

DATE: JUNE 22, 2022

TO: MAYOR RUSTY PAUL, City of Sandy Springs
ATTN TO: HELEN OWENS, ZONING ADMINISTRATOR, City of Sandy Springs
FROM: Anna Roach, Executive Director, Atlanta Regional Commission



ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-22-09SS Morgan Falls Connector Trail Phase 2A

Submitting Local Government: City of Sandy Springs

Date Opened: June 10, 2022

Date Closed: June 22, 2022

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

Additional Comments: Comments received from the National Park Service are attached and include the following recommendations: (1) Portage –consider adding a portage to this plan or designing the plan in a way to allow for a future portage expansion which would connect Morgan Falls Overlook Park to the boat ramp just south of Morgan Falls River Dog Park; (2) Bald eagle presence – minimize impacts to the bald eagle currently nesting in the project area by following the National Bald Eagle Management Guidelines; (3) Invasive species – wash and clean all equipment that may transport unwanted pests before being brought on-site and use only native grass seed or native vegetation for stabilizing the project area; (4) Impervious surface – consider constructing the multi-use path of pervious materials; (5) Erosion and Sedimentation – the River is listed as impaired at the project location so Best Management Practices (BMP's) should be installed and unfailingly maintained during and after construction.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
FULTON COUNTY
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER
HISTORIC RIVERLINE AREA
COBB COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Sandy Springs

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Georgia Power Company

Mailing Address: 241 Ralph McGill Blvd. NE

City: AtlantaState: GeorgiaZip: 30308

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-387-0529 (Luke Folsom)Fax:

Other Numbers: 888-660-5890 (GA Power Corporate); 404-426-5322 (Patrick O'Rourke)

3. Applicant(s) or Applicant's Agent(s):

Name(s): Kaizen Collaborative

Mailing Address: 2390 Main Street

City: TuckerState: GeorgiaZip: 30084

Contact Phone Numbers (w/Area Code):

Daytime Phone: 706-585-6911Fax:

Other Numbers: 630-536-6992

4. Proposed Land or Water Use:

Name of Development: Morgan Falls Trail Connector Phase 2A - Georgia Power Segment

Description of Proposed Use: The construction and use of a public hard-surface, multi-use trail with a width of 10-12'.

Additional ancillary construction of site amenities on property including two existing pre act houses

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land Lots 83 and 84, District 17, Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Tax ID # 17 007600010010
(17 0077LL0136) Bounded by Morgan Falls Rd, on the North and West, and extending Approx. 775ft south along Morgan Falls western portion to a power line easement that runs northeast to encapsulate the review area; See Plans for more detail

Size of Development (Use as Applicable):

Acres: Inside Corridor:

Outside Corridor:

Total: Approx. 8.8

Lots: Inside Corridor:

Outside Corridor:

Total:

Units: Inside Corridor:

Outside Corridor:

Total:

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor:

Outside Corridor:

Total:

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? Yes
If “yes”, describe the additional land and any development plans:
Remainder of GA Power Property uses pre act land disturbance and impervious surface calculations (No review required)

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO
If “yes”, please identify the use(s), the review identification number(s), and the date(s) of the review(s):

7. How Will Sewage from this Development be Treated?

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

B. Public sewer system

C. Other: development will not have sanitation facilities and no sewage is provided for
8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D				(50)	(30)
E	278,571 Total Site SQFT	83,571 SQFT Disturbed	41,786 SQFT Impervious	(30) 30.0%	(15) 15.0%
F	79,573 Total Site SQFT	7,957 SQFT Disturbed	1,519 SQFT Impervious	(10) 10.0%	(2) 2.0%
Total:	358,144 Total Site SQFT	91,528 SQFT Disturbed	43,305 SQFT Impervious	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No
 If "yes", indicate the 100-year floodplain elevation: _____
NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.
10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No
 If "yes", indicate the 500-year flood plain elevation: _____
NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).
11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

- X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- X Written consent of all owners to this application. (Space provided on this form)
- X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- X Description of proposed use(s). (Space provided on this form)
- X Existing vegetation plan.
- X Proposed grading plan.
- X Certified as-builts of all existing land disturbance and impervious surfaces.
- X Approved erosion control plan.
- X Detailed table of land-disturbing activities. (Both on this form and on the plans)

X Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

n/a Documentation on adjustments, if any.

N/a Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

x Site plan.

X Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

 Concept plan.

 Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Joe E. Slaughter IV

Georgia Power

DocuSigned by:

Joe Ernest Slaughter

5/10/2022

674043F2CDE3459...

Signature(s) of Owner(s) of Record

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Tanner Copeland

Kaizen Collaborative

Tanner G. Copeland

07/07/21

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

Date

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

[Signature]

8/9/21

Signature of Chief Elected Official or Official's Designee

Date



United States Department of the Interior



National Park Service
Chattahoochee River
National Recreation Area
1978 Island Ford Parkway
Sandy Springs, GA 30350

IN REPLY REFER TO:

1.A.2

June 21, 2022

Donald Shockey
Atlanta Regional Commission
229 Peachtree Street NE
Suite 100
Atlanta, Georgia 30303

Dear Mr. Shockey,

This letter is a notification of receipt of the MRPA Review Notification RC-22-09SS Morgan Falls Connector Trail in Fulton County, Georgia. This project will involve construction of a segment of the public Sandy Springs Trail System. The hard surface multi-use trail will be 10 to 12 feet wide and will extend south from Morgan Falls Overlook Park to the boat ramp just south of the Morgan Falls River Dog Park. The analysis estimates that 91,528 square feet of land disturbance and 43,305 square feet of impervious area meet the criteria for vulnerability categories E and F.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

Portage

The Chattahoochee River National Water Trail (NWT) was the first designated National Water Trail in the country. The NWT provides a unique recreational opportunity for residents of Sandy Spring and the local area. The portage around Morgan Falls Dam limits the use of the NWT in this area.

Recommendation: We request the City of Sandy Springs consider adding a portage to this plan or designing the plan in a way to allow for a future portage expansion which would connect

Morgan Falls Overlook Park to the boat ramp just south of Morgan Falls River Dog Park.

Bald Eagle Nest

There is a bald eagle nest in the area of the proposed trail. Bald eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and other applicable state laws and regulations. During the breeding season, bald eagles are sensitive to a variety of human activities

Recommendations: In order to minimize impacts to the bald eagle, the applicant should follow all recommendations outlined in the National Bald Eagle Management Guidelines (Fish and Wildlife Service 2007; [National Bald Eagle Management Guidelines | FWS.gov](#))

Introduce/Promote Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species.

Recommendation: We request that all equipment be washed and cleaned of mud and debris that may transport unwanted pests before being brought on-site. The NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area following construction. Non-native species are easily transported downstream and can start new colonies in CRNRA.

Installation of Impervious Surface

The addition of impervious surface contributes to the growing problem of uncontrolled storm water runoff and resulting pollutant loads. This leads to adverse effects on hydrology and ecological functions of the Chattahoochee River and its tributaries.

Recommendation: We request that the applicant seriously consider constructing the multi-use path of pervious materials.

Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975. Currently, the Chattahoochee River at the proposed project site is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of this water body, and any addition of sediment or run-off would further disrupt the current water quality condition. Due to the proximity of this proposed project to the Chattahoochee River, caution is advised to prevent a flush of sediment deposits during the construction process.

Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river.

We appreciate your consideration of these comments. Please feel free to contact park's Chief of Planning, Resources, and Education, Beth Wheeler, directly if you have any questions or

concerns that we could help to address. She can be reached at 678-538-1321 or by email at Beth_Wheeler@nps.gov.

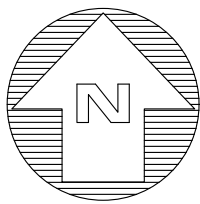
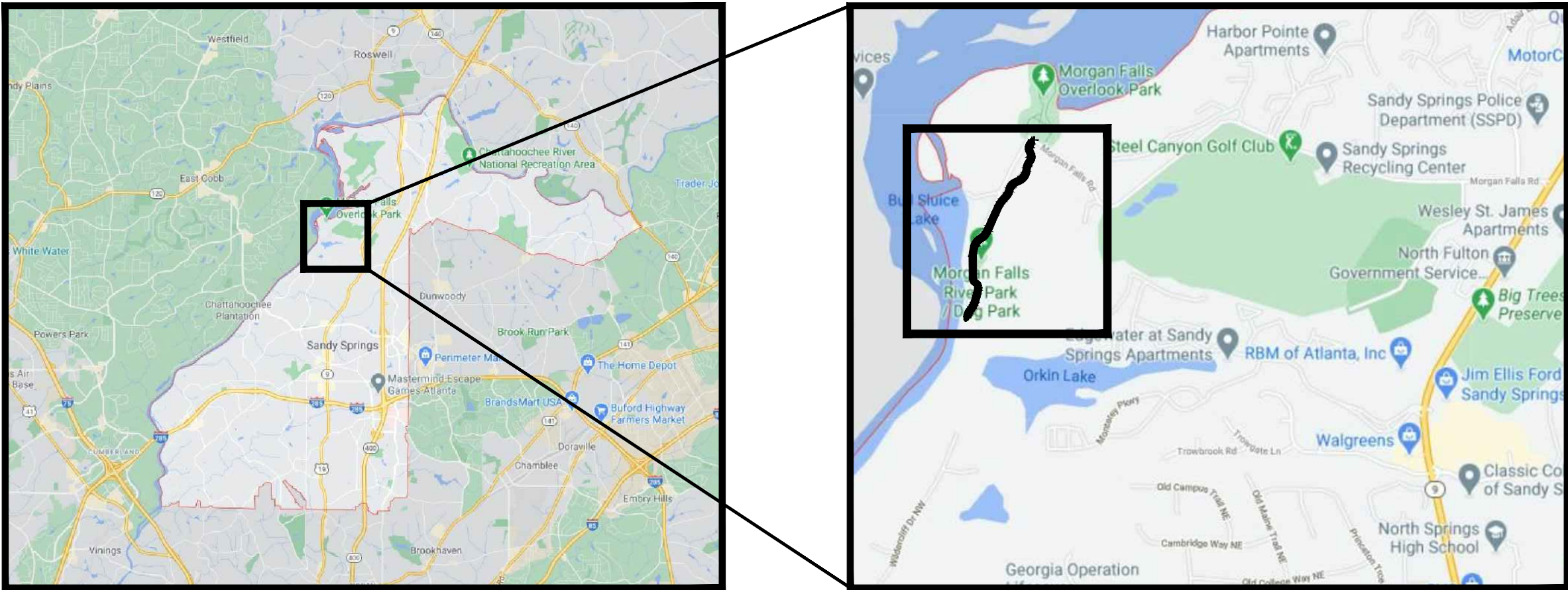
Thank you,

