 PROFILE

NOTE: STRUCTURAL DESIGN BY OTHERS. DESIGNER SHALL ENSURE ADEQUATE DRAINAGE BEHIND WALL.



Channel Report

Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

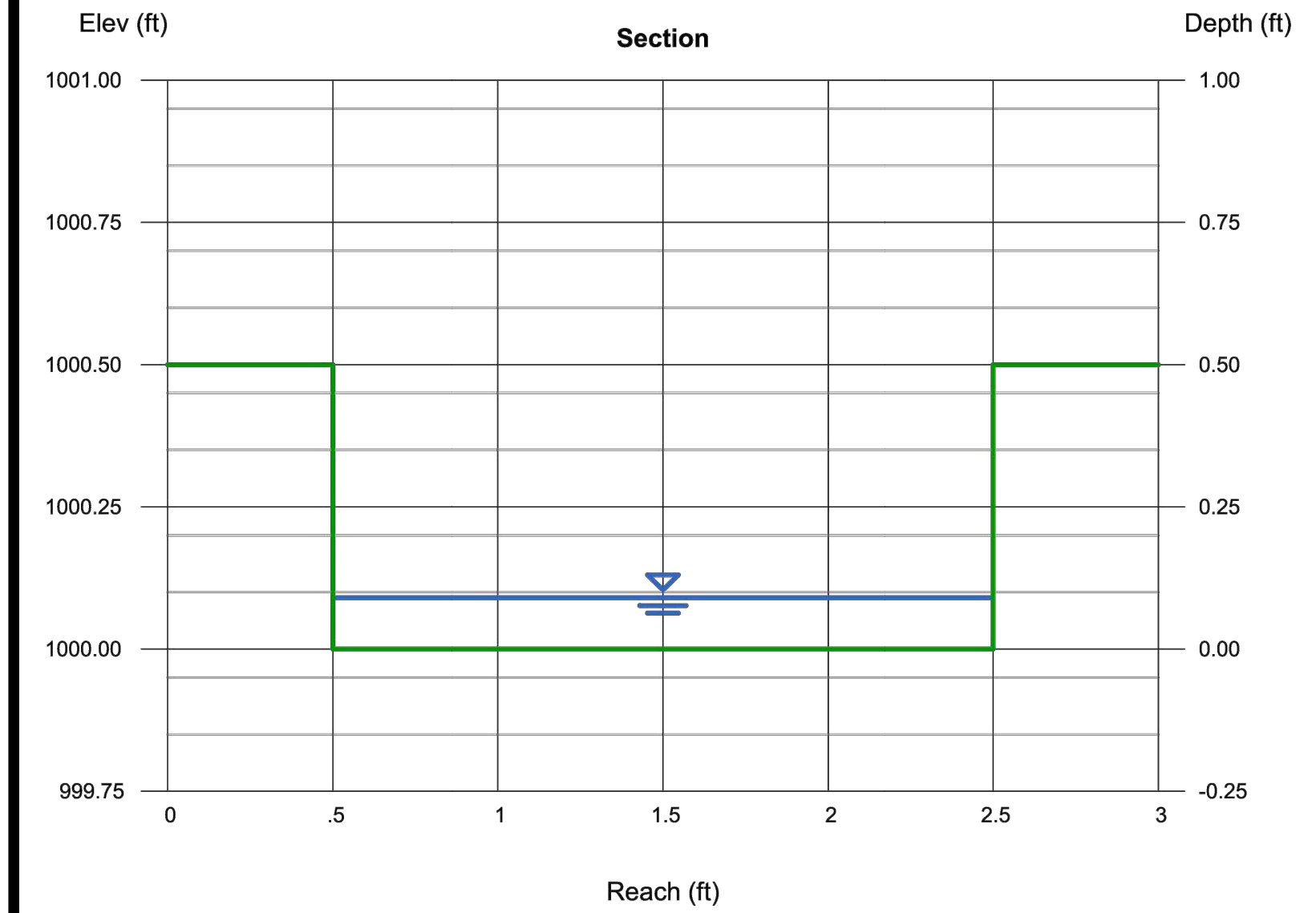
Friday, Nov 21 2025

2' CONCRETE FLUME [100-YR]

Rectangular
Bottom Width (ft) = 2.00
Total Depth (ft) = 0.50
Invert Elev (ft) = 1000.00
Slope (%) = 11.10
N-Value = 0.012

Highlighted
Depth (ft) = 0.09
Q (cfs) = 1.320
Area (sqft) = 0.18
Velocity (ft/s) = 7.33
Wetted Perim (ft) = 2.18
Crit Depth, Yc (ft) = 0.24
Top Width (ft) = 2.00
EGL (ft) = 0.93

Calculations
Compute by: Known Q
Known Q (cfs) = 1.32
Q25: 1.06 cfs
V25: 6.63 ft/s



Channel Report

Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

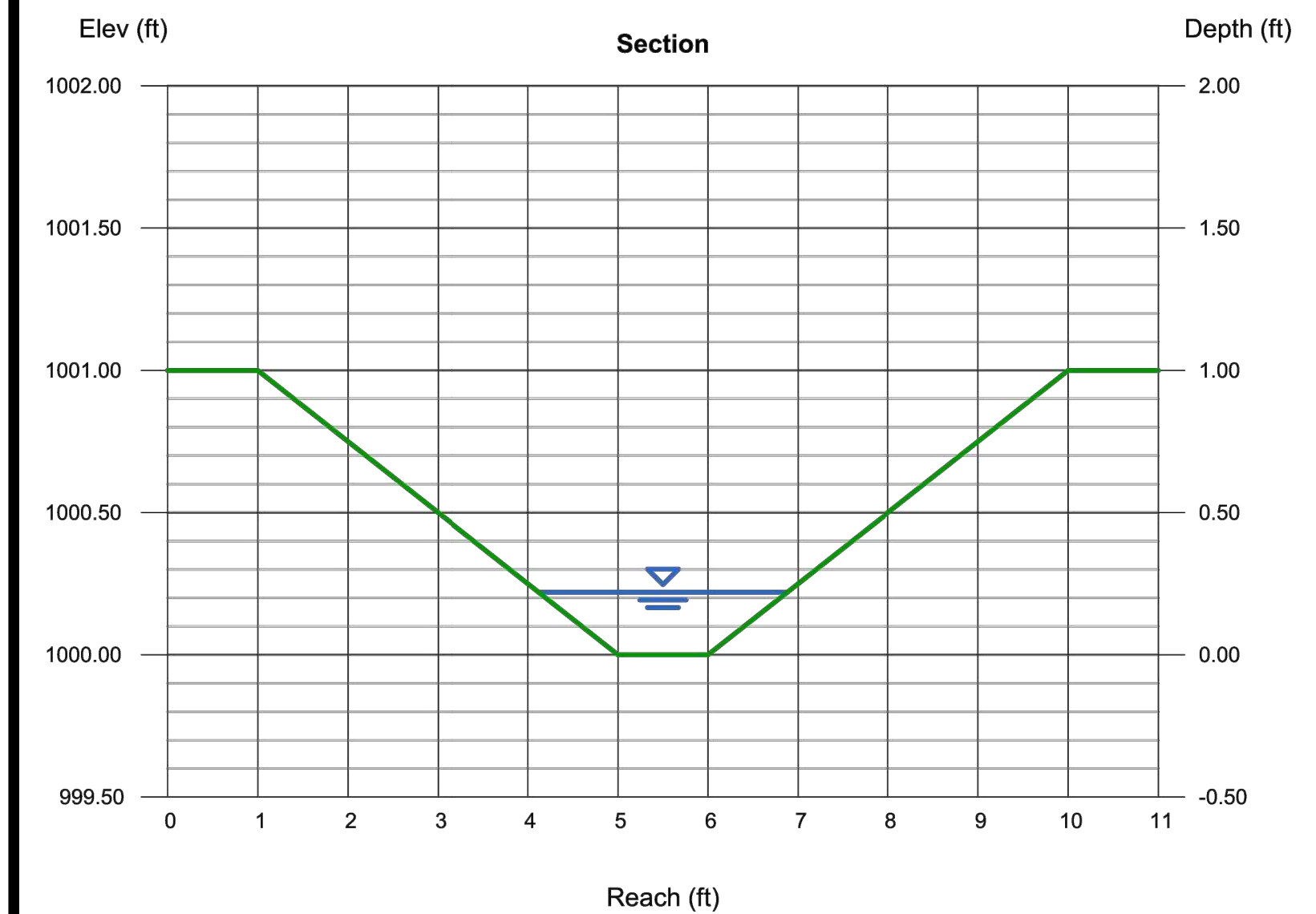
Friday, Nov 21 2025

GRASS CHANNEL [100-YR]

Trapezoidal
Bottom Width (ft) = 1.00
Side Slopes (z:1) = 4.00, 4.00
Total Depth (ft) = 1.00
Invert Elev (ft) = 1000.00
Slope (%) = 0.50
N-Value = 0.040

Highlighted
Depth (ft) = 0.22
Q (cfs) = 0.280
Area (sqft) = 0.41
Velocity (ft/s) = 0.68
Wetted Perim (ft) = 2.81
Crit Depth, Yc (ft) = 0.12
Top Width (ft) = 2.76
EGL (ft) = 0.23

Calculations
Compute by: Known Q
Known Q (cfs) = 0.28
Q25: 0.22 cfs
V25: 0.66 ft/s



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GRADING AND DRAINAGE DETAILS
FOR
**BATTERY WAY
PARK IMPROVEMENTS**
LOCATED IN:
**LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA**

DATE	REVISIONS
1.	
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UTILITY PLAN
FOR
BATTERY WAY
PARK IMPROVEMENTS
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

DATE	REVISIONS
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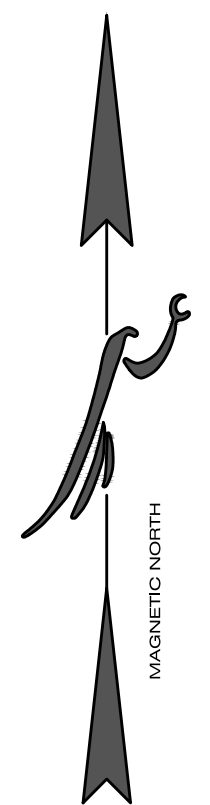
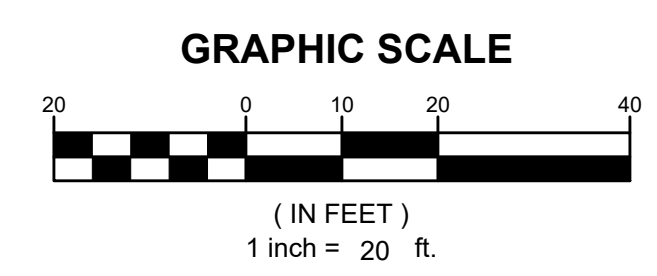



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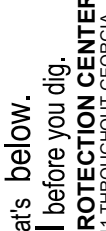
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10.0

	PROPOSED	EXISTING
RIGHT-OF-WAY	RW	RW
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT		
WATER VALVE		
WATER METER		
WEIR INLET		
JUNCTION BOX		
SANITARY SEWER MANHOLE		
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STREET LIGHT		
STORM PIPE	---	---
SEWER PIPE	---	---
WATER MAIN	---	---
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE	---	---



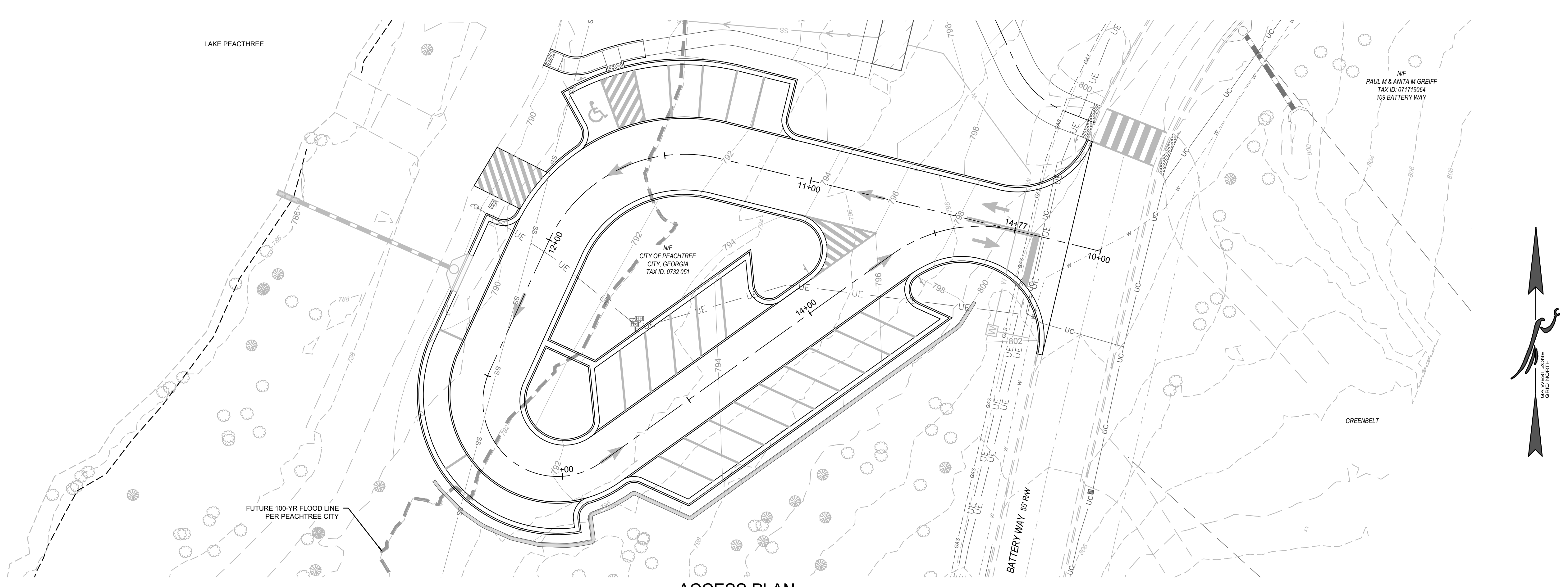
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DUBLIN, GA 30144

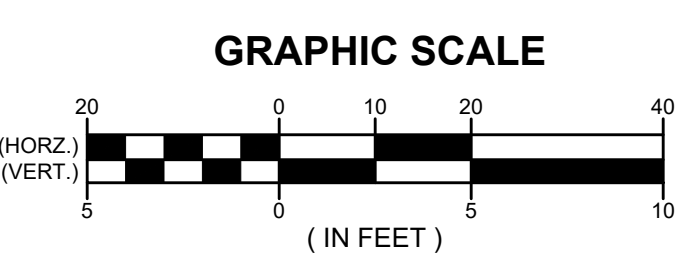



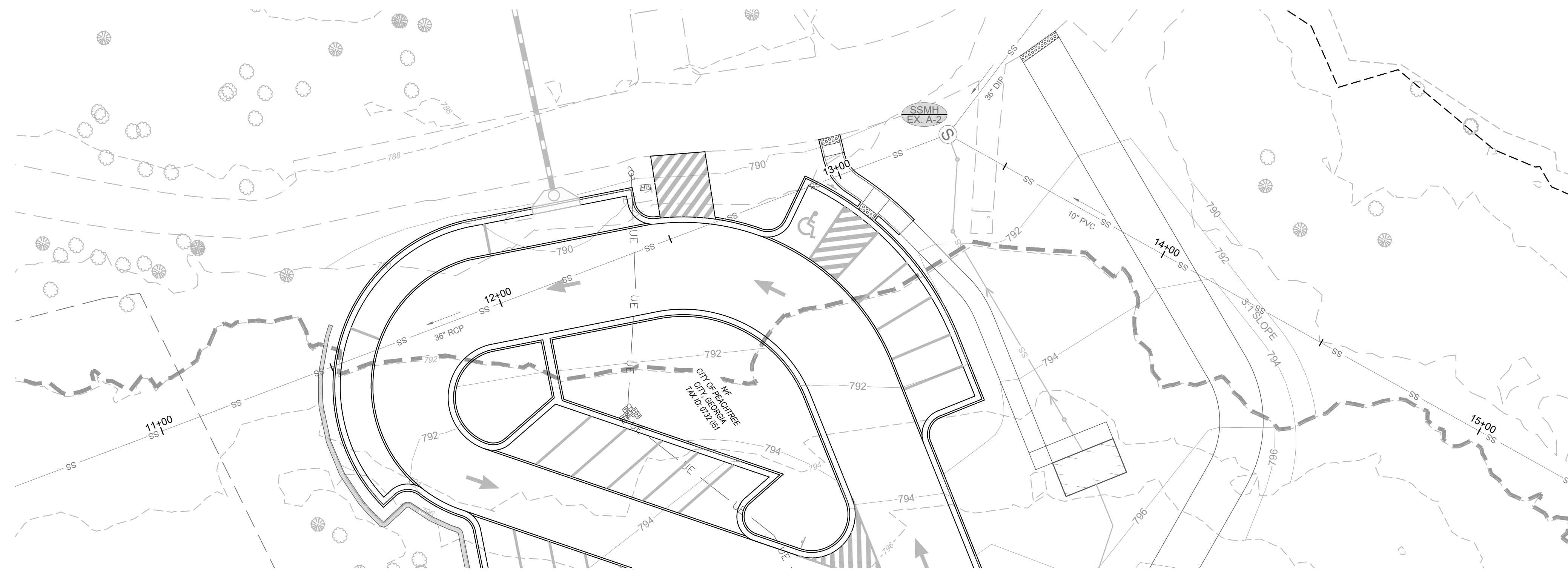
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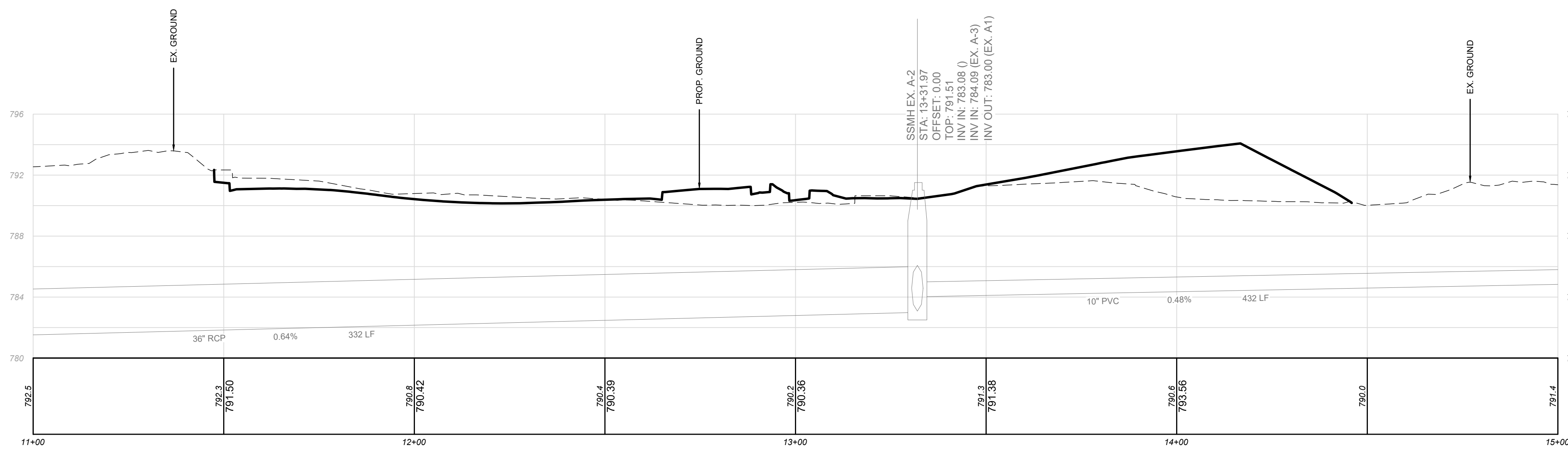
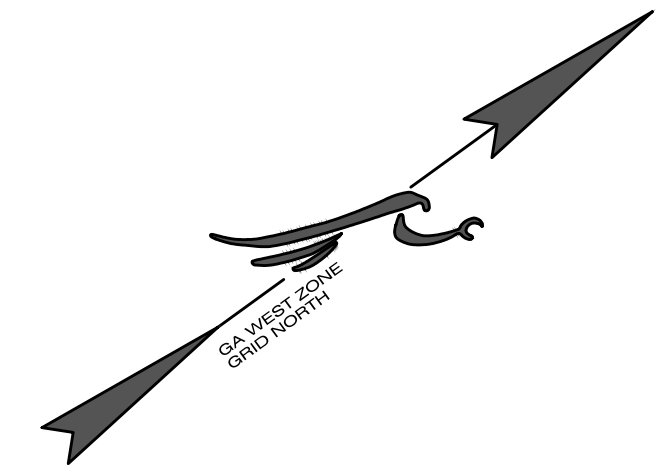
ACCESS PLAN
SCALE: 1" = 20'



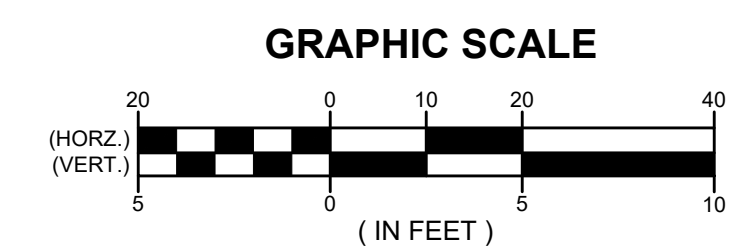


EXISTING SEWER PLAN

SCALE: 1" = 20'



EXISTING SEWER PROFILE



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ROADWAY & SAN. SEWER PLAN & PROFILE
FOR
PARK IMPROVEMENTS
LOCATED IN:
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PEACHTREE CITY, GEORGIA

DATE	REVISIONS
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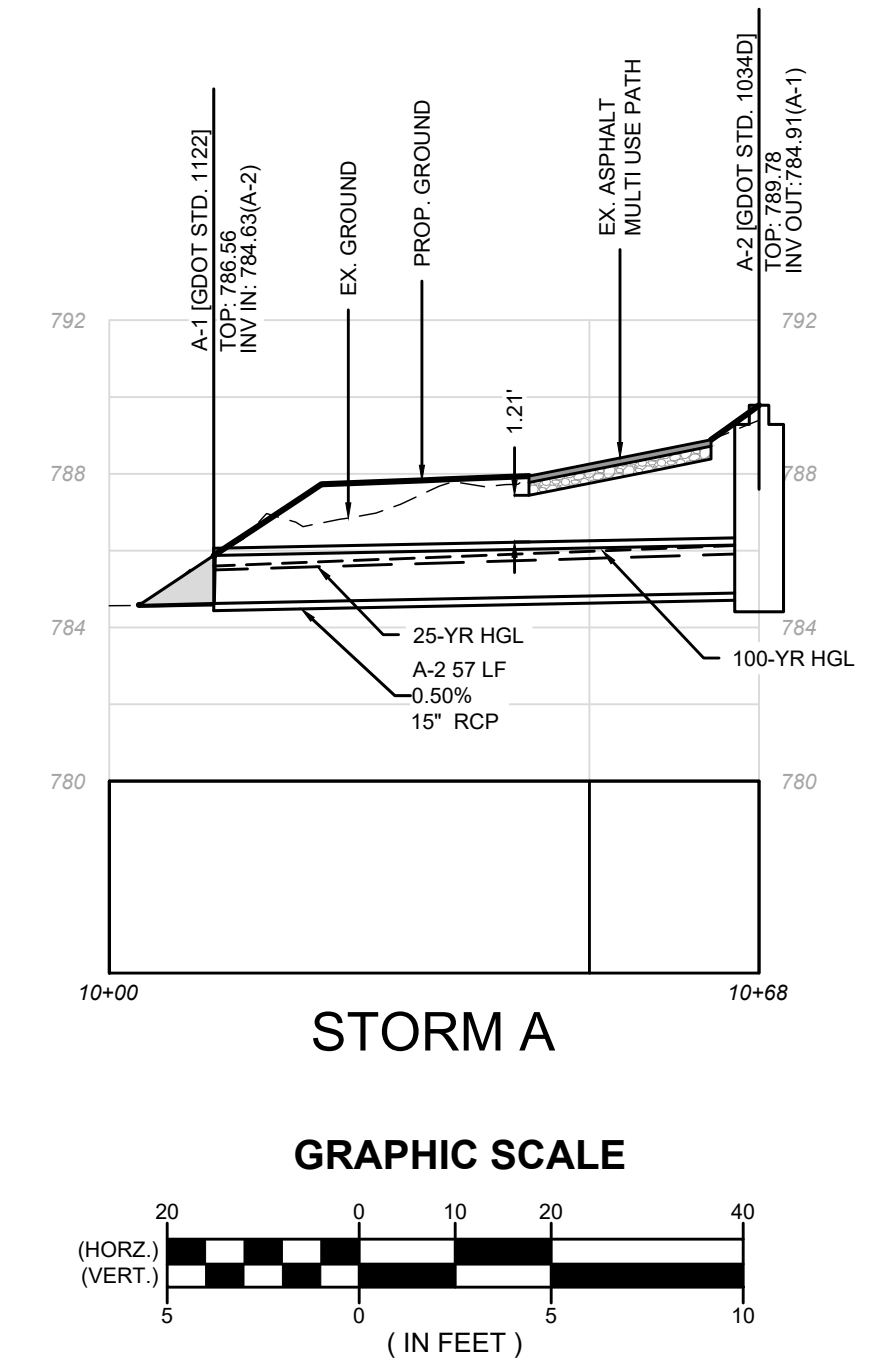
25-YR STORM DESIGN CHART - STRUCTURES						
Structure	Type	Inlet Drainage Area (ac)	Runoff Coeff.	Inlet Time of Concentration (min)	Known Q (cfs)	Gutter Spread (ft)
A-1	GDOT STD. 1122	-	-	-	-	-
A-2	GDOT STD. 1034D	0.93	0.63	8	-	13.17

100-YR STORM DESIGN CHART - STRUCTURES						
Structure	Type	Inlet Drainage Area (ac)	Runoff Coeff.	Inlet Time of Concentration (min)	Known Q (cfs)	Gutter Spread (ft)
A-1	GDOT STD. 1122	-	-	-	-	-
A-2	GDOT STD. 1034D	0.93	0.63	8	-	15.23

25-YR STORM DESIGN CHART - OVERALL																		
Pipe	Upstream Structure	Downstream Structure	Material	n-value	Diameter (in)	Length (ft)	Slope (%)	Inlet Area (ac)	Runoff Coeff.	C x A	Time of Concentration (min)	Total Flow (cfs)	Capacity (cfs)	Velocity (fps)	Inv Elev Dn (ft)	Inv Elev Up (ft)	HGL Dn (ft)	HGL Up (ft)
A-2	A-2	A-1	RCP	0.012	15	56.79	0.49	0.93	0.63	0.586	8.00	4.63	4.91	4.74	784.63	784.91	785.5	785.91

100-YR STORM DESIGN CHART - OVERALL																		
Pipe	Upstream Structure	Downstream Structure	Material	n-value	Diameter (in)	Length (ft)	Slope (%)	Inlet Area (ac)	Runoff Coeff.	C x A	Time of Concentration (min)	Total Flow (cfs)	Capacity (cfs)	Velocity (fps)	Inv Elev Dn (ft)	Inv Elev Up (ft)	HGL Dn (ft)	HGL Up (ft)
A-2	A-2	A-1	RCP	0.012	15	56.79	0.49	0.93	0.63	0.586	8.00	5.76	4.91	5.17	784.63	784.91	785.6	786.13

NOTE: A MANNING'S VALUE, N, OF 0.012 IS UTILIZED FOR THE DESIGN OF ALL STORM WATER CONVEYANCE AND SHALL BE REQUIRED FOR ALL INSTALLED PIPES. ALUMINUM ALLOY CORRUGATED METAL PIPE (AACMP) OR REINFORCED CONCRETE PIPE (RCP) MAY BE SUBSTITUTED FOR HIGH-DENSITY POLYETHYLENE PIPE (HDPE). RCP IS REQUIRED UNDER ALL PAVEMENT.



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STORM PROFILES & PIPE CHARTS
FOR
**BATTERY WAY
PARK IMPROVEMENTS**
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

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SHEET NUMBER
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Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) MATERIALS AND RATES:	
MATERIAL	RATE
STRAW OR HAY	2-4" DEEP
WOOD WASTE, CHIPS, SAW DUST OR BARK	2-3" DEEP
POLYETHYLENE FILM	COMPLETELY COVER AREA

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS) SEEDING RATES FOR TEMPORARY SEEDINGS¹

Species	Broadcast Rates	Resource Area ¹	Planting Dates by Resource Area												Remarks
			J	F	M	A	M	J	J	A	S	O	N	D	
BARLEY <i>Hordeum vulgare</i>	Alone 3 bu. (144 lbs)	3.3 lbs	M-L												14,000 seed per pound. Winter hardy. Use on productive soils.
In Mixture	1/2 bu. (24 lbs)	0.6 lb	P												
LESPEDEZA, ANNUAL <i>Lespedeza striata</i>	Alone	40 lbs	0.9 lb	M-L											200,000 seed per pound. May volunteer for several years. Use inoculant EL.
In Mixture	10 lbs	0.2 lb	P												
LOVEGRASS, WEEPING <i>Eragrostis curvula</i>	Alone	4 lbs	0.1 lb	M-L											1,500,000 seed per pound. May last for several years. Mix with <i>Sericea lespedeza</i> .
In Mixture	2 lbs	0.05 lb	P												
MILLET, BROWNTOP <i>Panicum fasciculatum</i>	Alone	40 lbs	0.9 lb	M-L											137,000 seed per pound. Quick dense cover. Will provide excessive competition in mixtures if seeded at high rate.
In Mixture	10 lbs	0.2 lb	P												
MILLET, PEARL <i>Pennisetum glaucum</i>	Alone	50 lbs	1.1 lbs	M-L											88,000 seed per pound. Quick dense cover. Use on lower part of Southern Coastal Plain and Atlantic Coastal Flatwoods only.
In Mixture	1/2 bu. (24 lbs)	0.6 lb	P												
OATS <i>Avena sativa</i>	Alone	4 bu. (128 lbs)	2.9 lbs	M-L											13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.
In Mixture	1 bu. (32 lbs)	0.7 lb	P												
RYE <i>Secale cereale</i>	Alone	3 bu. (168 lbs)	3.9 lbs	M-L											18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
In Mixture	1/2 bu. (28 lbs)	0.6 lb	P												
RYEGRASS, ANNUAL <i>Lolium temulentum</i>	Alone	40 lbs	0.9 lb	M-L											227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
In Mixture	10 lbs	0.2 lb	P												
SUDANGRASS <i>Sorghum sudanese</i>	Alone	60 lbs	1.4 lbs	M-L											55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
In Mixture	1/2 bu. (24 lbs)	0.6 lb	P												
TRITICALE <i>X-Triticosecale</i>	Alone	3 bu. (144 lbs)	3.3 lbs	M-L											Use on lower part of Southern Coastal Plain and Atlantic Coastal Flatwoods only.
In Mixture	1/2 bu. (24 lbs)	0.6 lb	P												
WHEAT <i>Triticum aestivum</i>	Alone	3 bu. (180 lbs)	4.1 lbs	M-L											15,000 seed per pound. Winter hardy.
In Mixture	1/2 bu. (30 lbs)	0.7 lb	P												

Construction Exit



DEFINITION
A stone stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk or parking area or any other area where there is a transition from bare soil to a paved area.

PURPOSE
To reduce or eliminate the transport of mud from the construction area onto public rights-of-way by motor vehicles or by runoff.

CONDITIONS
This practice is applied at appropriate points of construction egress. Geotextile underliners are required to stabilize and support the pad aggregates.

DESIGN CRITERIA
Formal design is not required. The following standards shall be used:

Aggregate Size
Stone will be in accordance with National Stone Association R-2 (1.5 to 3.5 inch stone).

Pad Thickness
The gravel pad shall have a minimum thickness of 6 inches.

Pad Width
At a minimum, the width should equal full width of all points of vehicular egress, but not less than 20 feet wide.

Pad Length
The gravel pad shall have a minimum length

of 50 feet. When the construction is less than 50' from the paved access, the length shall be from the edge of existing pavement to the permitted building being constructed.

Washing
If the action of the vehicle traveling over the gravel pad does not sufficiently remove the mud, the tires should be washed prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone and provisions that intercept the sediment-laden runoff and direct it into an approved sediment trap or sediment basin.

Location
The exit shall be located or protected to prevent sediment from leaving the site.

CONSTRUCTION SPECIFICATIONS
It is recommended that the egress area be excavated to a depth of 3 inches and be cleared of all vegetation and roots.

Diversion Ridge
On sites where the grade toward the paved area is greater than 2%, a diversion ridge 6 to 8 inches high with 3:1 side slopes shall be constructed across the foundation approximately 15 feet above the road.

Geotextile
The geotextile underliner must be placed the full length and width of the entrance. Geotextile selection shall be based on AASHTO M288-06 specification:

- For subgrades with a CBR greater than or equal to 3 or shear strength greater than 90 kPa, geotextile must meet requirements of section AASHTO M288-06 Section 7.3, Separation Requirements.
- For subgrades with a CBR between 1 and 3 or shear strength between 30 and 90 kPa, geotextile must meet requirements of section AASHTO M288-06 Section 8, Geotextile Property Requirements for Sub-surface Drainage, Separation, Stabilization, and Permanent Erosion Control (Geotextile Property Requirements).

Storm Drain Outlet Protection



DEFINITION
Paved and/or riprapped channel sections, placed below storm drain outlets.

PURPOSE
To reduce velocity of flow before entering receiving channels below storm drain outlets.

CONDITIONS
This standard applies to all storm drain outlets, road culverts, paved channel outlets, etc., discharging into natural or constructed channels. Analysis and/or treatment will extend from the end of the conduit, channel or structure to the point of entry into an existing stream or publicly maintained drainage system.

DESIGN CRITERIA
Structurally lined aprons at the outlets of pipes and paved channel sections shall be designed according to the following criteria:

Capacity
Peak stormflow from the 25-year, 24-hour frequency storm or the storm specified in Title 12-7-1 of the Official Code of Georgia Annotated or the design discharge of the water conveyance structure, whichever is greater.

Tailwater Depth
The depth of tailwater immediately below the pipe outlet must be determined for the design capacity of the pipe. Manning's Equation may be used to determine tailwater depth. If the tailwater depth is less than half the diameter of the outlet pipe, it shall be classified as a Minimum Tailwater Condition. If the tailwater depth is greater than half the pipe diameter, it shall be classified as a

Maximum Tailwater Condition. Pipes that outlet onto flat areas with no defined channel may be assumed to have a Minimum Tailwater Condition.

Apron Length and Thickness
The apron length and d_{50} stone median size, shall be determined from the curves according to tailwater conditions:

- Minimum Tailwater- Use Figure 6-34.1
- Maximum Tailwater- Use Figure 6-34.2
- Maximum Stone Size = $1.5 \times d_{50}$
- Apron Thickness = $1.5 \times d_{max}$

Apron Width
If the pipe discharges directly into a well-defined channel, the apron shall extend across the channel bottom and up the channel banks to an elevation one foot above the maximum tailwater depth or to the top of the bank (whichever is less). If the pipe discharges onto a flat area with no defined channel, the width of the apron shall be determined as follows:

- The upstream end of the apron, adjacent to the pipe, shall have a width three times the diameter of the outlet pipe.
- For a Minimum Tailwater Condition, the downstream end of the apron shall have a width equal to the pipe diameter plus the length of the apron. Refer to Figure 6-34.1.
- For a Maximum Tailwater Condition, the downstream end shall have a width equal to the pipe diameter plus 0.4 times the length of the apron. Refer to Figure 6-34.2.

Bottom Grade
The apron shall be constructed with no slope along its length (0.0% grade). The invert elevation of the downstream end of the apron shall be equal to the elevation of the invert of the receiving channel. There shall be no overlap at the end of the apron.

Side Slope
If the pipe discharges into a well-defined channel, the side slopes of the channel shall not be steeper than 2:1.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Species	Broadcast Rates	Resource Area ¹	Planting Dates by Resource Area												Remarks
			J	F	M	A	M	J	J	A	S	O	N	D	
BAHIA, PENSACOLA <i>Paspalum notatum</i>	Alone or With Temporary Cover	60 lbs	1.4 lbs	P											166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with <i>Sericea lespedeza</i> or weeping lovegrass.
With Other Perennials	30 lbs	0.7 lb	C												
BAHIA, WILMINGTON <i>Paspalum notatum</i>	Alone or With Temporary Cover	60 lbs	1.4 lb	M-L											Same as above.
With Other Perennials	30 lbs	0.7 lb	P												
BERMUDA, COMMON <i>Cynodon dactylon</i>	Unhulled Seed	10 lbs	0.2 lb	P											1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
With Other Perennials	6 lbs	0.1 lb	C												
BERMUDA SPRIGS <i>Cynodon dactylon</i>	Coastal, Common, Midland, or Tift 44	40 cu ft	0.9 cu ft	M-L											A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs.
Coastal, Common, or Tift 44				P											
sod plugs 3"x3"				C											Southern Coastal Plain only.
GENTIPEDA <i>Eremochloa ophiuroides</i>	Block sod only			P											Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winter hardy as far as north Athens and Atlanta.
CROWNVEATCH <i>Cornicola varia</i>	With winter annuals or cool season grasses	15 lbs	0.3 lbs	M-L											100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink, and white blossoms spring to late fall. Mix with 30 pounds of Tall fescue or 15 pounds of rye. Inoculate seed with M inoculant. Use from North Atlanta and Northward.
Alone				P											
FESCUE, TALL <i>Festuca arundinacea</i>	Alone	50 lbs	1.1 lbs	M-L											227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 lbs	0.7 lbs	P												
Pueraria thumbergiana	Plants or crowns	3' - 7' apart		ALL											Rapid and vigorous growth. Excellent in gully erosion control. Will climb good livestock forage.
LESPEDEZA SERICEA <i>Lespedeza cuneata</i>	Alone	60 lbs	1.4 lbs	M-L											350,000 seed per pound. Widely adapted. Low maintenance. Mix with weeping lovegrass, common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with EL inoculant.
In Mixture	1/2 bu. (24 lbs)	0.6 lb	P												
seed-bearing hay	3 tons	1338 lbs		M-L											Mix with tall fescue or winter annuals. Cut when seed mixture is mature but before it shatters. Add tall fescue or winter annuals.
LESPEDEZA <i>Ambro virgata</i>	Alone	60 lbs	1.4 lbs	M-L											350,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading-type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with <i>Sericea lespedeza</i> . Slow to develop solid stands. Inoculate seed with EL inoculant.
LESPEDEZA <i>Lespedeza bicolor</i>	Alone	75 lbs	1.7 lbs	M-L											Provide wildlife food and cover.
LESPEDEZA <i>Lespedeza thumbergii</i>	Alone	75 lbs	1.7 lbs	M-L											
plants	3' x 3'			P											
LOVEGRASS, WEEPING <i>Eragrostis curvula</i>	Alone	4 lbs	0.1 lb	M-L											1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with <i>Sericea lespedeza</i> on roadbanks.
with other perennials	2 lbs	0.05 lb	P												
MAIDENCANE <i>Panicum hemitomon</i>	Alone	2' x 3' spacing		ALL											For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
PANICGRASS, ATLANTIC COASTAL <i>Panicum amarum var amarum</i>	Alone	20 lbs	0.5 lb	M-L											Grow well on coastal sand dunes, borrow areas and gravel pits. Provide winter cover for wildlife. Mix with <i>Sericea lespedeza</i> except on sand dunes.
REED CANARY GRASS <i>Phalaris arundinacea</i>	Alone	50 lbs	1.1 lb	M-L											Grow well on coastal sand dunes, borrow areas and gravel pits. Provide winter cover for wildlife. Mix with <i>Sericea lespedeza</i> except on sand dunes.
with other perennials	30 lbs	0.7 lb	P												
SUNFLOWER, 'AZTEC' <i>Helianthus maximiliani</i>	Alone	10 lbs	0.2 lb	M-L											227,000 seed per pound. Mix with weeping lovegrass or other low-growing grasses or legumes.