Ann Honious
Superintendent

MORGAN FALLS CONNECTOR PHASE 2A- GEORGIA POWER

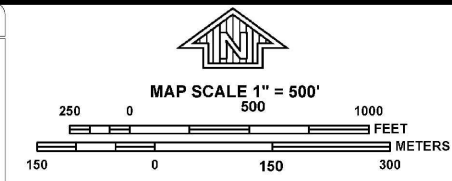
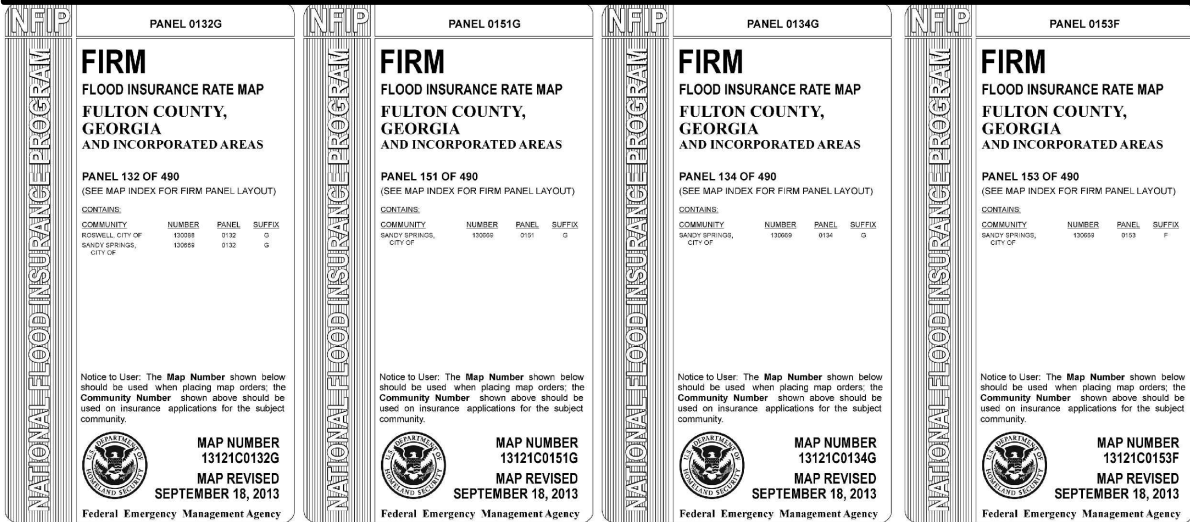
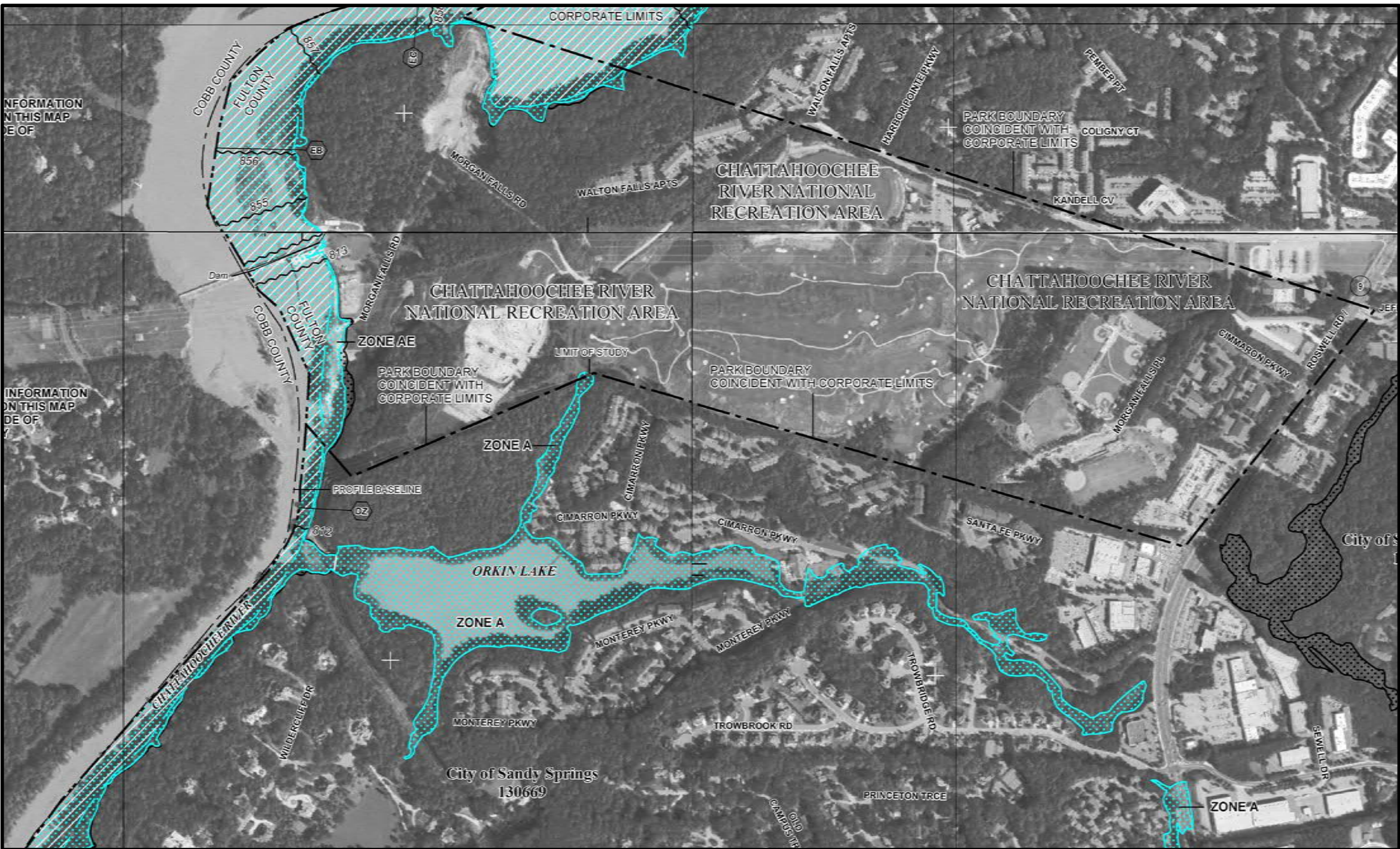
From Morgan Falls Road to Fulton County Access Drive
FULTON COUNTY, GEORGIA. LAND LOTS 31, 76, 83 AND 84 IN DISTRICT 17

City of Sandy Springs



LOCATION MAP
SCALE: N.T.S.

TOTAL LENGTH OF PROJECT = 1,943 LF (0.37 MI.)
TOTAL DISTURBED AREA = 2.5 ACRES



THIS IS AN OFFICIAL COPY OF A PORTION OF THE ABOVE REFERENCE FLOOD MAP. IT WAS EXTRACTED USING F.A.M. ONLINE. THIS MAP DOES NOT REFLECT CHANGES OR AMENDMENTS WHICH MAY HAVE BEEN MADE SUBSEQUENT TO THE DATE ON THE TITLE BLOCK. FOR THE LATEST PRODUCT INFORMATION ABOUT NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAPS CHECK THE FEMA FLOOD MAP STORE AT www.fema.gov

F.E.M.A. F.I.R.M. MAP
SCALE: N.T.S.

NOTE: PART OF THE DISTURBED AREA IS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE

GENERAL NOTES:

1. NO GRADED SLOPE SHALL EXCEED 2H:1V.
2. WALKS AND TRAILS TO HAVE MAXIMUM CROSS SLOPE OF 1.8%.
3. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS.
4. CONTRACTOR TO ABIDE BY ALL STATE AND COUNTY CODES AND ORDINANCES PRIOR TO AND DURING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROPOSED WORK.
6. CONTRACTOR TO ERECT THE APPROPRIATE BARRICADES, SIGNAGE, AND WARNINGS TO PROTECT THE SITE DURING DEMOLITION AND CONSTRUCTION.
7. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
8. ALL TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING IS COMPLETE.
9. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED AND REPLACED AS NEEDED.
10. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
11. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT/OWNER IMMEDIATELY IF ANY ITEM EXISTING ON SITE IS NOT SHOWN ON THIS PLAN (e.g. UTILITY/ DRAINAGE LINES).
12. ANY UNDERGROUND UTILITY THAT IS BROKEN OR DISRUPTED THAT IS NOT A PART OF A SCHEDULED OUTAGE SHALL BE REPAIRED AS QUICKLY AS POSSIBLE AT CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS FOR THE PROTECTION OF THE PUBLIC, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF LIGHTS, BARRIERS, FLAGMEN, AND TEMPORARY DETOURS, ETC.
14. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES OR DEMOLITION BEGINNING ON THE SITE.
15. CONTRACTOR SHALL UTILIZE ALL PRACTICABLE MEASURES TO ENSURE THE PREVENTION OF ENVIRONMENTAL IMPACTS ARE TAKEN BY ALL PERSONNEL EMPLOYED IN THE WORK. IMPACTS INCLUDE NOISE, DUST, CHEMICAL SPILLS, EROSION AND SEDIMENTATION, AND DAMAGE TO EXISTING TREES & PLANTS.
16. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
17. CONTRACTOR TO VERIFY DEPTH OF EXISTING UTILITY LINES PRIOR TO LAND DISTURBANCE.

ALL WORK TO BE DONE IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODES:
- THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS, CURRENT EDITION.
- 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN
- ARCHITECTURAL BARRIERS ACT (ABA) ACCESSIBILITY STANDARDS
- STANDARD SPECIFICATION FOR HWY BRIDGES 917TH EDITION 2002, PUBLISHED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)
- PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY:
FLOYD AND ASSOCIATES, INC.
2060 BUFORD HWY, SUITE 105
BUFORD, GEORGIA 30518.
770-531-0900

Sandy Springs, GA

03/08/2022

Jenny Chung

Permitted

FOR Director

Community Development Department

1. CONTRACTOR TO PROVIDE NOI TO COMMUNITY DEVELOPMENT PRIOR TO A PRE-CONSTRUCTION MEETING.
2. CONTRACTOR TO PROVIDE EASEMENT DOCUMENTS / AGREEMENT FOR WORK ON PRIVATE PROPERTY TO COMMUNITY DEVELOPMENT PRIOR TO A PRE-CONSTRUCTION MEETING.

PRIOR TO THE LAND-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF SANDY SPRINGS ENVIRONMENTAL AND CONSTRUCTION ENFORCEMENT INSPECTOR: (404) 546-1300.

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

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

ENGINEER'S CERTIFICATION STATEMENT:

With my signature at the line below and my seal and signature, I Charles M. Abbott, a professional **Engineer, Architect or Landscape Architect** licensed in the **State of Georgia**, hereby certify that I have personally reviewed the attached submittal plans for a land disturbance permit. In my opinion these submittal plans meet all applicable regulations and ordinances of the City of Sandy Springs and other affected parties may rely on this certification.

Signed: *Charles M. Abbott* GA. Registration # **NO.31674**

Date: **AUGUST 20, 2021**

Design certification statement:

The Erosion & Sediment Control Plan was completed by
Chuck Abbott, P.E., a Level II Certified Design Professional.
Certification No. 0000041686 expires 04-13-2022

PROJECT DESCRIPTION

THE PROJECT FALLS WITHIN LAND LOT 31, 76 AND 84 IN LAND DISTRICT 17.

THIS IS A TRAIL PROJECT WHICH IS BEING BUILT ON CITY PROPERTY AND CITY EASEMENT. IT IS CONSISTENT WITH ZONING & WILL NOT REQUIRE ANY ZONING VARIANCES.

THE LIMITS OF DISTURBANCE IS APPROXIMATELY 2.5 ACRES. THE SITE DOES FALL WITHIN 200' OF STATE WATERS AND WITHIN THE 100 YEAR FLOODPLAIN (PER FIRM PANES 13121C0161F, 13121C0134G, 13121C0142F, 13121C0153F; DATED SEPTEMBER 18, 2013).

NARRATIVE

THIS PROJECT IS A GREENWAY TRAIL BEGINNING AT THE MORGAN FALLS OVERLOOK PARK INTERSECTION, ALIGNING THROUGH GEORGIA POWER PARCEL AND ENDING AT THE FULTON COUNTY ACCESS DRIVE AFTER THE MORGAN FALLS RIVER PARK.

THE PROJECT LENGTH IS APPROXIMATELY 1,943 LF AND INCLUDES A 10'-12' WIDE CONCRETE TRAIL, LANDSCAPE IMPROVEMENTS, STORMWATER IMPROVEMENTS, AND TRAIL AMENITIES. ADDITIONAL WORK ASSOCIATED WITH THE PROJECT INCLUDES MINOR DEMOLITION AND CLEARING, EROSION CONTROL, GRADING, AND SIGNAGE.

PROJECT MANAGEMENT

PATH Foundation, PO Box 14327, Atlanta, GA.
JONATHAN McCAIG - 24 HOUR CONTACT
GA GSWCC LEVEL 1 CERTIFICATION # 58893
08/20/2024
office 404-875-7284 x5 cell 404-433-1900

OWNER/PRIMARY PERMITEE

CITY OF SANDY SPRINGS
MICHAEL PERRY - RECREATION & PARKS DIRECTOR
1 GALAMBOS WAY, SANDY SPRINGS, GEORGIA 30328
office 770-730-5600

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REVISION DATE	DESCRIPTION
05/14/2021	ISSUE FOR REVIEW
07/07/2021	ARC REVIEW SET
08/20/2021	ISSUE FOR REVIEW
09/27/2021	GP SECURITY COMMENTS
11/04/2021	REV. EPD COMMENTS
12/10/2021	ISSUE FOR PERMIT



Know what's below.
Call before you dig.