¹Reduce seeding rates by 50% when drilled.
²PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specifications.
M-L represents the Mountain, Blue Ridge, and Ridges and Valleys MLRA
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coastal Flatwoods MLRAs (see Figure 6-4.1, p. 6-40 of the Georgia Manual for Sedimentation and Erosion Control, 2014)

Dust Control on Disturbed Areas



DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
To prevent surface and air movement of dust from exposed soil surfaces.

To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS
This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS
A. Temporary Methods

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification Tac - Tackifiers. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification Tac - Tackifiers.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency

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measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods
Permanent Vegetation. See specification Ds3 - Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

Topsailing. This entails covering the surface with less erosive soil material. See specification Tp - Topsailing.

Stone. Cover surface with crushed stone or coarse gravel. See specification Cr-Construction Road Stabilization.

6-55

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

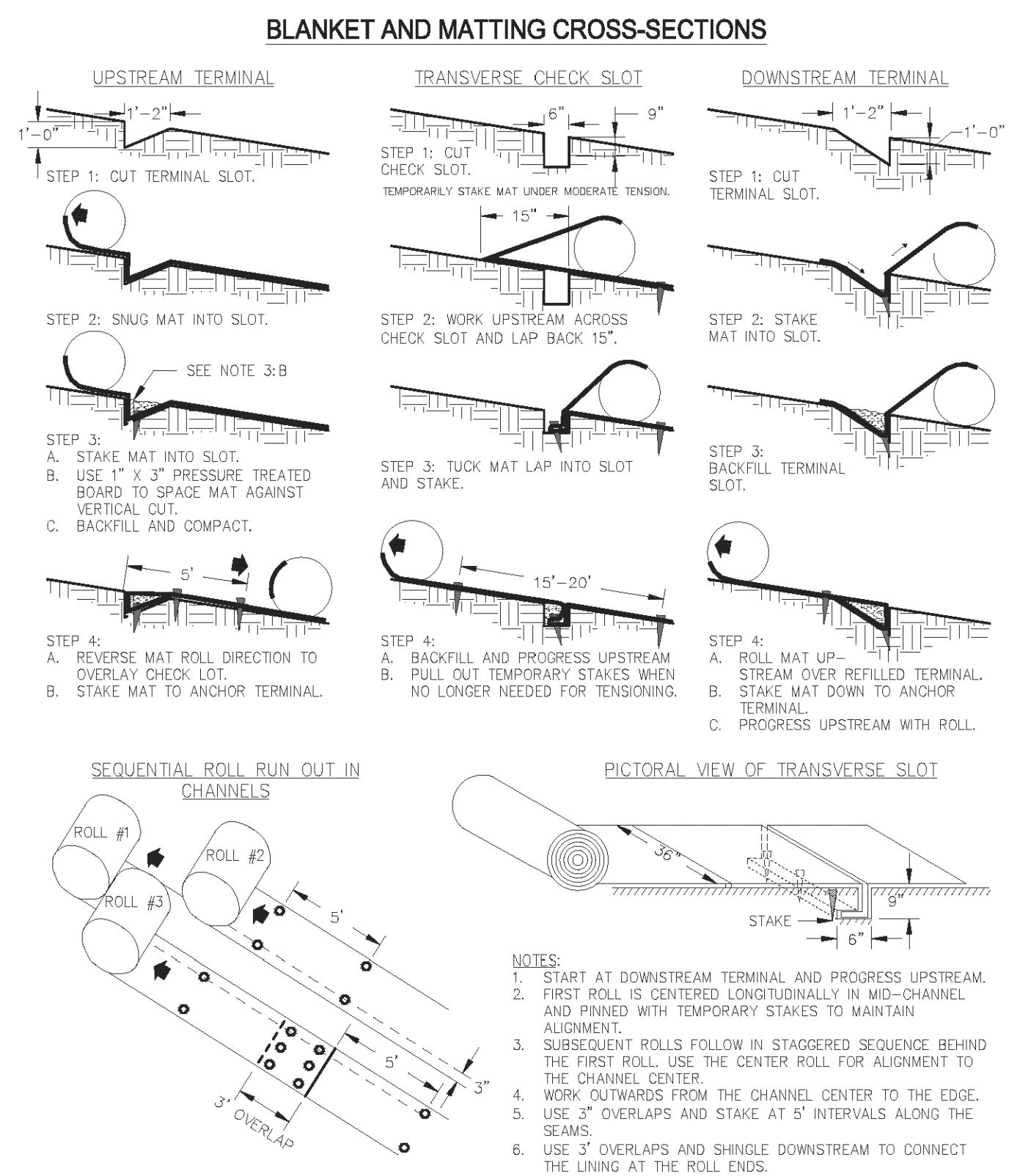


Figure 6-10.1 - Typical Installation Guidelines for Matting and Blankets

6-71

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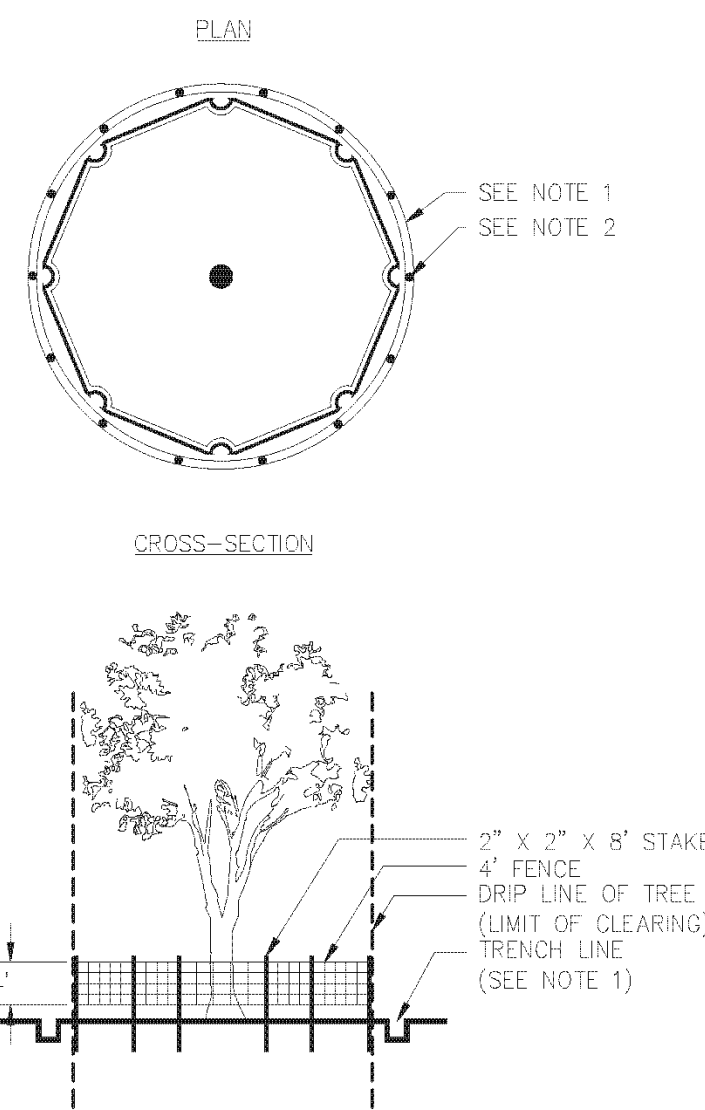
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PROJ NUMBER: 498.002
DRAWN BY: GS
REVIEWED BY:

TREE PROTECTION

"SNOW" FENCE



- NOTES:**
- USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4" - 5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
 - SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER. (SET STAKES NO GREATER THAN 6 FEET ON CENTER—REBAR IS NOT TO BE USED FOR STAKES).
 - MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 - DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 - FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

Figure 6-38.1

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Retaining Wall



DEFINITION
A wall constructed of one or more of the following: concrete masonry, reinforced concrete cribbing, treated timbers, steel pilings, gabions, stone drywall, rock riprap, etc.

PURPOSE
To assist in the stabilization of cut or fill slopes where stable slopes are not attainable without the use of the wall.

CONDITIONS
Use in conjunction with cut or fill slopes that, because of space limitations or unstable material, do not allow the stable slope criteria listed above, e.g. cuts into steep hillsides on small lots or cuts into hillsides behind shopping centers to provide loading space.

DESIGN CRITERIA
General
The design of a retaining wall is a complicated process. Many factors must be taken into account such as: stresses and forces outside and within the wall, allowable height and minimum thickness. Other considerations are: foundation design with respect to loadings, bearing values of soils and footing dimensions. Additional design factors are safety hazards, subsurface and surface drainage and appearance.

Each situation requires a specific design that is within the capabilities of the design professional. Consideration should be given to all of the alternative methods with regard to construction of the

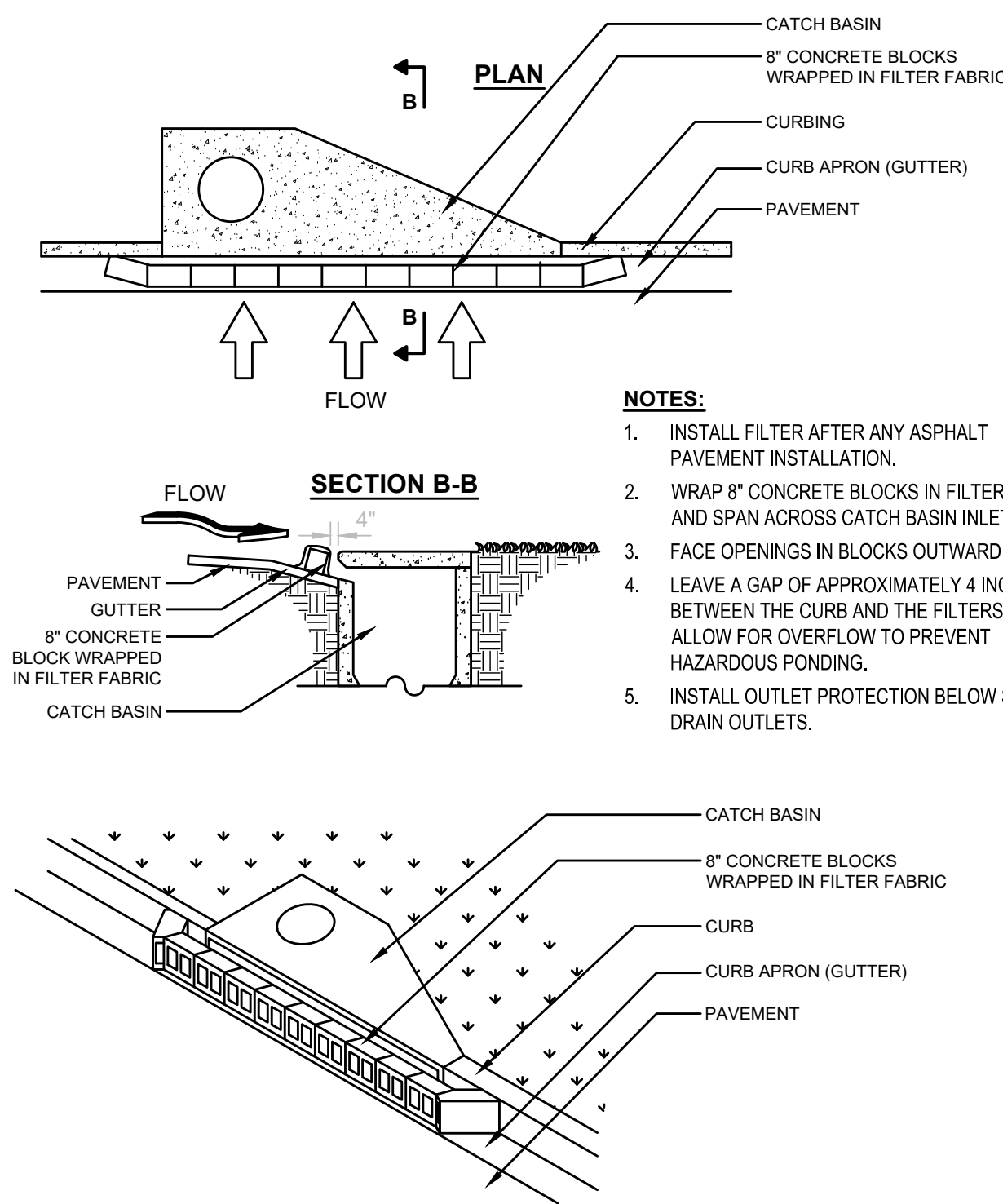
wall. Some methods are:

- Concrete masonry
- Concrete cribbing
- Gabions
- Steel piling
- Stone drywall
- Rock riprap, etc.
- Treated timbers
- Geotextile wrapped-face wall
- Geotextile reinforced steep slopes

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(Sd2-P) CURB INLET FILTER "PIGS IN BLANKET"

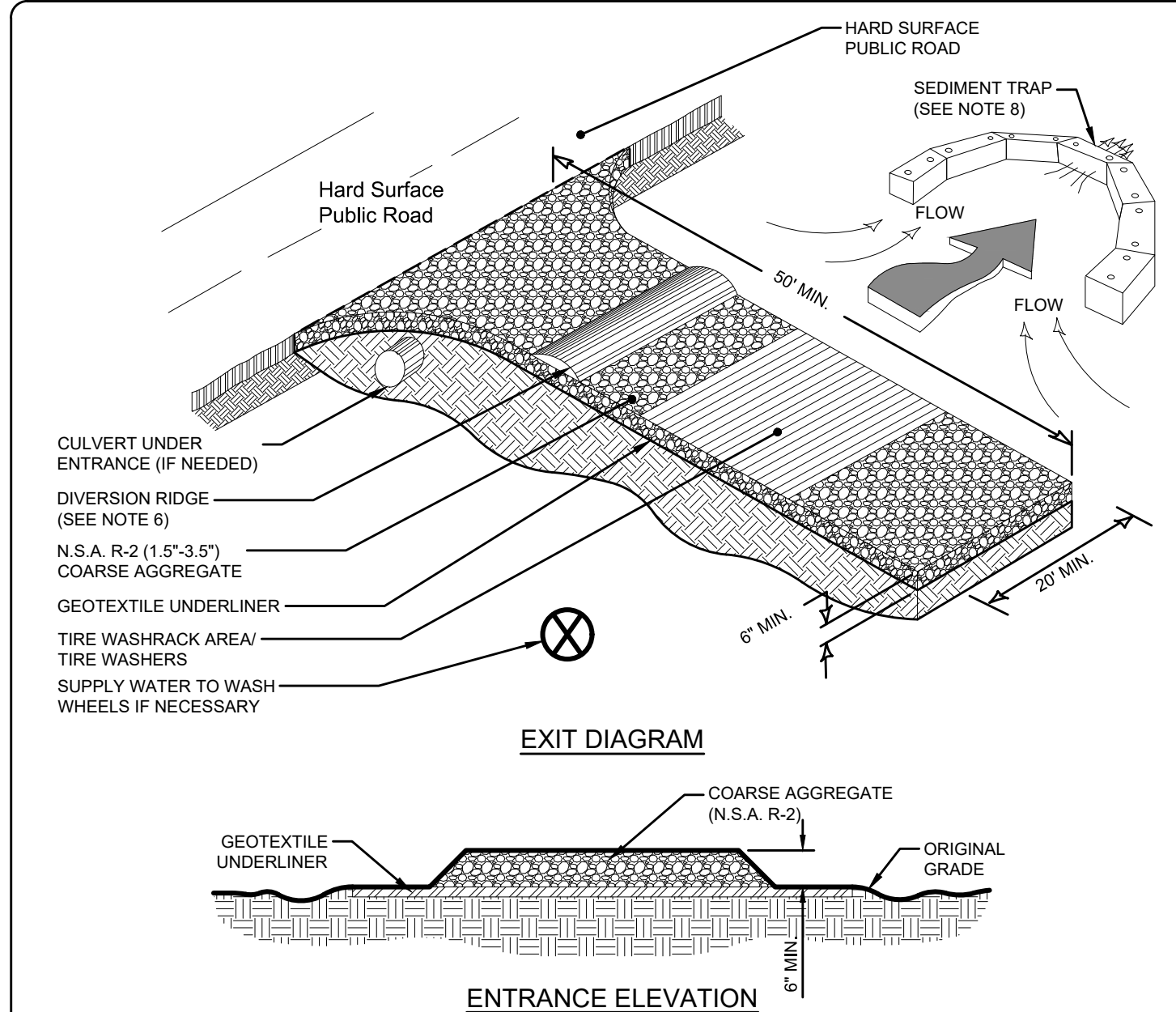


- NOTES:**
- INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
 - WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
 - FACE OPENINGS IN BLOCKS OUTWARD.
 - LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
 - INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

FIGURE 6-28.6 CURB INLET FILTER "PIGS IN BLANKET"

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- NOTES:**
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5" - 3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (VERTICAL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUTS OF ANY MEASURES USED TO TRAP SEDIMENT.

(Co) CRUSHED STONE CONSTRUCTION EXIT

Figure 6-14.1

6-142

Permanent Downdrain Structure



DEFINITION
A permanent structure to safely convey surface runoff from the top of a slope to the bottom of the slope.

PURPOSE
The purpose of this standard is to convey storm runoff safely down cut or fill slopes to minimize erosion.

CONDITIONS
Several types of structures may be used as a permanent downdrain. All structures shall satisfy the standards and specification set forth by the Georgia Department of Transportation. The following types of structures may be used:

Paved Flume
The paved flume may have a parabolic, rectangular or trapezoidal cross-section.

Pipe
The pipe may be constructed of materials including steel, plastic, etc.

Sectional
A prefabricated sectional conduit of half round or third round pipe may be used.

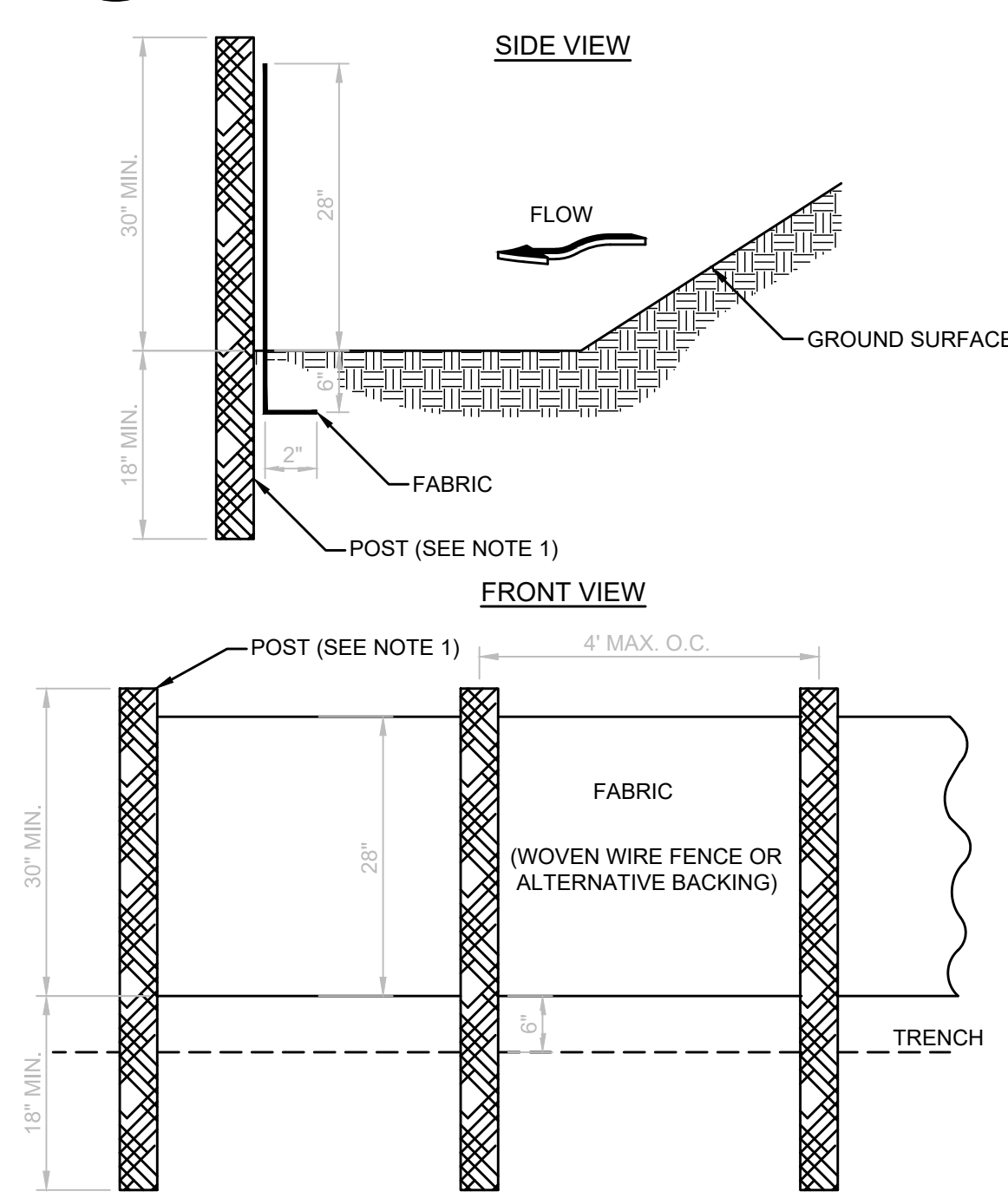
Downdrain structures are to be used where concentrated water will cause excessive erosion on cut and fill slopes.

DESIGN CRITERIA
Permanent downdrain structures should be designed by professionals familiar with these structures.

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(Sd1-S) SILT FENCE - TYPE C

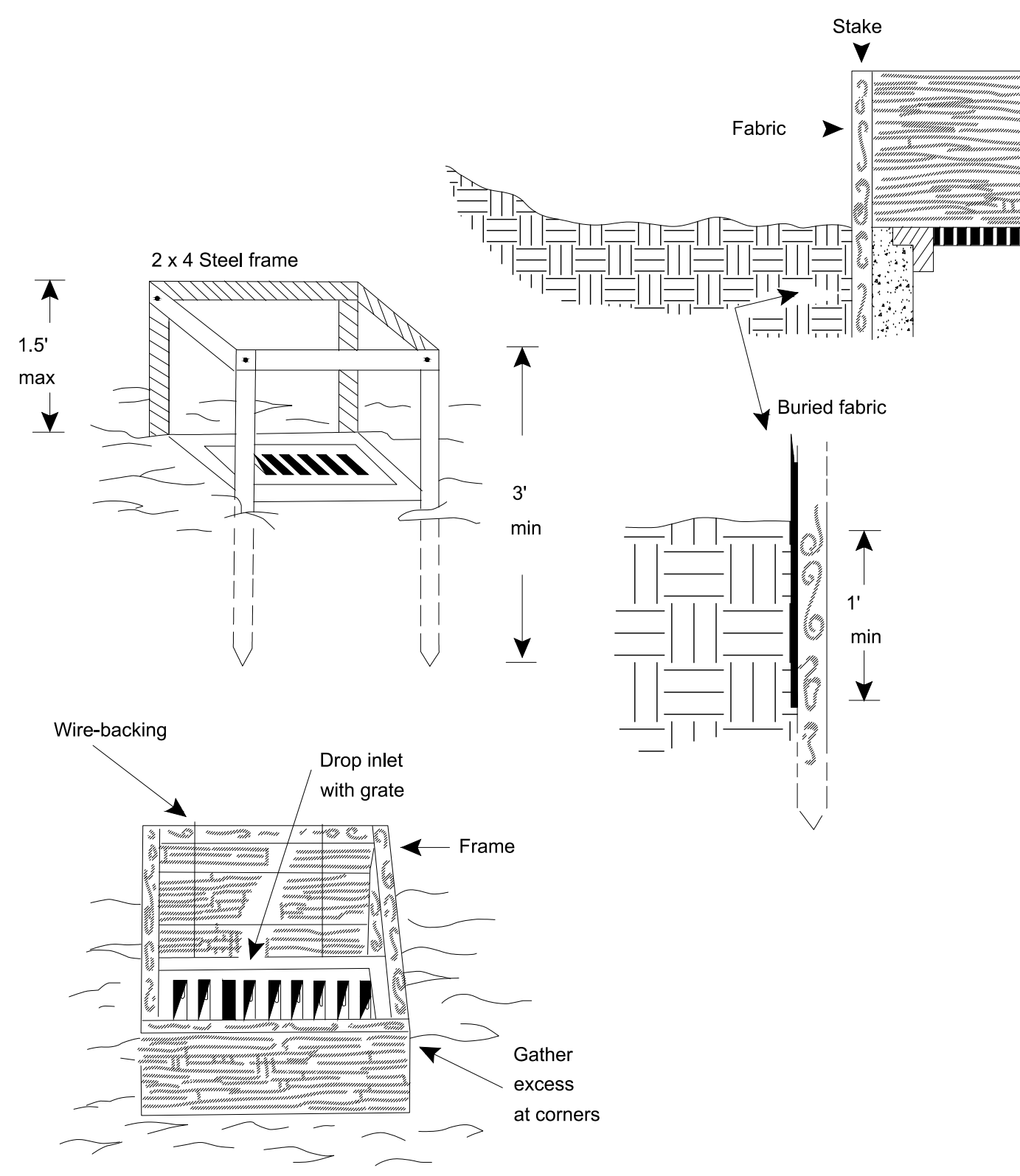


- NOTES:**
- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT 28" IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FIGURE 6-27.2

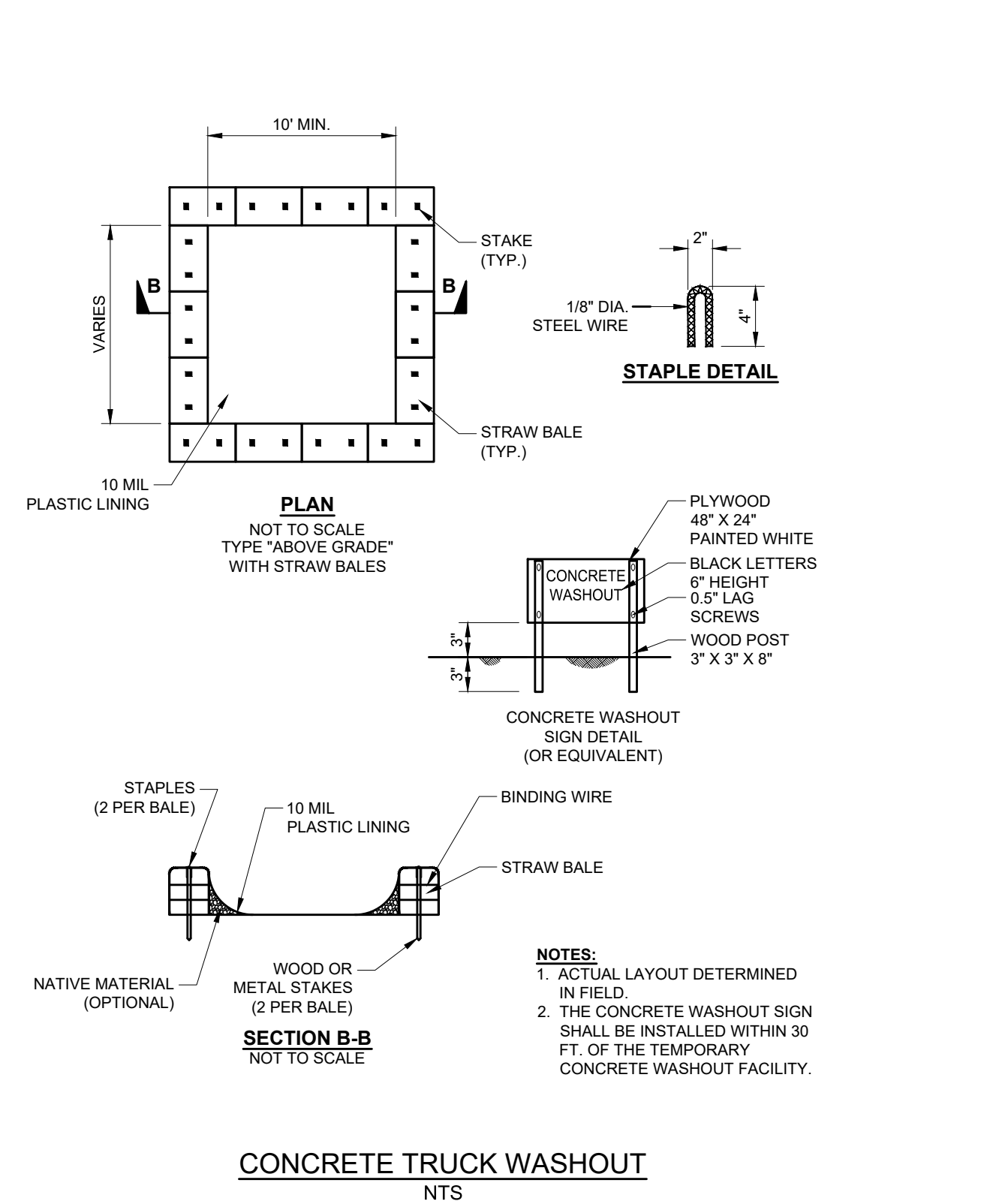
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6-142



(Sd2-F) Figure 6-21.1 - Fabric and Supporting Frame For Inlet Projection

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CONCRETE TRUCK WASHOUT NTS

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6-142

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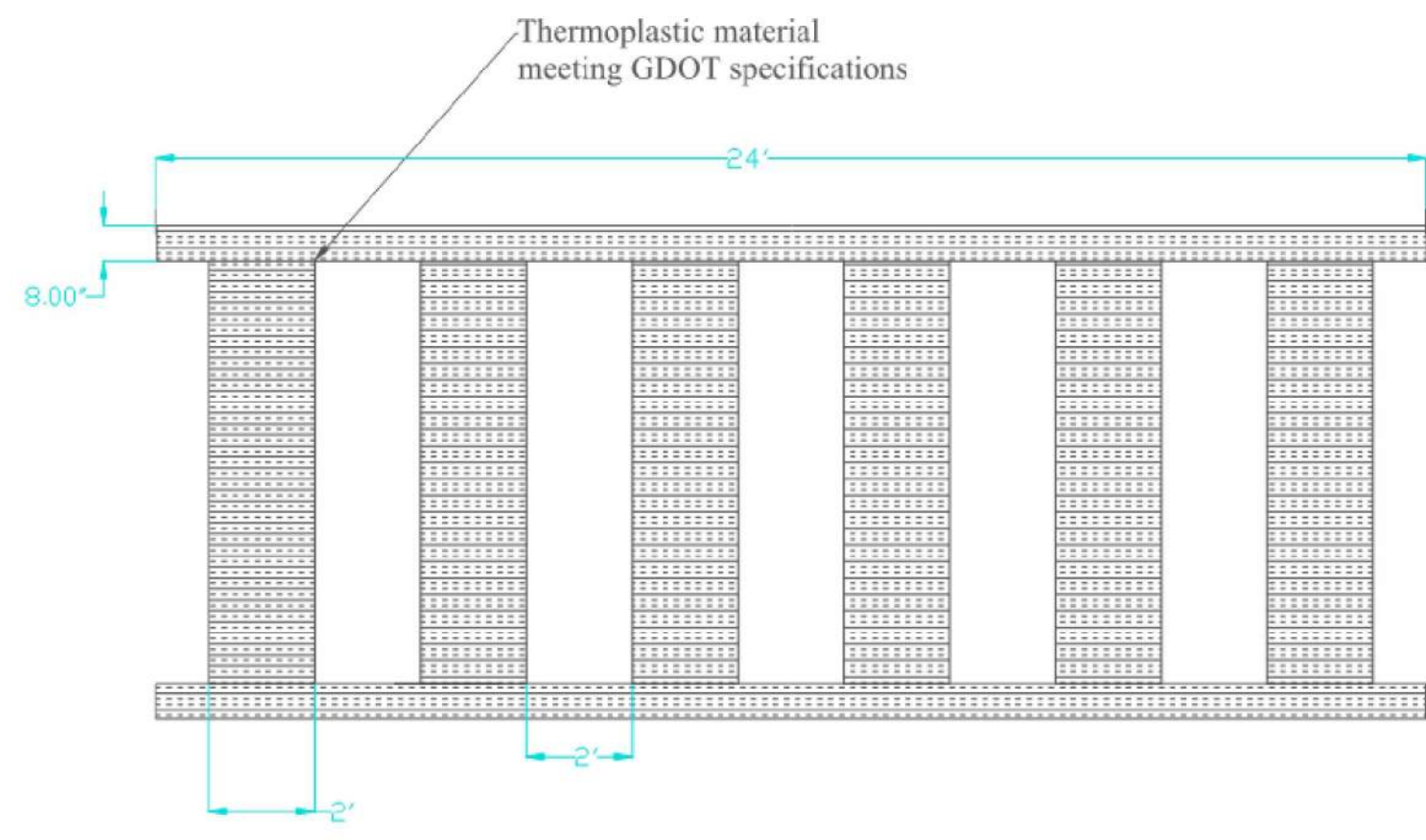
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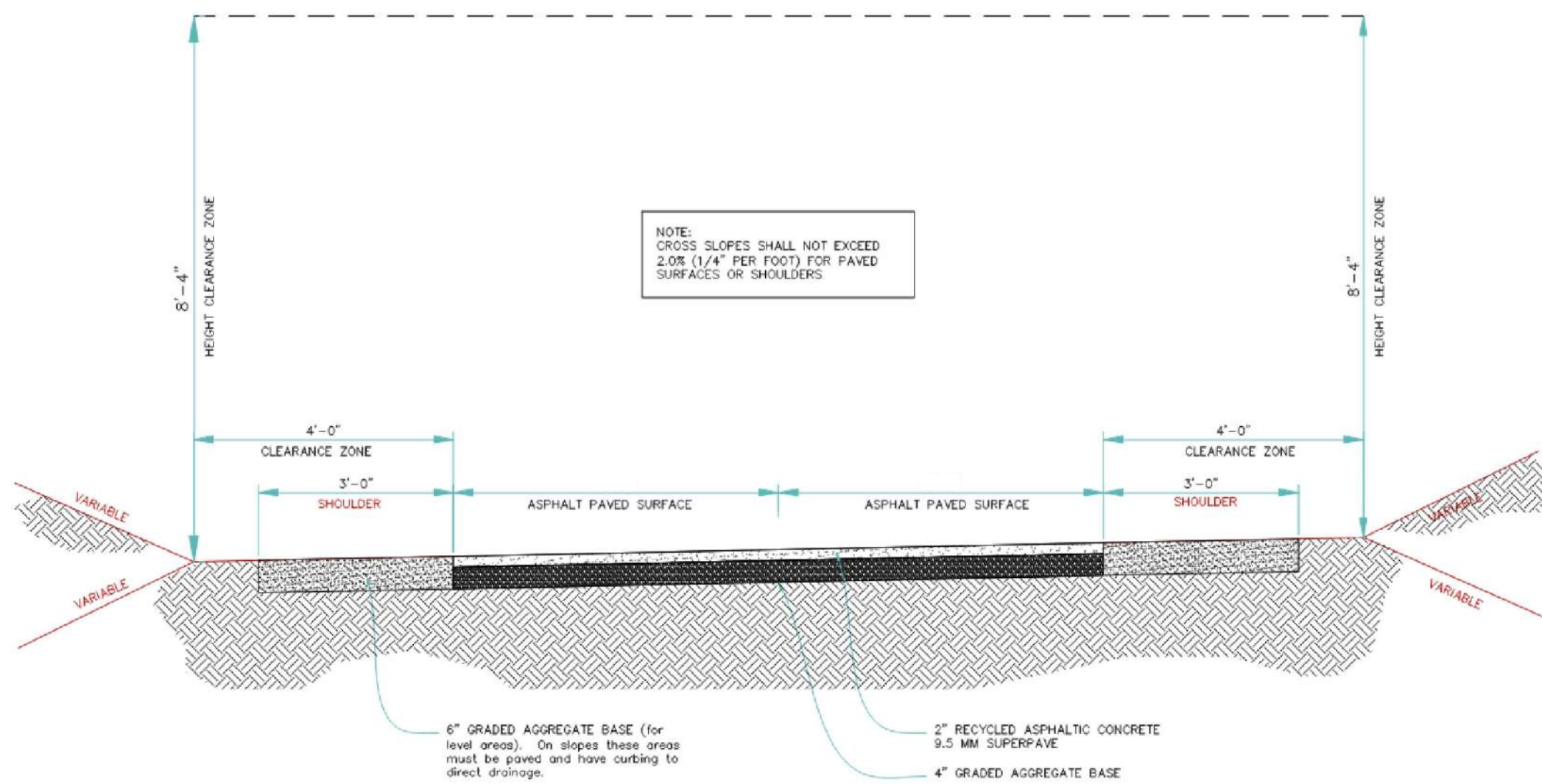
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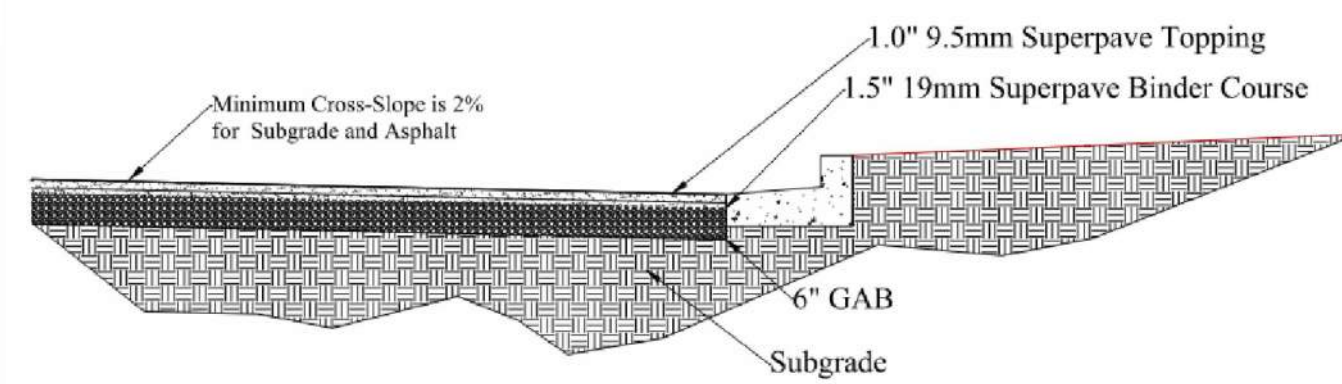
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Multi-Use Path Crossing Striping Detail



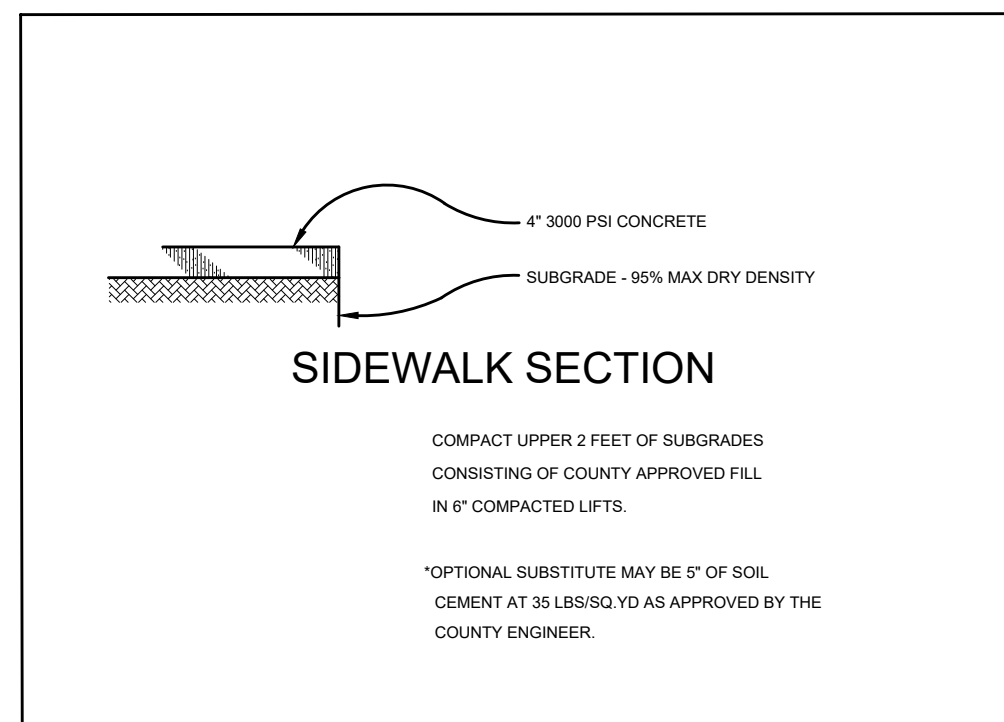
ASPHALT MULTI-USE PATH SECTION



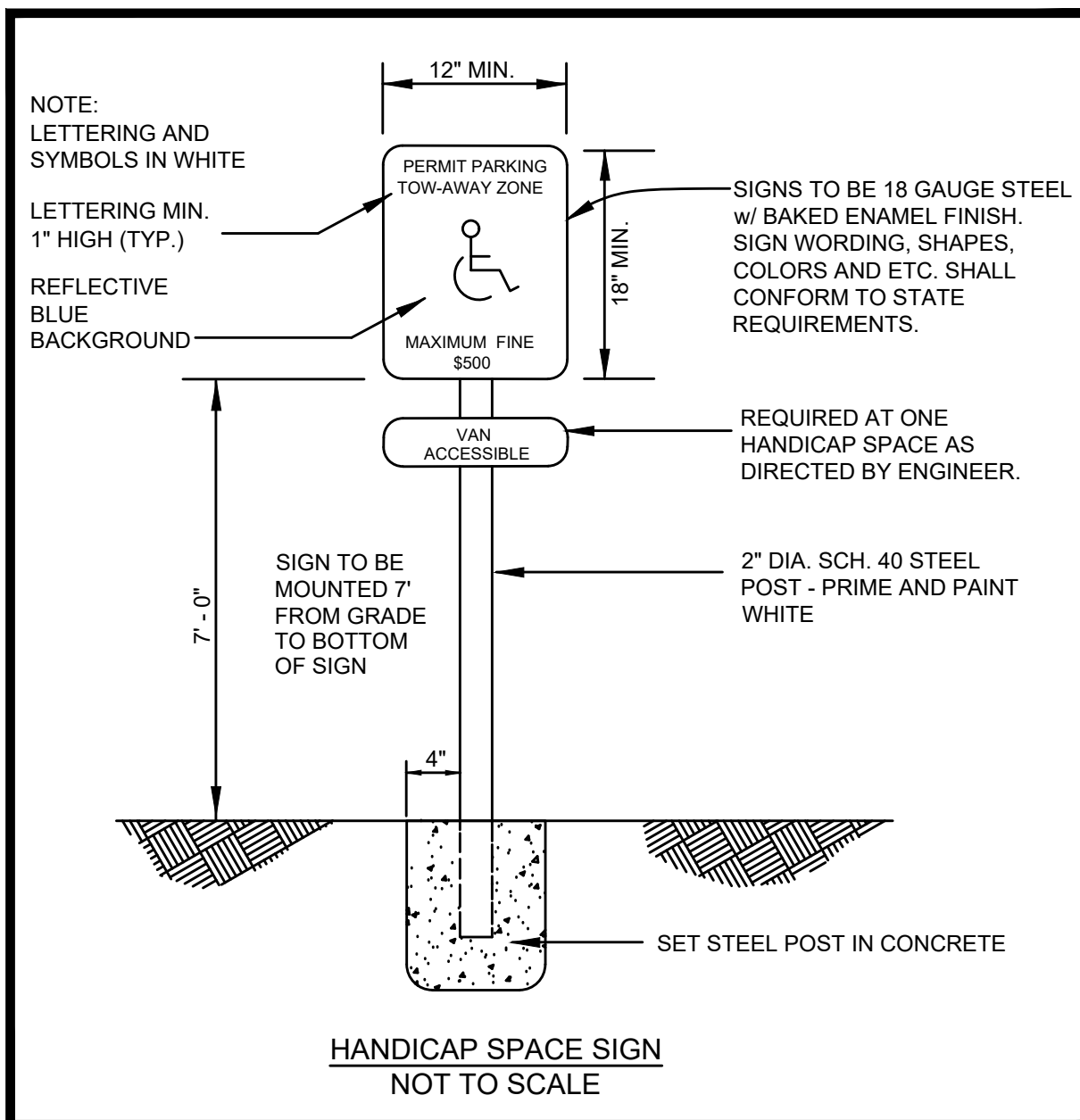
- Notes:**
1. Proof-roll required to be done in presence of City representative for both final Subgrade and GAB.
 2. Proof-roll must be done with tandem dump truck loaded with minimum 18-tons of stone. Load ticket must be provided.
 3. Any areas not passing proof-roll shall be dug up and repaired to City satisfaction.
 4. Fill used to build up Subgrade shall be compacted and tested according to latest specifications in Peachtree City Local Design Manual.
 5. French drains may be required in all signs in the roadway and in other areas determined by City Engineer.
 6. Prime and fac will be required according to latest Georgia Department of Transportation (GDOT) specifications.
 7. All permanent striping will be thermoplastic meeting latest GDOT specifications.

Residential Street Paving Section

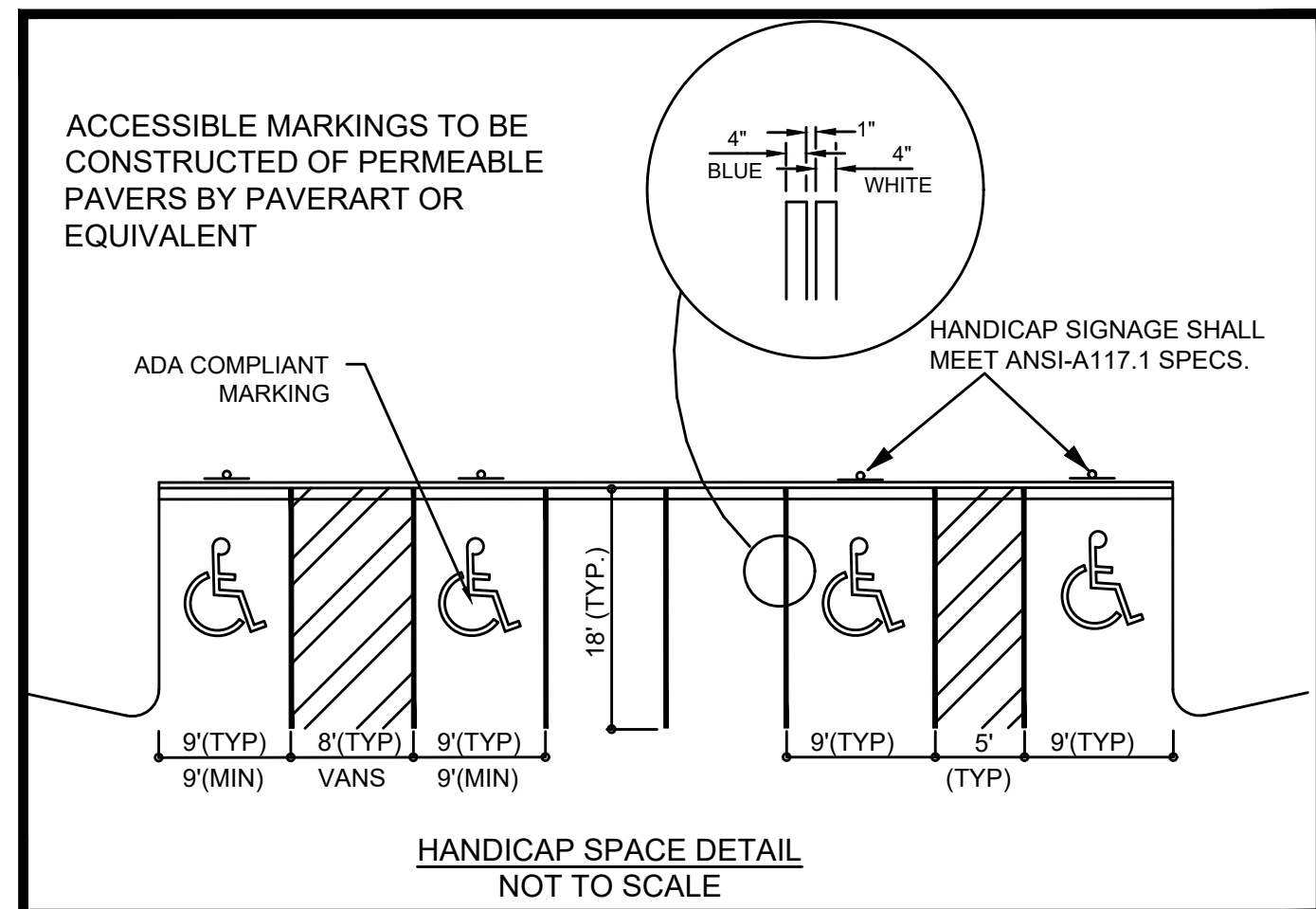
CURB TYPE	h	d
1	3" OR 4"	6" MIN.
2	6"	8" MIN.
4	6"	10" MIN.
6	6"	12" MIN.
7	6"	8" MIN.
9	3" OR 4"	8" MIN.



SIDEWALK SECTION



HANDICAP SPACE SIGN NOT TO SCALE



HANDICAP SPACE DETAIL NOT TO SCALE

Design Notes:

1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading, including any maintenance and/or emergency vehicles.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.
5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
6. When traffic flow is perpendicular to the direction of the header, the width of the header curb should be sufficient to ensure that a bouncing tire caused by differential settlement will land on the header and not skip over it.
7. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

**Belgard Permeable Paving Detail
PICP Pavement Transition to Asphalt**

SUBBASE DEPTHS	
CELL	MIN. DEPTH (IN)
1	6
2	6
3	12
4	10

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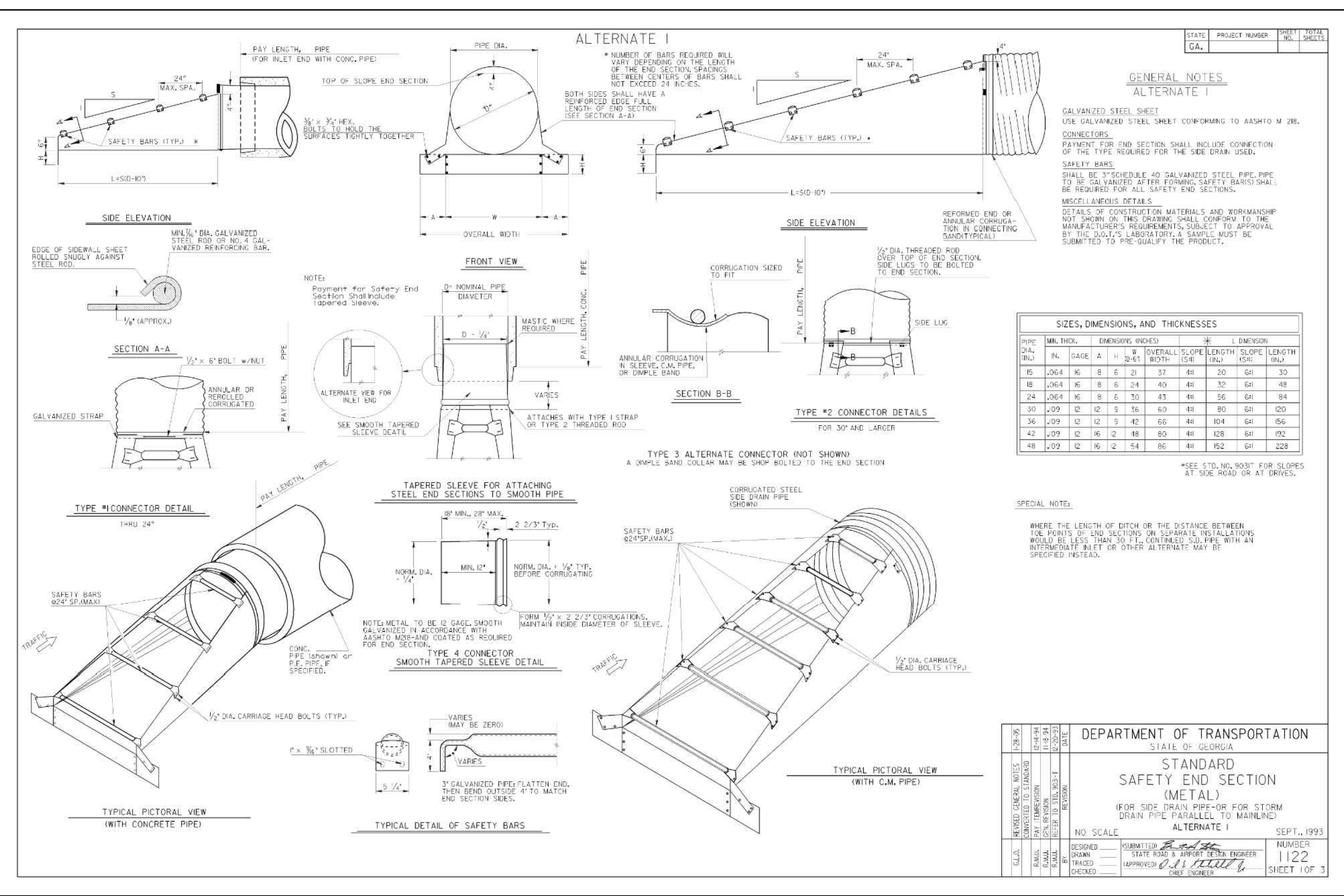
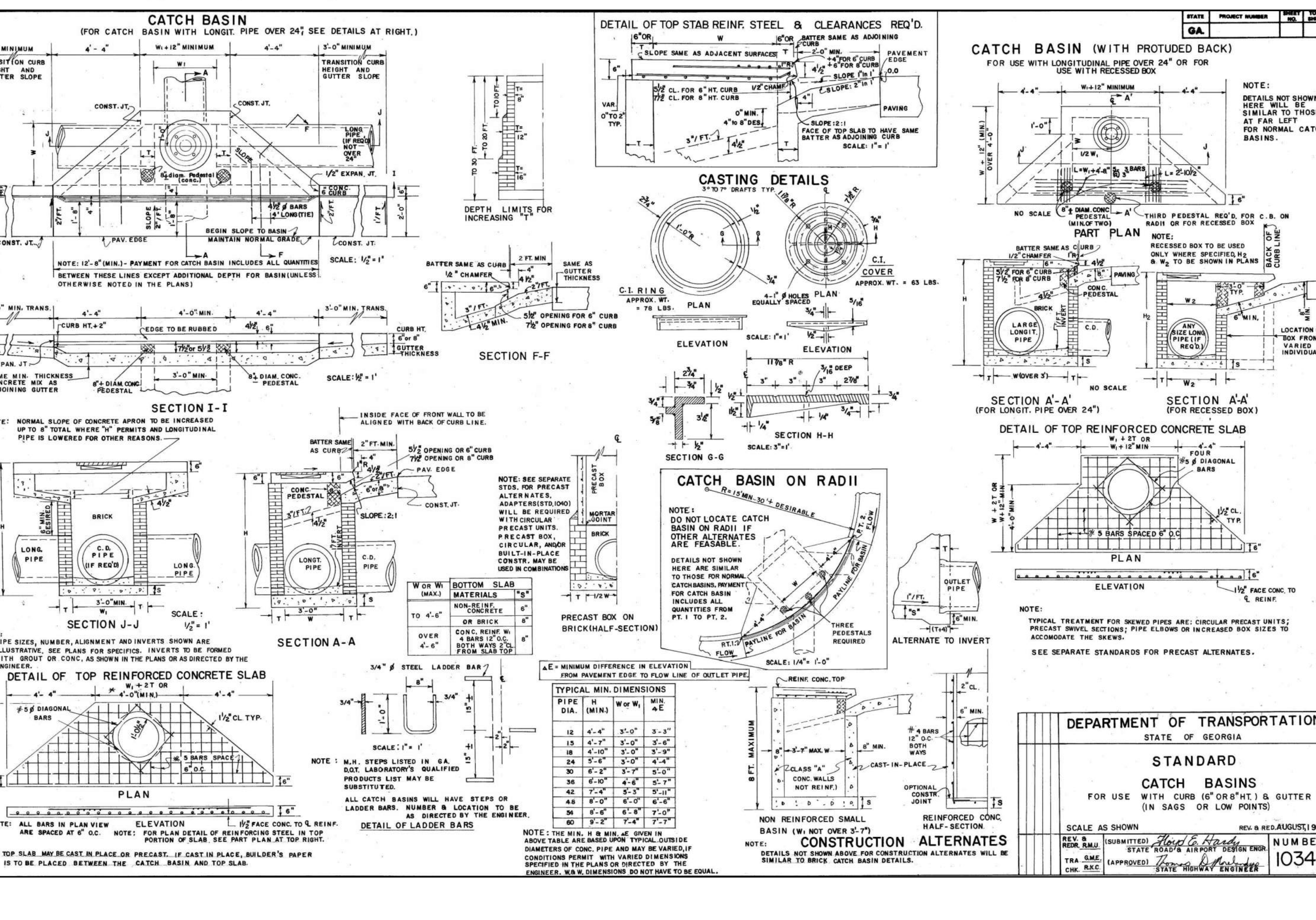
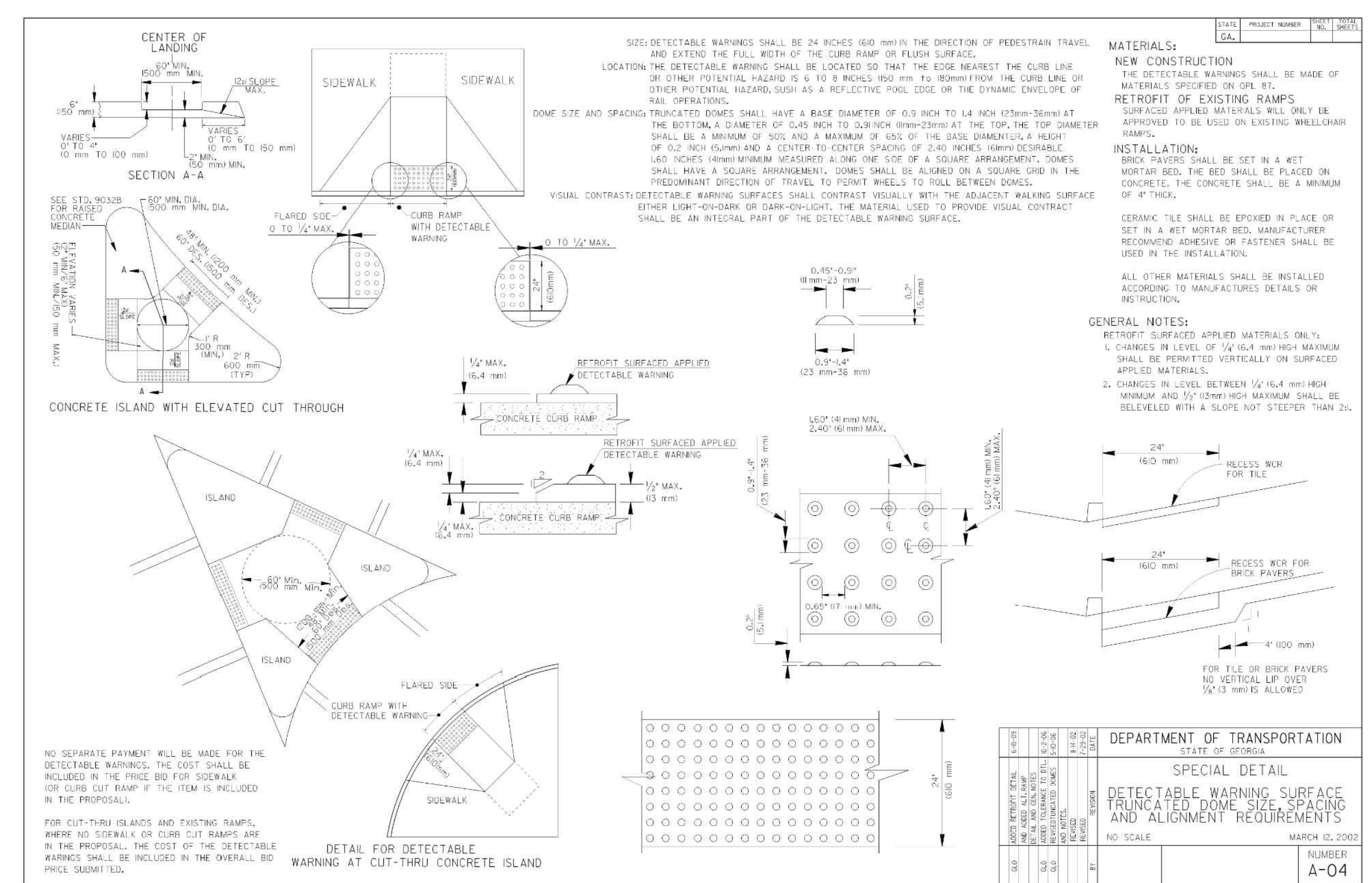
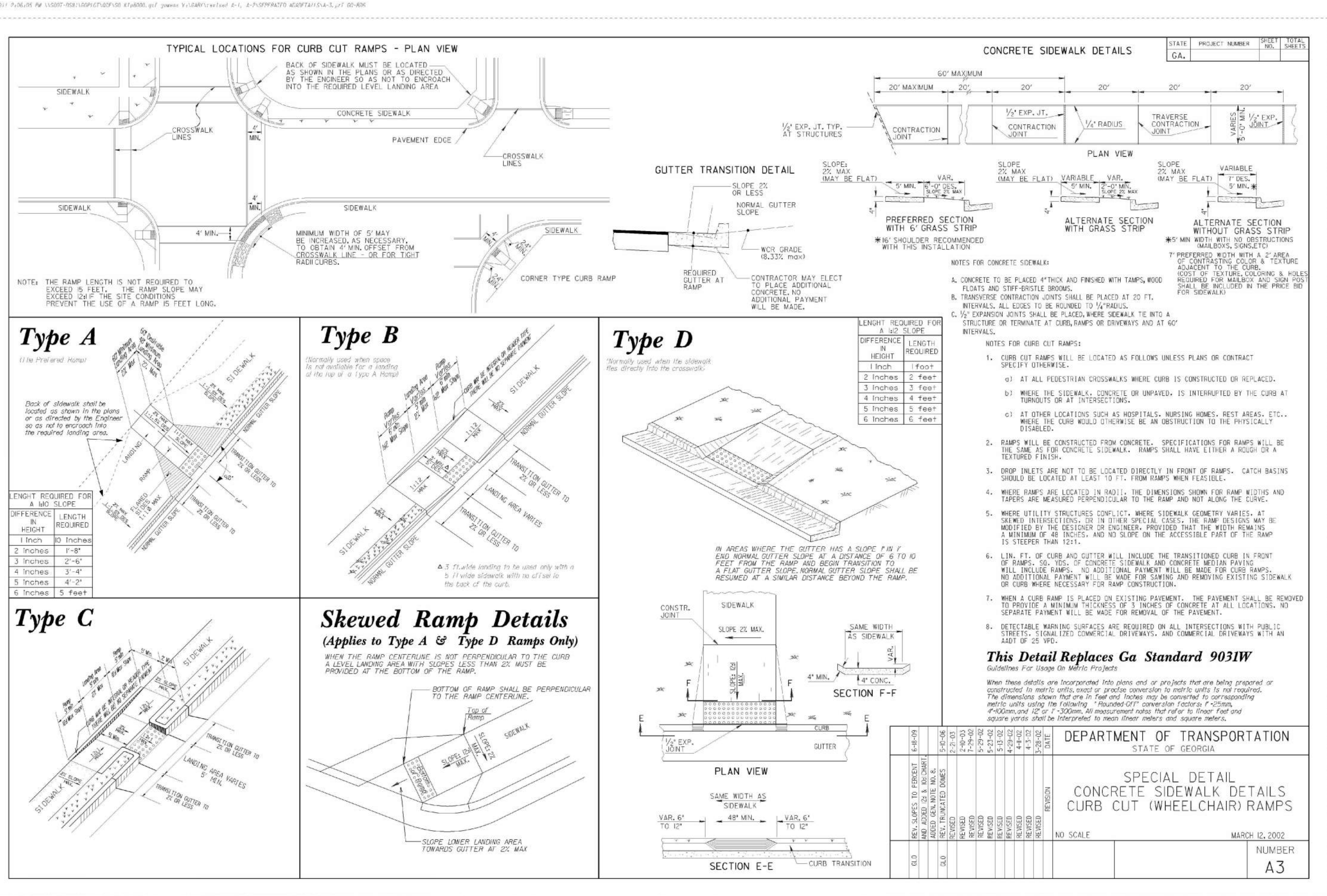
DATE	DESCRIPTION
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Know what's below. dig. Call Cell. UTILITIES PROTECTION CENTER
1 (800) 282-4411 THROUGHOUT GEORGIA
CAL 234L 511

DATE: 12/02/25
SCALE: N/A
PROJ NUMBER: 498.002
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REVIEWED BY: -
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SHEET NUMBER
14.0



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CONSTRUCTION MANAGEMENT

LAND SURVEYING
LANDSCAPE ARCHITECT

LAND PLANNING

FALCON DESIGN CONSULTANTS

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215 CUMBER CTR. STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 339-8666 FAX: (770) 339-6666

NEWNAN OFFICE
500 GREENWAY CT. STE. A
NEWNAN, GEORGIA 30255
PH: (770) 756-7974

CUMMING OFFICE
300 PEBBLE CREEK DR. STE. 110
CUMMING, GEORGIA 30040
PH: (770) 807-3388

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CONSTRUCTION DETAILS

FOR

BATTERY WAY

PARK IMPROVEMENTS

LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

REVISIONS

DATE	DESCRIPTION

Know what's below.
Call us today.
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CALL 800-451-1111

DATE: 12/02/25
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REVIEWED BY:
REVISED BY:

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
SAFETY END SECTION
(METAL)
FOR SIDE DRAIN APPROPRIATE FOR STORM DRAIN PIPE (PARALLEL TO MANHOLE)
NO SCALE
SEPTEMBER 1993
NUMBER
1122
SHEET 1 OF 3

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STATE: CA PROJECT NUMBER: SHEET NO. TOTAL SHEETS: 1030D

NORMAL BACKFILL
BACKFILLS SHALL BE PLACED IN 6" COMPACTED LAYERS AND COMPACTED EACH LAYER PROPERLY. THE EXCAVATION SHALL BE PROTECTED IN BOTH SIDES OF THE EXCAVATION WITH PROTECTIVE SHIELDING AND PROTECTIVE SHIELDING SHALL BE MAINTAINED THROUGHOUT THE EXCAVATION.

LONGITUDINAL SECTION OF IMPERFECT TRENCH BACKFILL AND BACKFILL METHODS
IMPERFECT BACKFILL WILL BE USED WITH CONCRETE PIPE IF THE EXCAVATION IS DEEPER THAN 24" OR THE TRENCH IS WIDER THAN 24".

CROSS SECTIONS OF IMPERFECT TRENCH BACKFILL
CROSS SECTIONS SHALL BE CONSTRUCTION MEASUREMENTS FOR STRUCTURE EXCAVATION & IMPERFECT TRENCH BACKFILL, NOT FINISH.

TRENCH CONSTRUCTION FOR SIDE DRAIN
DETAIL "A" FOR CONCRETE PIPE DIAMETER 18" & 24" WITH FILL HEIGHTS OVER 20' F.T.
DETAIL "B" FOR CONCRETE PIPE DIAMETER 18" AND LESS WITH FILL HEIGHTS OVER 20' F.T.

TRENCH CONSTRUCTION FOR STORM DRAIN
BACKFILL TO BE MECHANICALLY COMPACTED TO THE TOP OF THE TRENCH OR TO A MINIMUM OF 12" BELOW THE TOP OF THE PIPE. THE EXCAVATION SHALL BE PROTECTED IN BOTH SIDES OF THE EXCAVATION WITH PROTECTIVE SHIELDING AND PROTECTIVE SHIELDING SHALL BE MAINTAINED THROUGHOUT THE EXCAVATION.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
CONCRETE & METAL PIPE CULVERTS
(TRENCH CONSTRUCTION, BEDDING, BACKFILLING)
SHEET 1 OF 3
NO SCALE REV. & REDR. SEPT., 2000
DATE SUBMITTED: 10/12/99 NUMBER: 1030D
DATE APPROVED: 10/12/99

STATE: GA. PROJECT NUMBER: SHEET NO. TOTAL SHEETS: T-01

CONSTRUCTION DETAILS FOR BATTERY WAY PARK IMPROVEMENTS
LOCATED IN: LAND LOT 97, DISTRICT 7 PEACHTREE CITY, GEORGIA

PAVEMENT MARKINGS - ARROWS

PAVEMENT MARKING ARROW, TYPE 1 WHITE
PAVEMENT MARKING ARROW, TYPE 2 WHITE
PAVEMENT MARKING ARROW, TYPE 2A WHITE
PAVEMENT MARKING ARROW, TYPE 3 WHITE
PAVEMENT MARKING ARROW, TYPE 3A WHITE
PAVEMENT MARKING ARROW, TYPE 4 WHITE
PAVEMENT MARKING ARROW, TYPE 5 WHITE
PAVEMENT MARKING ARROW, TYPE 5A WHITE
PAVEMENT MARKING ARROW, TYPE 6 WHITE
PAVEMENT MARKING ARROW, TYPE 7 WHITE
PAVEMENT MARKING ARROW, TYPE 8 WHITE
PAVEMENT MARKING ARROW, TYPE 9 WHITE (MIN ROUNDABOUTS)

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
CONSTRUCTION DETAILS
PAVEMENT MARKINGS - ARROWS
NO SCALE APRIL 2000
DATE DRAWN: 1/2/99 NUMBER: T-12B
DATE CHECKED: 1/2/99

STATE: GA. PROJECT NUMBER: SHEET NO. TOTAL SHEETS: T-03A

FRONT VIEW
POST SHALL EXTEND 8" MINIMUM BELOW GROUND LEVEL.
STUB POST (COST FOR STUB IS INCLUDED IN LIN FT PRICE FOR POST) 12" STUB HEIGHT RECOMMENDED (14" MINIMUM STUB HEIGHT) IN COASTAL PLAN REGION.

SECTION A-A
MEDIUM CORNER BOLT 5/8"-18
SERRATED FLANGE NUT 5/8"-18

POST SELECTION CHART
70 mph Wind Load Chart - 1.5k Gust Factor

Sign Centroid	TYPE 7		TYPE 8		TYPE 9	
	1 Post	2 Post	1 Post	2 Post	1 Post	2 Post
4'	13.50	27.00	19.25	38.50	60.00	120.00
7'	11.00	22.00	15.50	31.00	50.00	100.00
8'	10.15	20.30	14.40	28.80	47.00	94.00
9'	9.50	19.00	13.65	27.30	45.00	90.00
10'	9.10	18.20	13.20	26.40	44.00	88.00
11'	8.75	17.50	12.85	25.70	43.00	86.00
12'	8.50	17.00	12.60	25.20	42.50	85.00
13'	8.30	16.60	12.40	24.80	42.00	84.00
14'	8.15	16.30	12.25	24.50	41.50	83.00
15'	8.05	16.10	12.15	24.30	41.25	82.50
16'	7.98	15.96	12.08	24.16	41.00	82.00
17'	7.92	15.84	12.02	24.04	40.80	81.60
18'	7.87	15.74	11.97	23.94	40.60	81.20
19'	7.83	15.66	11.92	23.84	40.45	80.90
20'	7.79	15.59	11.88	23.76	40.30	80.60

DATE REVISIONS: GEORGIA DEPARTMENT OF TRANSPORTATION OFFICE OF TRAFFIC SAFETY & DESIGN
NO SCALE JULY 2002
TYPE 7, 8, AND 9 SQUARE FLARE POST INSTALLATION DETAIL

STATE: GA. PROJECT NUMBER: SHEET NO. TOTAL SHEETS: T-01

CONSTRUCTION DETAILS FOR BATTERY WAY PARK IMPROVEMENTS
LOCATED IN: LAND LOT 97, DISTRICT 7 PEACHTREE CITY, GEORGIA

CONSTRUCTION DETAILS
FOR
BATTERY WAY PARK IMPROVEMENTS
LOCATED IN:
LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA

DATE REVISIONS: GEORGIA DEPARTMENT OF TRANSPORTATION OFFICE OF TRAFFIC SAFETY & DESIGN
NO SCALE JANUARY 2000
DETAILS OF SIGN PLATES
T-01

DATE REVISIONS: GEORGIA DEPARTMENT OF TRANSPORTATION OFFICE OF TRAFFIC SAFETY & DESIGN
NO SCALE JULY 2002
TYPE 7, 8, AND 9 SQUARE FLARE POST INSTALLATION DETAIL
T-03A

DATE REVISIONS: GEORGIA DEPARTMENT OF TRANSPORTATION OFFICE OF TRAFFIC SAFETY & DESIGN
NO SCALE APRIL 2000
NUMBER T-12B

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 CORD CT. DR. STE 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 939-8866 - Fax: (770) 939-8868

NEWNAN OFFICE
40 GREENWAY CT. STE A
NEWNAN, GEORGIA 30255
PH: (770) 786-7978

CLUMMING OFFICE
500 PEBBLE BEACH RD. STE 111
CLUMMING, GEORGIA 30006
PH: (678) 807-1388

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CONSTRUCTION DETAILS FOR BATTERY WAY PARK IMPROVEMENTS
LOCATED IN: LAND LOT 97, DISTRICT 7 PEACHTREE CITY, GEORGIA

REVISIONS

DATE	REVISIONS
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PROJ NUMBER: 498.002
DRAWN BY: GS
REVIEWED BY: -
REVISED BY: -

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SHEET NUMBER
14.2



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STOCKBRIDGE, GEORGIA 30251
PH: (770) 339-8666 • Fax: (770) 339-8666

NEWNAN OFFICE
60 GREENWAY CT. STE. A
NEWNAN, GEORGIA 30255
PH: (770) 784-7978

ALBUQUERQUE OFFICE
500 PEARLE STREET, 8TH FL.
ALBUQUERQUE, GEORGIA 30009
PH: (478) 807-3388

www.fdc-llc.com

CONSTRUCTION DETAILS
FOR
**BATTERY WAY
PARK IMPROVEMENTS**
LOCATED IN:
**LAND LOT 97, DISTRICT 7
PEACHTREE CITY, GEORGIA**

DATE	REVISIONS
1.	
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DATE: 12/02/25
SCALE: N/A
PROJ NUMBER: 498.002
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SHEET NUMBER

14.3

GDOT

GENERAL NOTES:
 1. FOR YELLOW STRIPING, THE SQUARE YARDS SHOWN ON PLANS, SUMMARY OF QUANTITIES, OR DETAILED ESTIMATE SHEETS INCLUDES THE AREA WITHIN THE BORDERS. THE 4" SOLID DOUBLE YELLOW LINE BORDERS SHALL BE SUMMARIZED AND PAID FOR SEPARATELY.
 2. FOR WHITE STRIPING, THE SQUARE YARDS SHOWN ON PLANS, SUMMARY AND DETAILED ESTIMATE SHEETS INCLUDES THE AREA WITHIN THE BORDERS, AS WELL AS THE 4" SOLID WHITE BORDERS.
 3. REFER TO DETAIL T-14 FOR LATERAL RW PLACEMENT.
 4. HATCHING ALONG OUTSIDE EDGES OF THE TRAVELED WAY SHALL EXTEND TO THE EDGE OF PAVEMENT (E.O.P.).