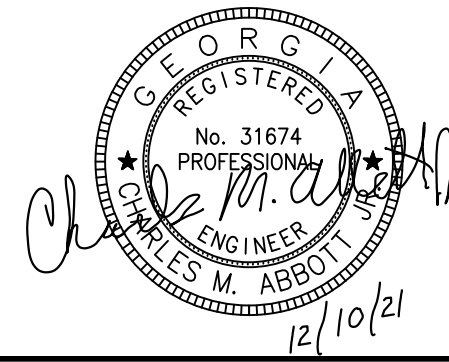
PLANS PREPARED BY:

KAIZENCOLLABORATIVE

2390 Main Street | Tucker, GA 30084 | 404.239.2521



PO BOX 14327, ATLANTA, GA 30324



MORGAN FALLS CONNECTOR PHASE 2A
KAIZEN PROJ # 2020-210
12/10/2021 100% ISSUE FOR PERMIT
RP21-00002 + RW21-00194
100 Morgan Falls Rd.

SITE DATA

DISTURBED AREA = 2.5 ACRES

NPDES FEE
STATE AMOUNT = \$100 (\$40/ACRE)
CITY AMOUNT = \$100 (\$40/ACRE)

LAND LOT: 31, 76 AND 84 IN DISTRICT 17, FULTON COUNTY

CONTACTS

24-HOUR CONTACTS:

PATH FOUNDATION
JONATHAN McCAIG - 24 HOUR CONTACT
GA GSWCC LEVEL 1 CERTIFICATION # 58893

EXP. 08/17/2021
office 404-875-7284 x5 cell 404-433-1900

EROSION & SEDIMENT CONTROL

1. 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 DISTURBANCE ACTIVITIES.
2. 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.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
4. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
5. EROSION AND SEDIMENT MEASURES AND PRACTICES TO BE INSPECTED DAILY.
6. ALL INSPECTION, MONITORING, AND REPORTING SHALL BE PERFORMED AS REQUIRED BY NPDES PERMIT AND BY PROJECT EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES.

ARCHITECTURAL BARRIERS ACT (ABA) STANDARDS

CHAPTER 10: RECREATIONAL FACILITIES; SECTION 1017 TRAILS

ADVISORY 1017.7.1 MAXIMUM RUNNING SLOPE AND SEGMENT LENGTH

Table 1017.7.1 Maximum Running Slope and Segment Length

Running Slope of Trail Segment		Maximum Length of Segment
Steeper than	But not Steeper than	
1:20 (5%)	1:12 (8.33%)	200 feet (61 m)
1:12 (8.33%)	1:10 (10%)	30 feet (9 m)
1:10 (10%)	1:8 (12%)	10 feet (3050 mm)

GRADUAL RUNNING SLOPES ON TRAILS ARE MORE USABLE BY INDIVIDUALS WITH DISABILITIES. WHERE THE TERRAIN RESULTS IN STEEPER RUNNING SLOPES (STEEPER THAN 1:20 OR 5%), RESTING INTERVALS ARE REQUIRED MORE FREQUENTLY. WHERE RUNNING SLOPES ARE LESS SEVERE, RESTING INTERVALS ARE PERMITTED TO BE FURTHER APART. THE MAXIMUM LENGTH OF THE SEGMENT SHALL BE IN ACCORDANCE WITH TABLE 1017.7.1, AND A RESTING INTERVAL COMPLYING WITH 1017.8 SHALL BE PROVIDED.

ADVISORY 1017.8 RESTING INTERVALS
LENGTH: THE RESTING AREA SHALL BE 60 INCHES (1525 MM) MIN.
SLOPE: RESTING INTERVALS SHALL HAVE SLOPES NOT STEEPER THAN 1:48 (2%) IN ANY DIRECTION

CHAPTER 10: RECREATIONAL FACILITIES; SECTION 1019 CONDITIONS FOR EXCEPTIONS

ADVISORY 1019.1 GENERAL

EXCEPTIONS TO SPECIFIC PROVISIONS IN 1017 SHALL BE PERMITTED WHEN AN ENTITY DETERMINES THAT ANY OF THE FOLLOWING CONDITIONS DOES NOT PERMIT FULL COMPLIANCE WITH THE PROVISION:

1. COMPLIANCE IS NOT PRACTICABLE DUE TO TERRAIN

EXCEPTIONS IN THE FOLLOWING SECTIONS REQUIRE COMPLIANCE TO THE EXTENT PRACTICABLE WHEN AN ENTITY DETERMINES THAT A CONDITION IN 1019 DOES NOT PERMIT FULL COMPLIANCE WITH A SPECIFIC PROVISION:

- 1017.1 EXCEPTION 1 (ANY PROVISION FOR TRAILS);

Sandy Springs, GA

03/08/2022

Jenny Chung

Permitted

FOR Director
Community Development Department

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS SHOWN HEREIN WITH THE ARCHITECTURAL DRAWINGS PRIOR TO ANY CONSTRUCTION AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINAL GRADE. PROPOSED GRADE ELEVATIONS SHOWN WITHIN PAVED AREA REPRESENT TOP OF PAVEMENT ELEVATIONS. CONTRACTOR SHALL ALLOW FOR PAVEMENT THICKNESS, TOPSOIL, BASE COURSE, SLABS, ETC. WHEN GRADING TO SUBGRADE ELEVATIONS
3. DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRUCTURE AND CENTER LINE OF COLUMN LINE, UNLESS OTHERWISE NOTED. ANGLES SHOWN ON STORM AND SANITARY SEWER ARE TO CENTER OF PIPE, UNLESS OTHERWISE NOTED.
4. **CALL BEFORE YOU DIG 811.** THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. BEWARE OF HIDDEN UTILITIES NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION. IF UNCHARTED UTILITIES ARE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IMMEDIATELY FOR INSTRUCTIONS. ANY DAMAGE OR INTERRUPTION OF EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED PROMPTLY AT THE CONTRACTOR'S EXPENSE.
5. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED DISTURBANCE SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO DISTURBANCE SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE DRAWINGS WITHOUT APPROVAL IN WRITING FROM THE PROJECT LANDSCAPE ARCHITECT.
6. THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES, LIGHTS, WARNING SIGNS, AND OTHER TRAFFIC CONTROL METHODS ADJACENT TO EXISTING ROADWAYS AND PARKING AREAS AS MAY BE REQUIRED FOR THE PROTECTION AND SAFETY OF THE PUBLIC. ALL TRAFFIC CONTROL MEASURES UTILIZED WITHIN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ALL CONSTRUCTION ELEMENTS, WITH SOME FIELD ADJUSTMENTS AS NECESSARY BY THE LANDSCAPE ARCHITECT. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT TRAIL AND AMENITY CONSTRUCTION COMPLIES WITH AASHTO REQUIREMENTS, PARTICULARLY WITH RESPECT TO TRAIL CROSS-SLOPES AND GRADIENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT GROUNDWATER CONTROL DURING CONSTRUCTION, AS WELL AS PROVISIONS FOR CONTROLLING SURFACE WATER RUN-OFF, IN ORDER TO PREVENT PONDING IN OPEN EXCAVATIONS AND POTENTIAL UNDERMINING OF PERMANENT CONSTRUCTION FEATURES.
9. EARTHWORK OPERATIONS AND SOIL COMPACTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND DRAWINGS. PRIOR TO POURING CONCRETE, EARTHWORK SHALL BE CLEAR OF DEBRIS AND MACHINE COMPACTED. COMPACTION OF CONSTRUCTION ACTIVITIES SHALL BE MONITORED BY A GEOTECHNICAL CONSULTING FIRM APPROVED BY THE OWNER TO VERIFY THAT EARTHWORK, WALL CONSTRUCTION, AND OTHER OPERATIONS CONFORM WITH THE CONTRACT DOCUMENTS. GEOTECHNICAL SERVICES SHALL BE AT THE COST OF THE CONTRACTOR.
10. THE TOPOGRAPHIC SURVEY INFORMATION HAS BEEN PROVIDED BY FLOYD & ASSOCIATES, (770) 531-0900, AND IS REFERENCED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM (WEST ZONE).
11. DEMOLITION DEBRIS SHALL BECOME PROPERTY OF THE CONTRACTOR AND WASTE SOILS, VEGETATION, AND OTHER DELETERIOUS MATERIALS SHALL BE HAULED OFF-SITE AND BE DISPOSED OF AT AN APPROVED LOCATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BURNING WILL NOT BE ALLOWED ON THIS PROJECT.
12. EROSION CONTROL MEASURES AND OTHER SITE ISSUES SHALL BE INSPECTED AS REQUIRED BY NPDES PERMITTING BY CONTRACTOR.
13. ON ALL AREAS WHERE ROADWAYS, CONCRETE TRAILS, RETAINING WALLS, OR OTHER STRUCTURES ARE TO BE CONSTRUCTED ON COMPACTED SUBGRADE, FOUNDATION SOILS SHALL BE REVIEWED AND APPROVED BY THE GEOTECHNICAL CONSULTING FIRM PRIOR TO THE PLACEMENT OF CONCRETE, AGGREGATE BASE, OR FILL MATERIALS.
14. CONSTRUCTION ACCESS POINTS ARE APPROXIMATE LOCATIONS AND MUST BE FIELD VERIFIED AND APPROVED BY CITY OF SANDY SPRINGS.
15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS, CURRENT EDITION, THE 2010 AMERICANS WITH DISABILITY ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN, THE ARCHITECTURAL BARRIERS ACT (ABA) ACCESSIBILITY STANDARDS, THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES, AND AS MODIFIED BY CONTRACT DOCUMENTS.
16. ALL CONCRETE TO BE USED FOR THE CONSTRUCTION OF TRAILS TO BE 3000 PSI CONCRETE.
17. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH PATH FOUNDATION PROJECT MANAGER, KAIZEN COLLABORATIVE, AND CITY OF SANDY SPRINGS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL REQUEST CAD STAKING DATA FROM LANDSCAPE ARCHITECT UPON AWARD OF CONTRACT.
18. NOTICE: IT IS THE OWNER'S RESPONSIBILITY TO COMPLY WITH ALL ENVIRONMENTAL IMPACT ISSUES AND TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE GOVERNING AUTHORITIES.

TRAIL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING MINIMUM GRADES AND NOT EXCEEDING MAXIMUM GRADES ALONG THE TRAIL. TRAIL LONGITUDINAL GRADES NOT ADJACENT TO A ROADWAY THAT EXCEED 4.9% SHALL ADHERE TO TABLE 1017.7.1 . TRAILS ADJACENT TO A ROADWAY SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY PER PROWAG R302.5.1. TRAIL CROSS SLOPE SHALL BE MINIMUM 1%, MAXIMUM 1.8%.
2. THE LAYOUT OF THE TRAIL IS SHOWN IN RELATION TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE LAYOUT WITH OWNER PRIOR TO CONSTRUCTION OF TRAIL.
3. THE CONTRACTOR IS RESPONSIBLE FOR CLEARING ALL UNDERSTORY VEGETATION WITHIN 10' FROM CENTERLINE OF TRAIL. CLEARING AREA MAY INCREASE WHERE INVASIVE PLANTS ARE LOCATED. CONTRACTOR SHALL CONFIRM VEGETATION TO BE CLEARED WITH LANDSCAPE ARCHITECT AND PROJECT ENGINEER PRIOR TO CLEARING.
4. ALL SIGNING & MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
5. ALL ROAD PAVEMENT MARKING SHALL BE THERMOPLASTIC. TRAIL CENTERLINE STRIPING SHALL BE PAINT.

CONSTRUCTION NOTES

1. TRAIL BACKFILL DIRT SHALL BE CLEAN, COHESIVE CLAY OR SANDY CLAY FREE OF DEBRIS, ORGANICS, DELETERIOUS MATERIAL AND ROCKS GREATER THAN 3" DIAMETER.
2. DESIRABLE GRADED SLOPES ARE TO BE 3:1 (H:V) OR FLATTER. MAX CUT OR FILL SLOPES SHALL BE 2:1 (H:V), UNLESS SPECIFICALLY NOTED.
3. EQUIPMENT AND MATERIALS SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER. CONSTRUCTION AND STORAGE AREAS SHALL BE KEPT NEAT AND CLEAN. TREE SAVE AREAS SHALL NOT BE USED FOR STORAGE OR PARKING. EQUIPMENT AND MATERIAL SHALL NOT BE STORED WITHIN THE DRIP LINE OF TREES.
4. CONTRACTOR TO VERIFY THE ELEVATIONS OF ALL TIE-IN POINTS FOR INSTALLATION OF UTILITIES, CURB & GUTTER AND PAVING.
5. TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE OPTIMUM COMPACTION FOR ANY SOIL CLASSIFICATION AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-180 METHOD "A". THE TOP 2 FEET OF ALL AREAS TO RECEIVE PAVEMENT SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE CLEAN AND FREE OF ROOTS, ROCK OR DELETERIOUS MATTER. CONTRACTOR SHALL CORRECT ANY DAMAGE TO CURBING OR PAVING CAUSED BY TRENCH SETTLEMENT WHICH OCCURS WITHIN 12 MONTHS OF PROJECT ACCEPTANCE.
6. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PROMPTLY UPON DISCOVERY.
7. ALL EXISTING ELECTRICAL BOXES, WATER METER BOXES, AND VALVE BOXES, WHICH ARE TO REMAIN SHALL BE SET FLUSH WITH THE TOP OF THE PROPOSED GRADE.
8. AREAS INTENDED TO SUPPORT PAVEMENT OR NEW FILL SHALL BE PROOF ROLLED IN THE PRESENCE OF THE GEOTECHNICAL PROJECT MANAGER. PROJECT MANAGER MAY REQUEST A GEOTECHNICAL ENGINEER IF SOILS ARE DETERMINED UNSUITABLE. AREAS WHICH PUMP WHILE PROOF ROLLED SHALL BE UNDERCUT AND BACK-FILLED AS DIRECTED BY GEOTECHNICAL ENGINEER.
9. GRADED AGGREGATE BASE COURSE IN PAVEMENT BASE SHALL CONFORM WITH SECTION 815 OF THE STATE OF GEORGIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS. ALL ASPHALT MATERIAL AND PAVING OPERATIONS SHALL MEET APPLICABLE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION.
10. ALL FILL AREAS MUST BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR. THE TOP 2 FEET OF ALL AREAS TO RECEIVE PAVEMENT SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY. A REPORT FROM A GEOTECHNICAL ENGINEER WILL BE REQUIRED FOR ALL FILL AREAS WITHIN THE RIGHT-OF-WAY.
11. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS DISTURBED AREA AND INTO DRAINAGE FEATURES.

CONSTRUCTION LEGEND

- PROPOSED TRAIL AND CENTERLINE
- PROPOSED STRUCTURAL SLAB
BRIDGE CROSSINGS
- PROPOSED CROSSWALK
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED FENCELINE
- EXISTING FENCELINE
- PROPOSED DEMOLITION ITEM
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING DIRT ROAD
- PIPE AND CULVERT
- STEEL BOLLARDS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SHEET MATCHLINE
- PROPERTY LINE
- LAND LOT LINE

LEGEND		

TREE LEGEND

- ASH
- BE
- BH
- BI
- C
- CH
- CW
- DW
- GI
- HB
- HK
- MA
- MI
- O
- PC
- PE
- PI
- PO
- UK
- SG
- SM
- SW
- WA
- ASH
- BOXELDER
- BEECH
- BIRCH
- CEDAR
- CHERRY
- COTTONWOOD
- DOGWOOD
- GINKO
- HACKBERRY
- HICKORY
- MAPLE
- MIMOSA
- OAK
- PECAN
- PEAR
- PINE
- POPLAR
- UNK HARDWOOD
- SWEETGUM
- SYCAMORE
- SOURWOOD
- WALNUT



Know what's below.
Call before you dig.

KAIZEN COLLABORATIVE

2390 MAIN STREET | TUCKER, GEORGIA 30084 | 404.239.2521

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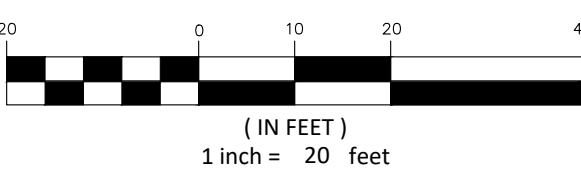
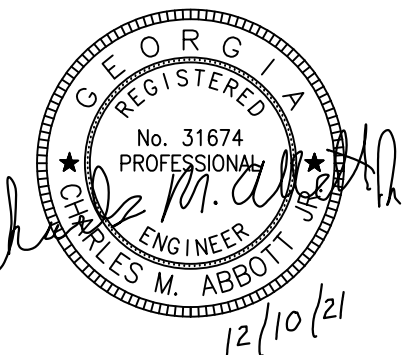
24 HOUR CONTACT - JONATHAN McCAIG
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DATE	DESCRIPTION
05/14/2021	ISSUE FOR REVIEW
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08/20/2021	ISSUE FOR REVIEW
09/27/2021	GP SECURITY COMMENTS
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12/10/2021	ISSUE FOR PERMIT

PROJECT # 2020 - 210
PROJECT MANAGER CMA

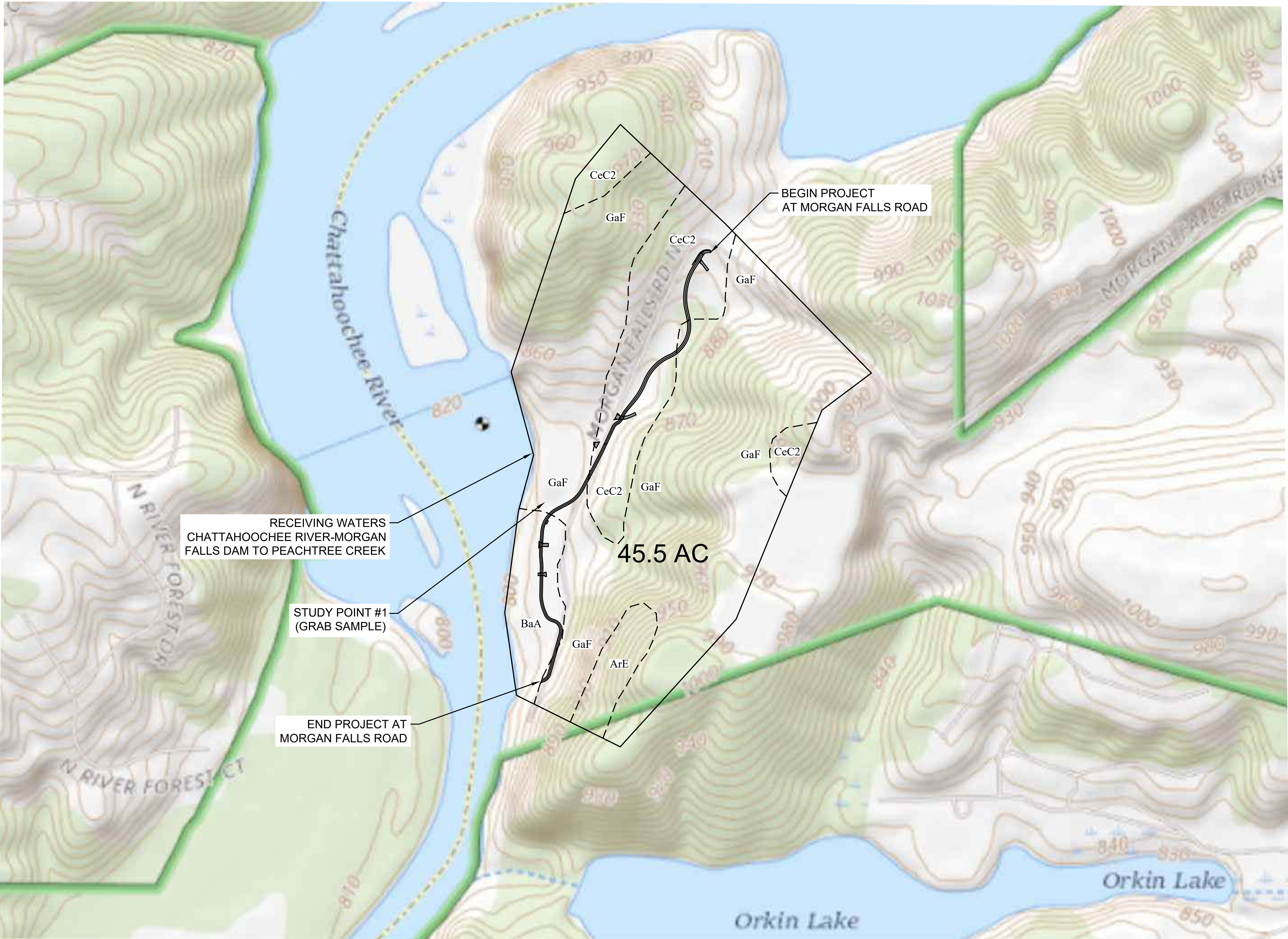
MORGAN FALLS
CONNECTOR PHASE 2A
GEORGIA POWER

SANDY SPRINGS, GA



GENERAL NOTES

SCALE	
DATE	DECEMBER 10, 2021
SHEET #	GN-01



Map Unit Symbol	Map Unit Name
ArE	Ashlar-Rion complex, 6 to 25 percent slopes, stony
BaA	Buncombe loamy sand, 0 to 3 percent slopes, occasionally flooded
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded
GaF	Grover-Mountain Park complex, 20 to 60 percent slopes, stony

Sandy Springs, GA
03/08/2022
Permitted
FOR Director
Community Development Department