DATE	DESCRIPTION	BY	CHK
12/02/25	ISSUED FOR PERMIT	GS	GS
12/02/25	REVISION 1	GS	GS
12/02/25	REVISION 2	GS	GS
12/02/25	REVISION 3	GS	GS
12/02/25	REVISION 4	GS	GS
12/02/25	REVISION 5	GS	GS
12/02/25	REVISION 6	GS	GS
12/02/25	REVISION 7	GS	GS
12/02/25	REVISION 8	GS	GS
12/02/25	REVISION 9	GS	GS
12/02/25	REVISION 10	GS	GS

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
CONSTRUCTION DETAIL
DETAILS OF PAVEMENT MARKING HATCHING
JANUARY 2000
NOT TO SCALE
NUMBER T-14

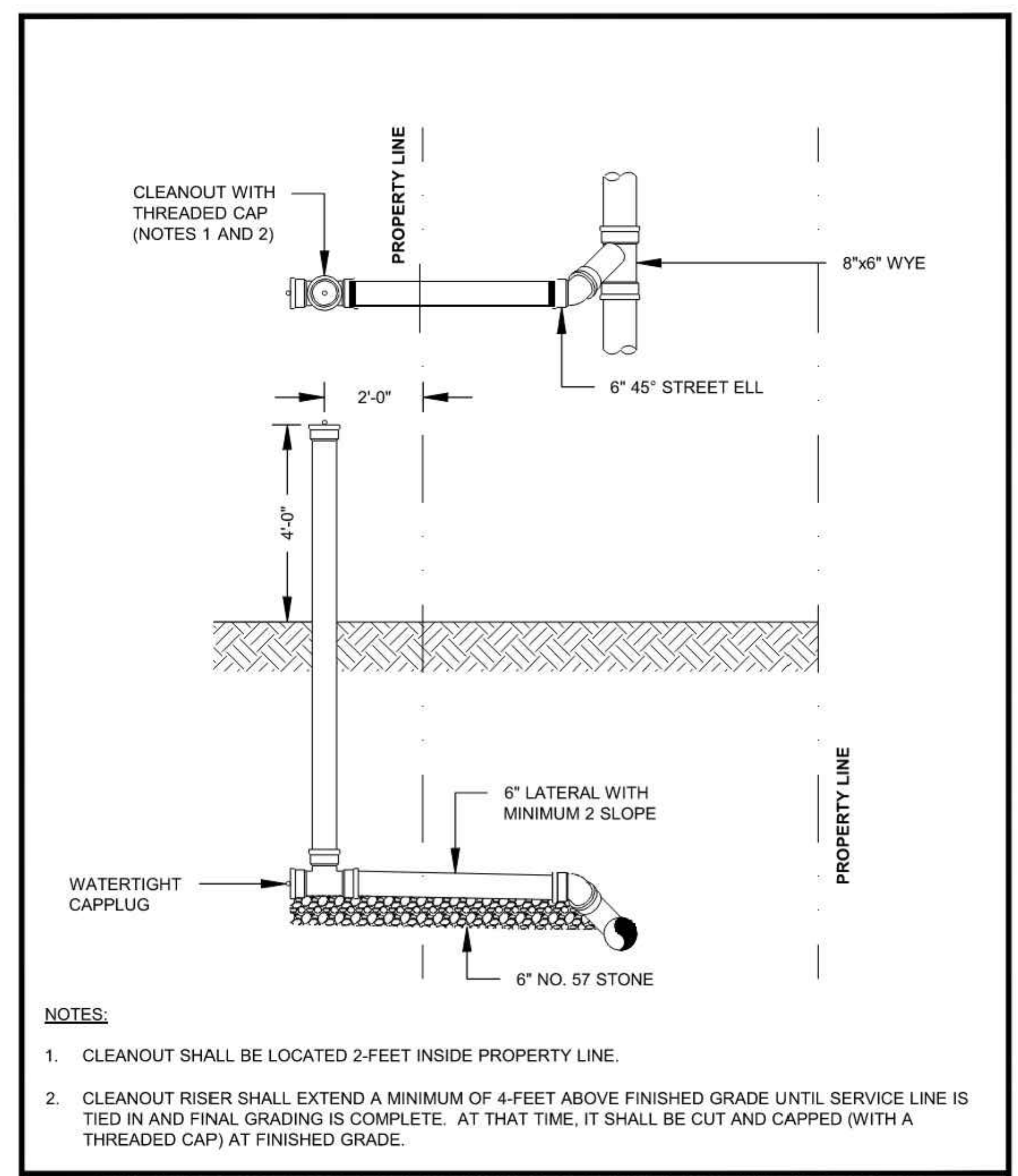
FOR REFERENCE ONLY

FOR REFERENCE ONLY

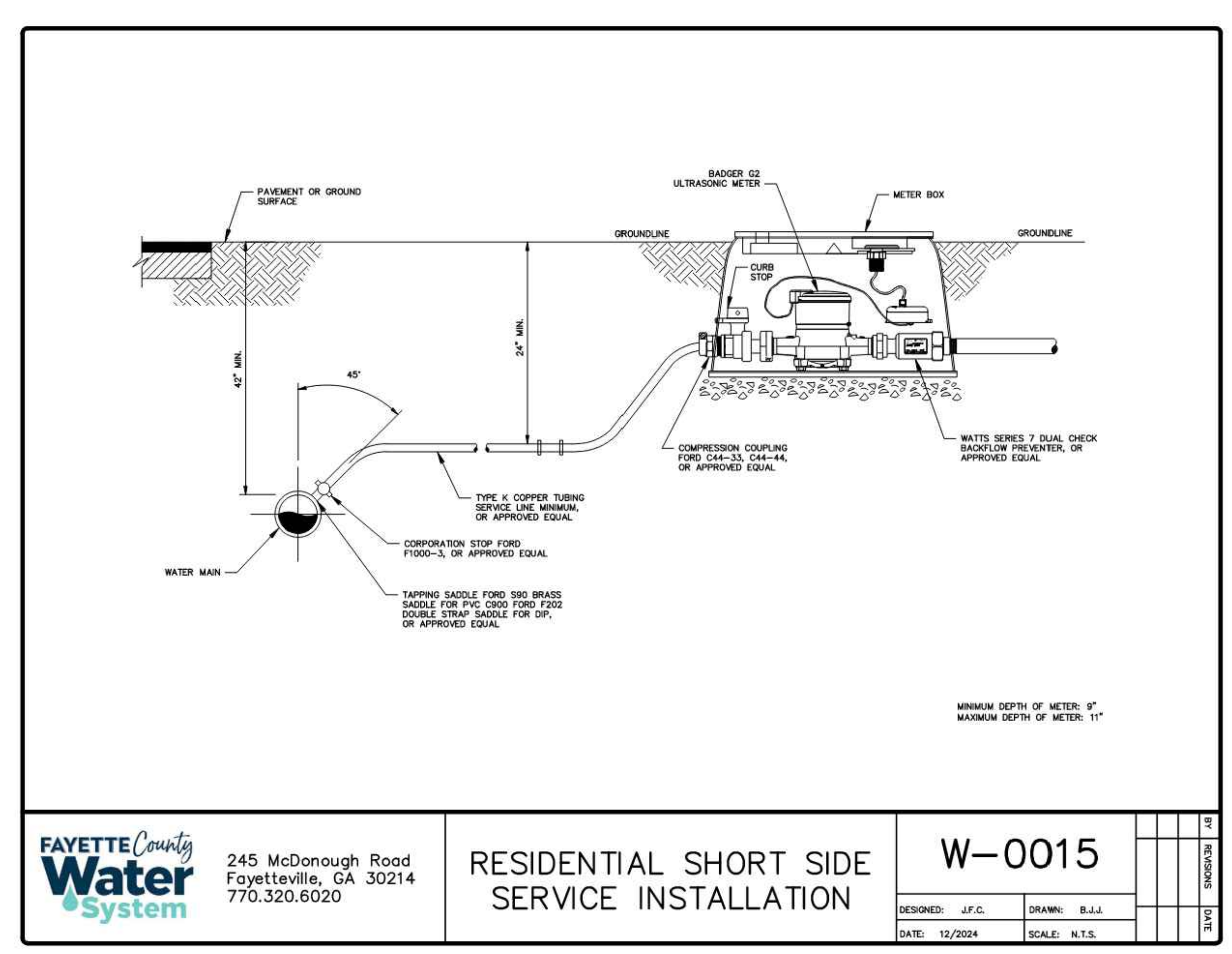
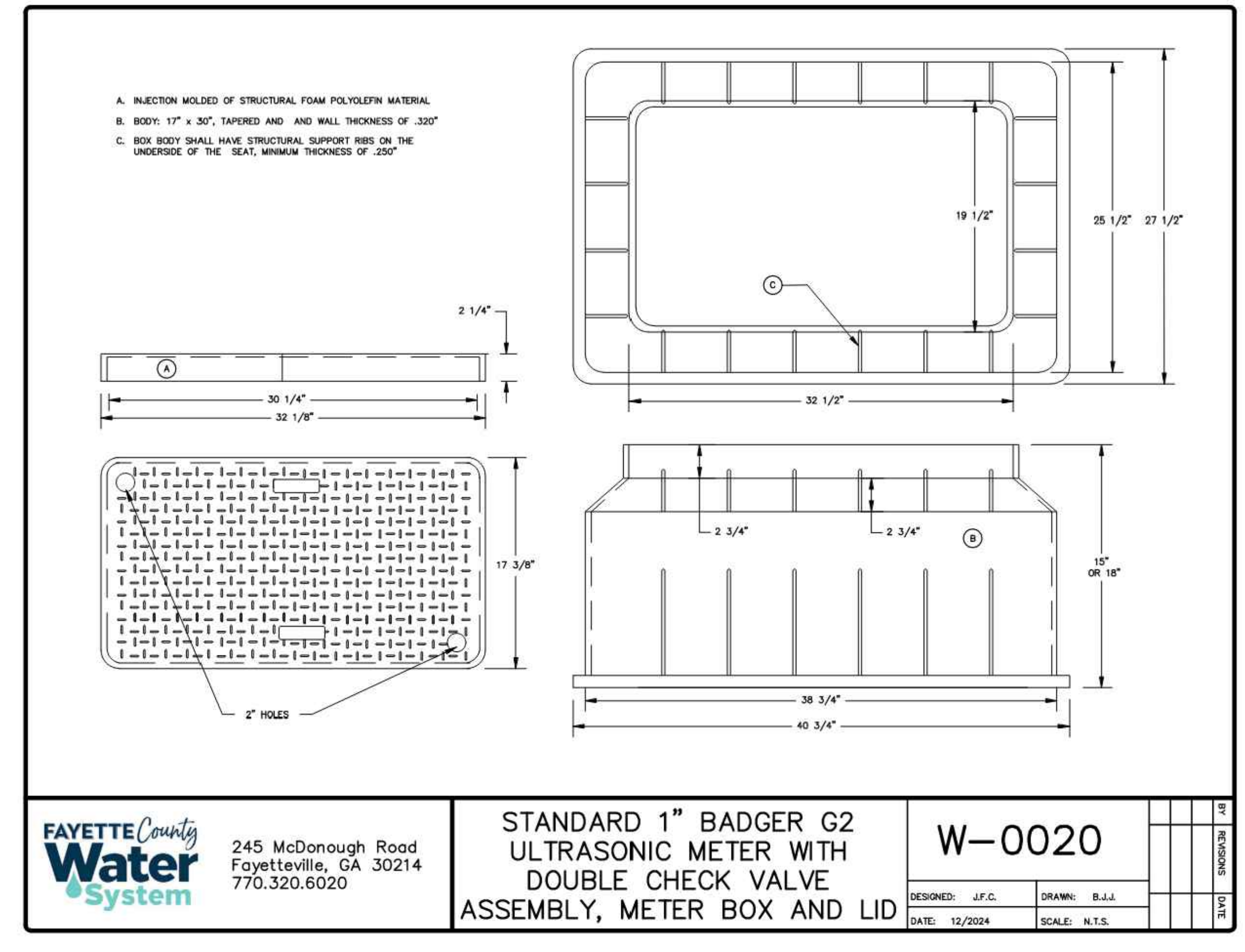
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REVISION	DATE	DESCRIPTION
1	12/02/25	ISSUED FOR PERMIT
2	12/02/25	REVISION 1
3	12/02/25	REVISION 2
4	12/02/25	REVISION 3
5	12/02/25	REVISION 4
6	12/02/25	REVISION 5
7	12/02/25	REVISION 6
8	12/02/25	REVISION 7
9	12/02/25	REVISION 8
10	12/02/25	REVISION 9
11	12/02/25	REVISION 10

DATE	REVISIONS



PEACHTREE CITY WATER & SEWERAGE AUTHORITY STANDARD DETAIL	
SEWER SERVICE LATERAL AND CLEANOUT DETAIL	REVISED: 08312015
	SCALE: N.T.S.
	DETAIL NO. 107



DATE:	12/02/25
SCALE:	N/A
PROJ NUMBER:	498.002
DRAWN BY:	GS
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**OPINION OF PROBABLE COSTS
PEACHTREE CITY, GEORGIA
BATTERY WAY PARK IMPROVEMENTS
August 29, 2025**



ITEM NO.	ESTIMATED QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	1	LS	MOBILIZATION, BONDS AND INSURANCE	\$ 60,000.00	\$ 60,000.00
2	1	LS	TRAFFIC CONTROL COMPLETE INCLUDING ALL TRAFFIC CONTROL PLANS, DETOURS, SIGNAGE AND ALL RELATED APPURTENANCES	\$ 60,000.00	\$ 60,000.00
3	1	LS	DEMOLITION AND DISPOSAL COMPLETE INCLUDING BUT NOT LIMITED TO ROADWAY, UTILITIES, SIGNAGE, UNSUITABLE SOILS, AND ALL RELATED ITEMS	\$ 50,000.00	\$ 50,000.00
4	1	LS	GIS AS-BUILT SURVEY COMPLETE PER THE CONTRACT DOCUMENTS	\$ 10,000.00	\$ 10,000.00
5	1	LS	GEOTECHNICAL EXPLORATION INCLUDING BUT NOT LIMITED TO: INFILTRATION TESTING, WATER TABLE, AND BORING FOR RESTROOM PAD	\$ 10,000.00	\$ 10,000.00
\$190,000.00 SUBTOTAL					

EROSION CONTROL					
6	180	DAYS	DUST CONTROL ON DISTURBED AREAS [DU]; INSTALLED COMPLETE IN ACCORDANCE WITH GSWCC STANDARDS	\$ 300.00	\$ 54,000.00
7	1	EA	CONSTRUCTION EXIT (CO); INSTALLED COMPLETE & MAINTAINED IN ACCORDANCE WITH GSWCC STANDARDS	\$ 3,000.00	\$ 3,000.00
8	450	LF	TYPE "S" SILT FENCE (SD1-S) DOUBLE ROW; INSTALLED COMPLETE & MAINTAINED IN ACCORDANCE WITH GSWCC STANDARDS	\$ 12.00	\$ 5,400.00
9	0.93	AC	TEMPORARY SEEDING W/ MULCH [DS2]; INSTALLED COMPLETE IN ACCORDANCE WITH GSWCC STANDARDS	\$ 5,000.00	\$ 4,650.00
10	200	SF	PLASTIC FILTER FABRIC; INSTALLED COMPLETE IN ACCORDANCE WITH GSWCC STANDARDS	\$ 2.50	\$ 500.00
11	7,830	SF	EROSION CONTROL MATTING FOR SLOPES [SS]; INSTALLED COMPLETE IN ACCORDANCE WITH GSWCC STANDARDS	\$ 0.75	\$ 5,872.50
12	8	MO	MONTHLY STORMWATER MONITORING IN ACCORDANCE WITH GSWCC STANDARDS	\$ 1,500.00	\$ 12,000.00
13	1	LS	REMOVAL OF ALL TEMPORARY EROSION CONTROL ITEMS	\$ 10,000.00	\$ 10,000.00
\$95,422.50 SUBTOTAL					

EARTHWORK & GRADING					
14	0.76	AC	CLEARING & GRUBBING COMPLETE	\$ 15,000.00	\$ 11,400.00
15	1,570	CY	GRADING COMPLETE; INCLUDING BUT NOT LIMITED TO: MOVEMENT, PLACEMENT, AND COMPACTION OF ON-SITE SOILS	\$ 12.00	\$ 18,840.00
16	1,100	CY	REMOVAL AND HAUL OFF OF EXCESS SOILS COMPLETE	\$ 50.00	\$ 55,000.00
\$85,240.00 SUBTOTAL					

LANDSCAPING					
17	1	LS	SITEWIDE LANDSCAPING; INSTALLED COMPLETE PER CONSTRUCTION DRAWINGS	\$ 75,000.00	\$ 75,000.00
\$75,000.00 SUBTOTAL					

ITEM NO.	ESTIMATED QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
PAVING					
18	600	TON	6" THICK GRADED AGGREGATE BASE COURSE EXTENDED TO BACK OF CURB IN ACCORDANCE WITH GDOT; INSTALLED COMPLETE	\$ 100.00	\$ 60,000.00
19	475	GAL	BITUMASTIC PRIME COAT APPLIED AT 0.25 GAL/S.Y. PER GDOT STANDARDS; INSTALLED COMPLETE	\$ 25.00	\$ 11,875.00
20	210	TON	2" INTERMEDIATE BASE COURSE; ASPHALTIC CONCRETE 12.5 MM SUPERPAVE, TYPE 1, GP 1 OR 2, INCLUDING BITUMINOUS MATERIAL & H LIME; INSTALLED COMPLETE	\$ 300.00	\$ 63,000.00
21	190	GAL	BITUMASTIC TACK COAT APPLIED AT 0.10 GAL/S.Y. PER GDOT STANDARDS; INSTALLED COMPLETE	\$ 15.00	\$ 2,850.00
22	160	TON	1.5" SURFACE COURSE; ASPHALTIC CONCRETE 9.5 MM SUPERPAVE, TYPE 1, GP 1 OR 2, INCLUDING BITUMINOUS MATERIAL & H LIME; INSTALLED COMPLETE	\$ 300.00	\$ 48,000.00
23	1010	LF	6" X 24" 3000 PSI TYPE II CURB AND GUTTER; INSTALLED COMPLETE PER GDOT STANDARDS	\$ 40.00	\$ 40,400.00
24	75	SY	4" THICK, 3000 PSI CONCRETE SIDEWALK PER GDOT STANDARDS; INSTALLED COMPLETE	\$ 85.00	\$ 6,375.00
25	60	TONS	4" THICK AGGREGATE BASE COURSE FOR MULTI-USE PATH PAVEMENT SECTION IN ACCORDANCE WITH GDOT; INSTALLED COMPLETE	\$ 100.00	\$ 6,000.00
26	35	TONS	2" SURFACE COURSE FOR MULTI-USE PATH; ASPHALTIC CONCRETE 9.5 MM SUPERPAVE, TYPE 1, GP 1 OR 2, INCLUDING BITUMINOUS MATERIAL & H LIME ; INSTALLED COMPLETE	\$ 300.00	\$ 10,500.00
27	65	SF	PRE-CAST ADA COMPLIANT TRUNCATED DOME PAVERS, COLOR YELLOW; INSTALLED COMPLETE	\$ 150.00	\$ 9,750.00
28	1	EA	TYPE B ACCESSIBLE RAMP AND LANDING; INSTALLED COMPLETE PER GDOT STANDARDS	\$ 3,500.00	\$ 3,500.00
\$262,250.00 SUBTOTAL					

AMENITIES					
29	1	LS	2-STALL 9'-11" X 17'-2" CXT DENALI PRE-FAB RESTROOM OR EQUIVALENT; INSTALLED COMPLETE INCLUDING BUT NOT LIMITED TO GRAVEL BASE & UTILITY CONNECTIONS	\$ 200,000.00	\$ 200,000.00
30	1	LS	MONUMENT SIGN, DESIGNED BY OTHERS INSTALLED COMPLETE	\$ 20,000.00	\$ 20,000.00
31	1	LS	PLAYGROUND EQUIPMENT PER CONSTRUCTION DRAWINGS; INSTALLED COMPLETE	\$ 75,000.00	\$ 75,000.00
32	3	EA	PICNIC TABLE W/ ADA ACCESS OR EQUIVALENT; INSTALLED COMPLETE	\$ 3,000.00	\$ 9,000.00
33	3	EA	PARK BENCH OR EQUIVALENT; INSTALLED COMPLETE	\$ 2,500.00	\$ 7,500.00
\$311,500.00 SUBTOTAL					

SIGNING & MARKING					
34	1	EA	R1-1 "STOP SIGN" 30" X 30 W/TP-7 POST; INSTALLED COMPLETE IN ACCORDANCE WITH MUTCD & GDOT STANDARDS	\$ 500.00	\$ 500.00
35	1	EA	R5-1 "DO NOT ENTER" 30" X 30 W/TP-7 POST; INSTALLED COMPLETE IN ACCORDANCE WITH MUTCD & GDOT STANDARDS	\$ 500.00	\$ 500.00
36	570	LF	GDOT THERMOPLASTIC STRIPING 6" WIDE, SOLID WHITE; INSTALLED COMPLETE	\$ 5.00	\$ 2,850.00
37	265	LF	GDOT THERMOPLASTIC STRIPING 12" WIDE, SOLID WHITE; INSTALLED COMPLETE	\$ 10.00	\$ 2,650.00
38	20	LF	GDOT THERMOPLASTIC STRIPING 24" WIDE, SOLID WHITE; INSTALLED COMPLETE	\$ 15.00	\$ 300.00
39	50	LF	GDOT THERMOPLASTIC STRIPING 6" WIDE, SOLID YELLOW; INSTALLED COMPLETE	\$ 5.00	\$ 250.00

ITEM NO.	ESTIMATED QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE
40	25	LF	GDOT THERMOPLASTIC 8' WIDTH WHITE MULTI-USE CROSSWALK WITH BROWN ASPHALT PAINT IN-BETWEEN STRIPING; INSTALLED COMPLETE IN ACCORDANCE WITH PEACHTREE CITY STANDARDS	\$ 60.00	\$ 1,500.00
41	7	EA	GDOT THERMOPLASTIC STRIPING TYPE 1 ARROW, SOLID WHITE; INSTALLED COMPLETE	\$ 250.00	\$ 1,750.00
42	1	LS	GDOT THERMOPLASTIC STRIPING ACCESSIBLE MARKINGS AND SIGNAGE, SOLID WHITE; INSTALLED COMPLETE	\$ 1,000.00	\$ 1,000.00
\$11,300.00 SUBTOTAL					

STORMWATER					
43	1	LS	4' W X 6" H CONCRETE FLUME PER CONSTRUCTION DRAWINGS; INSTALLED COMPLETE	\$ 7,500.00	\$ 7,500.00
44	1	LS	2' W X 6" H CONCRETE FLUME PER CONSTRUCTION DRAWINGS; INSTALLED COMPLETE	\$ 7,500.00	\$ 7,500.00
45	10	TON	GDOT TYPE "III" RIP-RAP OUTLET PROTECTION, 10" DEPTH PER CONSTRUCTION DRAWINGS; INSTALLED COMPLETE	\$ 100.00	\$ 1,000.00
46	1	EA	BIORETENTION FACILITY PER CONSTRUCTION DRAWINGS; INSTALLED COMPLETE	\$ 60,000.00	\$ 60,000.00
\$76,000.00 SUBTOTAL					

WATER					
47	1	EA	3/4" WATER METER ASSEMBLY; INSTALLED COMPLETE IN ACCORDANCE WITH CITY STANDARDS (STD. 5.8.08)	\$ 2,000.00	\$ 2,000.00
48	120	LF	3/4" SCH. 40 PVC SERVICE TUBING W/ 2" SCH. 40 PVC CASING UNDER ALL PAVEMENT CROSSINGS; INSTALLED COMPLETE IN ACCORDANCE WITH CITY STANDARDS	\$ 5.00	\$ 600.00
\$2,600.00 SUBTOTAL					

SANITARY					
49	120	LF	6" DIAMETER SDR26 PVC SERVICE LATERAL INCLUDING CLEANOUTS AND CONNECTION TO PROPOSED MAIN/MANHOLES; INSTALLED COMPLETE AND TESTED IN ACCORDANCE WITH CITY STANDARDS	\$ 150.00	\$ 18,000.00
\$18,000.00 SUBTOTAL					

TOTAL ESTIMATED CONSTRUCTION COST:	\$ 1,127,315.00
10% CONTINGENCY ALLOWANCE:	\$ 112,735.00
3% CONSTRUCTION OBSERVATION SERVICES (IF NEEDED):	\$ 37,205.00
NO RISE FLOOD ANALYSIS:	\$ 15,000.00
HYDROLOGY STUDY:	\$ 15,000.00
CONSTRUCTION DRAWINGS:	\$ 30,000.00
OPINION OF PROBABLE CONSTRUCTION COST*:	\$ 1,337,255.00

*NOTE: ESTIMATE IS A PLACEHOLDER ONLY FOR BUDGET PURPOSES UNTIL ACTUAL COSTS CAN BE OBTAINED AND SUBSTITUTED FOR THE ITEMS LISTED. ESTIMATE DOES NOT INCLUDE ANY ITEMS FOR EASEMENTS, LEGAL FEES, AND OTHER RELATED PROJECT COSTS THAT MAY BE ASSOCIATED WITH THE FINAL PROJECT.

Included in this email are budget numbers to build a Cricket Field at the Braelinn Recreation Complex in Peachtree City. This pricing would include a turf area for the “cricket pitch” if chosen. Note: this turf area would be in the confines of the 3 soccer fields. Todd can give you a hardline price when the decision is made to move forward with this project. Lastly, we can work with you through the permitting process. You probably have the means to get this done through the city.

Sports Turf Company General Scope of Work:

1. Mass Grading
2. Irrigation
3. Sod
4. Synthetic Turf “Cricket Pitch” area

\$750,000 - \$850,000

*These Budget Numbers are good for 30 days.



Mr. Harold Layton
Recreation and Special Events Coordinator
City of Peachtree City
P: (770)631-2525
E: hlayton@peachtree-city.org

December 1, 2025

RE: Budget proposal for conversion of natural grass field space at Braelinn Recreation Center to synthetic turf fields for soccer and cricket

Dear Mr. Layton,

Thank you for the opportunity to provide the following budget proposal for converting a large natural area (~191,802 sq.ft.) at Braelinn Recreation Center to synthetic turf for multipurpose athletic use. We've visited the site and developed the following scope of work and budget pricing for your review. Please note that no detailed information has been provided with regards to existing as-builts, survey or topographical utility locations, geotechnical investigation and/or reports, etc. The following is based on typical synthetic turf field construction requirements for the area. Due to the desired size of the footprint and the severity of the grade/elevation changes along the perimeter, there could be a requirement for sliding the entire footprint south (which would impact the baseball field directly below the proposed synthetic turf field footprint) OR potentially requiring retaining walls construction along the north and northwest portions of the proposed field.

We would like to discuss in greater detail the finishes desired by the owner including but not limited, perimeter walkways, any bleacher seating or field components such as soccer goals, team benches, storage requirements, etc. Our intent would be to narrow down the ultimate vision with your staff to deliver further budgeting to cover all ancillary items beyond the synthetic turf field component.

Scope of work based on 191,802 sq.ft. (anticipated maximum potential dimensions without impacting the baseball field south of the footprint would be 395'x500'):

- 1) Design, engineering and permitting including infiltration testing.
- 2) Mobilization of all tools, equipment, materials and installation technicians
- 3) Survey and layout of all critical items for construction
- 4) Furnish and install erosion and sediment controls NOTE* E&S requirements cannot be determined and priced until drawings have been approved by the local permitting authority.
- 5) Demo and disposal of existing fencing and backstop
- 6) Demo and disposal of existing golf cart path in area running between two current natural grass fields
- 7) Cut and cap irrigation (if applicable) outside of proposed footprint of synthetic turf field area
- 8) Excavate to depth not-to-exceed 8" to remove all grass and topsoil from the proposed conversion footprint, all excavated materials will be hauled off site. A proof roll will be conducted in the presence of the engineer and owner's representative upon the completion of the initial excavation to verify existing subgrade stability upon which to build the synthetic turf area. Any areas demonstrating pumping, rutting or other displacement during the proof roll will require soils stabilization and or undercutting and replacement which are excluded from this budget proposal. A recommendation from a geotechnical engineer will be required and additional pricing will be proposed based on the required scope for review and acceptance by the owner prior to execution.
- 9) Mass grading to balance the site and provide one contiguous playing surface useable for cricket which will require a field size encompassing both regulation soccer fields. Compaction efforts will be conducted throughout the process of balancing the site to ensure proper stability prior to construction of the drainage base
- 10) Excavation for drainage collection including perimeter of the synthetic turf footprint and one collector line running between the two soccer field layouts. Excavated materials will remain on site to be used for blending the perimeter. Any excess spoils will be removed from the site.

- 11) Furnish and install 4 oz. non-woven geotextile fabric lining the floor and walls of the perimeter drainage ditch. Install 12" DW HDPE perforated pipe and backfill with clean #57 drainage stone
- 12) Tie new perimeter drainage collector into existing stormwater system within 100' of the new synthetic turf field footprint.
- 13) Furnish and install black vinyl coated 4' (above grade) fence posts for the perimeter of the field. Spaced every 20' will be 20' (above grade) net posts which will be used for fence tie-in as well.
- 14) Form and pour 12"x12" 3,000 psi concrete perimeter curb around the entire synthetic turf field footprint with pressure treated 2"x4" nailer for turf attachment
- 15) Furnish and install 4 oz. non-woven geotextile fabric liner covering the entire subgrade of the synthetic turf field footprint
- 16) Furnish and install 5" of clean #57 base stone, laser grade
- 17) Furnish and install 1" of clean #89 finish stone, laser grade
- 18) Furnish and install 2.25" FieldTurf XT polyethylene slit-film synthetic turf with sand and rubber infill. Field markings to include two full size regulation soccer fields measuring 330'x220' each. Each soccer field will also have 2 small-sided fields (one on each side of the regulation mid-field line) lined including goal boxes, mid-field lines and sidelines, and field markings for one cricket field.
- 19) Furnish one set of turf field maintenance equipment including a FieldSweep and GroomRight.
- 20) Furnish and install the 4' black vinyl coated chainlink fencing mesh and 16' tall ball stopper netting which will be attached to the top of the 4' perimeter fence (effectively covering 20' total height). The entire footprint of the synthetic turf field will receive the 4' tall perimeter fence. Just the ends of the synthetic turf field footprint (beyond the end lines for the two soccer fields) will receive the 20' tall netting.
- 21) Furnish and install 6-pole LED field lighting system. NOTE* Power supply to the site to be provided by owner
- 22) Clean up and demobilize

Budget price for scope of work provided above: \$4,031,175.00

Alternate for substituting irrigated natural grass sod field: \$2,855,000.00
in lieu of synthetic turf surface



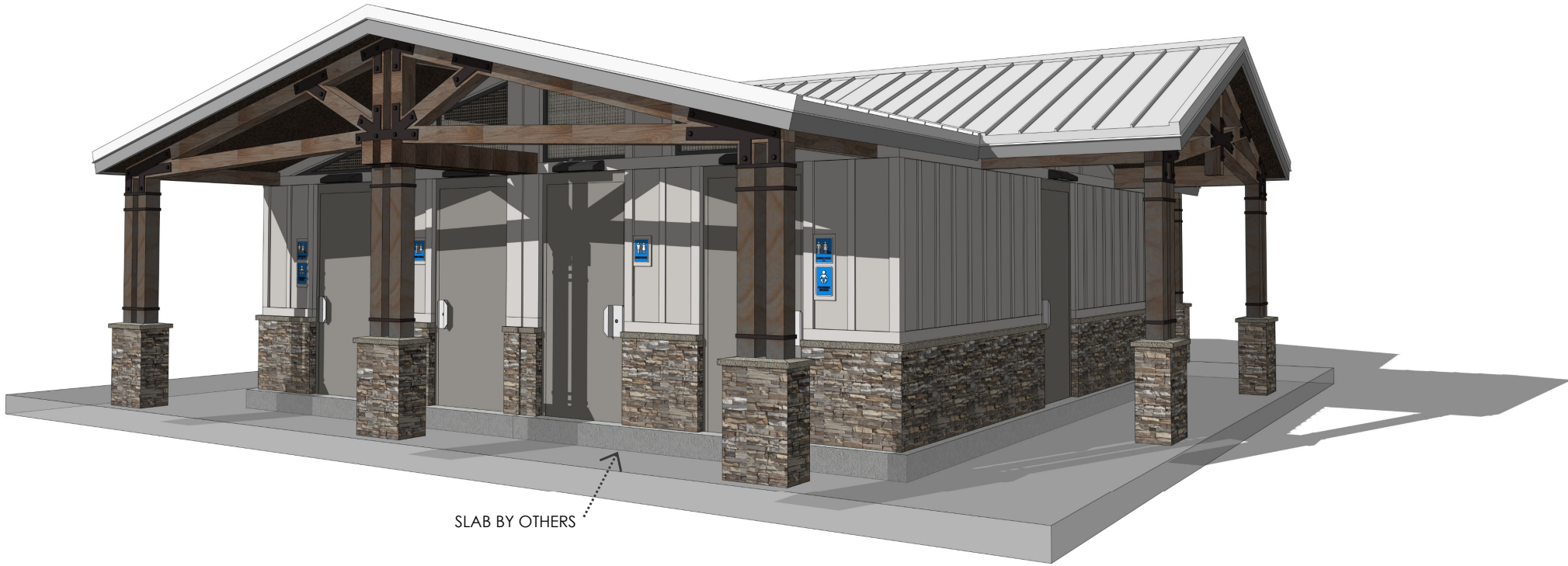
Notes and exclusions:

- a) This is a budget proposal only and further discussion with the owner is required to solidify the scope of work required as well as approved plans by the permitting authority will be required before stormwater requirements and erosion and sediment controls can be determined.
- b) Proper access to the installation site and adequate staging area for all materials and equipment is required to be provided by the owner. Any damage to existing asphalt parking lots, driveways, concrete, etc. as a result of standard/typical construction traffic including but not limited to tractor trailer deliveries, tri-axle dump trucks carrying ~22 ton net weight of material per truck, cranes, telehandlers, rollers, dozers, excavators, loaders, etc. is not the responsibility of Deluxe Athletics. Restoration of any damaged asphalt or concrete areas as a result of required construction traffic is excluded from this budget proposal.
- c) This proposal is based on private wage rates
- d) Rock excavation and/or unsuitable soils are excluded from this proposal. Once subgrade has been achieved, a proof roll will be completed to verify stability of the subgrade for building the field and delivering industry standard tolerances in the field. If any pumping, rutting, etc. occurs during the proof roll proper remediation solutions will be discussed and agreed to with the owner. Any costs associated with stabilization measures will be the responsibility of the owner.
- e) Rock excavation and/or unsuitable soils (high water table) requiring drilling or other additional measures for foundations for fence posts, net posts, drainage ditches, etc. are excluded. Any costs associated with additional measures will be the responsibility of the owner.
- f) Bonding is excluded from this proposal but can be included at a rate of 1.75% of the proposed construction cost as necessary.
- g) Excludes any and all irrigation work beyond the capping of the existing system
- h) Site security is excluded
- i) Boring for utilities is excluded
- j) Installation of manholes, gabions, junction boxes, concrete rip wrap, storm drainage, not related to the field construction, grate inlets and RCP are excluded from this budget proposal.
- k) Relocation, removal and repair of existing utilities not limited to electrical conduits, power poles, water, sewer, gas, cable, telephone, owner placed conduits or communication feeds within the field of play are excluded unless otherwise noted in listed scope of work above
- l) Anything not specifically listed in the scope of work provided above is excluded from this budget proposal

Thank you for the opportunity to provide this budget proposal. If you would like to proceed with further discussions on any of the options above or others, please don't hesitate to reach out and we'd be happy to coordinate a site visit to discuss the particulars.