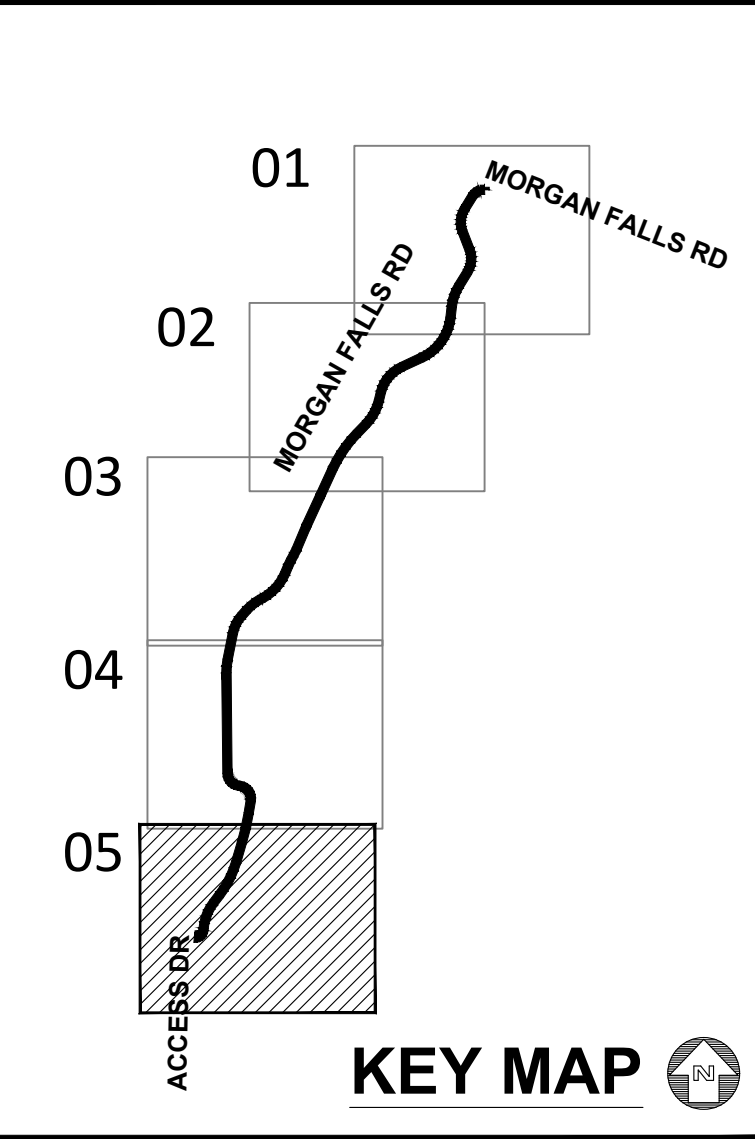


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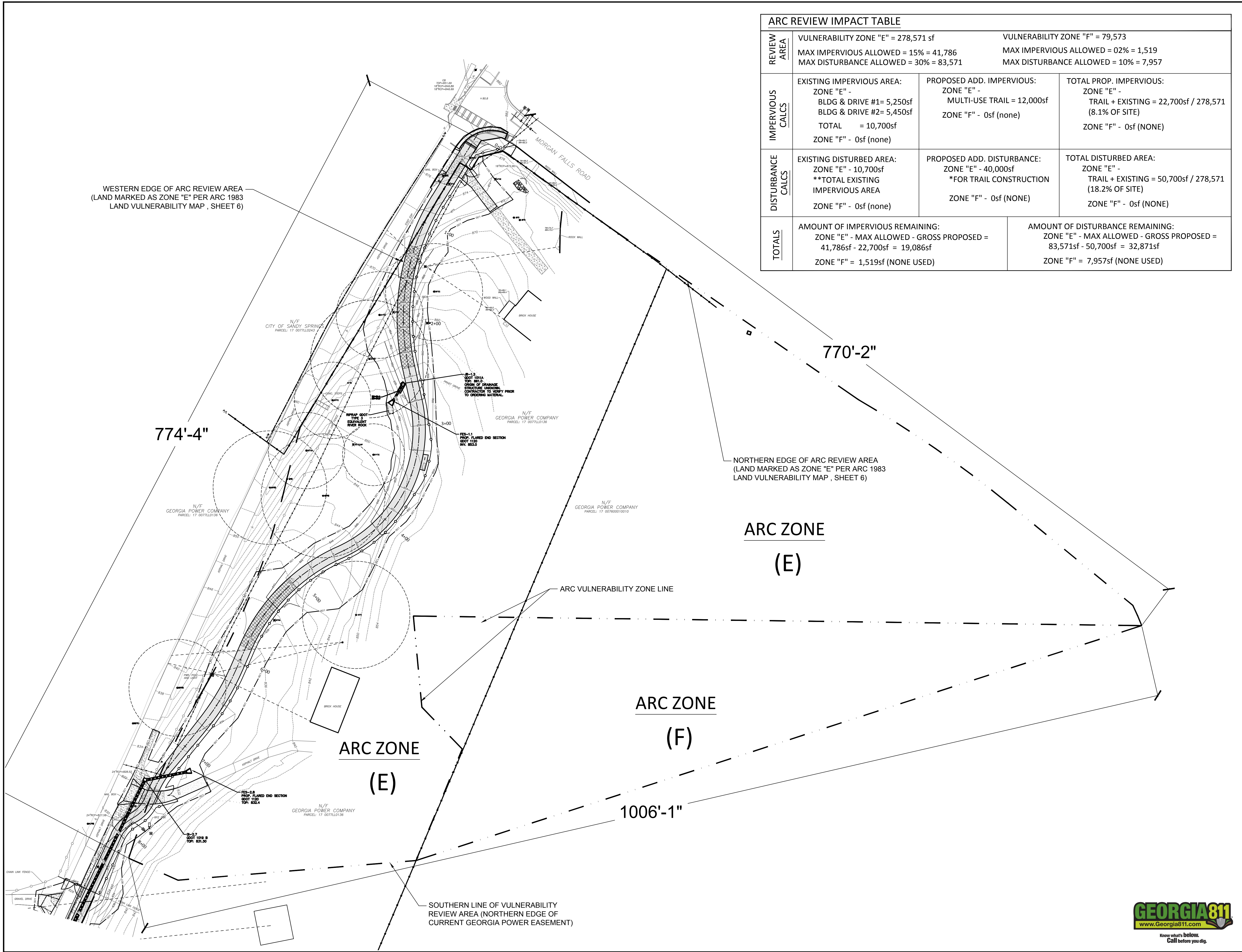
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PROJECT # 2020 - 210
PROJECT MANAGER CMA

**MORGAN FALLS
CONNECTOR PHASE 2A
GEORGIA POWER**

SANDY SPRINGS, GA

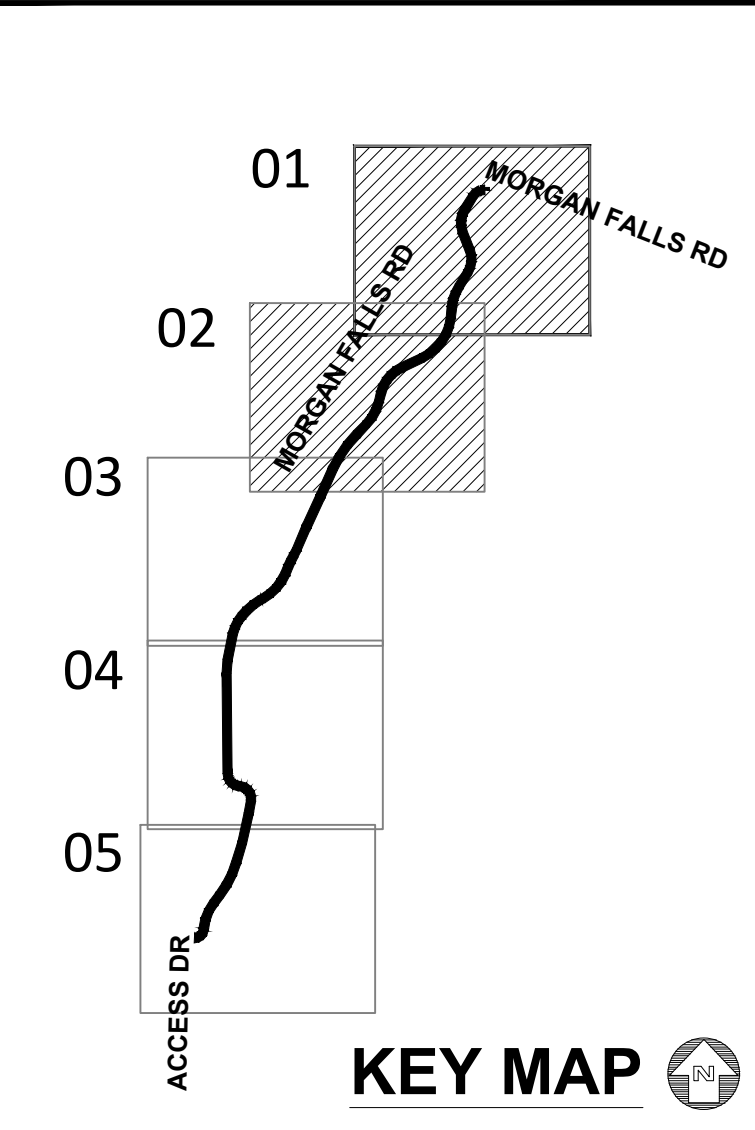
COMPREHENSIVE MONITORING PLAN		
SCALE	1"=20'-0"	
DATE	DECEMBER 10, 2021	
	SHEET #	EC-06



ARC REVIEW IMPACT TABLE			
REVIEW AREA	VULNERABILITY ZONE "E" = 278,571 sf MAX IMPERVIOUS ALLOWED = 15% = 41,786 MAX DISTURBANCE ALLOWED = 30% = 83,571		VULNERABILITY ZONE "F" = 79,573 MAX IMPERVIOUS ALLOWED = 02% = 1,519 MAX DISTURBANCE ALLOWED = 10% = 7,957
IMPERVIOUS CALCS	EXISTING IMPERVIOUS AREA: ZONE "E" - BLDG & DRIVE #1= 5,250sf BLDG & DRIVE #2= 5,450sf TOTAL = 10,700sf ZONE "F" - 0sf (none)	PROPOSED ADD. IMPERVIOUS: ZONE "E" - MULTI-USE TRAIL = 12,000sf ZONE "F" - 0sf (none)	TOTAL PROP. IMPERVIOUS: ZONE "E" - TRAIL + EXISTING = 22,700sf / 278,571 (8.1% OF SITE) ZONE "F" - 0sf (NONE)
DISTURBANCE CALCS	EXISTING DISTURBED AREA: ZONE "E" - 10,700sf **TOTAL EXISTING IMPERVIOUS AREA ZONE "F" - 0sf (none)	PROPOSED ADD. DISTURBANCE: ZONE "E" - 40,000sf *FOR TRAIL CONSTRUCTION ZONE "F" - 0sf (NONE)	TOTAL DISTURBED AREA: ZONE "E" - TRAIL + EXISTING = 50,700sf / 278,571 (18.2% OF SITE) ZONE "F" - 0sf (NONE)
TOTALS	AMOUNT OF IMPERVIOUS REMAINING: ZONE "E" - MAX ALLOWED - GROSS PROPOSED = 41,786sf - 22,700sf = 19,086sf ZONE "F" = 1,519sf (NONE USED)		AMOUNT OF DISTURBANCE REMAINING: ZONE "E" - MAX ALLOWED - GROSS PROPOSED = 83,571sf - 50,700sf = 32,871sf ZONE "F" = 7,957sf (NONE USED)

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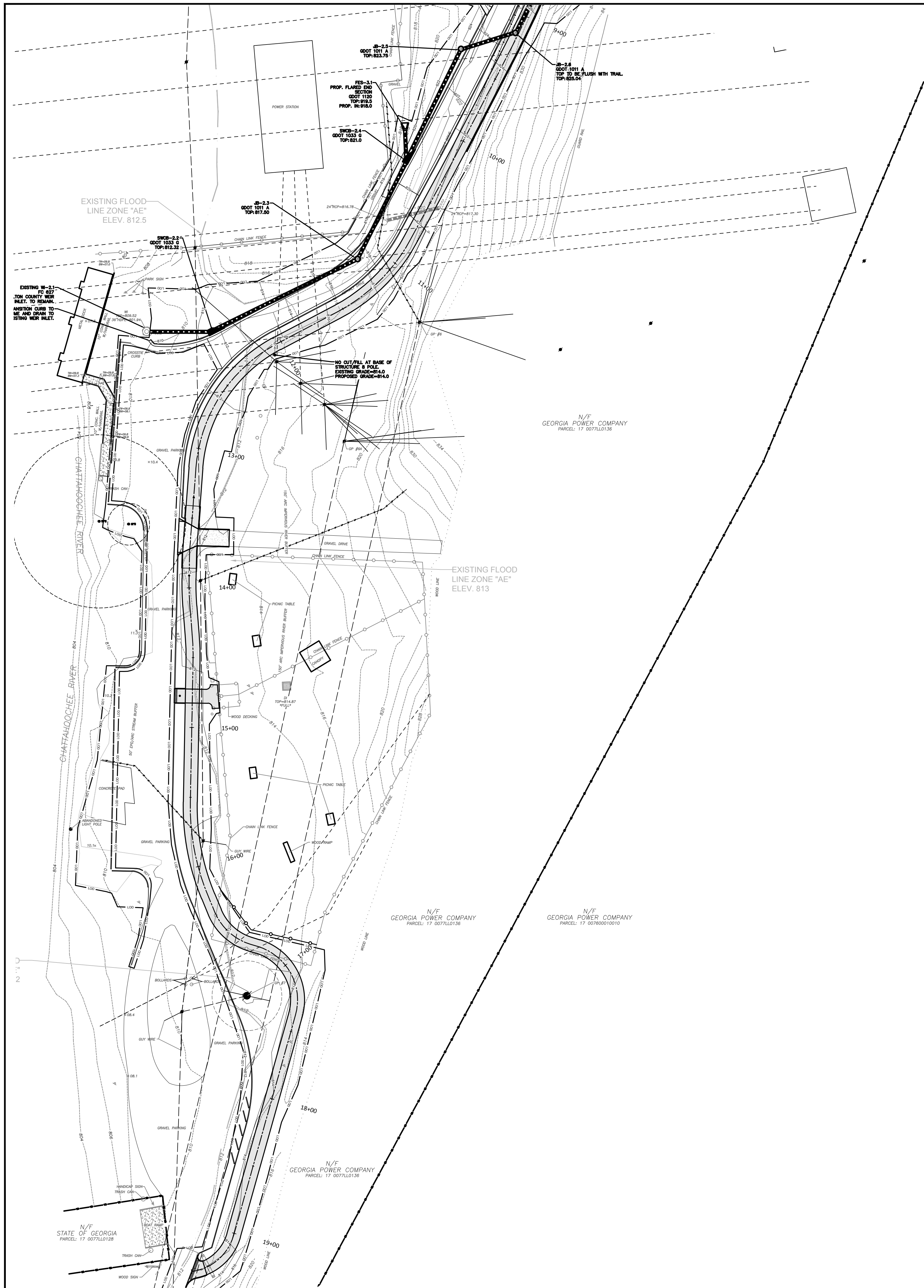