Regards,

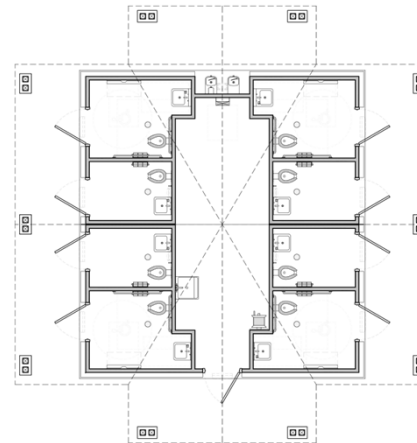
Ray Bernabei
Deluxe Athletics/Tarkett Sports Construction
M: (610)310-0023
E: ray.bernabei@tarkettsports.com



SLAB BY OTHERS



SLAB BY OTHERS



FLOOR PLAN
SCALE: NOT TO SCALE

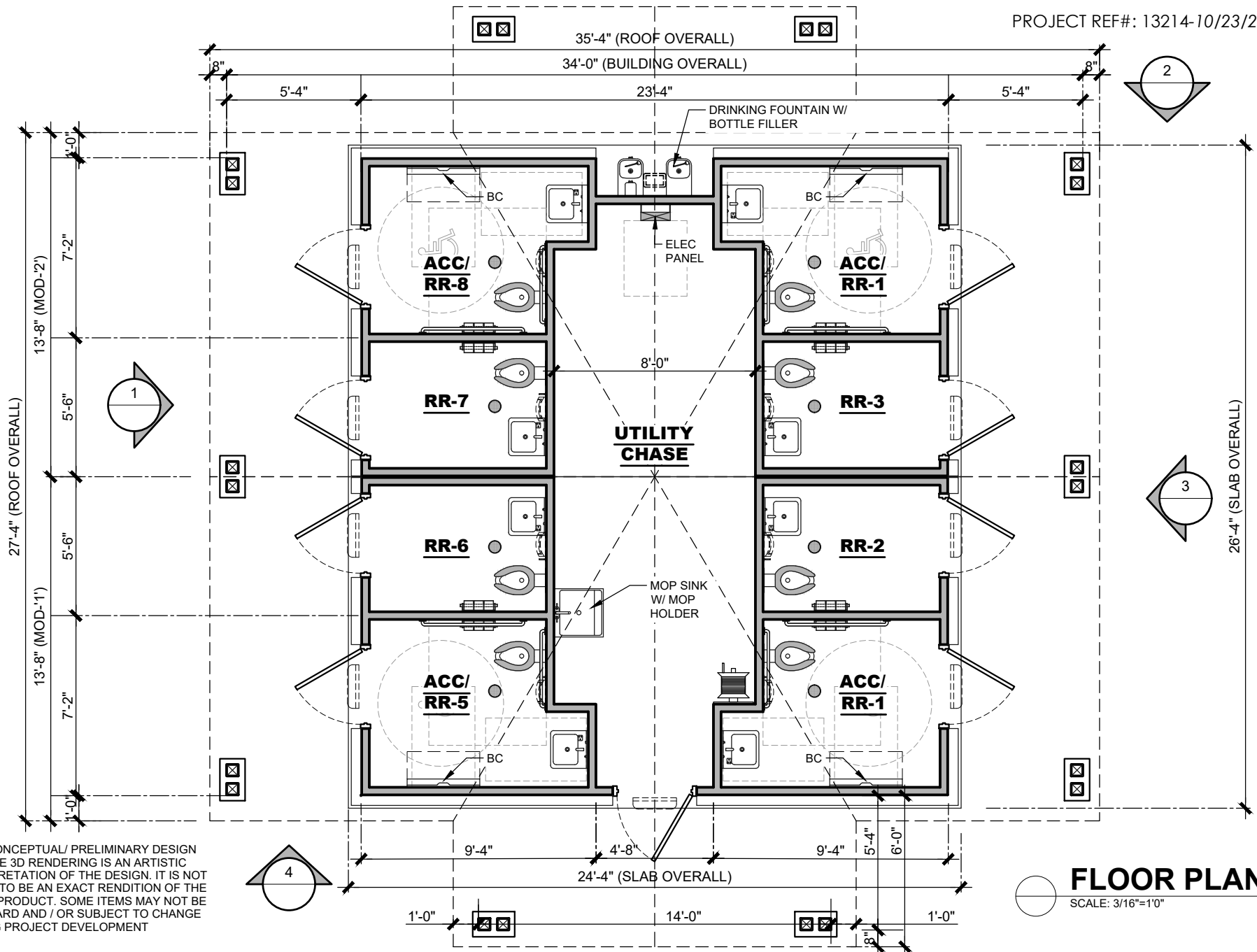
THIS CONCEPTUAL/
PRELIMINARY DESIGN AND
THE 3D RENDERING IS AN
ARTISTIC INTERPRETATION OF
THE DESIGN. IT IS NOT MEANT
TO BE AN EXACT RENDITION
OF THE FINISH PRODUCT.
SOME ITEMS MAY NOT BE
STANDARD AND/OR SUBJECT
TO CHANGE DURING
PROJECT DEVELOPMENT

FIELD DRAKE CITY OF PEACHTREE, GEORGIA RESTROOM BUILDING

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www.PublicRestroomCompany.com
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MINDEN NEVADA, 89423
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FLOOR PLAN
SCALE: 3/16"=1'0"

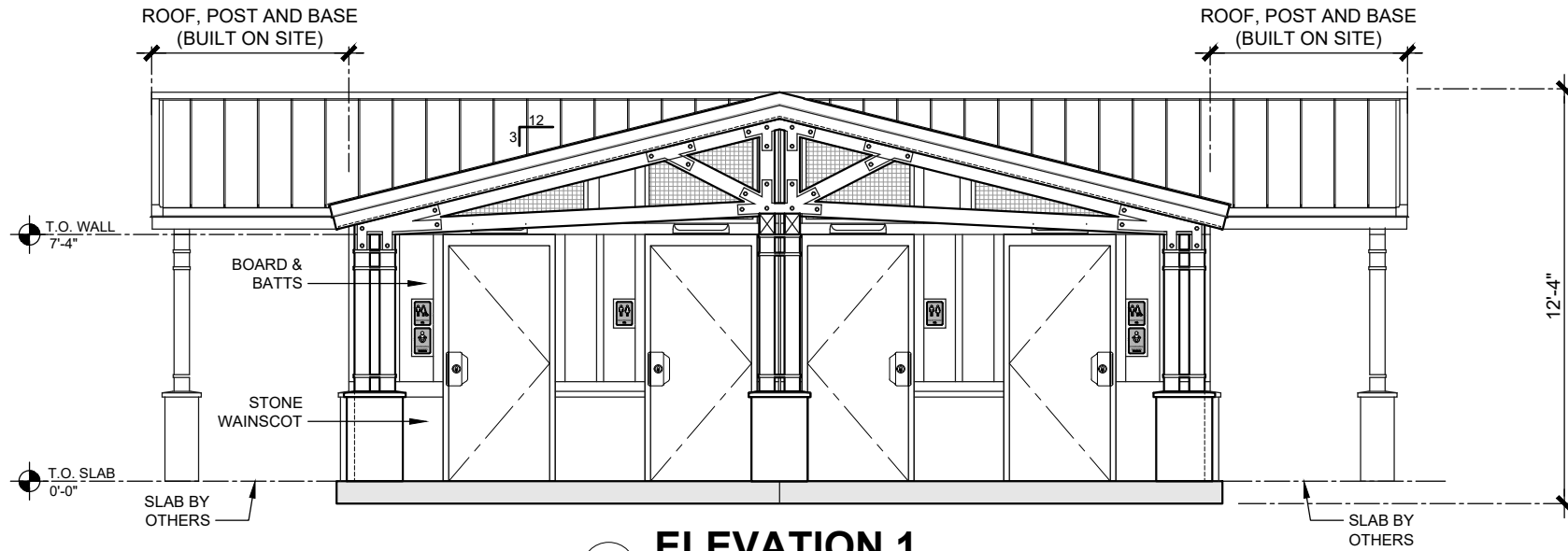


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BUILDING TYPE:	RESTROOM BUILDING
PROJECT:	DRAKE FIELD CITY OF PEACHTREE, GA

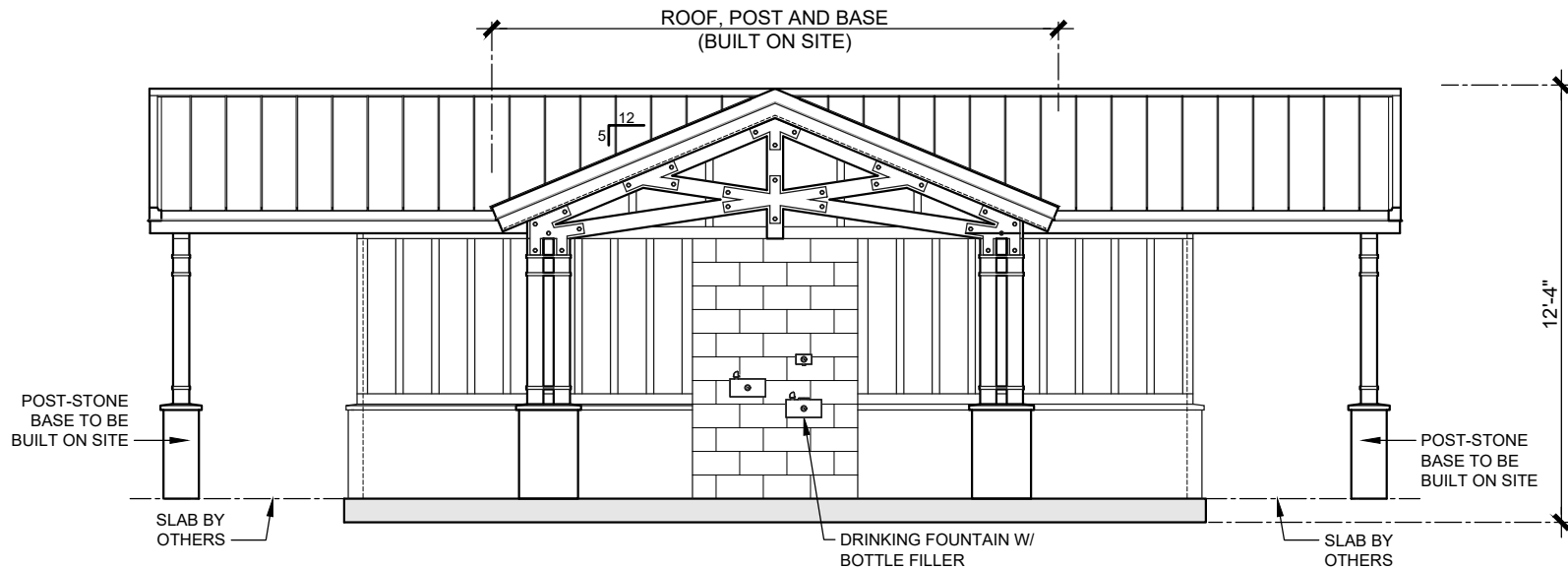
REVISION #	2
REVISION DATE:	10/23/2025
PROJECT #:	13214

SHEET#	A-1
DRAWN BY:	EOR
MAX. PERSON / HOUR:	360 S
START DATE:	9/17/2025
DRAWN BY:	EOR



ELEVATION 1

SCALE: 3/16"=1'-0"



ELEVATION 2

SCALE: 3/16"=1'-0"

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BUILDING TYPE:

RESTROOM BUILDING

PROJECT:

**DRAKE FIELD
CITY OF PEACHTREE, GA**

REVISION #

2

REVISION DATE: 10/23/2025

DRAWN BY: EOR

PROJECT #
13214

START DATE: 9/17/2025

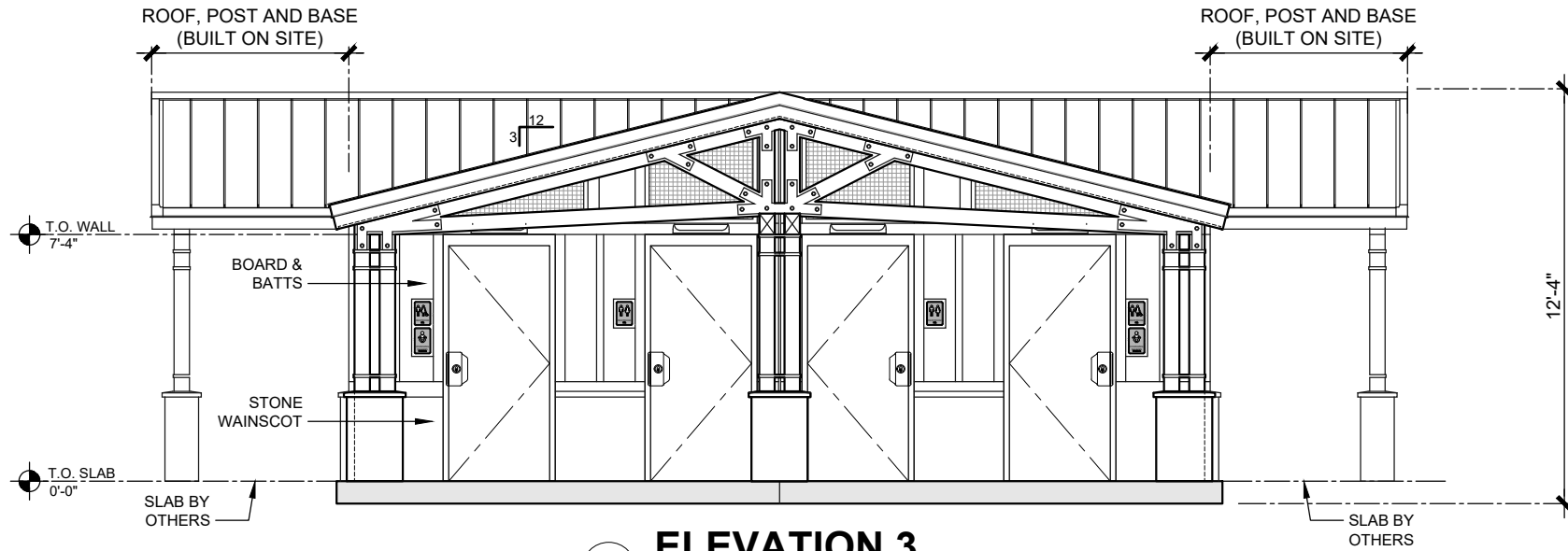
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SHEET#

A-2

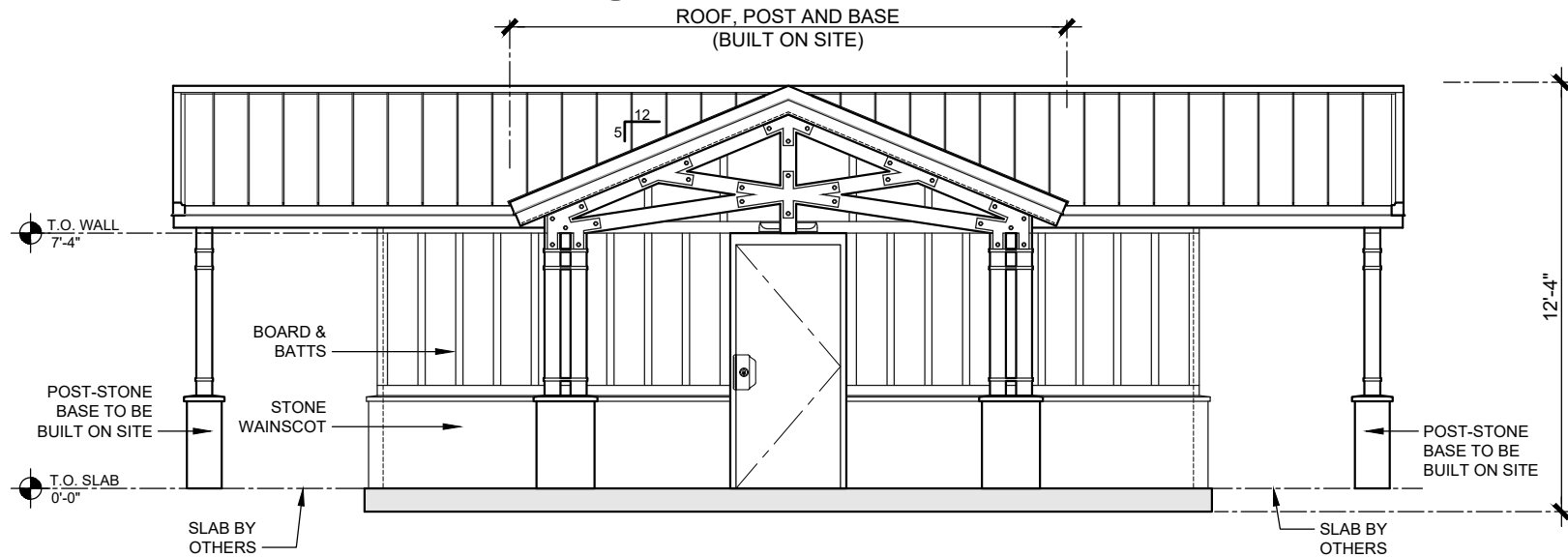
MAX. PERSON / HOUR:

360 S



ELEVATION 3

SCALE: 3/16"=1'-0"



ELEVATION 4

SCALE: 3/16"=1'-0"

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BUILDING TYPE:

RESTROOM BUILDING

PROJECT:

**DRAKE FIELD
CITY OF PEACHTREE, GA**

REVISION #

2

REVISION DATE: **10/23/2025**

DRAWN BY: EOR

PROJECT #:
13214

START DATE: **9/17/2025**

DRAWN BY: EOR

SHEET#

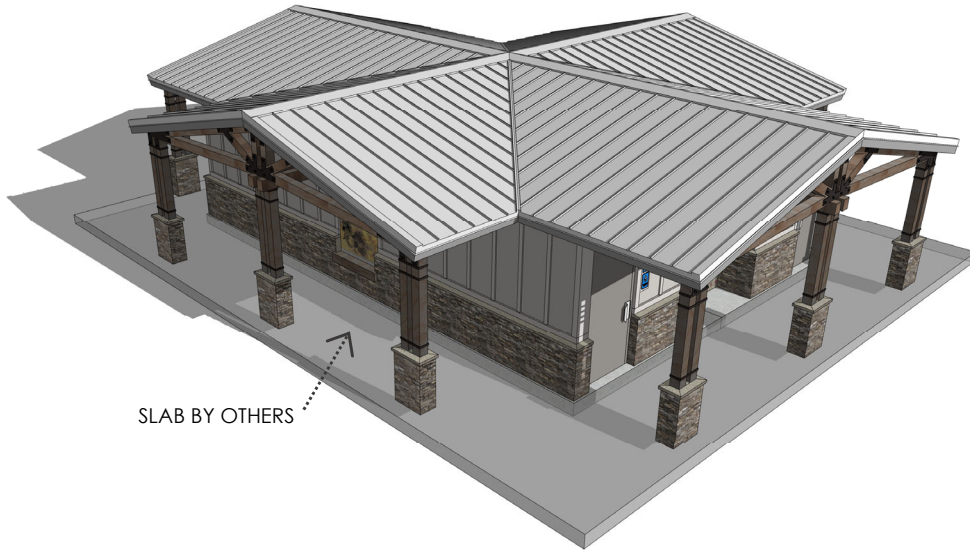
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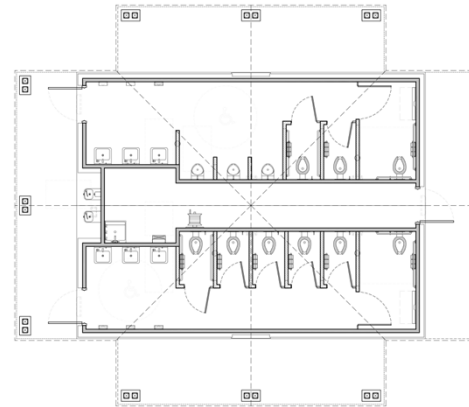
360 S



SLAB BY OTHERS



SLAB BY OTHERS



FLOOR PLAN

SCALE: NOT TO SCALE

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SIDE ELEVATION



FRONT ELEVATION

B
OPTION

FIELD DRAKE

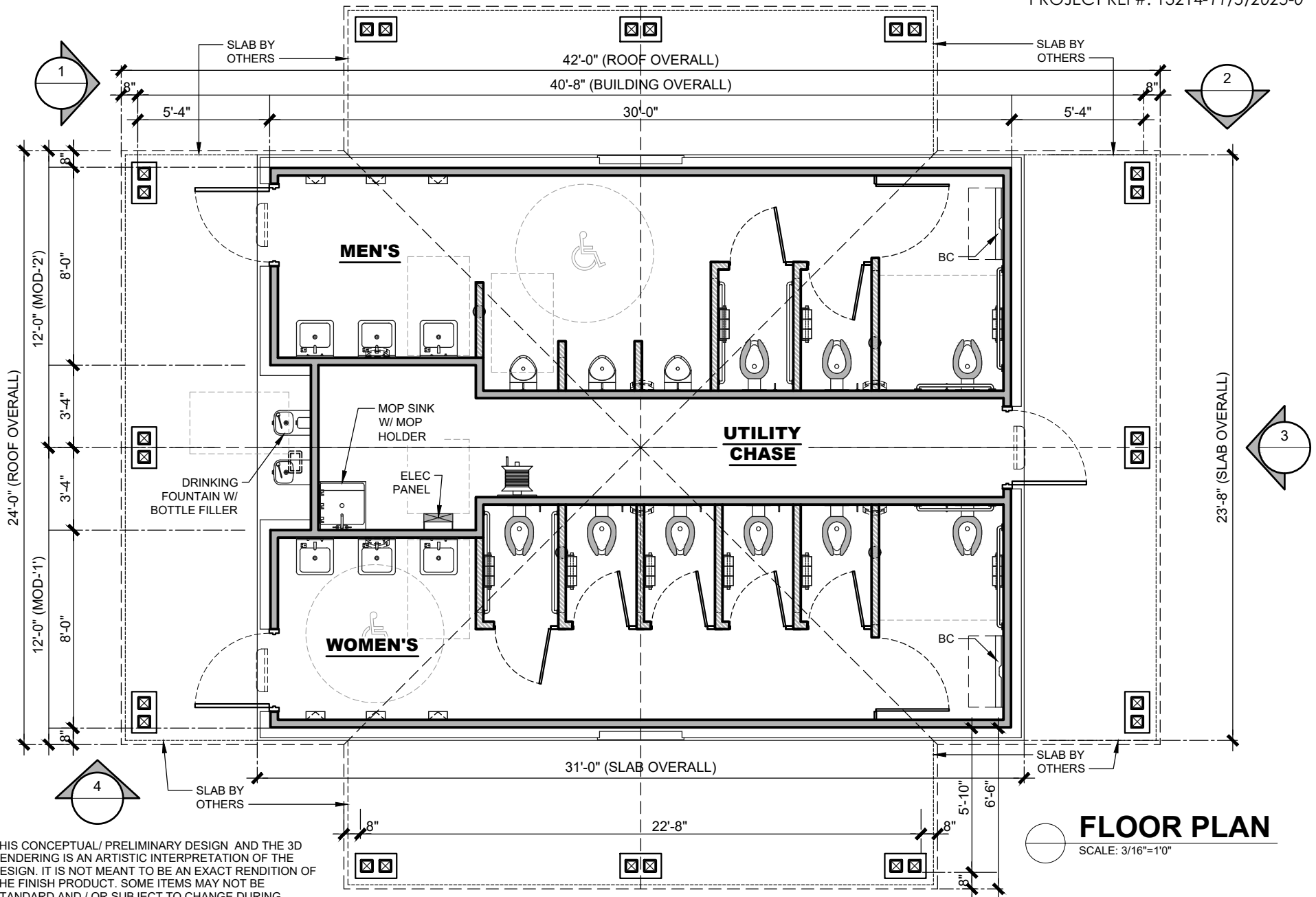
CITY OF PEACHTREE, GEORGIA RESTROOM BUILDING



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FLOOR PLAN
SCALE: 3/16"=1'0"

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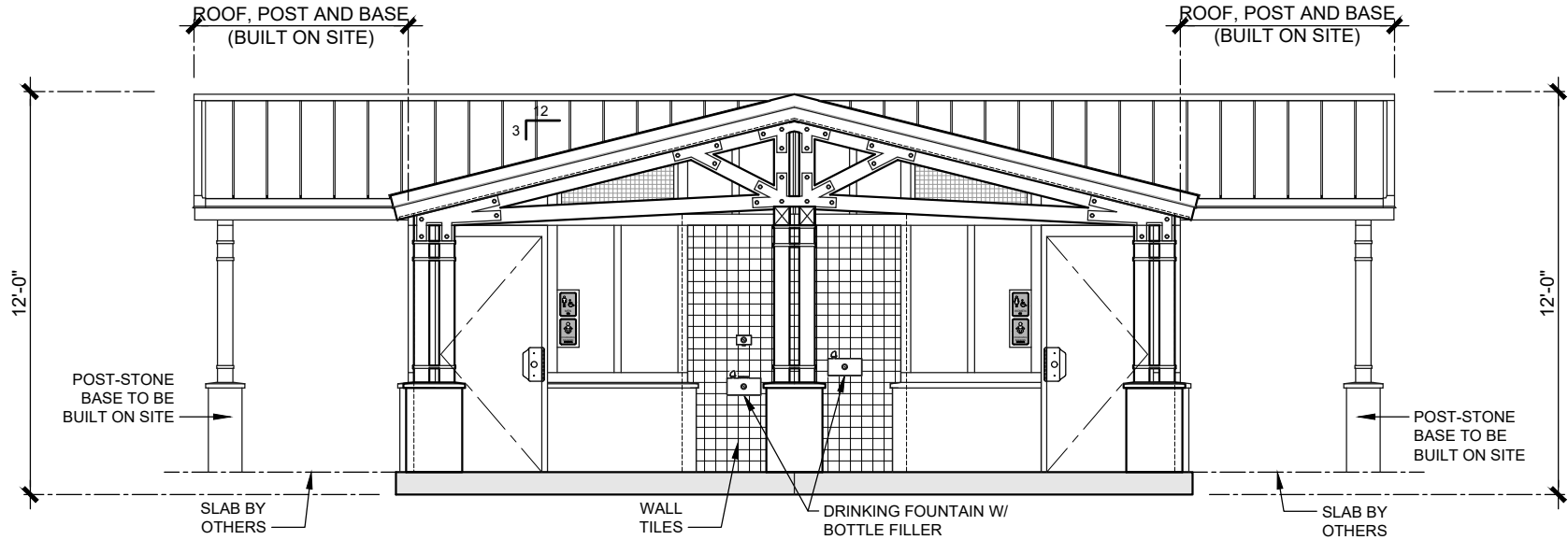


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BUILDING TYPE:	RESTROOM BUILDING - OPTION 'B'
PROJECT:	DRAKE FIELD CITY OF PEACHTREE, GA

REVISION #	-
REVISION DATE:	
PROJECT #:	13214
START DATE:	11/5/2025
DRAWN BY:	EOR

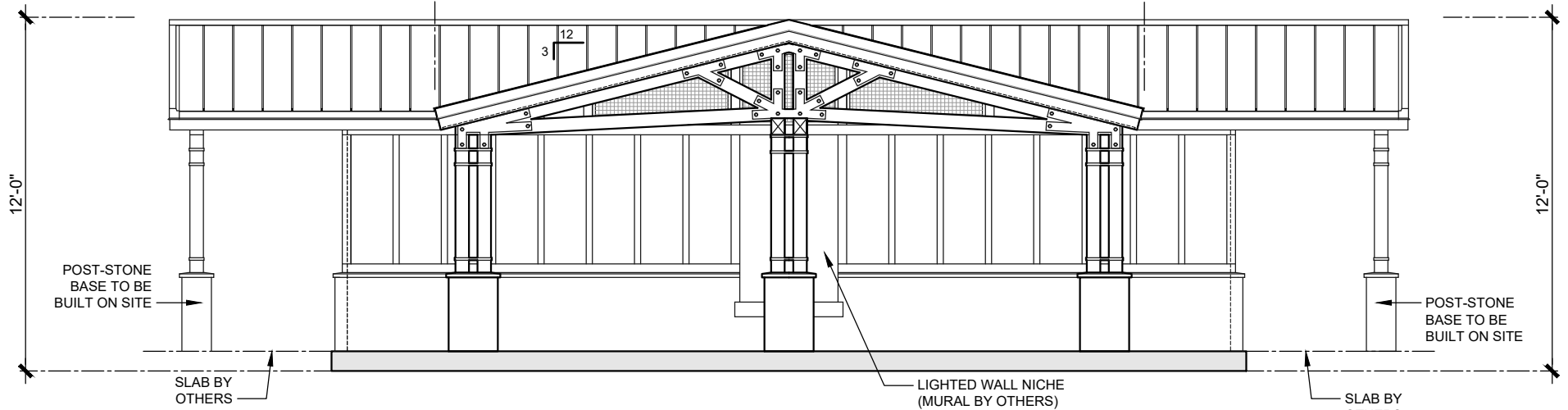
SHEET#	A-1
MAX. PERSON / HOUR:	540 M



ELEVATION 1

SCALE: 3/16"=1'-0"

ROOF, POST AND BASE
(BUILT ON SITE)



ELEVATION 2

SCALE: 3/16"=1'-0"

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BUILDING TYPE:

RESTROOM BUILDING - OPTION 'B'

PROJECT:

**DRAKE FIELD
CITY OF PEACHTREE, GA**

REVISION #

-

REVISION DATE:

DRAWN BY:

SHEET#

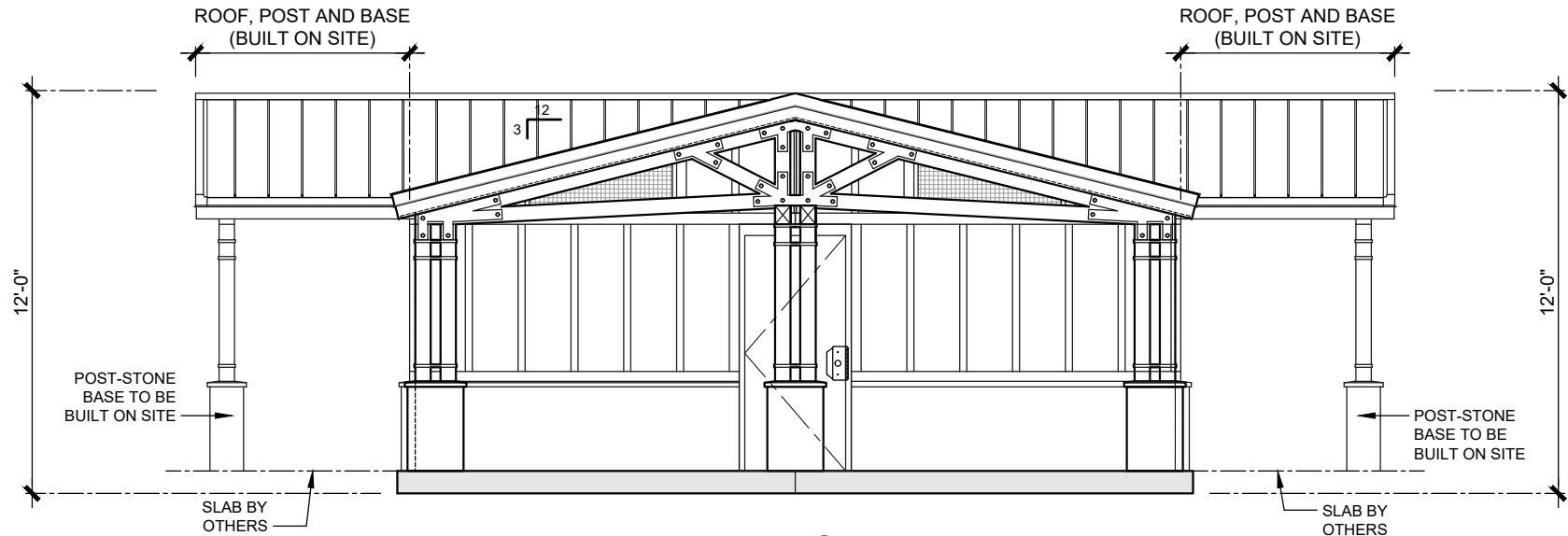
A-2

PROJECT #
13214

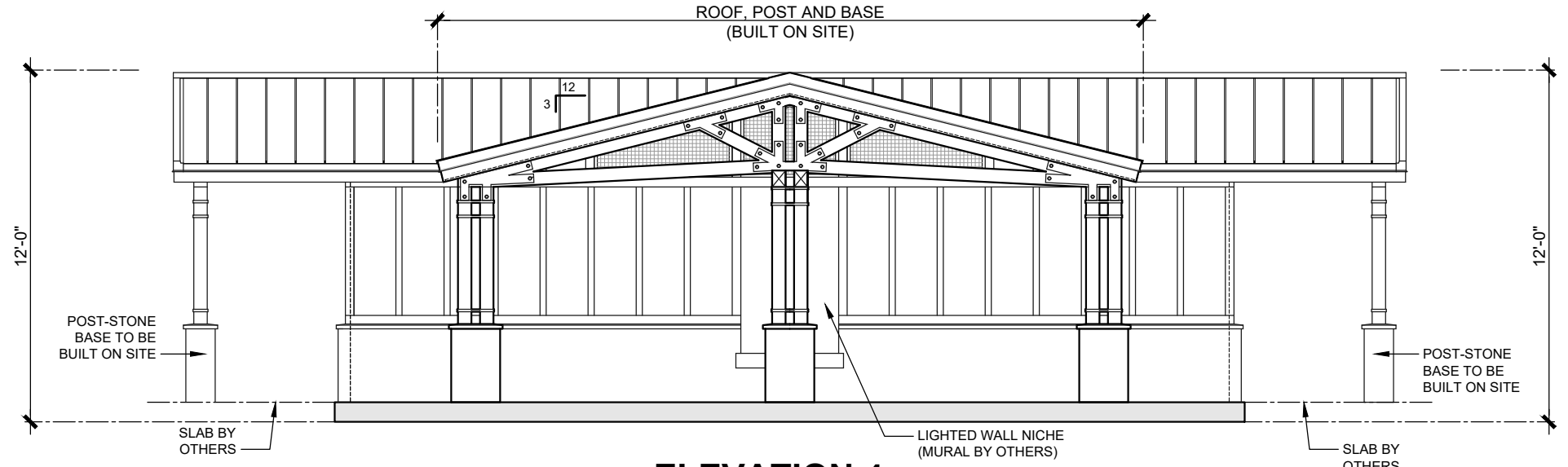
START DATE: **11/5/2025**

DRAWN BY: EOR

MAX. PERSON / HOUR:
540 M



ELEVATION 3
SCALE: 3/16"=1'-0"



ELEVATION 4
SCALE: 3/16"=1'-0"

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BUILDING TYPE:	RESTROOM BUILDING - OPTION 'B'
PROJECT:	DRAKE FIELD CITY OF PEACHTREE, GA

REVISION #	-
REVISION DATE:	
PROJECT #:	13214
START DATE:	11/5/2025
DRAWN BY:	EOR

SHEET#	A-3
MAX. PERSON / HOUR:	540 M

PEACHTREE CITY DRAKE FIELD RESTROOMS

60% SUBMITTAL
155 WILLOWBEND RD
PEACHTREE CITY, GA 30269
POND PROJECT NUMBER: 1250602

POND
3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092
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DPR SEAL

CLIENT INFORMATION



**DRAKE FIELD
RESTROOMS**

155 WILLOWBEND RD
PEACHTREE CITY, GA
30269

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: Y. RAMIREZ
DRAWN BY: Y. RAMIREZ
CHECKED BY: G. BRENNER
SUBMITTED BY: L. OUBRE
DATE: 11/25/2025
PROJECT # 1250602

SHEET TITLE

**COVER
SHEET**

SHEET NUMBER

G-001

ORIGINAL SHEET SIZE:
22" X 34"

FILE PATH: X:\FY25\1250602\07 CAD\CIVIL\IG-001 PLOTTED BY: RAMIREZ, YARIMEL DATE: 10/27/25

PROJECT SITE
TOTAL ACREAGE: 2.85 AC
TOTAL DISTURBED AREA: 0.32 AC

OWNER INFO.
PEACHTREE CITY
151 WILLOWBEND ROAD
PEACHTREE CITY, GA 30269

PROGRAM MANAGEMENT

PEACHTREE CITY
209 MCINTOSH TRAIL
PEACHTREE CITY, GA 30269
NAME: JOHN SCHNICK
EMAIL: JSCHNICK@PEACHTREE-CITY.ORG
PHONE NUMBER: 770-632-4278

PROJECT MANAGER

POND & COMPANY
3500 PARKWAY LANE SUITE 500
PEACHTREE CORNERS, GA 30092
PHONE: 770-557-5628
CONTACT: LESLIE OUBRE, PLA
LESLIE.OUBRE@POND.CO.COM
ENGINEER ON RECORD: GREG BRENNER
GREGORY.BRENNER@POND.CO.COM

**BOUNDARY AND TOPOGRAPHIC
SURVEY INFORMATION**

TERRAMARK LAND SURVEYING, INC
1396 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066.
770-421-1927

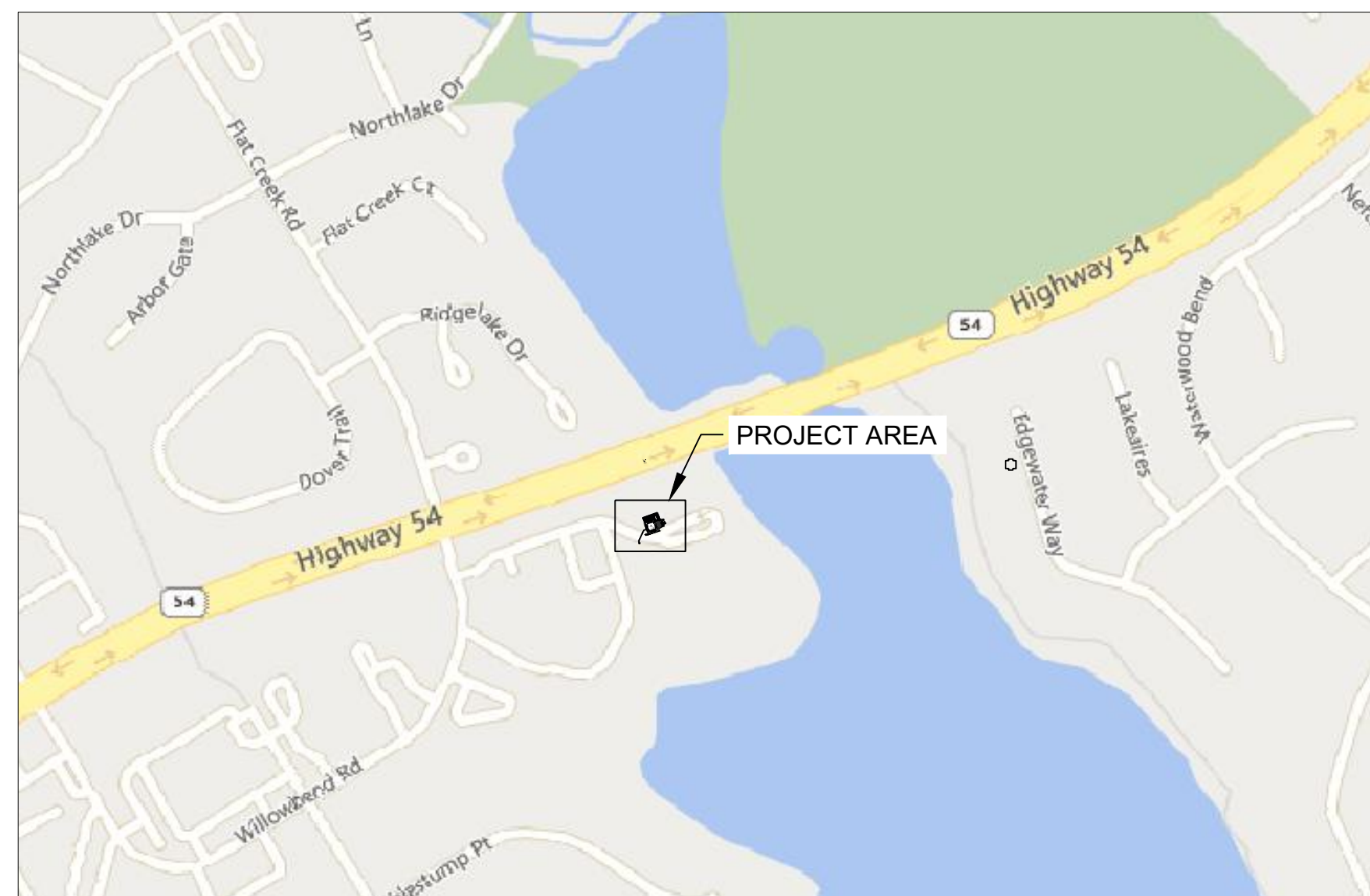
SURVEY REFERENCE NOTES:

- SEE THE INCLUDED EXISTING CONDITIONS SHEETS FOR APPLICABLE SURVEY NOTES, SYMBOLS LEGEND, AND ABBREVIATIONS.
- CONTRACTOR SHALL ESTABLISH SURVEY CONTROL NETWORK OUTSIDE LIMITS OF DEMOLITION PRIOR TO COMMENCEMENT OF WORK. THIS WORK MUST BE PERFORMED BY A GEORGIA LICENSED LAND SURVEYOR.

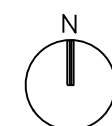
SCOPE OF PROJECT:

THE PROJECT PROVIDES A STAND ALONE RESTROOM BUILDING WITHIN DRAKE FIELD

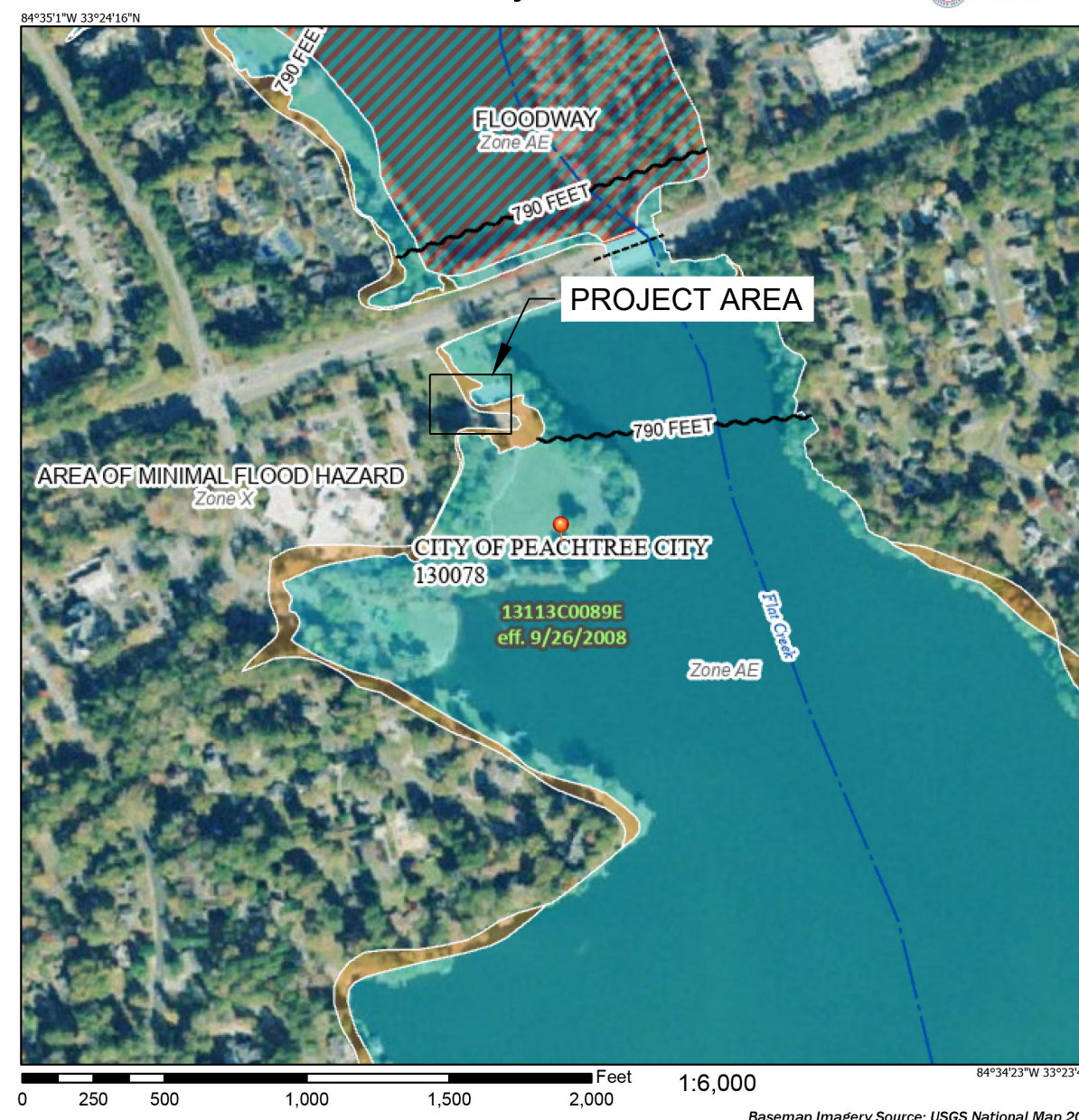
PROXIMITY MAP



SCALE: N.T.S.



National Flood Hazard Layer FIRMette



ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 13113C0089E, EFFECTIVE DATE 09/26/2008, A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE.

Sheet List Table	
Sheet Number	Sheet Title
G-001	COVER SHEET
1 OF 1	SURVEY
C-001	GENERAL NOTES
CD101	DEMOLITION PLAN
CS101	SITE PLAN
CG101	GRADING AND DRAINAGE PLAN
CU101	UTILITY PLAN
C-501	CONSTRUCTION DETAILS
C-502	CONSTRUCTION DETAILS
C-503	CONSTRUCTION DETAILS
CE101	EROSION AND SEDIMENT CONTROL PLAN



BENCHMARK 1



BENCHMARK 2

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE S³ SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 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 PREPARED BY TERRAMARK LAND SURVEYING, INC. AT THIS TIME.

THE FIELD DATA UPON WHICH THIS SURVEY WAS PERFORMED IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER USING STATIC AND REAL TIME KINEMATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY ACHIEVED IS BETTER THAN 0.02 FEET PER OBSERVATION POINT. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA'S LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS.

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

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

CONTOURS ARE SHOWN AT ONE 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 JUNE 26, 2025.

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 OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING 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 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.

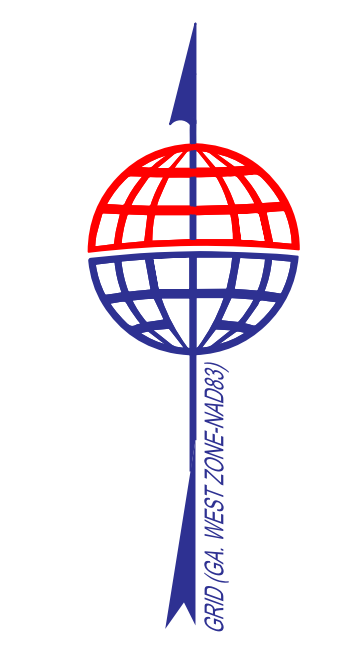
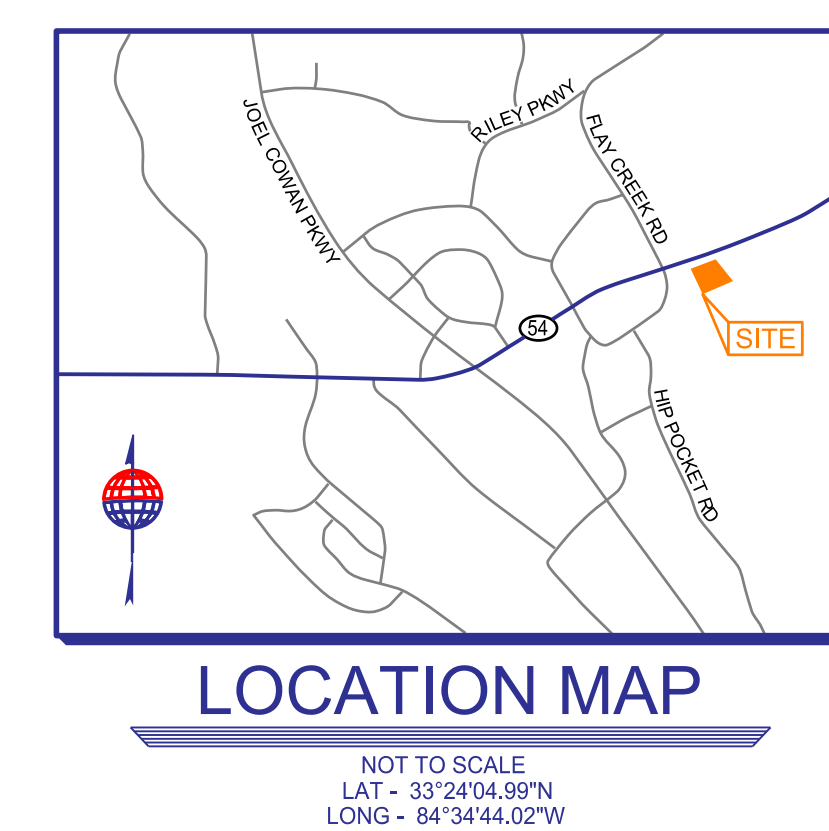
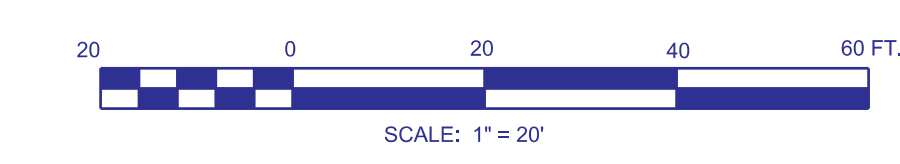
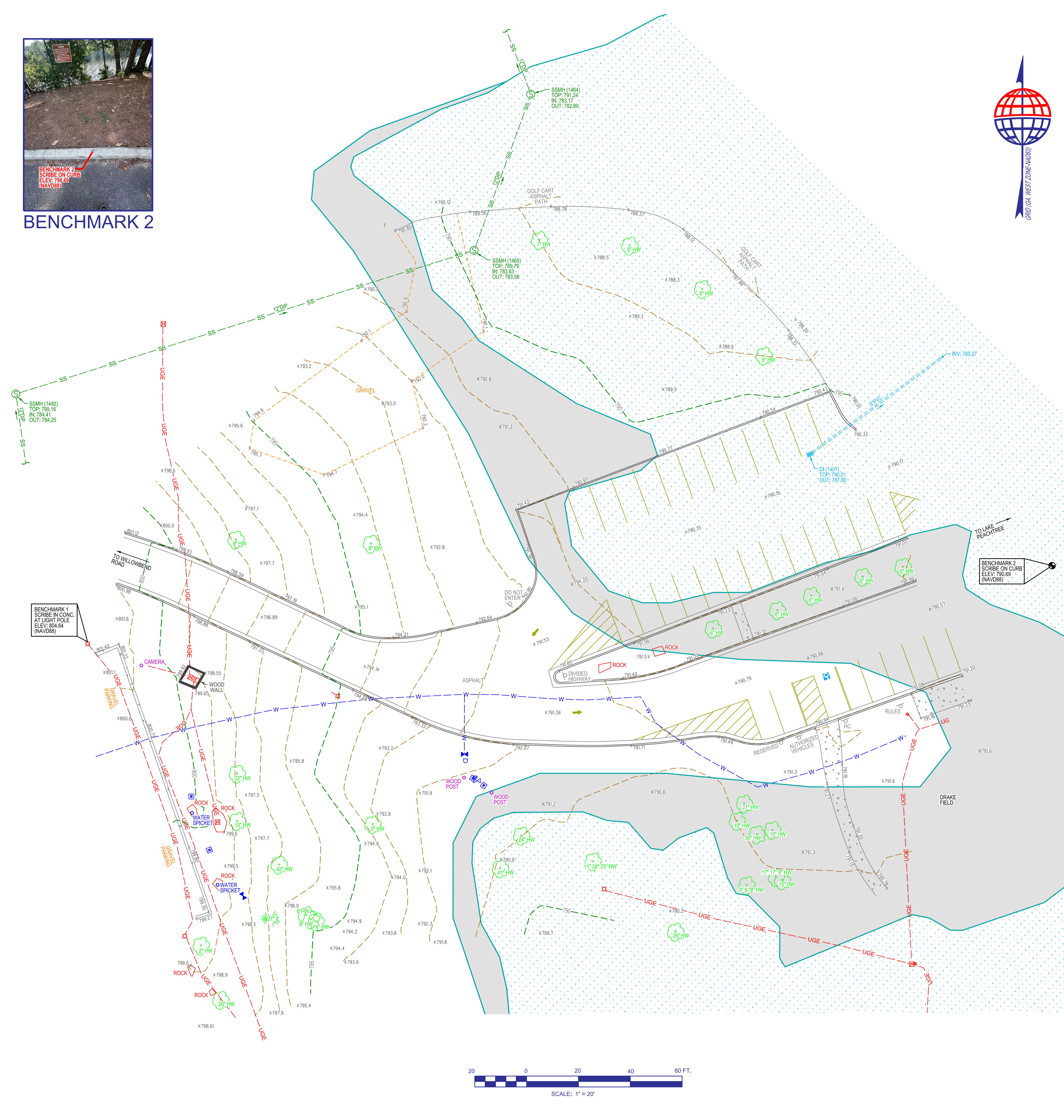
PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREIN. 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.

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 186-6-09 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 76 AND SHALL NOT BE RECORDED WITHIN THE APPLICABLE LAND RECORDS.



TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FAYETTE COUNTY, GEORGIA (PANEL NUMBER 131100089), DATED 9/26/2008, 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 HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF WILLOW BEND ROAD & GEORGIA HIGHWAY 54.

SITE INFORMATION

CURRENT OWNER: PEACHTREE CITY
DB. 1724 PG. 343

TAX PARCEL ID # 0732 023

ADDRESS: 155 WILLOWBEND ROAD

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30039
PHONE: 678-357-1948
ATTENTION: GIOVANNI MONTOYA

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILITY MARKING, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS	COMMUNICATION
ATLANTA GAS LIGHT 478-366-6639	AT&T 305-408-1542
POWER	COMCAST 678-708-7112
COWETA FAYETTE EMC 770-252-7448	HC CABLE OPCO 770-713-3288
WATER	UNITI FIBER 877-652-2321
FAYETTE COUNTY WATER 770-320-6083	

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. Worlford, Jr.
WILLIAM C. WORLFOED, JR., RLS
REGISTERED NUMBER: 2577

TerraMark Land Surveying, Inc.
1596 Belle Ferry Road
Marietta, Georgia 30068

Phone No. (770) 421-1027
www.TerraMark.com
C. O. A. # LSF000810

Project No.	No.	Date	Revision
2025-142	#1		
	#2		
	#3		
	#4		
	#5		
	#6		
	#7		
	#8		
	#9		
	#10		

PARTIAL TOPOGRAPHIC SURVEY FOR POND & COMPANY, INC. (DRAKE FIELD RESTROOM) LOCATED IN LAND LOT 127, 7TH DISTRICT PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

SHEET NO.
1/1
DRAWING# TM 25-142

GENERAL NOTES

- 1. LOCATIONS OF EXISTING FACILITIES AND UTILITIES ARE TAKEN FROM RECORD DRAWINGS AND SURVEY PERFORMED BY TERRAMARK DATED 06/30/2025. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL LOCATIONS AND ELEVATIONS INCLUDING UNDERGROUND UTILITY LINES, VAULTS, OR BOXES PRIOR TO COMMENCING WORK.
- 2. EXISTING TOPOGRAPHY, STRUCTURES, AND SITE FEATURES ARE SHOWN SCREENED AND/OR LIGHT-LINED. NEW FINISH GRADE, STRUCTURES, AND SITE FEATURES ARE SHOWN HEAVY-LINED.
- 3. CONTRACTOR WILL VERIFY PROJECT LIMITS PRIOR TO COMMENCING WORK.
- 4. ANY DAMAGE INCURRED TO ANY EXISTING UTILITY ELEMENTS WILL BE REPAIRED PROPERLY AND IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.
- 5. ANY AND ALL DAMAGE TO EXISTING PLANT MATERIAL OR HARDSCAPE ELEMENTS THAT ARE TO REMAIN, I.E. CURBS, ROADS, WALLS, FENCES, TREES, SHRUBS, ETC., WILL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- 3. CONTRACTOR WILL NOT WILLINGLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- 4. CONTRACTOR WILL BRING TO THE OWNER'S ATTENTION ANY OBSERVED DISCREPANCIES IN DRAWINGS, SITE CONDITIONS OR EXISTING FEATURES BEFORE ANY FURTHER WORK IN THE AREA IS TO BE PERFORMED.
- 5. REPETITIVE FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND WILL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- 6. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON FEMA FIRM PANEL NO. 13113C0089F DATED 9/26/2008.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SITE SECURITY AT ALL TIMES DURING CONSTRUCTION.
- 8. ALL SITE CONSTRUCTION OPERATIONS WILL COMPLY WITH CURRENT OSHA CONSTRUCTION STANDARDS.
- 9. THE PROJECT CONTAINS NO WETLANDS WITHIN THE SITE. THE CONTRACTOR WILL BE PROVIDED LOCATION INFORMATION DIGITALLY AND PROVISIONS TO PROTECT OR OTHERWISE IMPACT THE WETLANDS DURING THE CONSTRUCTION OF THE PROJECT AS SHOWN HEREIN.
- 10. THE PROJECT CONTAINS STATE WATERS AND/OR STREAMS WITHIN THE SITE. THE CONTRACTOR WILL BE PROVIDED PROVISIONS/VARIANTS TO PROTECT OR OTHERWISE IMPACT THE STATE 25'-FOOT BUFFER DURING THE CONSTRUCTION OF THE PROJECT AS SHOWN HEREIN.
- 11. APPROVAL OF THESE DRAWINGS DOES NOT CONSTITUTE APPROVAL OF ANY LAND DISTURBING ACTIVITIES WITHIN WATER OF THE UNITED STATES (WETLAND AREAS).

DEMOLITION NOTES:

- 1. THE CONTRACTOR WILL SUBMIT A DETAILED DEMOLITION PROCEDURE TO THE OWNER FOR APPROVAL AT LEAST 10 DAYS BEFORE DEMOLITION IS TO BEGIN. THE DEMOLITION PROCEDURE WILL INCLUDE A DETAILED DESCRIPTION OF THE METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION AND THE SEQUENCE OF WORK. THE DEMOLITION PROCEDURES WILL PROVIDE FOR SAFE CONDUCT OF WORK AND THE PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED AND COORDINATION WITH OTHER WORK OR OPERATIONS THAT MAY BE IN PROGRESS. METHODS AND SCHEDULING OF DEMOLITION ACTIVITIES MUST BE APPROVED BY THE OWNER.
- 2. LOCATIONS OF EXISTING FACILITIES AND UTILITIES ARE TAKEN FROM THE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
- 3. THE CONTRACTOR WILL DEMOLISH AND REMOVE ALL EXISTING BUILDINGS, PAVEMENT, UTILITIES, EQUIPMENT, ETC. NOTED TO BE REMOVED WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN.
- 4. CONTRACTOR TO PROVIDE AND MAINTAIN NECESSARY FENCES, BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED FOR THE PROTECTION AND SAFETY OF THE PUBLIC THROUGHOUT THE DEMOLITION AND CONSTRUCTION ACTIVITIES ON THE SITE.
- 5. CONTRACTOR WILL MINIMIZE THE IMPACT OF CONSTRUCTION ACTIVITIES ON THE TRAFFIC FLOW TO SURROUNDING FACILITIES TO REMAIN.
- 6. CONTRACTOR WILL LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION ACTIVITIES.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING SERVICE CONNECTIONS TO BE REMOVED FROM BUILDINGS OR THE SITE AND PERMANENTLY PLUGGING THE PIPES WHERE REQUIRED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES CONCERNED.
- 8. CONTRACTOR WILL COORDINATE WITH THE UTILITY COMPANY FOR THE RELOCATION OF ANY UTILITY TO REMAIN IN SERVICE. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN CONSTRUCTION OCCURS NEAR EXISTING UTILITIES.
- 9. CONTRACTOR WILL SAW CUT TO FULL PAVEMENT, SIDEWALK AND CURB AND GUTTER DEPTH AT THE LIMIT OF DEMOLITION FOR REMOVAL OF PAVEMENT, SIDEWALK AND CURB AND GUTTER.
- 10. ALL EXISTING PIPE TO BE ABANDONED WILL BE CUT, AND PLUGGED OR CAPPED AT EACH END. WHERE EXISTING PIPING INTERFERES WITH NEW PIPING OR CONSTRUCTION, IT WILL BE REMOVED BEYOND THE LIMITS REQUIRED FOR THE PROPER COMPLETION OF THE WORK AND THE OPEN ENDS PLUGGED OR CAPPED, UNLESS OTHERWISE SHOWN. LINES TO BE PLUGGED OR CAPPED AT LEAST 12-INCHES BEHIND OR BELOW FINISH BUILDING SURFACES AND AT LEAST 12 INCHES BELOW PROPOSED GRADE SURFACES.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO OTHER BUILDINGS OR STRUCTURES NOT INTENDED FOR DEMOLITION. THE CONTRACTOR WILL RESTORE ANY DAMAGED FACILITY TO THEIR CONDITION PRIOR TO THE ERRANT DEMOLITION OPERATIONS.
- 12. CONTRACTOR WILL STRIVE TO MAXIMIZE ALL RECYCLABLE MATERIALS AND DESIGNATE A STOCKING AREA ON SITE FOR SUCH MATERIALS.
- 13. ALL SALVAGEABLE METAL MATERIALS WILL REMAIN PROPERTY OF THE OWNER AND WILL BE CLEANED AND STORED ON THE OWNERS PROPERTY AS DIRECTED BY THE OWNER.
- 14. NO DEBRIS FROM SITE DEMOLITION WILL BE BURIED ON SITE. ALL MATERIAL GENERATED FROM DEMOLITION OPERATION WILL BE PROPERLY DISPOSED OF OFFSITE.
- 15. THE CONTRACTOR WILL INSTALL ALL INITIAL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO DEMOLITION OPERATIONS BEGINNING.

SITE CONSTRUCTION NOTES:

- 1. ALL MATERIALS AND CONSTRUCTION WILL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION, THE GEORGIA DEPARTMENT OF TRANSPORTATION, THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION AND ANY OTHER LOCAL AND STATE STANDARDS THAT MAY APPLY.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR ALL FEDERAL, STATE, OSHA AND LOCAL SAFETY REGULATIONS, LAWS, CODES OR ORDINANCES WHICH MAY APPLY.
- 3. THE CONTRACTOR WILL REVIEW THE PLANS AND SPECIFICATIONS FOR ERRORS, OMISSIONS, DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL NOTIFY THE ENGINEER OF ANY ERRORS, OMISSIONS, DISCREPANCIES OR CONFLICTS IN THE PLANS OR BETWEEN THE PLANS AND FIELD CONDITIONS IMMEDIATELY.
- 4. THE CONTRACTOR WILL MAINTAIN ACCESS TO AND FROM THE SITE AT ALL TIMES. UTILITY SERVICES WILL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR WILL COORDINATE ANY TEMPORARY INTERRUPTION OF ACCESS OR UTILITIES WITH THE OWNER PRIOR TO THE INTERRUPTION.
- 5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED TEMPORARY ELECTRICAL SERVICE UNTIL SUCH TIME THE OWNER ACCEPTS THE PROJECT AS COMPLETE AND PROVIDING WATER AS REQUIRED FOR CONSTRUCTION, AND FOR 12 MONTH

- LANDSCAPE MAINTENANCE PERIOD.
- 6. CONTRACTOR TO PROVIDE BARRIERS AS REQUIRED TO PREVENT PUBLIC ENTRY TO CONSTRUCTION AREAS AND PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM CONSTRUCTION ACTIVITIES. THE REQUIRED BARRIERS AND DEVICES WILL BE ERECTED PRIOR TO COMMENCEMENT OF THE WORK.
- 7. TESTING REQUIREMENTS WILL BE IN ACCORDANCE WITH ACCEPTABLE STANDARDS INCLUDING ASTM OR OTHERS RECOGNIZED IN THE INDUSTRY.
- 8. ALL UTILITIES SHOWN ON THE PLANS ARE SHOWN ACCORDING TO INFORMATION AVAILABLE. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. CONTRACTOR WILL LOCATE AND VERIFY EXISTING CABLES, DUCTS, CONDUIT, PIPELINE, ETC. IN ADVANCE OF ANY PROPOSED CONSTRUCTION. CONTRACTOR WILL NOTIFY ALL AFFECTED UTILITIES, ENGINEER AND OWNER AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION NEAR EXISTING UTILITIES.
- 9. CONTRACTOR WILL REPAIR ANY DAMAGE DONE BY CONSTRUCTION ACTIVITIES TO EXISTING UTILITIES AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.
- 10. A GEOTECHNICAL REPORT HAS NOT BEEN CONDUCTED ON THIS SITE EXCEPT FOR SEPTIC SOIL TESTING. THE OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS DURING CONSTRUCTION.
- 11. CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS AND APPROVALS ASSOCIATED WITH DEWATERING.
- 12. CONTRACTOR WILL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES. THE CONTRACTOR WILL PROVIDE STORM WATER DISCHARGE MONITORING, DOCUMENTATION AND REPORTING RELATED TO CONSTRUCTION ACTIVITIES FOR THE PROJECT.
- 13. CONTRACTOR WILL COORDINATE AND GIVE PROPER NOTIFICATIONS TO ALL INSPECTION AGENCIES PRIOR TO START OF THE CONSTRUCTION.
- 14. ALL MATERIALS TO BE REMOVED ARE TO BE DISPOSED OF OFFSITE IN A LEGAL MANNER.

STAKING NOTES:

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SURVEYING SERVICES REQUIRED TO LAYOUT AND BUILD THE PROJECT. THIS WILL INCLUDE ALL HORIZONTAL AND VERTICAL STAKEOUT.
- 2. CENTERLINES OF ROADS AND DRIVES WILL BE STAKED AT 50-FOOT INCREMENTS.
- 3. VERIFY AND STAKE PROPERTY LINE LOCATIONS IN FIELD PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- 4. VERIFY AND STAKE ALL WETLAND BOUNDARIES AND STATE WATER BUFFER LIMITS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- 5. THE CONTRACTOR WILL BRING ANY DISCREPANCIES BETWEEN THE DESIGN PLANS AND EXISTING CONDITIONS TO THE ATTENTION OF THE ENGINEER.
- 6. UPON SUBSTANTIAL COMPLETION OF THE PROJECT, THE CONTRACTOR WILL PROVIDE CONSTRUCTION AS-BUILT DRAWINGS AND/OR SURVEYS IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS. DOCK SUPPLIER REQUIRES AS-BUILT LOCATIONS ON FOUR CORNERS AND FINAL ELEVATIONS OF EACH FOUNDATION; CONTRACTOR TO PROVIDE THIS AS-BUILT INFORMATION TO OWNER/DOCK SUPPLIER.

GRADING NOTES:

- 1. CONTRACTOR TO VERIFY PROJECT LIMITS PRIOR TO COMMENCING WORK. THE CONTRACTOR AND SUBCONTRACTORS WILL VISIT THE SITE PRIOR TO SUBMITTING BIDS.
- 2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY LINES, VAULTS, OR BOXES PRIOR TO COMMENCING WORK. ANY DAMAGE INCURRED TO ANY EXISTING UTILITY ELEMENTS WILL BE REPAIRED PROPERLY AND IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.
- 3. THE CONTRACTOR WILL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT GROUNDWATER CONTROL DURING CONSTRUCTION. THE CONTRACTOR WILL ALSO CONTROL SURFACE RUNOFF IN ORDER TO PREVENT PONDING IN OPEN EXCAVATIONS AND PREVENT POTENTIAL UNDERMINING OF PERMANENT CONSTRUCTION FEATURES.
- 4. CONTRACTOR WILL NOT WORK FILL MATERIALS DURING UNFAVORABLE WEATHER CONDITIONS. CONTRACTOR WILL NOT PERMIT EQUIPMENT TO BE USED IN SUCH A MANNER AS TO CAUSE EQUIPMENT TO EXCESSIVELY PUMP OR RUT THE SUBGRADE OR OTHER PREPARED AREAS.
- 5. CONTRACTOR WILL STRIP ALL TOPSOIL AND ORGANIC MATTER FROM AREAS TO BE DISTURBED.
- 6. CONTRACTOR WILL GRADE IN A MANNER TO ESTABLISH LONG SMOOTH GRADIENTS IN ORDER TO REDUCE ABRUPT CHANGES, DIPS AND SHARP TRANSITIONS IN THE FINISHED GRADE.
- 7. THE CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE ON ALL GRADED SURFACE AREAS. THE CONTRACTOR WILL MAINTAIN A MINIMUM SLOPE OF 1% ON HARDSCAPE AND MINIMUM SLOPE OF 2% ON GRADED AREAS, UNLESS OTHERWISE INDICATED.
- 8. UNLESS OTHERWISE INDICATED ON DRAWINGS, THE MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL TO 1 VERTICAL.
- 9. UNLESS OTHERWISE INDICATED ON DRAWINGS, FILL MATERIALS SUPPORTING ROADWAYS, PARKING AREAS, SIDEWALKS, STRUCTURES, BUILDINGS AND WALLS WILL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY. THE TOP 12-INCHES OF FILL MATERIALS SUPPORTING ROADWAYS, PARKING AREAS, SIDEWALKS, STRUCTURES, BUILDINGS AND WALLS WILL BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DRY DENSITY. FILL PLACED FOR GENERAL SITE GRADING WILL BE COMPACTED TO 90 PERCENT OF THE MAXIMUM DRY DENSITY.
- 10. FILL MATERIALS WILL BE FREE OF TOPSOIL, ORGANICS, DELETERIOUS MATERIALS AND ROCK FRAGMENTS LARGER THAN 3 INCHES. ALL FILL MATERIALS WILL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL.
- 11. SOIL TESTING WILL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY SELECTED AND PAID FOR BY THE OWNER. ALL AREAS WHERE ROADS, SIDEWALKS, WALLS AND/OR OTHER STRUCTURES ARE TO BE CONSTRUCTED, THEY WILL BE TESTED PRIOR THE PLACEMENT OF CONCRETE, ASPHALT, GRADED AGGREGATE BASE OR FILL MATERIALS.
- 12. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- 13. CONTRACTOR WILL REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF IT. NO RUBBISH OR DEBRIS WILL BE BURNED ON THE SITE.

ACCESSIBILITY NOTES:

- 1. ALL ACCESSIBLE PARKING SPACES AND ISLES WILL HAVE SLOPE NOT GREATER THAN 1:50 (2%).
- 2. CROSS SLOPES OF ACCESSIBLE ROUTES WILL NOT EXCEED 1:50 (2%).
- 3. NO CURB RAMPS WILL PROJECT INTO ACCESS AISLES.
- 4. AT LEAST 80 INCHES OF CLEAR HEAD ROOM IS REQUIRED ALONG ALL PATHWAYS.
- 5. WHEN ANY WALKWAY LEVEL CHANGES, THE VERTICAL DISTANCE BETWEEN LEVELS WILL BE LESS THAN 1/4 INCH.
- 6. IF THERE IS A CHANGE IN LEVEL OF BETWEEN 1/4" AND 1/2" INCH ALONG THE ACCESSIBLE ROUTE, THE EDGE WILL BE BEVELED WITH A SLOPE OF 1:2.
- 7. ALL CHANGES IN LEVEL GREATER THAN 1/2 INCH WILL BE RAMPED.
- 8. THE TRANSITION FROM ANY CURB RAMP TO THE WALKWAY, ROAD, OR GUTTER WILL BE FLUSH AND FREE FROM ANY ABRUPT CHANGES.
- 9. THE SLOPES OF THE ROAD, GUTTER, AND ACCESSIBLE ROUTES AT THE TOP AND BOTTOM OF RAMPS WILL BE NO GREATER THAN 1:20(5%).

EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES:

- 1. REFER TO CE-SERIES FOR ADDITIONAL NOTES, PLANS, AND DETAILS.

SURVEY REFERENCE NOTES:

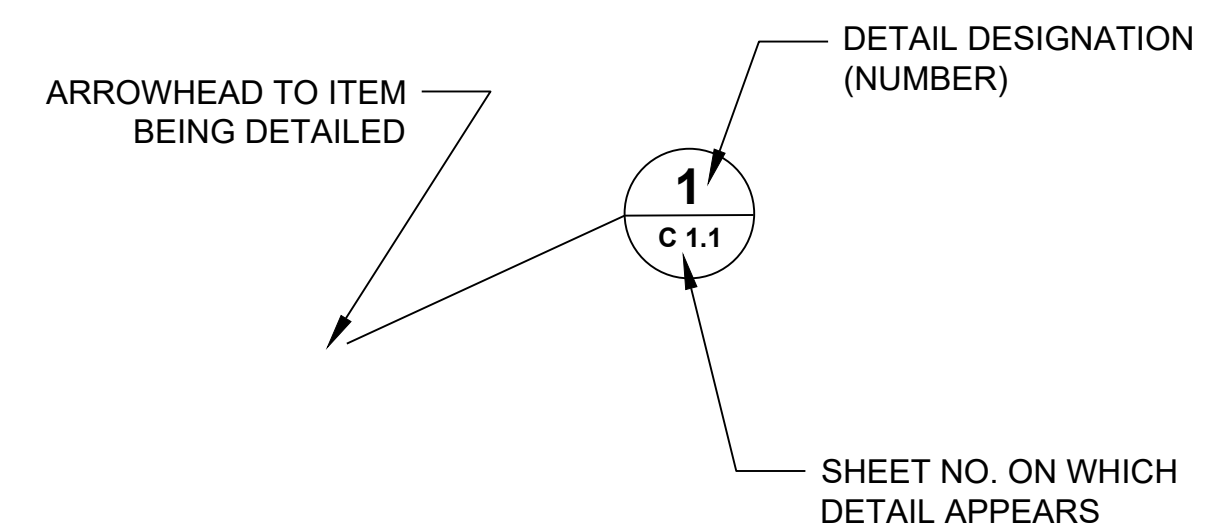
- 1. SEE THE INCLUDED SURVEY (SHEET V-101) FOR APPLICABLE SURVEY NOTES, SYMBOLS LEGEND, AND ABBREVIATIONS.
- 2. CONTRACTOR WILL ESTABLISH SURVEY CONTROL NETWORK OUTSIDE LIMITS OF DEMOLITION PRIOR TO COMMENCEMENT OF WORK. THIS WORK MUST BE PERFORMED BY A GEORGIA LICENSED LAND SURVEYOR.

- 10. FLARED SIDES OF CURB RAMPS WILL BE SLOPED NO GREATER THAN 1:10(10%).
- 11. ALL ACCESSIBLE ROUTES AND RAMPS WILL BE STABLE, FIRM, AND HAVE NON-SLIP FINISHES.
- 12. HANDRAILS WILL BE FIXED SO THAT THEY DO NOT ROTATE WITHIN THEIR FITTINGS.
- 13. TOPS OF HANDRAILS WILL BE PLACED BETWEEN 30 AND 34 INCHES ABOVE THE RAMP SURFACE AND RAIL GRIPPING SURFACE WILL BE CONTINUOUS ALONG RAMP.
- 14. ON WALL MOUNTED HANDRAILS, THERE WILL BE EXACTLY 1.5 INCHES BETWEEN THE HANDRAIL AND THE WALL.
- 15. AT ENDS OF HANDRAILS, THERE WILL BE AT LEAST 12 INCHES OF LEVEL HANDRAIL BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT. THE ENDS OF HANDRAILS WILL BE ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST.
- 16. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, THE DIAMETER OF THE HANDRAILS WILL BE BETWEEN 1.25 AND 1.5 INCHES, AND THE SHAPE WILL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- 17. RAMPS WILL BE DESIGNED TO ACCESSIBILITY STANDARDS AND WILL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

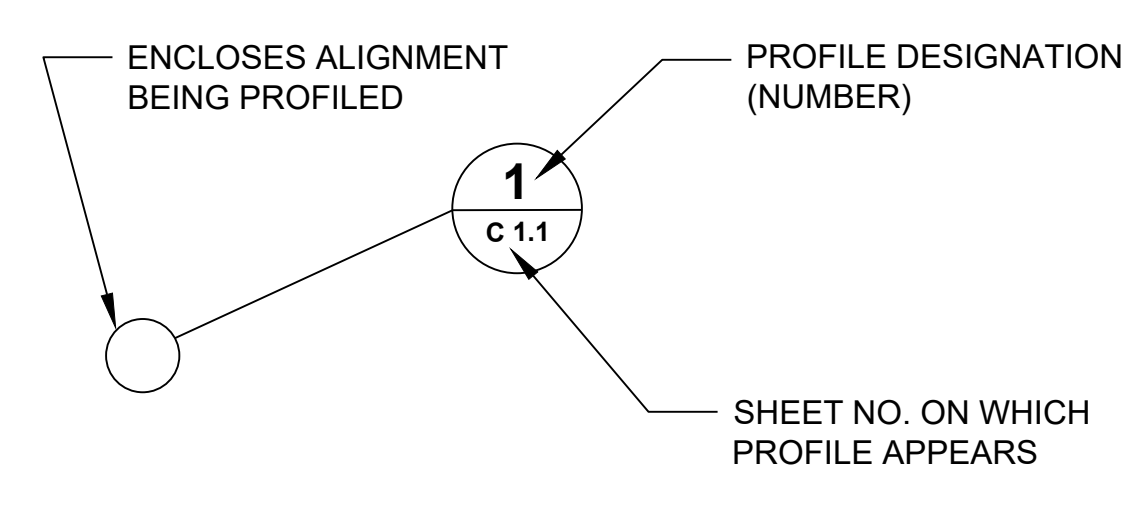
ABBREVIATION DEFINITIONS

@	AT
&	AND
Ø	DIAMETER
AC	ACRES
ADS	ADVANCED DRAINAGE SYSTEMS
A.K.A.	ALSO KNOWN AS
APPROX.	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING OF MATERIALS
ATFP	ANTI-TERRORISM/FORCE PROTECTION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BLDG	BUILDING
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BMP	BEST MANAGEMENT PRACTICE
BOW	BOTTOM OF WALL AT FINISHED GRADE
B.S.	BOTTOM OF STAIR (LAST TREAD)
BSTP	TELEPHONE PEDESTAL
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
CL	CENTERLINE
CB	CATCH BASIN
C&G	CURB AND GUTTER
C.O.	CLEAN OUT
COR	CONTRACTING OFFICER'S REPRESENTATIVE
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
C.I.	CAST IRON
CJ	CONTRACTION JOINT
CONC.	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DI	DROP INLET
DIA.	DIAMETER
D.I.	DROP INLET
DIN	INVERT OF DITCH
DIP	DUCTILE IRON PIPE
DOT	DEPARTMENT OF TRANSPORTATION
DWG	DRAWING
E	EASTING
EISA	ENERGY INDEPENDENCE SECURITY ACT
EJ	EXPANSION JOINT
ELEV.	ELEVATION
EOI	END OF INFORMATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ESMT	EASEMENT
EVCE	ENDING VERTICAL CURVE ELEVATION
EVCS	ENDING VERTICAL CURVE STATION
EW	EACH WAY
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FKA	FORMERLY KNOWN AS
FOM	FIBER OPTICS MARKER
FT.	FEET
G	GAS
G.A.B.	GRADED AGGREGATE BASE
GAL	GALLON
GP	GUARD POST
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE

HP	HIGH POINT / DRAINAGE DIVIDE
HW	HEADWALL
HYD	HYDRANT
ICV	IRRIGATION CONTROL VALVE
I.E.	INVERT ELEVATION
IPF	IRON PIN FOUND
INV.	INVERT
IPS	IRON PIN SET
IN.	INCH
JB	JUNCTION BOX
L	LENGTH
LEV	LOW EMISSION VEHICLE
LF	LINEAR FEET
LP	LOW POINT
LVC	LENGTH OF VERTICAL CURVE
M	METER
MAX.	MAXIMUM
M.E.	MATCH ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MIN.	MINIMUM
MNS	MAGNETIC NAIL SET
MON	MONUMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NCBC	NORTH CAROLINA BUILDING CODE
N	NORTHING
N/A	NOT APPLICABLE
N/F	NOW OR FORMERLY
NIC	NOT IN CONTRACT
NSA	NATIONAL STONE ASSOCIATION
O.C.	ON CENTER
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
POB	POINT OF BEGINNING
POV	PRIVATELY OWNED VEHICLE
PP	POWER POLE
PRVT	PRIVATE
PROP	PROPOSED
PSI	POUND PER SQUARE INCH
PSUS	PALMETTO STATE UTILITY SERVICES
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	UNDERGROUND ROOF DRAIN
RECP	ROLLED EROSION CONTROL PRODUCT
R/W	RIGHT-OF-WAY
S	SOUTH
SD	STORM DRAIN
SDWK	SIDEWALK
SF	SQUARE FEET
SN	SIGN
S.R.	STATE ROUTE
SS	SANITARY SEWER
SSMH	SANITARY MANHOLE
STA.	STATION
STD	STANDARD
STRUC.	STRUCTURE
TBM	TOPOGRAPHY BENCH MARK
TEMP.	TEMPORARY
TOS	TOP OF SLAB
T.S.	TOP OF STAIR (LAST TREAD)
TYP	TYPICAL
TOW	TOP OF WALL
TOSW	TOP OF SIDEWALK
UDP	UNIFIED DEVELOPMENT PLAN
VCP	VITRIFIED CLAY PIPE
W/	WITH
WM	WATER METER
WOS	WATERS OF THE STATE
WV	WATER VALVE
B&B	BALLED AND BURLAPPED
CAL	CALIPER