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06/06/2022	A.R.C REVIEW COMMENTS

PROJECT # 2020 - 210
PROJECT MANAGER CMA

**MORGAN FALLS CONNECTOR PHASE 2A
GEORGIA POWER**
SANDY SPRINGS, GA

IMPERVIOUS AREA CALCS.
SCALE 1"=40'-0"
DATE JUNE 06, 2022
SHEET # **RC-01**



ARC IMPERVIOUS SURFACE CALCULATIONS

EXISTING IMPERVIOUS AREA = 55,840 sf
PROPOSED ADD. IMPERVIOUS = 9689
EXIST. IMPERVIOUS REMOVED = - 9778

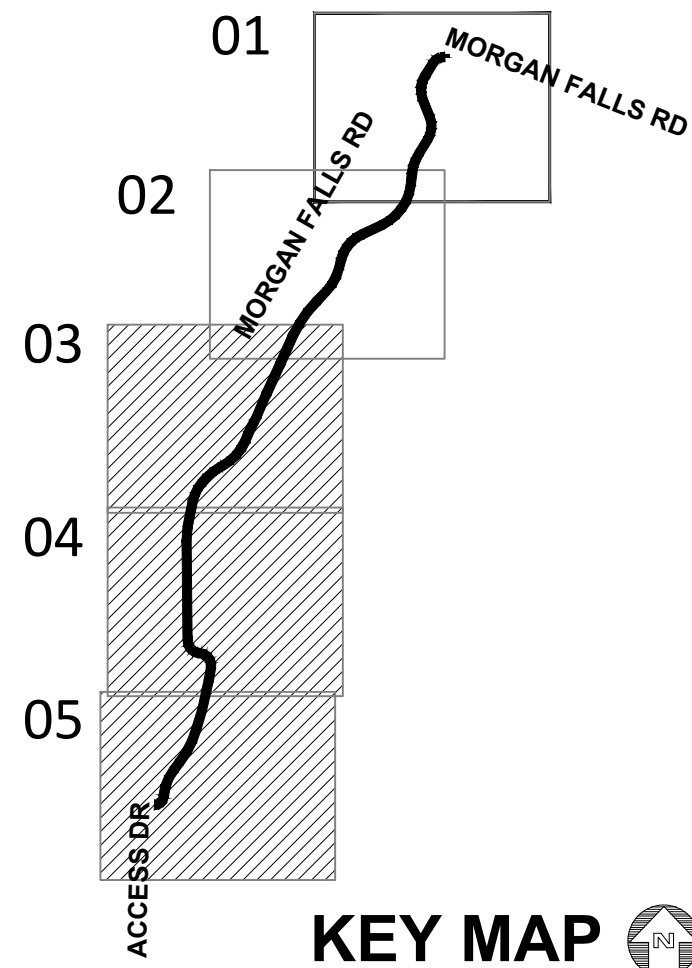
TOTAL PROP. IMPERVIOUS = 55,751sf
NET PROP. IMPERVIOUS AREA = - 89 sf

NO NET IMPERVIOUS PROPOSED
ARC REVIEW NOT REQUIRED

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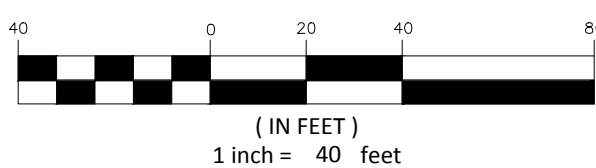
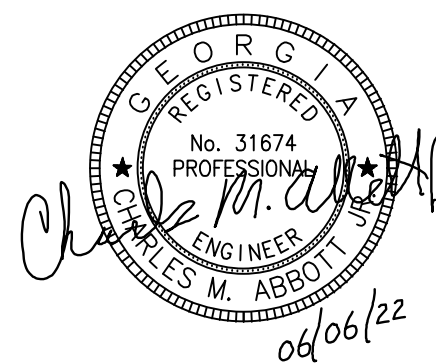


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PROJECT # 2020 - 210
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MORGAN FALLS
CONNECTOR PHASE 2A
GEORGIA POWER

SANDY SPRINGS, GA



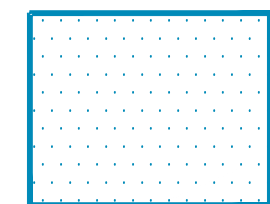
IMPERVIOUS AREA CALCS.

SCALE 1"=40'-0"
DATE JUNE 06, 2022

SHEET # RC-02



EASEMENT LEGEND



EXISTING IMPERVIOUS

ARC REVIEW IMPACT TABLE

REVIEW AREA	VULNERABILITY ZONE "E" = 278,571 sf		VULNERABILITY ZONE "F" = 79,573	
	MAX IMPERVIOUS ALLOWED = 15% = 41,786 MAX DISTURBANCE ALLOWED = 30% = 83,571		MAX IMPERVIOUS ALLOWED = 02% = 1,519 MAX DISTURBANCE ALLOWED = 10% = 7,957	
IMPERVIOUS CALCS	EXISTING IMPERVIOUS AREA: ZONE "E" - BLDG & DRIVE #1= 5,250sf BLDG & DRIVE #2= 5,450sf TOTAL = 10,700sf ZONE "F" - 0sf (none)		PROPOSED ADD. IMPERVIOUS: ZONE "E" - MULTI-USE TRAIL = 12,000sf ZONE "F" - 0sf (none)	
	TOTAL PROP. IMPERVIOUS: ZONE "E" - TRAIL + EXISTING = 22,700sf / 278,571 (8.1% OF SITE) ZONE "F" - 0sf (NONE)			
DISTURBANCE CALCS	EXISTING DISTURBED AREA: ZONE "E" - 10,700sf **TOTAL EXISTING IMPERVIOUS AREA ZONE "F" - 0sf (none)		PROPOSED ADD. DISTURBANCE: ZONE "E" - 40,000sf *FOR TRAIL CONSTRUCTION ZONE "F" - 0sf (NONE)	
	TOTAL DISTURBED AREA: ZONE "E" - TRAIL + EXISTING = 50,700sf / 278,571 (18.2% OF SITE) ZONE "F" - 0sf (NONE)			
TOTALS	AMOUNT OF IMPERVIOUS REMAINING: ZONE "E" - MAX ALLOWED - GROSS PROPOSED = 41,786sf - 22,700sf = 19,086sf ZONE "F" = 1,519sf (NONE USED)		AMOUNT OF DISTURBANCE REMAINING: ZONE "E" - MAX ALLOWED - GROSS PROPOSED = 83,571sf - 50,700sf = 32,871sf ZONE "F" = 7,957sf (NONE USED)	

ARC ZONE

(E)

ARC ZONE

(F)

ARC ZONE

(E)

REVIEW AREA BOUNDARY



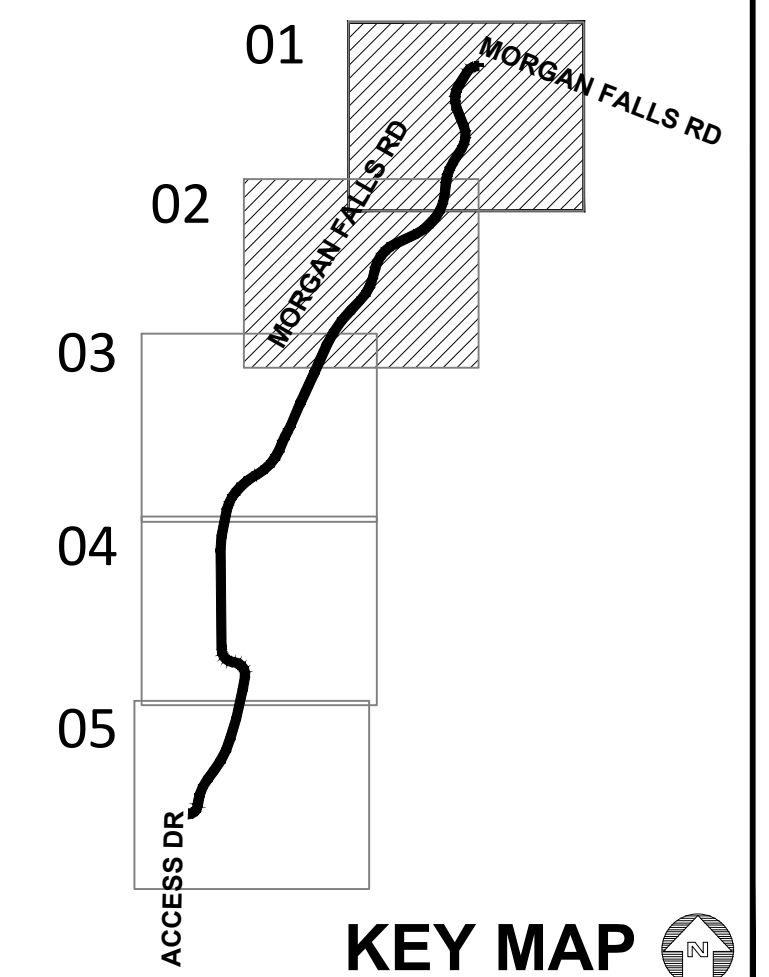
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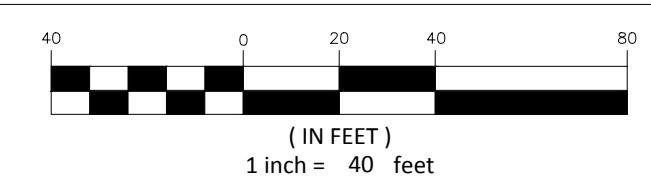
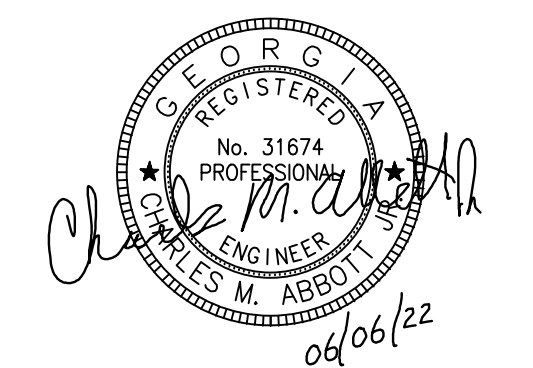
KEY MAP

DATE	DESCRIPTION
05/14/2021	ISSUE FOR REVIEW
07/07/2021	ARC REVIEW SET
08/20/2021	ISSUE FOR REVIEW
09/27/2021	GP SECURITY COMMENTS
11/04/2021	REV. EPD COMMENTS
12/10/2021	ISSUE FOR PERMIT
06/06/2022	A.R.C REVIEW COMMENTS