SYMBOL FOR DETAIL



SYMBOL FOR PROFILE



3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092

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DPR SEAL

CLIENT INFORMATION



DRAKE FIELD RESTROOMS

155 WILLOWBEND RD
PEACHTREE CITY, GA
30269

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: Y.RAMIREZ
DRAWN BY: Y. RAMIREZ
CHECKED BY: G. BRENNER
SUBMITTED BY: L. OUBRE
DATE: 11/25/2025
PROJECT # 1250602

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C-001

ORIGINAL SHEET SIZE: 22" X 34"

FILE PATH: X:\FY25\1250602\07 CAD-BIM\07 CAD-CIVIL\C-001 PLOTTED BY: RAMIREZ, YARIMEL DATE: 10/27/21

1

2

3

4

5

GENERAL SHEET NOTES

1. REFER TO SHEET C-001 FOR GENERAL CIVIL NOTES, LEGEND, 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.



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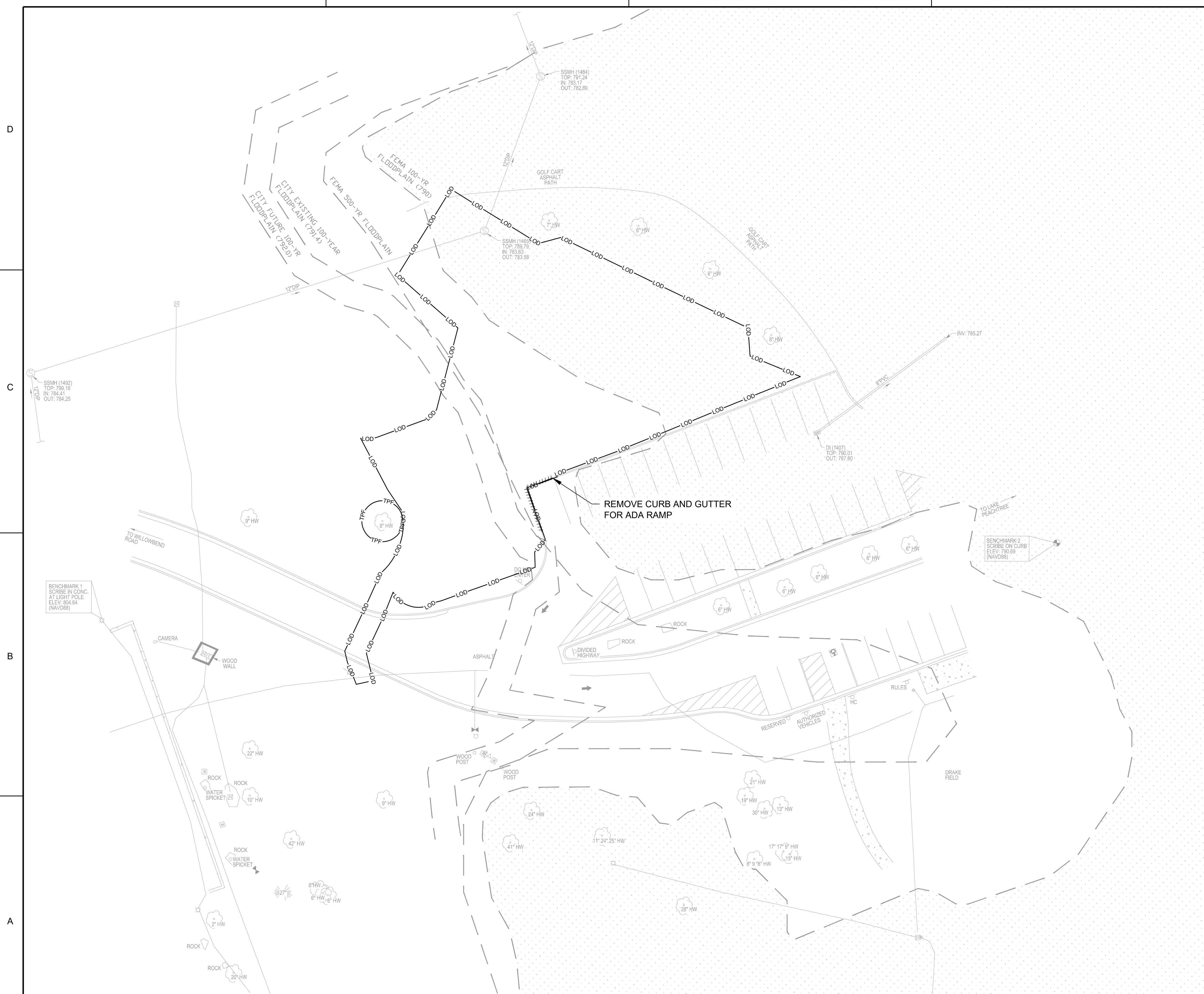
SHEET TITLE

**DEMOLITION
PLAN**

SHEET NUMBER

CD101

ORIGINAL SHEET SIZE:
22" X 34"



A1 DEMOLITION PLAN
SCALE: 1" = 20'

FILE PATH: X:\FY25\1250602\07 CAD-BIM\07.02 CAD\CIVIL\CD101 PLOTTED BY: RAMIREZ, YARIMEL DATE: 10/21/17

60% SUBMITTAL

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SHEET LEGEND



SHEET KEYNOTES

1. LIMITS OF DISTURBANCE.
2. BUILDING FOOTPRINT. REFER TO ARCHITECT DRAWINGS FOR DESIGN AND DETAIL.
3. ADA RAMP - DETAIL C-501
4. 5' CONC. SIDEWALK (TYP.) - DETAIL A2/C-501
5. PARKING SPACE STRIPING AND SIGNS (TYP.) - DETAIL C3/C-501
 - 5.1. VAN ACCESSIBLE SPACE
6. RETAINING WALL. SEE D1/CG503 FOR DESIGN DETAIL
7. CRZ AREA - TREE PROTECTION REQUIRED. AVOID SOIL COMPACTION AND ROOT DISTURBANCE.
8. INSTALL 6 CONCRETE STEPS, 1'-6" (18") WIDE. TREADS AND RISERS TO MEET CODE REQUIREMENTS. - DETAIL A1/C-501
9. WHEEL STOP. SEE A3/C501
10. OPEN CUT ASPHALT PAVEMENT PATCH. SEE DETAIL B1/C502

PROJECT SITE

TOTAL SITE AREA: 124,146 S.F.
 TOTAL NEW IMPERVIOUS AREA: 2,312 S.F.
 TOTAL DISTURBED AREA: 13,939 S.F.
 NEW BUILDING AREA: 572.16 S.F.



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 PROJECT #: 1250602

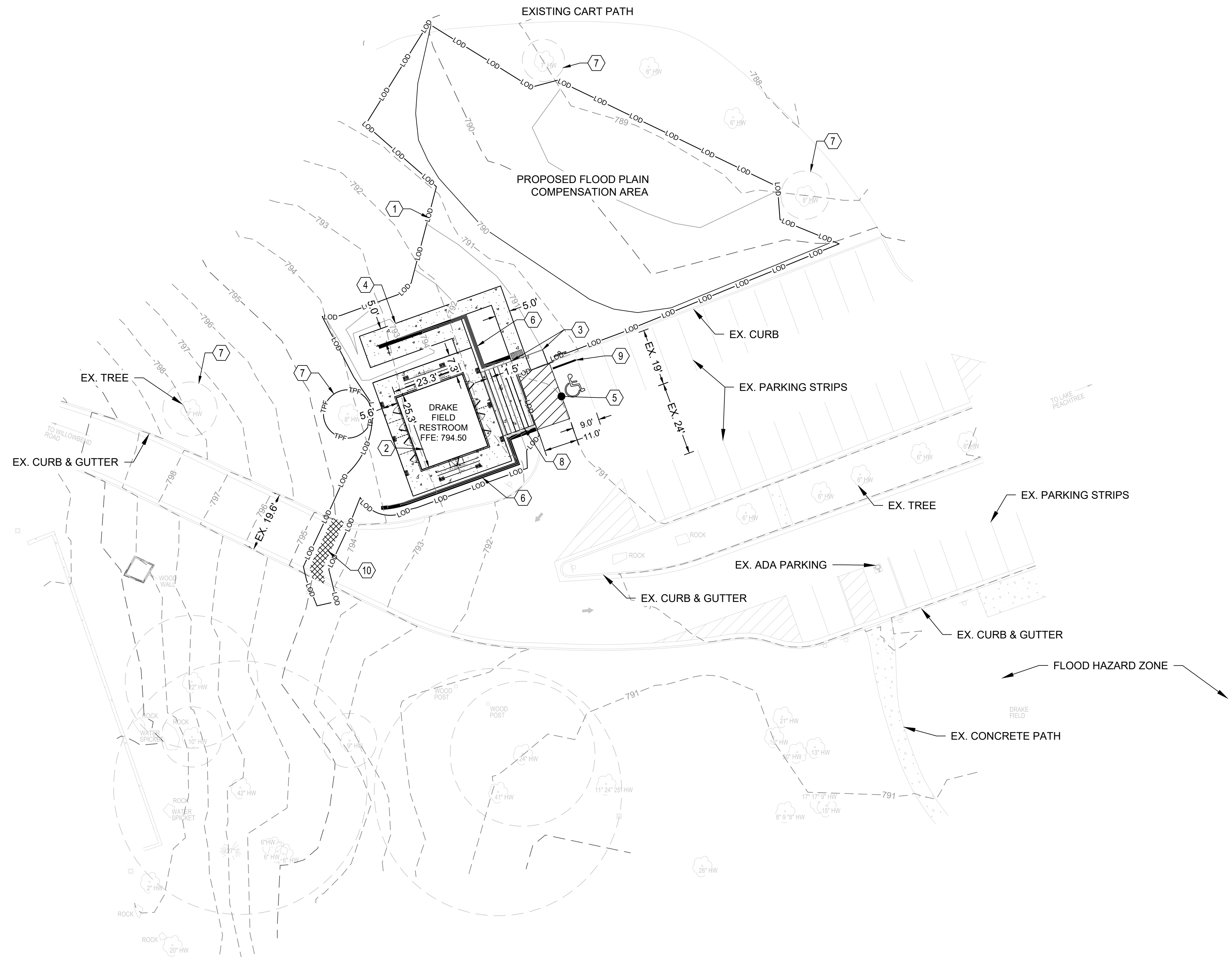
SHEET TITLE

SITE PLAN

SHEET NUMBER

CS101

ORIGINAL SHEET SIZE:
 22" X 34"



A1 SITE PLAN
 SCALE: 1" = 20'

FILE PATH: X:\FY25\1250602\07 CAD-BIM\07.02 CAD\CIVIL\CS101 PLOTTED BY: RAMIREZ, YARIMEL DATE: 10/21/25



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PROJECT # 1250602

SHEET TITLE

GRADING AND DRAINAGE PLAN

SHEET NUMBER

CG101

ORIGINAL SHEET SIZE:
22" X 34"

GENERAL SHEET NOTES

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SHEET KEYNOTES

- LIMITS OF DISTURBANCE.
- CRZ AREA – TREE PROTECTION REQUIRED. AVOID SOIL COMPACTION AND ROOT DISTURBANCE.
- CUT MATERIAL FROM THIS AREA TO BE USED AS FILL IN DESIGNATED FILL AREAS. BALANCE EARTHWORK ON SITE AS REQUIRED.
- CONTRACTOR TO VERIFY SLOPES ON EXISTING PAVEMENT TO ENSURE ADA COMPLIANCE. NOTIFY ENGINEER IF EXISTING PAVEMENT DOES NOT COMPLY

CITY FUTURE FLOODPLAIN EARTHWORK ESTIMATE:

CUT: GRADING (EXPANSION FACTOR 1.0):	120 CY
FILL: GRADING (EXPANSION FACTOR 1.0):	24 CY
NET:	96 CY (CUT)

NOTE: THE EARTHWORK ANALYSIS SHOWN ABOVE IS AN APPROXIMATE VALUE.

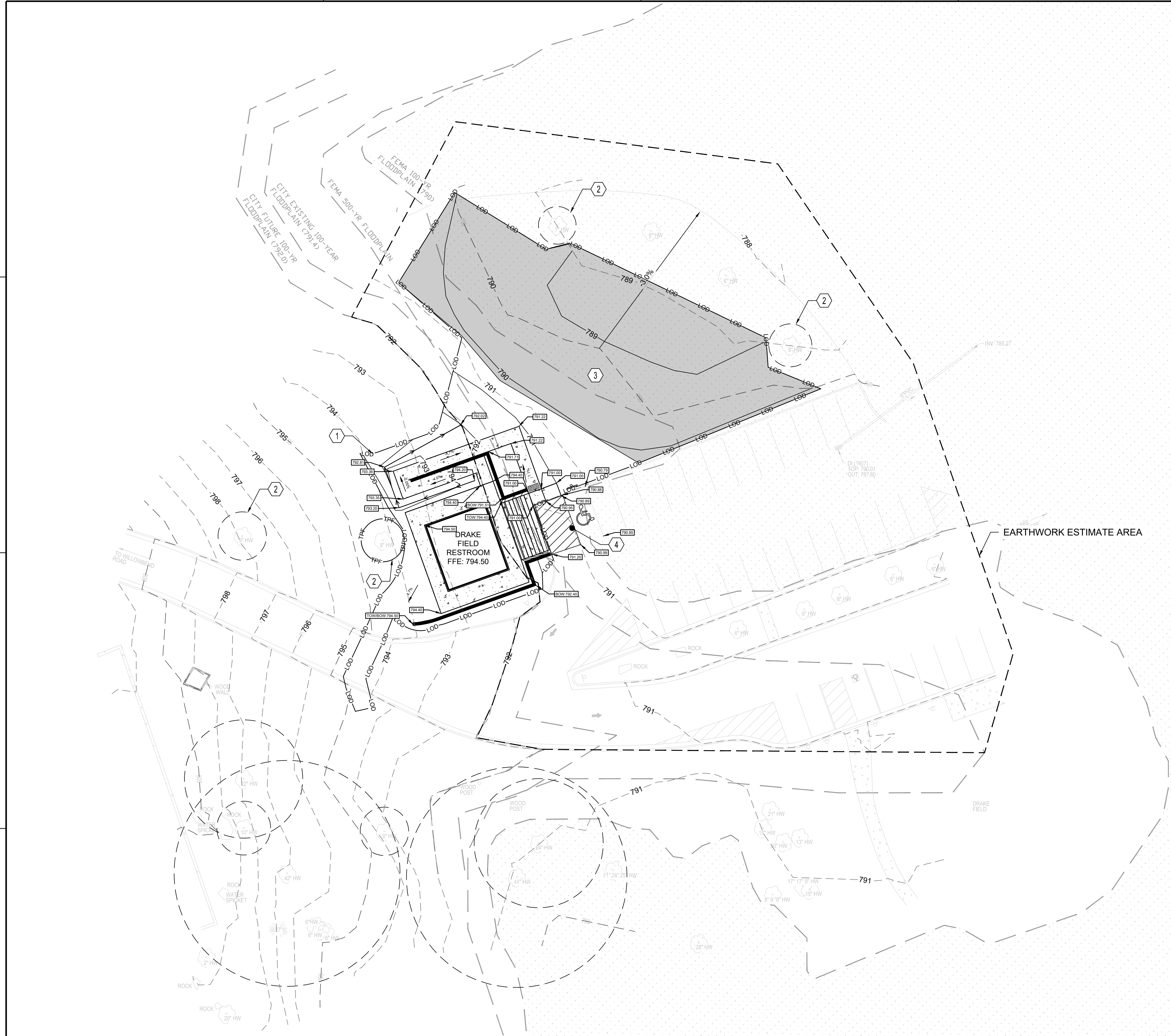
PEACHTREE CITY NOTES

PER PEACHTREE CITY CODE: FFE MUST BE 3' GREATER THAN CURRENT 100-YR FLOOD ELEVATION OR 1' GREATER THAN FUTURE 100-YR FLOOD

FEMA 100-YEAR FLOODPLAIN BFE: 790
 CITY EXISTING 100-YEAR FLOODPLAIN BFE: 791.4
 CITY FUTURE 100-YEAR FLOODPLAIN BFE: 792.0
 PROPOSED FFE: 794.5

DRAINAGE NOTES

TOTAL NEW IMPERVIOUS AREA IS 2,312 S.F. WATER QUALITY AND PEAKFLOW RATE REDUCTION IS NOT WARRANTED.



A1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'

FILE PATH: X:\FY25\1250602\07 CAD-BIM\07.02 CAD\CIVIL\CG101 PLOTTED BY: RAMIREZ, YARIMEL DATE: 10/21/17



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DATE: 11/25/2025
PROJECT # 1250602

SHEET TITLE

UTILITY PLAN

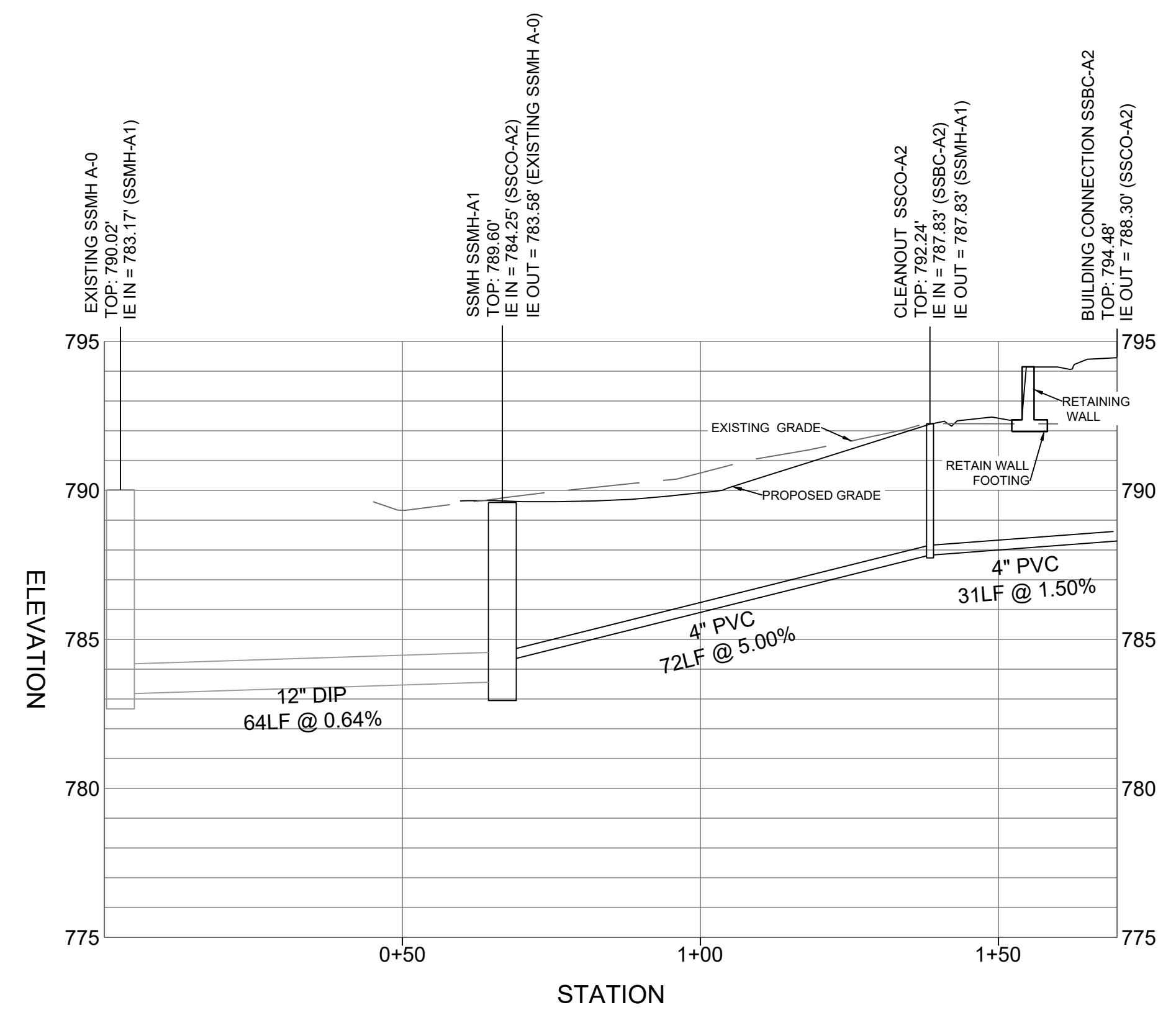
SHEET NUMBER

CU101

ORIGINAL SHEET SIZE:
22" X 34"

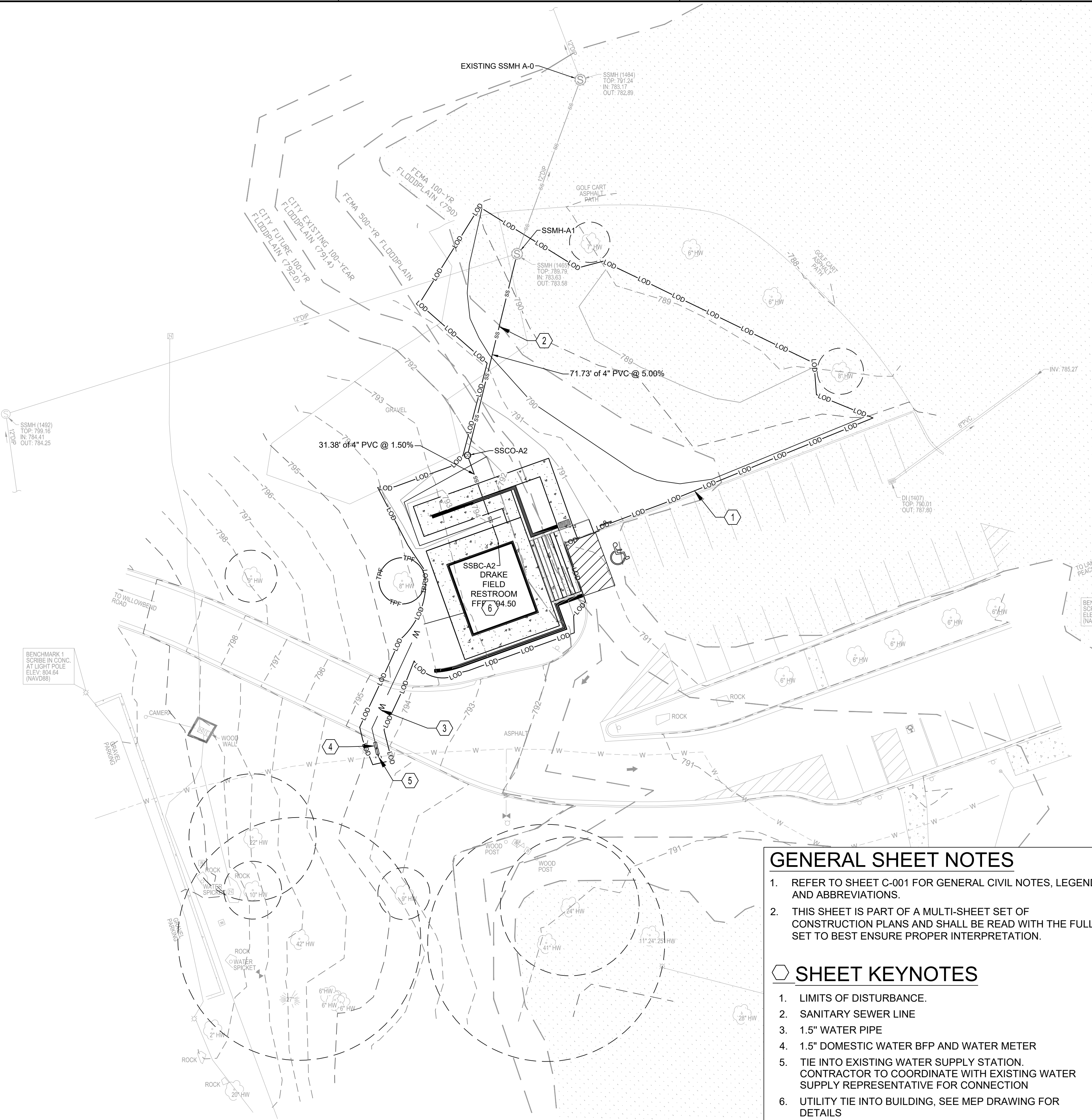
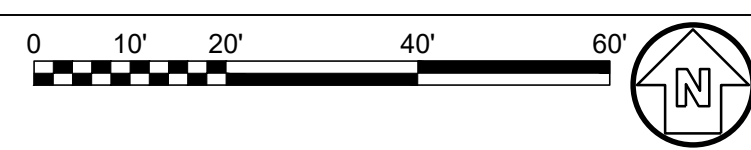
STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SSBC-A2	6" RIM = 794.48 SUMP = 788.9 INV OUT = 788.30		A2-A3, 4" PVC INV OUT = 788.30
SSCO-A2	6" RIM = 792.24 SUMP = 787.7 INV IN = 787.83 INV OUT = 787.83	A2-A3, 4" PVC INV IN = 787.83	A1-A2, 4" PVC INV OUT = 787.83
EXISTING SSMH A-0	48" RIM = 790.02 SUMP = 783.2 INV IN = 783.17	A0-A1, 12" DIP INV IN = 783.17	
SSMH-A1	48" RIM = 789.60 SUMP = 783.4 INV IN = 784.25 INV OUT = 783.58	A1-A2, 4" PVC INV IN = 784.25	A0-A1, 12" DIP INV OUT = 783.58

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
A2-A3	4"	31.38'	1.50%	PVC
A1-A2	4"	71.73'	5.00%	PVC
A0-A1	12"	64.06'	0.64%	DIP



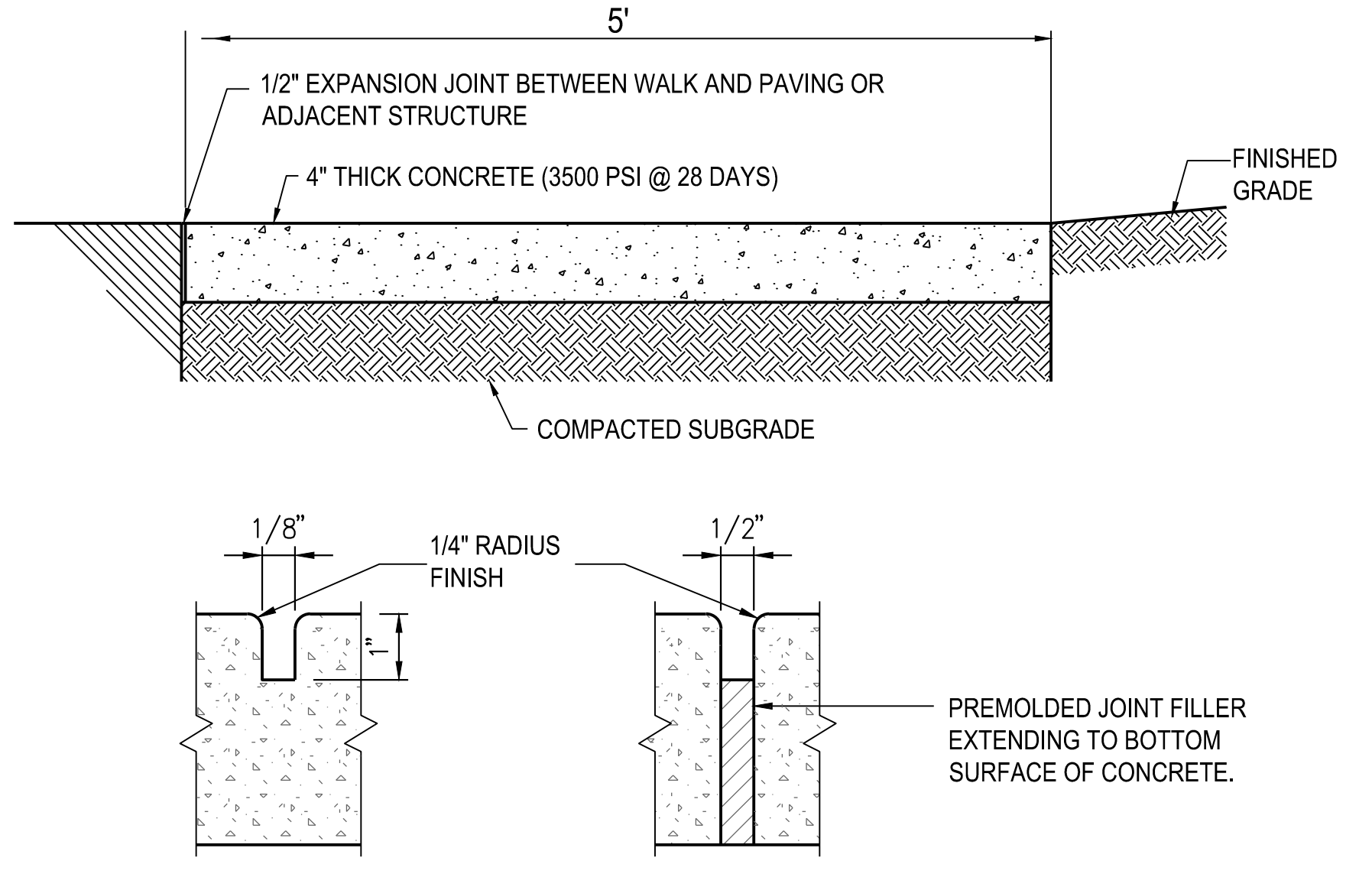
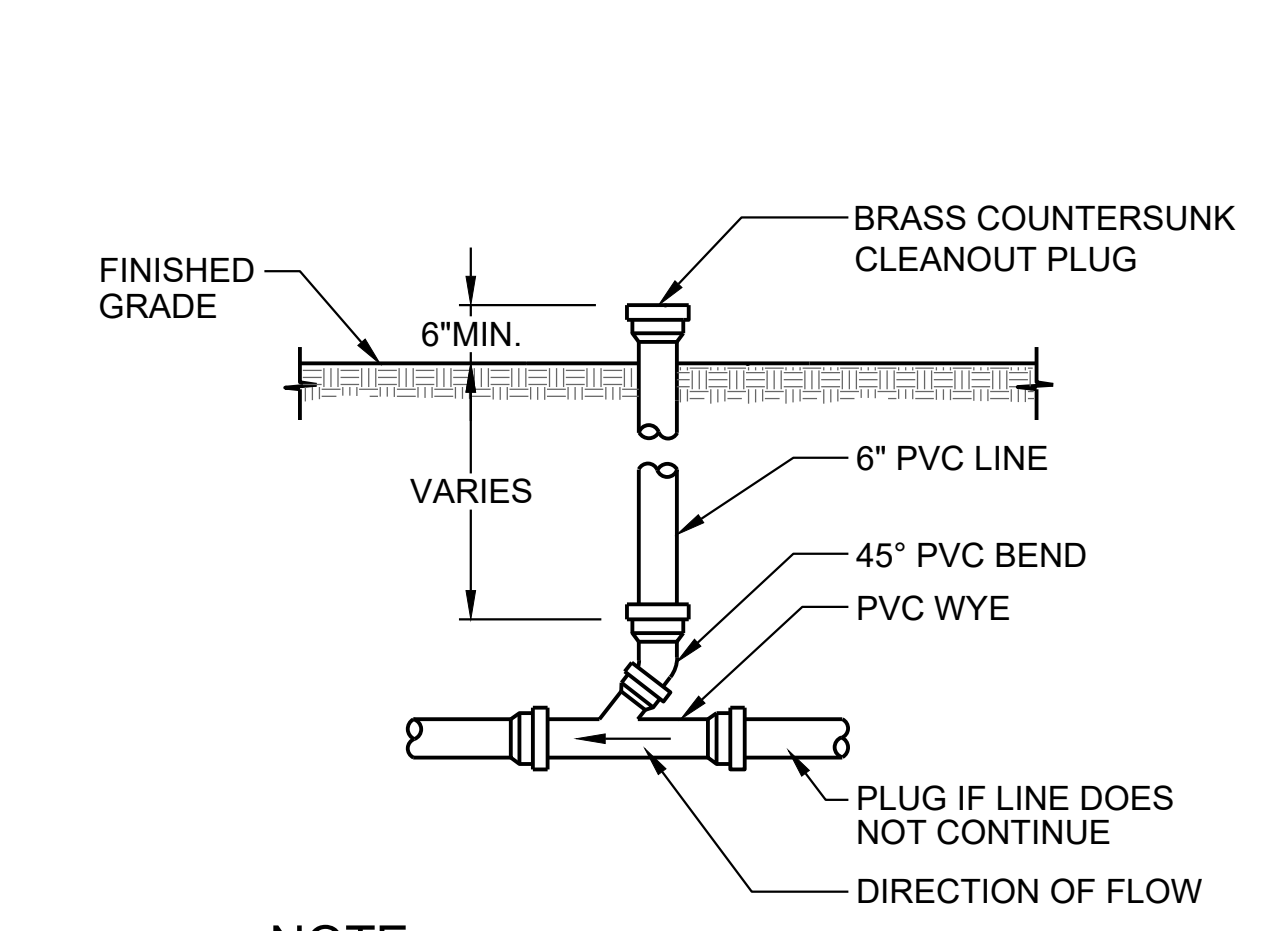
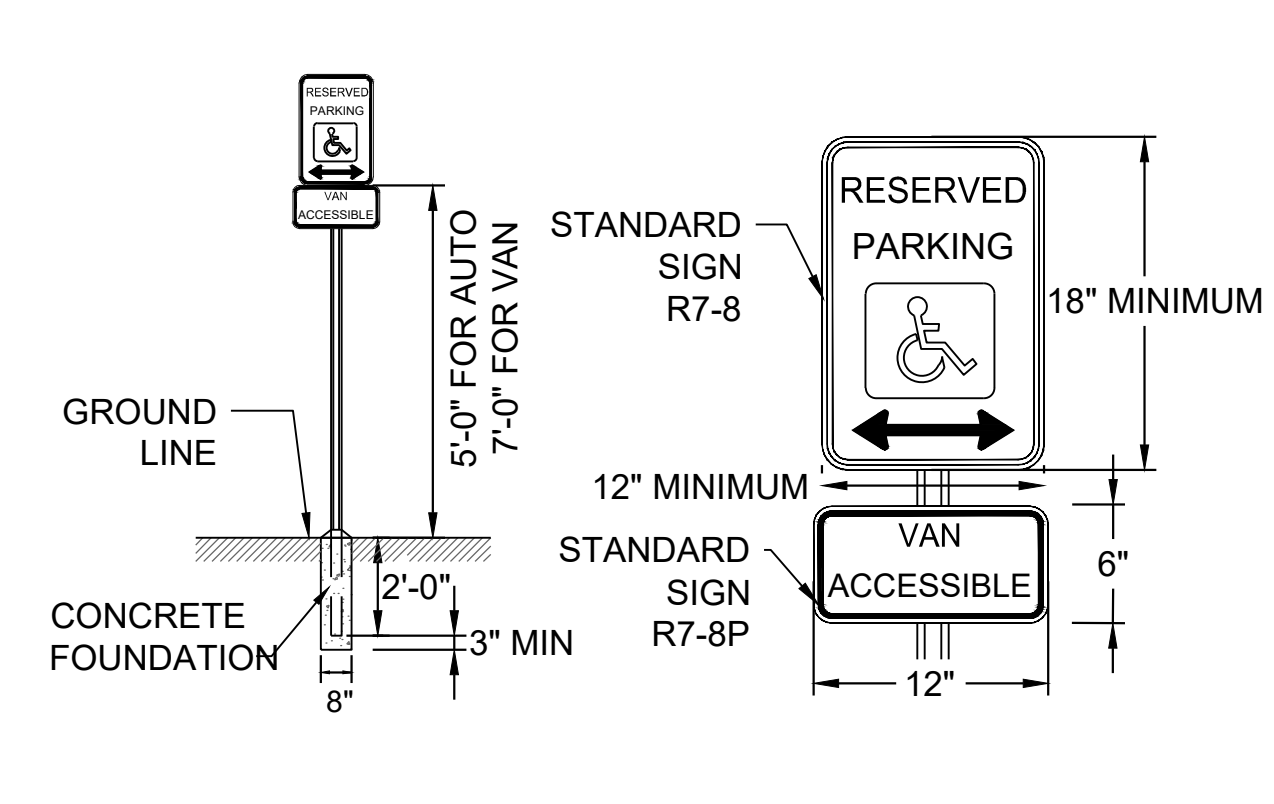
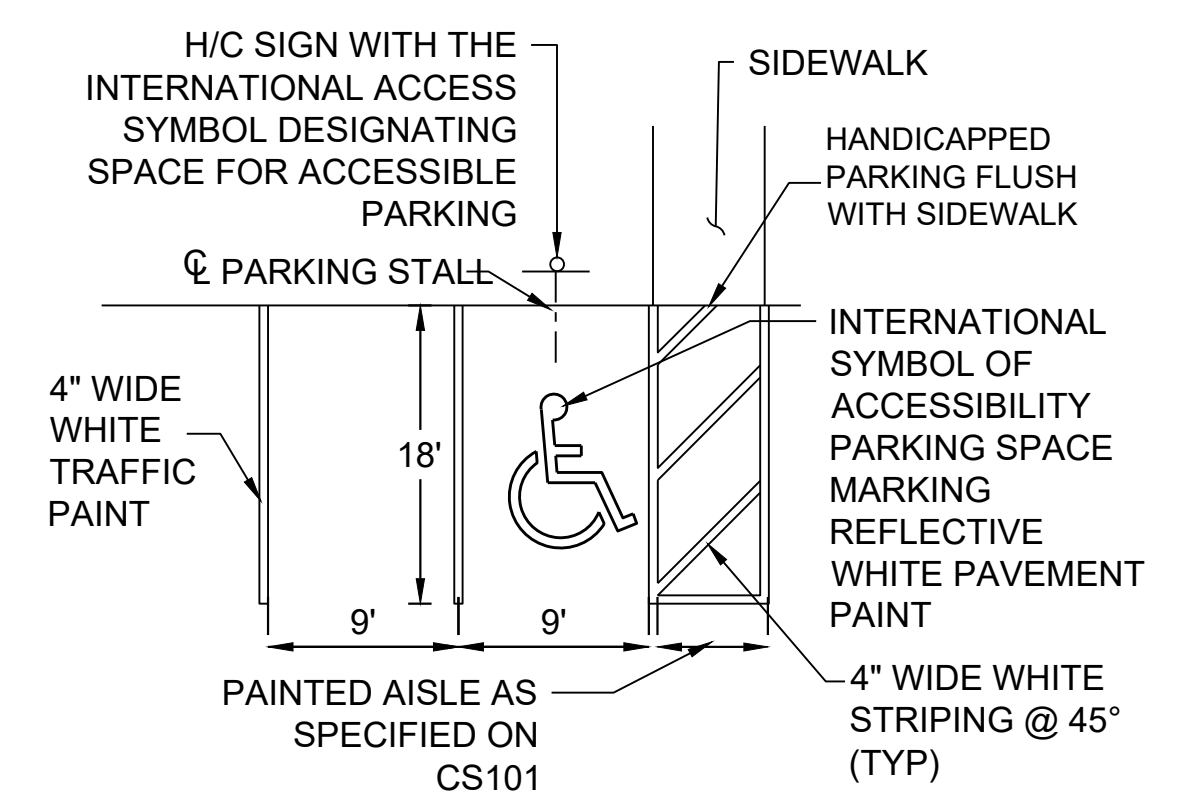
SANITARY SEWER PROFILE
HORZ. SCALE 1" = 20'
VERT. SCALE 1" = 4'

- ### GENERAL SHEET NOTES
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- ### SHEET KEYNOTES
- LIMITS OF DISTURBANCE.
 - SANITARY SEWER LINE
 - 1.5" WATER PIPE
 - 1.5" DOMESTIC WATER BFP AND WATER METER
 - TIE INTO EXISTING WATER SUPPLY STATION. CONTRACTOR TO COORDINATE WITH EXISTING WATER SUPPLY REPRESENTATIVE FOR CONNECTION
 - UTILITY TIE INTO BUILDING, SEE MEP DRAWING FOR DETAILS



A1 UTILITY PLAN
SCALE: 1" = 20'

FILE PATH: X:\FY25\1250602\07 CAD\BIM\07_02 CAD\CIVIL\CU101 PLOTTED BY: RAMIREZ, YARIMEL DATE: 10/21/25



- NOTES:
1. ALL SIGNS SHALL BE 0.080" THICK ALUMINUM.
 2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., A.B.A., FEDERAL, STATE AND LOCAL CODES & REGULATIONS.
 3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY. VAN ACCESSIBLE PARKING SPACE SHALL HAVE ACCESS AISLE ON PASSENGER SIDE OF VEHICLE.
 4. MAXIMUM SLOPE IN ANY DIRECTION IS 2% WITHIN HANDICAP PARKING SPACES. ABA ACCESSIBLE SIDEWALK SHALL HAVE A MAXIMUM 2% CROSS SLOPE.