PROJECT # 2020 - 210
PROJECT MANAGER CMA

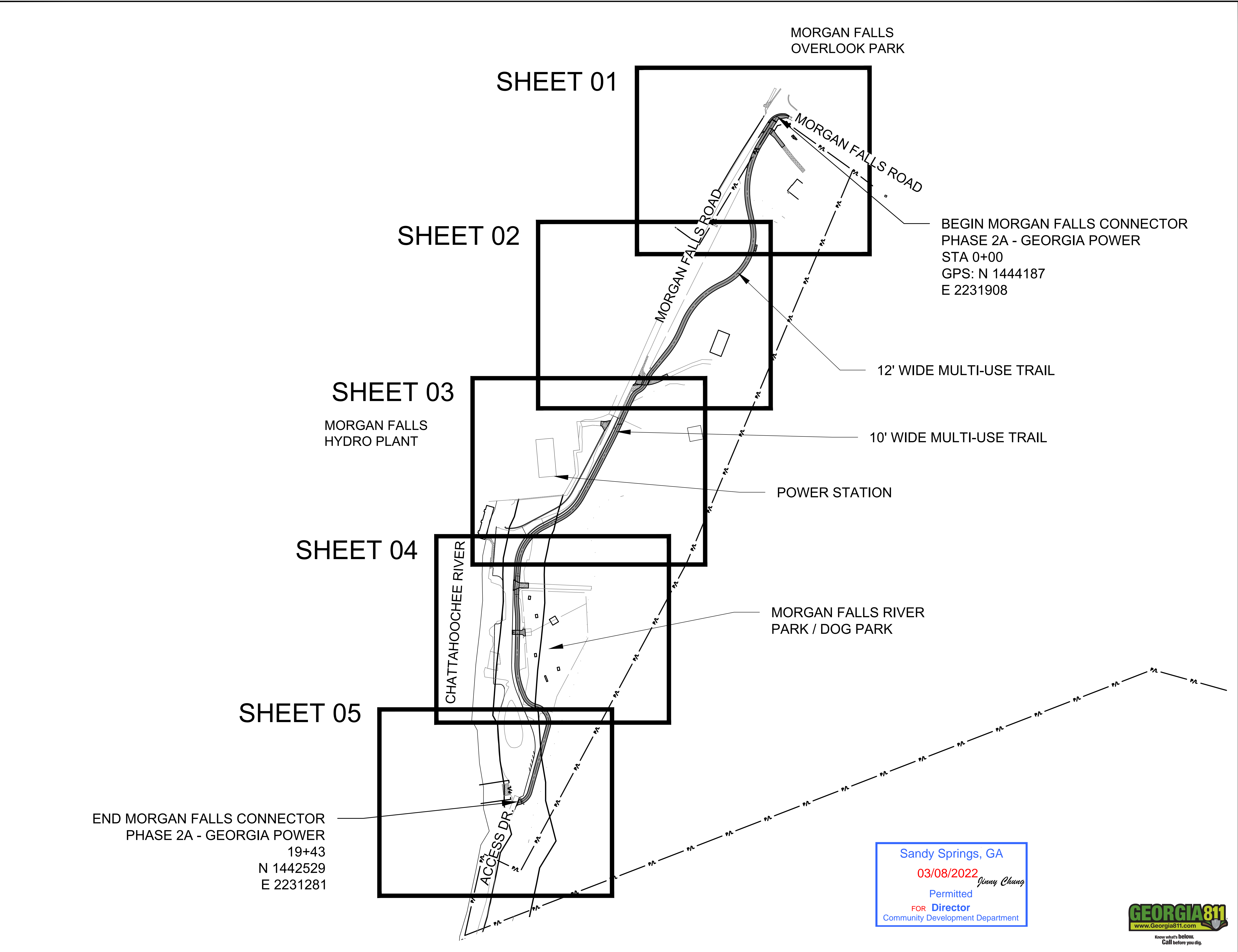
MORGAN FALLS
CONNECTOR PHASE 2A
GEORGIA POWER

SANDY SPRINGS, GA



IMPERVIOUS AREA
GRAPHIC

SCALE	1"=40'-0"
DATE	JUNE 06, 2022
SHEET #	RC-03



KAIZENCOLLABORATIVE
2390 MAIN STREET | TUCKER, GEORGIA 30084 | 404.239.2521
CHARLES M. ABBOTT JR, P.E.
DESIGN ENGINEER LEVEL II CERTIFICATION
GSWCC # 000004168 EXPIRES: 04/13/2022
CHUCK.ABBOTT@KAIZENCOLLABORATIVE.COM
O: 404-239-2521



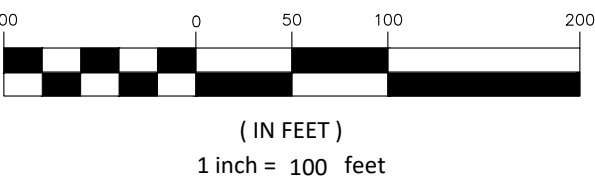
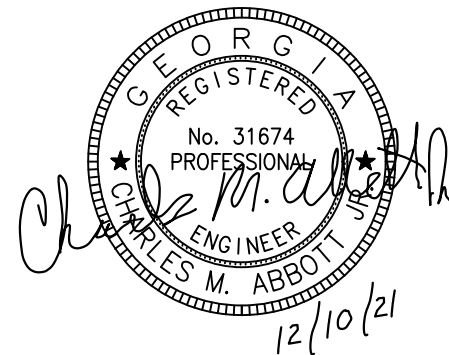
24 HOUR CONTACT - JONATHAN McCAIG
E: JONATHAN@PATHFOUNDATION.ORG
O: 404-875-7284 x 5 C: 404-433-1900

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12/10/2021	ISSUE FOR PERMIT

PROJECT # 2020 - 210
PROJECT MANAGER CMA

**MORGAN FALLS
CONNECTOR PHASE 2A
GEORGIA POWER**

SANDY SPRINGS, GA



COMPOSITE MAP

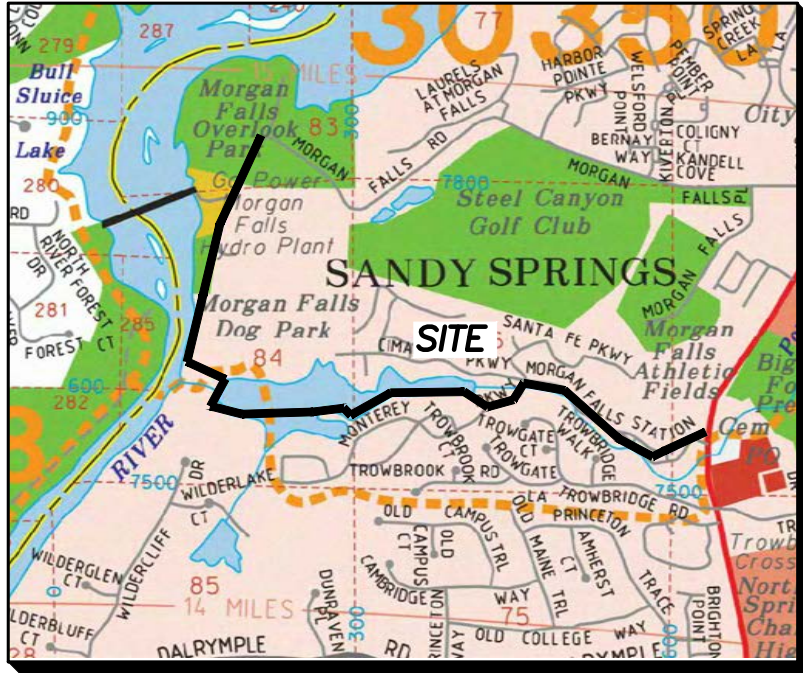
SCALE	1"=100'-0"
DATE	DECEMBER 10, 2021
SHEET #	CM-01

100 Morgan Falls Rd.

RP21-00002 + RW21-00194

Sandy Springs, GA
03/08/2022
Permitted
FOR Director
Community Development Department





LOCATION MAP - N.T.S.

LEGEND

- AIF ANGLE IRON FOUND
- AMF ALUM. MONUMENT FOUND
- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- CABLE BOX
- CL CENTERLINE
- CMF CONC. MONUMENT FOUND
- CLEANOUT
- CONC. CONCRETE
- CTF CRIMPED TOP FOUND
- DB DEED BOOK
- DE DRAINAGE EASEMENT
- DROP INLET
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- ⚡ FIRE HYDRANT
- ⊙ GAS METER
- GMD GEORGIA MILITIA DISTRICT
- ^ HEADWALL
- IPS 1/2" REBAR SET
- ⊙ JUNCTION BOX
- LL LAND LOT
- LLL LAND LOT LINE
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- MNS MAG NAIL SET
- N/F NOW OR FORMERLY
- ONP OVERHEAD POWER
- OTF OPEN TOP FOUND
- PB PLAT BOOK
- ⊙ POWER BOX
- P/L PROPERTY LINE
- POB POINT OF BEGINNING
- POWER POLE
- PS PLAT SIDE
- RBF REBAR FOUND
- R/W RIGHT OF WAY
- S/D SUBDIVISION
- SERVICE POLE
- ⊙ UTILITY MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ YARD INLET

TREE LEGEND

- ASH ASH
- BE BOXELDER
- BH BEECH
- BI BIRCH
- BP BRADFORD PEAR
- C CEDAR
- CH CHERRY
- CM CREPE MYRTLE
- CW COTTONWOOD
- DW DOGWOOD
- GI GINKGO
- HB HACKBERRY
- HK HICKORY
- MA MAPLE
- MAG MAGNOLIA
- MI MIMOSA
- O OAK
- PC PECAN
- PE PEAR
- PI PINE
- PO POPULAR
- UK UNK HARDWOOD
- SG SWEETGUM
- SM SYCAMORE
- SW SOURWOOD
- WA WALNUT
- LS LANDSCAPE TREE

LINETYPE LEGEND

- FENCE
- G— GAS LINE
- HP— OVERHEAD POWER
- S— SEWER LINE
- UT— UNDERGROUND COMMUNICATION
- UP— UNDERGROUND POWER LINE
- W— WATER LINE
- 900— CONTOUR LINE
- P/L— EXISTING PROPERTY LINE
- R/W— EXISTING RIGHT-OF-WAY

Sandy Springs, GA

03/08/2022

Jimmy Chung

Permitted

FOR Director
Community Development Department

NOTES:

THE SURVEYORS CERTIFICATION EXTENDS TO THE TOPOGRAPHIC SURVEY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.

EQUIPMENT USED:

LEICA TCPR 1205 FOR ANGULAR & LINEAR MEASUREMENTS.
LEICA GS 14 DUAL FREQUENCY RTK ROVER FOR HORIZONTAL & VERTICAL REFERENCE POINTS USING THE LEICA SMARTNET RTK NETWORK.

GPS - RELATIVE POSITIONAL ACCURACY, +/-0.1H & 0.15V.