C3 HANDICAP PARKING
NO SCALE

C4 UNDERDRAIN CLEANOUT
NO SCALE

- NOTE:
- CONTRACTION JOINT SHALL DIVIDE SIDEWALK INTO SQUARE PANELS. SPACING OF CONTRACTION JOINTS SHALL EQUAL THE WIDTH OF THE SIDEWALK. SIDEWALK CAN BE POURED MONOLITHICALLY WITH LESNI PAD.
- CONTRACTION JOINT

- NOTE:
- EXPANSION JOINTS @ 50' MAX. SPACING AND AT JUNCTIONS WITH OTHER STRUCTURES (I.E. CURBS, FOUNDATIONS, BUILDINGS, ETC.) AND RIGID PAVING.
- EXPANSION JOINT

TYPICAL LOCATIONS FOR CURB CUT RAMPS - PLAN VIEW

CONCRETE SIDEWALK DETAILS

GUTTER TRANSITION DETAIL

NOTES FOR CURB CUT RAMPS:

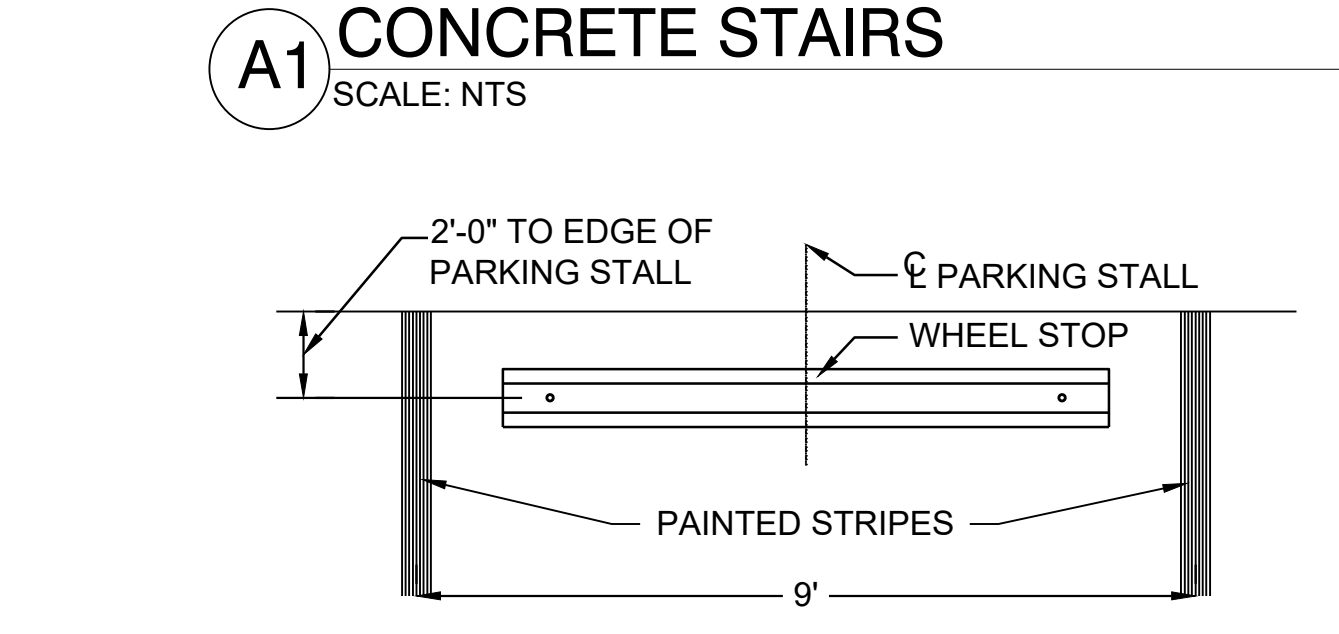
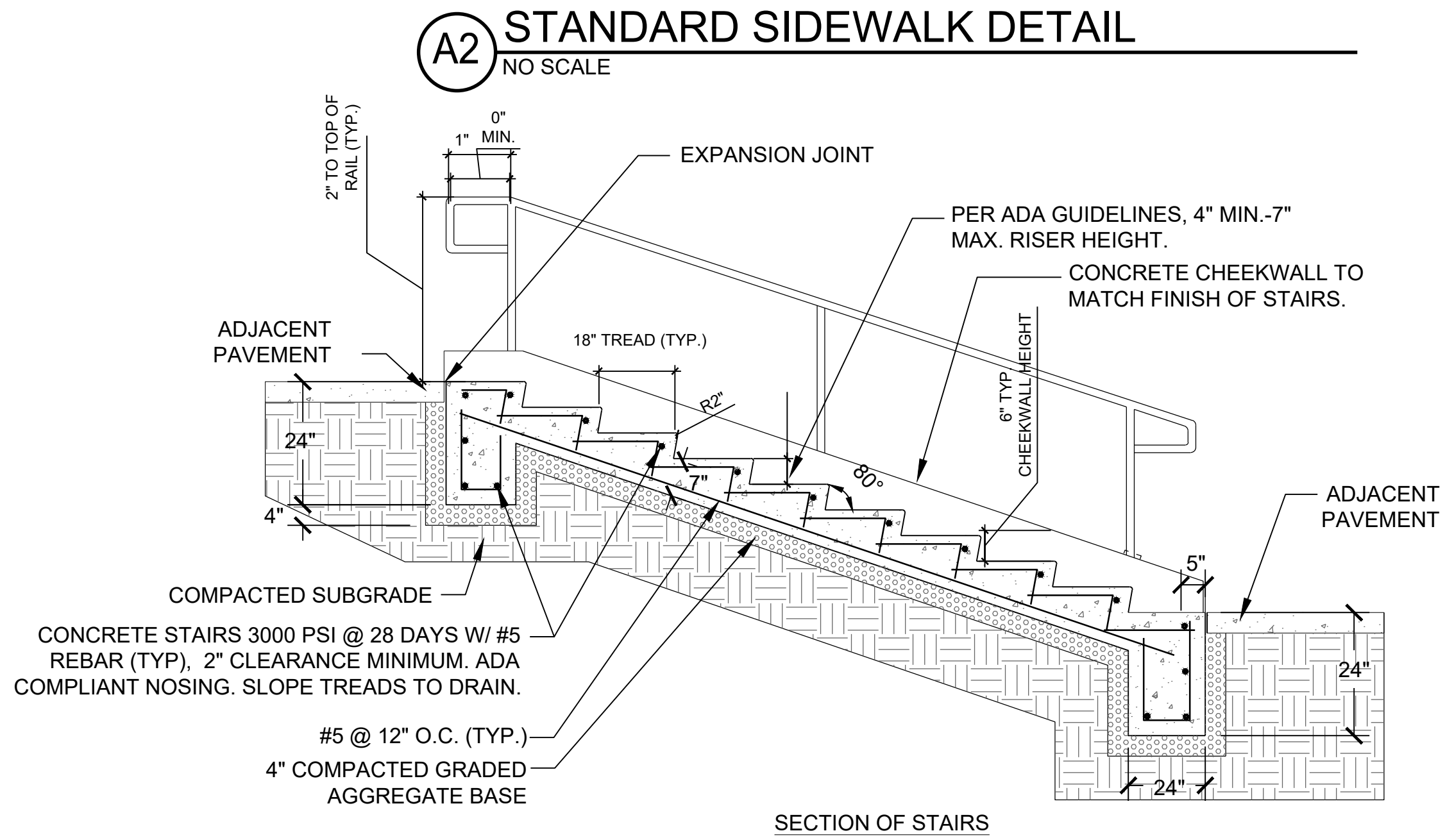
1. CURB CUT RAMPS WILL BE LOCATED AS FOLLOWS UNLESS PLANS OR CONTRACT SPECIFY OTHERWISE.
 - a) AT ALL PEDESTRIAN CROSSINGS WHERE CURB IS CONSTRUCTED OR REPLACED.
 - b) WHERE THE SIDEWALK, CONCRETE OR UNPAVED, IS INTERRUPTED BY THE CURB AT TURNOUTS OR AT INTERSECTIONS.
 - c) AT OTHER LOCATIONS SUCH AS HOSPITALS, NURSING HOMES, REST AREAS, ETC., WHERE THE CURB WOULD OTHERWISE BE AN OBSTRUCTION TO THE PHYSICALLY DISABLED.
2. RAMPS WILL BE CONSTRUCTED FROM CONCRETE. SPECIFICATIONS FOR RAMPS WILL BE THE SAME AS FOR CONCRETE SIDEWALK. RAMPS SHALL HAVE EITHER A ROUGH OR A TEXTURED FINISH.
3. DRAIN INLETS ARE NOT TO BE LOCATED DIRECTLY IN FRONT OF RAMPS. CATCH BASINS SHOULD BE LOCATED AT LEAST 10' FT. FROM RAMPS WHEN FEASIBLE.
4. WHERE RAMPS ARE LOCATED IN RADII, THE DIMENSIONS SHOWN FOR RAMP WIDTHS AND TAPERS ARE MEASURED PERPENDICULAR TO THE RAMP AND NOT ALONG THE CURVE.
5. WHERE UTILITY STRUCTURES CONFLICT, WHERE SIDEWALK GEOMETRY VARIES, AT SKEWED INTERSECTIONS, OR IN OTHER SPECIAL CASES, THE RAMP DESIGN MAY BE MODIFIED BY THE DESIGNER OR ENGINEER, PROVIDED THAT THE WIDTH REMAINS A MINIMUM OF 48 INCHES, AND NO SLOPE ON THE ACCESSIBLE PART OF THE RAMP IS STEEPER THAN 1:21.
6. LINE, FT. OF CURB AND GUTTER WILL INCLUDE THE TRANSITIONED CURB IN FRONT OF RAMPS. 50% OF CONCRETE SIDEWALK AND CONCRETE MEDIAN PAVING WILL INCLUDE RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR CURB RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR SANDING AND REPAIRING EXISTING SIDEWALK OR CURB WHERE NECESSARY FOR RAMP CONSTRUCTION.
7. WHEN A CURB RAMP IS PLACED ON EXISTING PAVEMENT, THE PAVEMENT SHALL BE REMOVED TO PROVIDE A MINIMUM THICKNESS OF 3 INCHES OF CONCRETE AT ALL LOCATIONS. NO SEPARATE PAYMENT WILL BE MADE FOR REMOVAL OF THE PAVEMENT.
8. DETECTABLE WARNING SURFACES ARE REQUIRED ON ALL INTERSECTIONS WITH PUBLIC STREETS, SIGNALIZED COMMERCIAL DRIVEWAYS, AND COMMERCIAL DRIVEWAYS WITH AN ASPT OF 25-50%.

This Detail Replaces Ga Standard 9031W

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

SPECIAL DETAIL
CONCRETE SIDEWALK DETAILS
CURB CUT (WHEELCHAIR) RAMPS

NO SCALE
MARCH 02, 2002
NUMBER
A3



C2 WHEELCHAIR RAMPS DETAIL
NO SCALE



DRAKE FIELD RESTROOMS

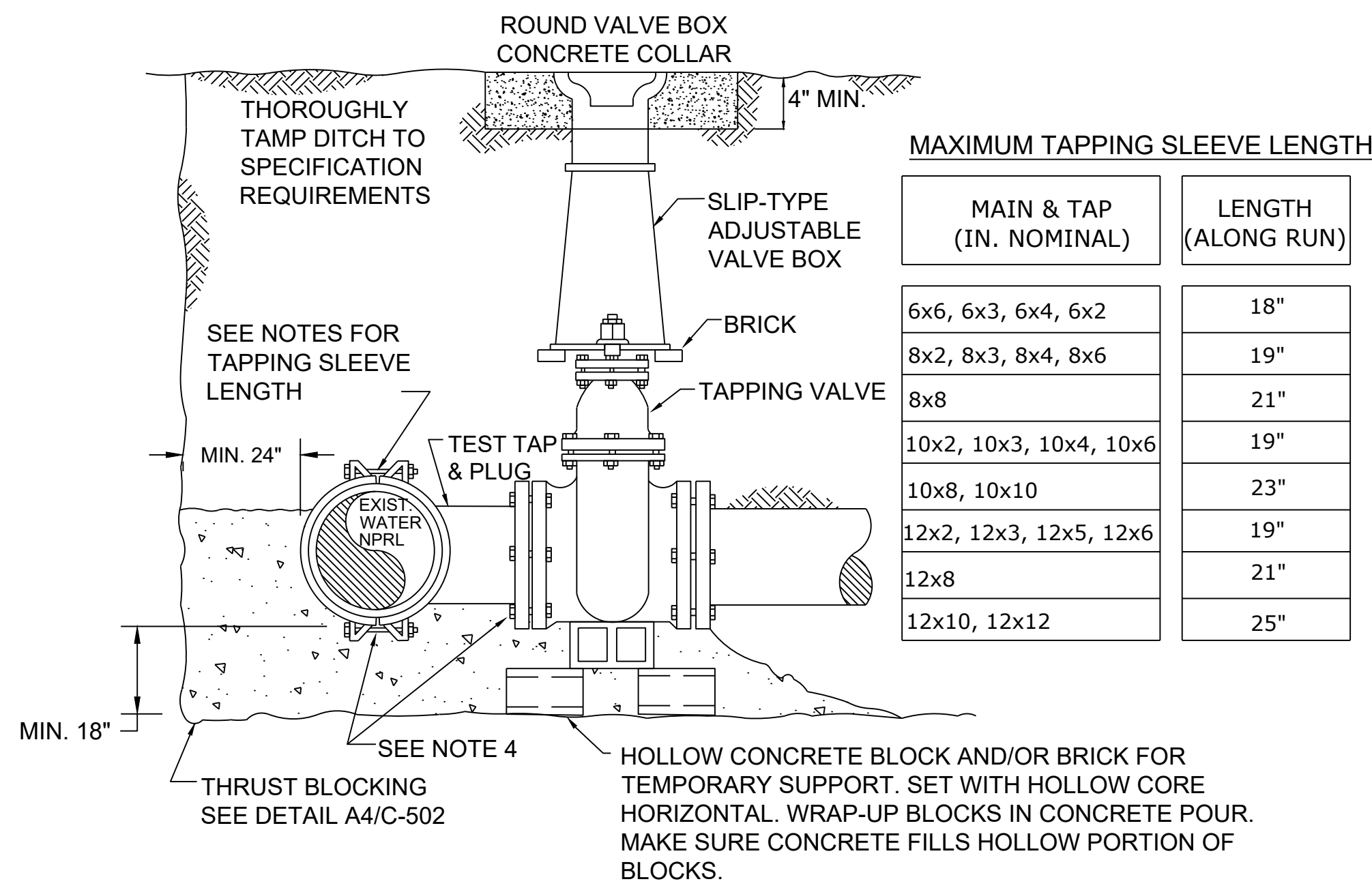
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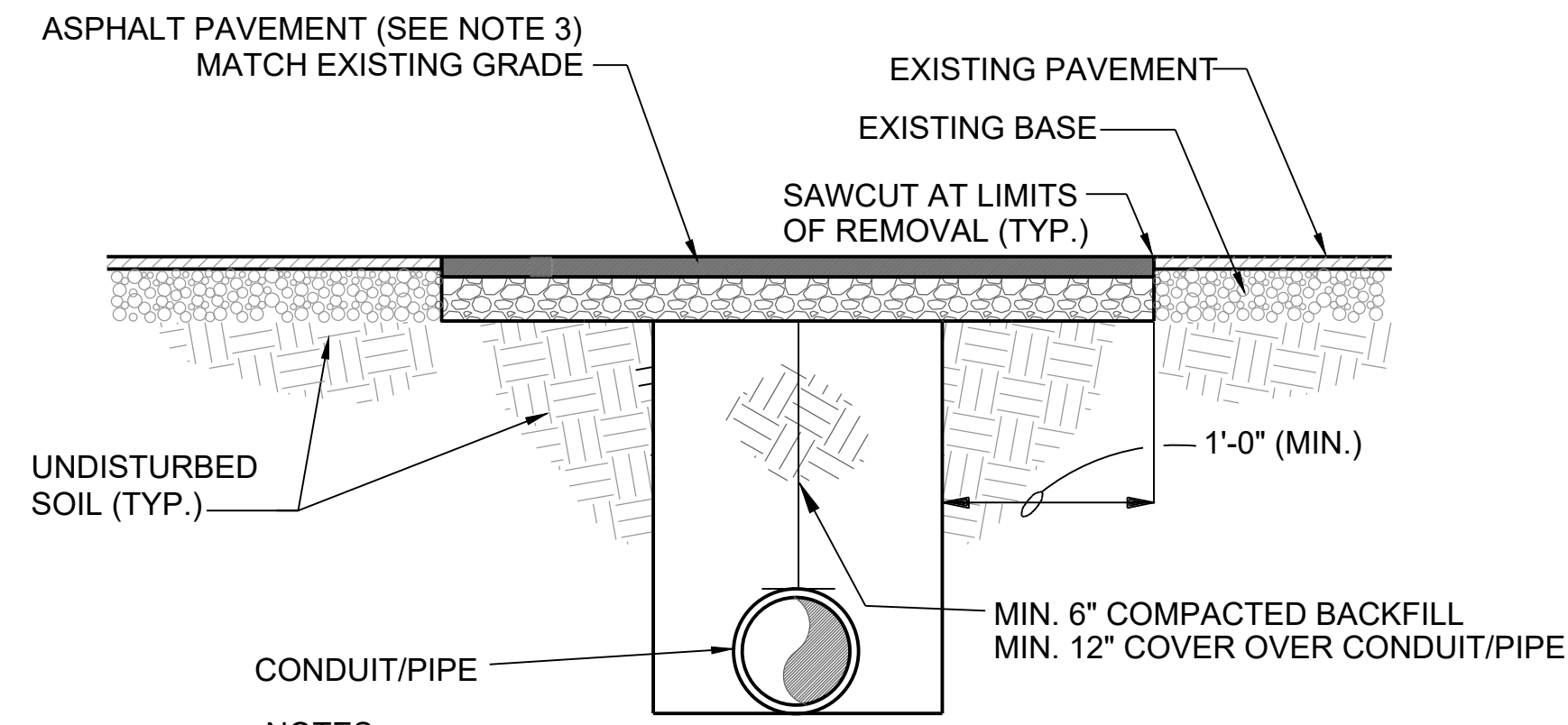
C-501

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MAXIMUM TAPPING SLEEVE LENGTH

MAIN & TAP (IN. NOMINAL)	LENGTH (ALONG RUN)
6x6, 6x3, 6x4, 6x2	18"
8x2, 8x3, 8x4, 8x6	19"
8x8	21"
10x2, 10x3, 10x4, 10x6	19"
10x8, 10x10	23"
12x2, 12x3, 12x5, 12x6	19"
12x8	21"
12x10, 12x12	25"



- NOTES:**
1. CLEAN DIRT, CLAY AND OTHER OBJECTIONABLE MATERIAL FROM SURFACE OF BEDDING.
 2. SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL JOINT.
 3. CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION.

C1 OPEN CUT ASPHALT PAVEMENT PATCH
SCALE: N.T.S.

- NOTES:**
1. TEMPORARILY SUPPORT TAPPING SLEEVE AND VALVE AND APPLY STANDARD HYDROSTATIC TEST.
 2. IF NO LEAKS, POUR INDICATED PERMANENT CONCRETE BLOCK AND SUPPORT PAD.
 3. MAKE TAP, LINE EXTENSION AND BACKFILL.
 4. COVER GLANDS AND BOLTS WITH HEAVY POLYETHELENE SHEETING TO KEEP CONCRETE FROM BONDING. TYPICAL WHENEVER BOLTS OR GLANDS MAY BE "WRAPPED-UP" IN CONCRETE.
 5. COAT TAPPING SLEEVE AND BOLTS WITH AN APPROVED BITUMASTIC COATING BEFORE POURING CONCRETE. TYPICAL FOR ALL STEEL INCLUDING RODS, COUPLINGS, STRAPS, AND OTHER BURIED STEEL.
 6. WORKMEN INSTALLING TAPPING SLEEVE AND VALVE SHALL FOLLOW MANUFACTURER'S INSTALLATION PROCEDURES.

B2 TAPPING SLEEVE AND VALVE
NO SCALE



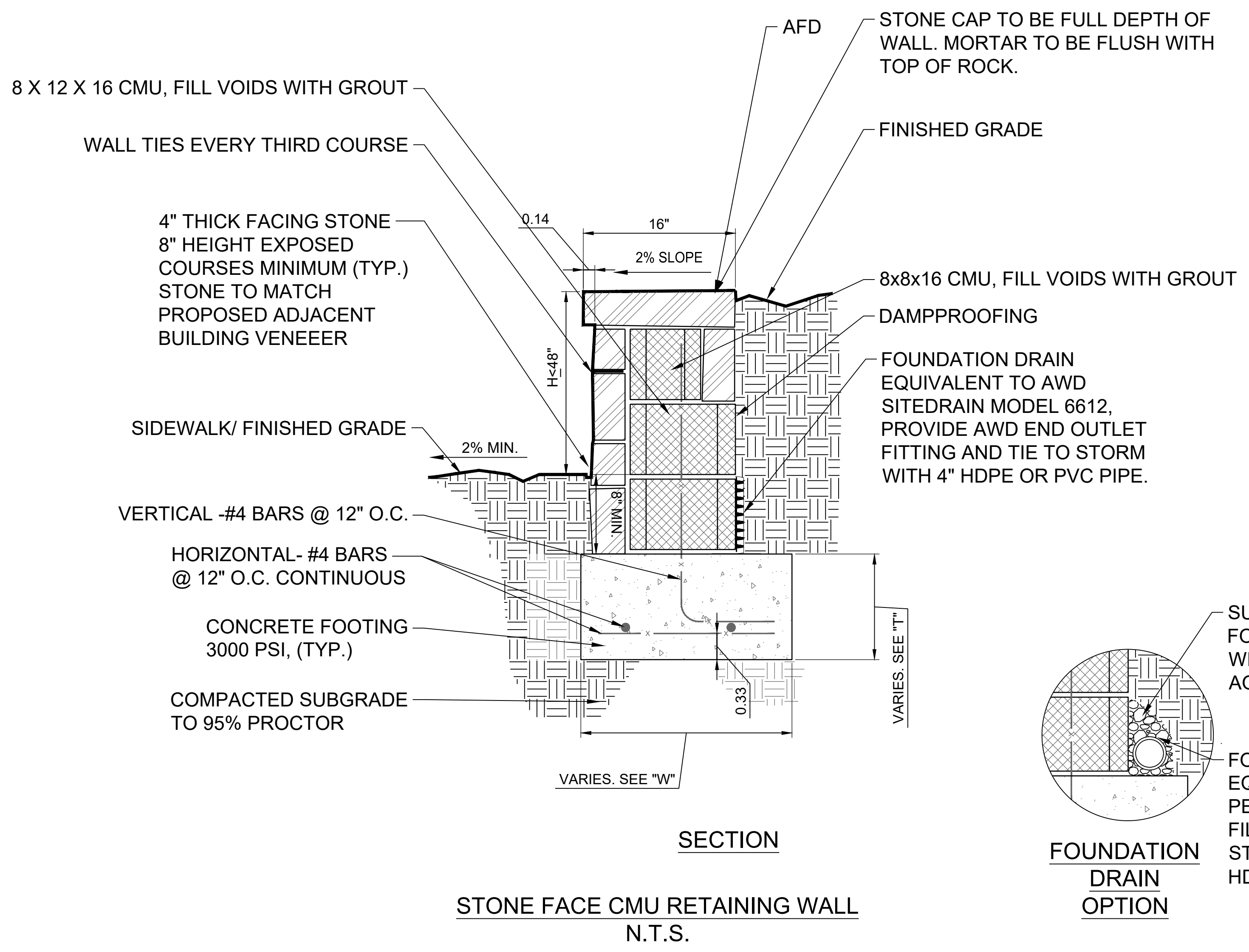
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CONSTRUCTION DETAILS

C-502



SECTION
STONE FACE CMU RETAINING WALL
N.T.S.

FOUNDATION DRAIN OPTION
SURROUND FOUNDATION DRAIN WITH #57 STONE AGGREGATE
FOUNDATION DRAIN EQUIVALENT TO 4" PERFORATED PIPE IN FILTER SOCK; TIE TO STORM WITH SOLID 4" HDPE OR PVC PIPE.

GENERAL NOTES FOR RETAINING WALLS:

1. CONTRACTOR MAY PRICE EITHER THE 'STONE RUBBLE' OR 'STONE FACE CMU' OR VERTICAL SEGMENTAL BLOCK RETAINING WALL DESIGN.
2. SUBMIT SAMPLE OF STONE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
3. STONE LAID IN PORTLAND CEMENT (3 PARTS SAND TO ONE PART CEMENT).
6. CONCRETE TO BE 3000 PSI.
7. STEP FOOTING PER DETAIL BELOW WHERE ELEVATION CHANGES ARE NOTED ON DRAWINGS.
10. 2" PVC WEEPHOLES TO BE PROVIDED IN LIEU OF A FOUNDATION DRAIN ONLY IF APPROVED BY DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION.
11. WEEPHOLE PIPES ARE TO BE ONE CONTINUOUS LENGTH, OR BELL AND SPIGOT WITH MORTAR JOINTS.
12. PLACE A RUSTPROOF, NONBIODEGRADABLE SOIL-SEPARATING SCREEN OVER THE BACK END OF THE WEEPHOLE PIPES, WITH A FREE DRAINING BED OF #57 STONE.
13. WEEPHOLE PIPES TO BE PLACED AT SAME HEIGHT (2" ABOVE SIDEWALK OR FINISHED GRADE) ALONG WALL. SET PIPE PRIOR TO INSTALLING MASONRY.
14. MINIMUM BEARING CAPACITY SHALL BE 3000 PSF.
15. MORTAR JOINTS TO BE 3/4" MINIMUM ON AVERAGE.
16. COMPACTION AND SUBBASE DEPTH TO BE VERIFIED AND APPROVED BY GEOTECHNICAL CONSULTANT. FOR BID PURPOSES ASSUME INSTALLATION OF SUBBASE INDICATED ON DRAWINGS. ANY ADDITIONAL WORK AS A RESULT OF RECOMMENDATIONS MADE BY GEOTECHNICAL CONSULTANT SHALL BE PAID/DELETED BY UNIT PRICE.
17. WALL SHALL HAVE ONE ROW OF PAVERS AT GRADE IN LAWN AREAS FOR MAINTENANCE STRIP
18. FOR SEGMENTAL CONCRETE MASONRY UNIT WALL, CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WALL DESIGN FOR APPROVAL.

D1 RETAINING WALL DETAIL
NO SCALE

FILE PATH: X:\FY25\1250602\07 CAD-BIM\07.02 CAD\CIVIL\C-501 PLOTTED BY: RAMIREZ, YARIMEL DATE: 10/27/25

GENERAL SHEET NOTES

- 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 PROJECT AREA.
- STATE WATERS DO NOT EXIST WITHIN 200 FEET OF PROJECT AREA.
- 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.
- SEDIMENT AND EROSION MEASURES AND PRACTICES TO BE INSPECTED DAILY.
- ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS, AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS. IF COMPLIANCE IS NOT MET AN APPLICATION FOR A VARIANCE MAY BE AN OPTION.
- WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
- CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS, AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS. IF COMPLIANCE IS NOT MET AN APPLICATION FOR A VARIANCE MAY BE AN OPTION.

SHEET LEGEND

- Ds1** TEMPORARY MULCHING - SEE DETAIL C1/CE-501
- Ds2** TEMPORARY SEEDING - SEE DETAIL C1/CE-501
- Co** CONSTRUCTION EXIT - SEE DETAIL C2/C-503
- Sd1-S 28"** SILT FENCING, SENSITIVE - SEE DETAIL C4/C-502
- CONCRETE WASHOUT - SEE DETAIL C1/C-502
- TREE PROTECTION FENCE - SEE LANDSCAPE DETAILS
- LIMITS OF DISTURBANCE

SUMMARY OF AREAS

TOTAL SITE AREA:	2.85 ACRES
DISTURBED AREA:	0.32 ACRES
DISTURBED %:	11%

POND
 3500 Parkway Lane
 Suite 500
 Peachtree Corners
 Georgia 30092
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DPR SEAL

CLIENT INFORMATION



DRAKE FIELD RESTROOMS

155 WILLOWBEND RD
PEACHTREE CITY, GA
30269

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: Y. RAMIREZ
 DRAWN BY: Y. RAMIREZ
 CHECKED BY: G. BRENNER
 SUBMITTED BY: L. OUBRE
 DATE: 11/25/2025
 PROJECT #: 1250602

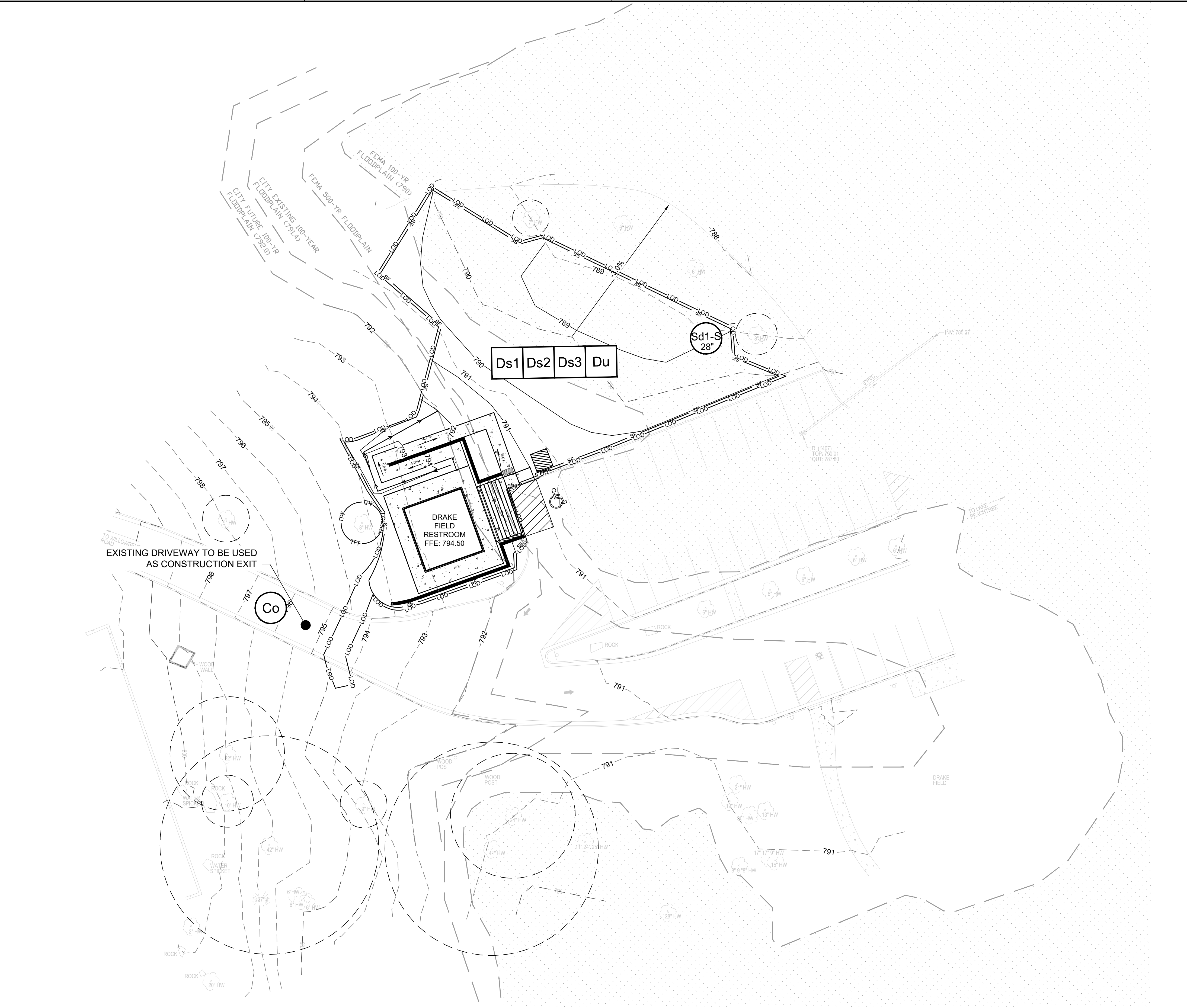
SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER

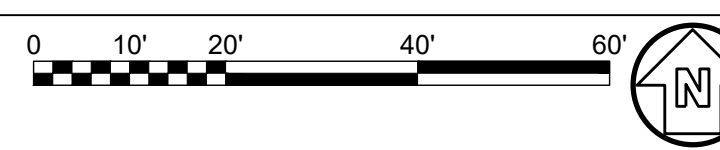
CE101

ORIGINAL SHEET SIZE:
22" X 34"



A1 EROSION AND SEDIMENT CONTROL PLANS

SCALE: 1" = 20'



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60% SUBMITTAL

Recreation Advisory Group of Peachtree City
Meeting Minutes
Monday, November 10, 2025
8:00 AM

Call to Order

Chairwoman Erin McDowell called the monthly meeting of the Recreation Advisory Group (RAG) to order at 8:11 a.m. Others in attendance were group members Stacey Clarke, Michael Polacek, Mike Pappas, Tommy Johnson, Rohit Nanda, and new member Jordan Childress. Assistant City Manager Chris Hobby, Recreation and Special Events Director Harold Layton, and Assistant Recreation and Special Events Director Michelle Johnson were also in attendance.

Pledge of Allegiance

Announcements

Deputy City Clerk Stacey Collins handed each member a copy of the Georgia Sunshine Law regarding open meetings and open records. She also handed out a copy of the City's attendance policy for Commissions/Boards/Authorities.

Presentations

A. Kedron Fieldhouse Pool Structure Update

Layton spoke about the "bubble" over the pool being 35 years old. It takes approximately 60 staff members 3 days to put it up and take it down on a yearly basis. Currently, swim teams from all five of the county high schools and one private school use the pool. The Sprung Structure will be permanent and will go from the outside of the gymnasium all the way to the pump house. The design will come to the RAG, prior to going in front of Council. This is a \$ 4.5 to \$5 million project, with the design phase alone costing \$247,500. Polacek asked if the School Board would help pay and Layton replied that they have never done so in the past. Clarke then asked about a permanent indoor pool and was told that it was in the Rec Master Plan at a cost of \$30 to \$40 million.

B. Meade Pickleball Facility construction update

Layton informed the group that ground has been broken for the facility. Construction crews will be working 12-hour days, 7 days per week with the goal being to have it open in March 2026.

C. Meade and PAC L.E.D. light project update

The lighting updates at the Meade lacrosse fields as well as the lower pinwheel fields at PAC have been finished said Layton. There are currently three fields left that are scheduled to be converted to the LED lights. Now the soccer and football associations are asking for lights. Layton told the group that the lights are on from 5:00 pm to 11:00 pm. With it getting darker earlier, Nanda asked if the lights could be turned on earlier. Layton will have them adjusted.

D. Special Events Update

Family Football Saturday is on November 15th. The Recreation Dept has partnered with the Midwest Food Bank to host a food drive during the event. Some local football players from McIntosh HS and Starrs Mill HS will be in attendance. Layton challenged the group members to come to the event and to bring someone with them. The goal is to have 2,000 people to watch the games.

E. GRPA Annual Conference update

Layton informed the RAG that three staff members attended the GRPA Conference this year. These three, Michelle Johnson, Kim Lindsey, and Chris Helton are working on their certifications, which takes approximately two years. He reminded the group members that THEY are the mouthpiece for the Recreation Department in the community.

Public Comment

None

Agenda Changes

None

Minutes

A. September 8, 2025 recreation Advisory Group Meeting minutes

Polacek made a motion to approve the meeting minutes from the September 8th meeting. Clarke seconded. Motion carried unanimously.

B. September 15, 2025 Special Called Recreation Advisory Group Meeting Minutes

Polacek made a motion to approve the meeting minutes from the September 15th meeting. Clarke seconded. Motion carried unanimously.

Old Agenda Items

See discussion under the presentation section

New Agenda Items

See discussion under the presentation section.

Public Hearings

None

Member/Staff Topics

1. Cricket Pitch - Still being planned for the Braelinn Recreation Center. LaGrange, GA, will be the home of a new Cricket Stadium.
2. Drake Field Restrooms/Battery Way Restrooms and Passive Parks/Neighborhood Parks - Clarke asked for a clear definition for passive park. Hobby defines it as a park with no organized activities, such as Battery Way Park, although some citizens believe that this park is a neighborhood park and do not want restrooms to be located there.
3. Jordan Childress introduced herself and said that she grew up playing sports here in Peachtree City and is glad to be able to give back.

Adjourn

There being no more business, Polacek made a motion to adjourn. Clarke seconded. Motion carried unanimously.

The meeting adjourned at 9:13.

Stacey Collins, Deputy City Clerk

Erin McDowell, Chairwoman