HORIZONTAL DATUM IS BASED ON NAD 1983 (GA. WEST ZONE).
VERTICAL DATUM IS BASED ON NAVD 1988.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR DISCLOSED OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

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N/F
CITY OF SANDY SPRINGS
PARCEL: 17 0077LL0243

N/F
GEORGIA POWER COMPANY
PARCEL: 17 0077LL0136

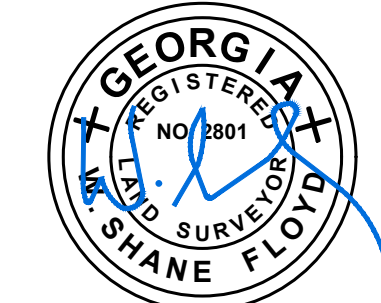
N/F
GEORGIA POWER COMPANY
PARCEL: 17 0077LL0136

N/F
GEORGIA POWER COMPANY
PARCEL: 17 007600010010

TOPOGRAPHIC SURVEY FOR:
THE PATH FOUNDATION
"MORGAN FALLS PARK CONNECTOR"
LAND LOTS 31, 76 & 84, 17th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

JOB NUMBER: JN2020-103
DATE: 5/13/2021
FIELD DATE: 11/11/2020
SCALE: 1"=20FT
DRAWN BY:
CHECKED BY:
REVISIONS:

SHEET
20 OF 22

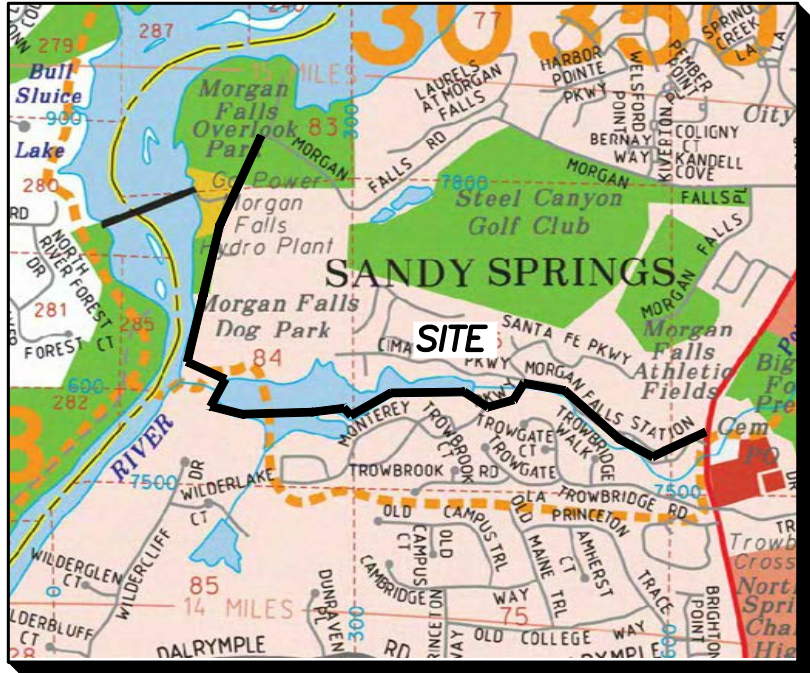


100 Morgan Falls Rd.

RP21-00002 + RW21-00194

FLOYD
& ASSOCIATES, INC.
2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #155

GEORGIA GRID NORTH
NAD1983 - WEST ZONE



LOCATION MAP - N.T.S.

LEGEND

- AIF ANGLE IRON FOUND
- AMF ALUM. MONUMENT FOUND
- BC BACK OF CURB
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EQUIPMENT USED:

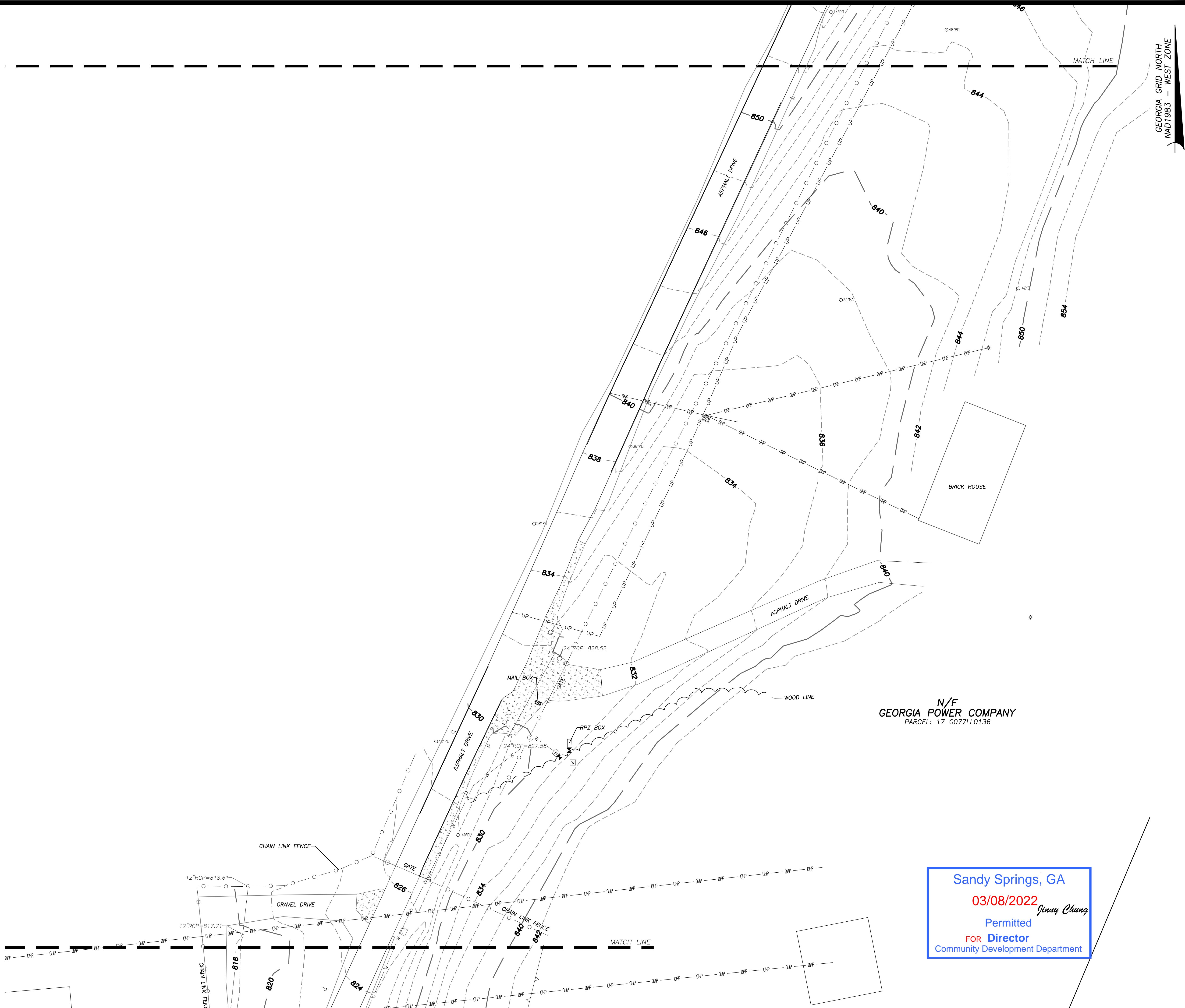
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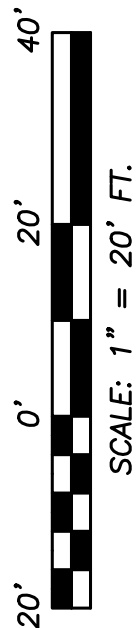
N/F
GEORGIA POWER COMPANY
PARCEL: 17 0077LL0136

Sandy Springs, GA

03/08/2022

Permitted

FOR Director
Community Development Department



TOPOGRAPHIC SURVEY FOR:
THE PATH FOUNDATION
"MORGAN FALLS PARK CONNECTOR"
LAND LOTS 31, 76 & 84, 17th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

JOB NUMBER:JN2020-103
DATE: 4/12/2021
FIELD DATE: 11/11/2020
SCALE: 1"=20FT
DRAWN BY:
CHECKED BY:
REVISIONS:

SHEET
19 OF 22

100 Morgan Falls Rd.

RP21-00002 + RW21-00194

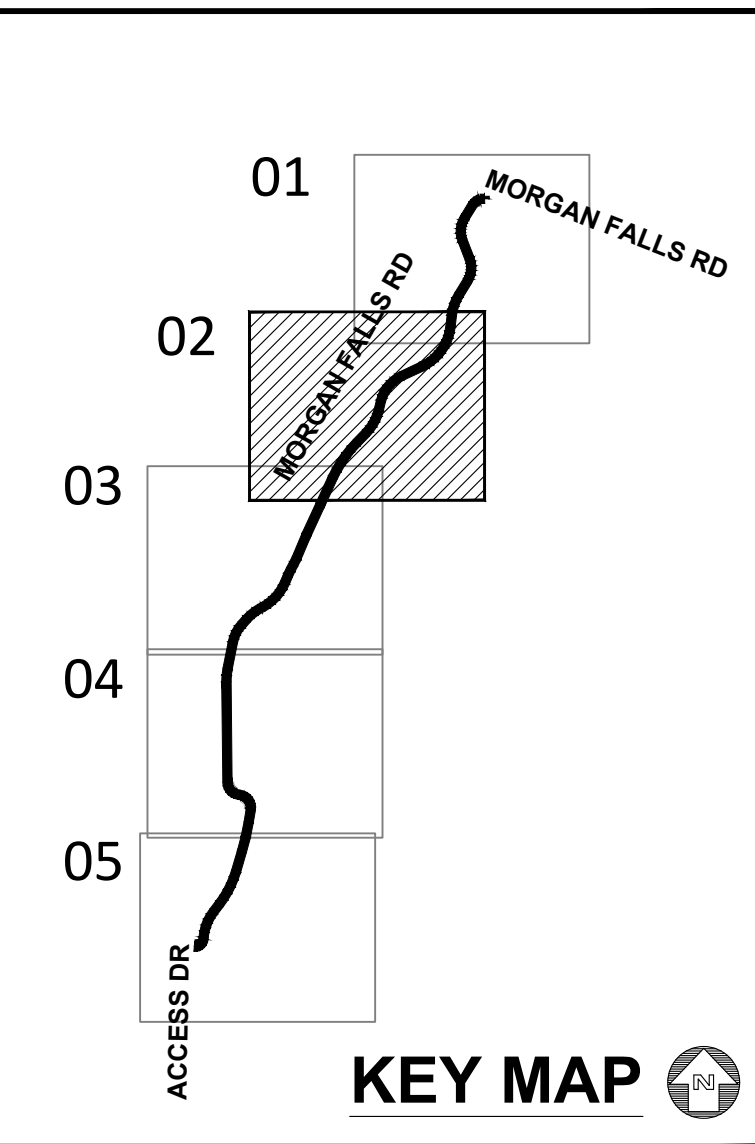
FLOYD
& ASSOCIATES, INC.
2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 531-0900 FAX (770) 531-0995
LAND SURVEYING FIRM #155

SHEET NOTES:
1. CONTRACTOR TO ENSURE NO CONSTRUCTION IMPACT TO EXISTING RECOMPENSE TREES (NOT SHOWN ON SURVEY). CONTRACTOR TO NOTIFY CITY ARBORIST & PROJECT LANDSCAPE ARCHITECT OF ANY EXISTING TREES WITHIN TRAIL CONSTRUCTION LIMITS FOR RELOCATION PRIOR TO CONSTRUCTION
2. DETECTABLE WARNING SURFACE: COLOR - YELLOW. CONTRACTOR TO VERIFY WITH CITY OF SANDY SPRINGS PRIOR TO CONSTRUCTION
3. CONTRACTOR TO STAKE TRAIL CENTER LINE FOR REVIEW AND APPROVAL BY PROJECT MANAGER PRIOR TO CONSTRUCTION
4. ALL UTILITY BOXES, VAULTS, VALVES, METERS, AND ACCESS STRUCTURES TO BE SET FLUSH WITH FINAL GRADE UNLESS OTHERWISE NOTED ON PLANS.
5. PROP. REPLACEMENT FENCE & GATES FROM APPROX. STA 0+00 TO STA 8+60 AS SHOWN ON PLANS TO BE SET & SECURE PRIOR TO REMOVAL OF EXIST. FENCE & GATES TO ENSURE GEORGIA POWER PROPERTY REMAINS FULLY SECURE & PREVENT PUBLIC INGRESS DURING & AFTER CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE PHASING PLAN WITH CITY, PROJECT MANAGER, AND GP AT PRE-CONSTRUCTION MTG.

KAIZENCOLLABORATIVE
2390 MAIN STREET | TUCKER, GEORGIA 30084 | 404.239.2521
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GSWCC # 000004168 EXPIRES: 04/13/2022
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O: 404-239-2521



24 HOUR CONTACT - JONATHAN McCAIG
E: JONATHAN@PATHFOUNDATION.ORG
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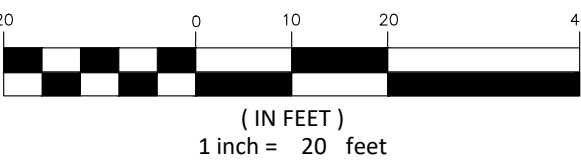
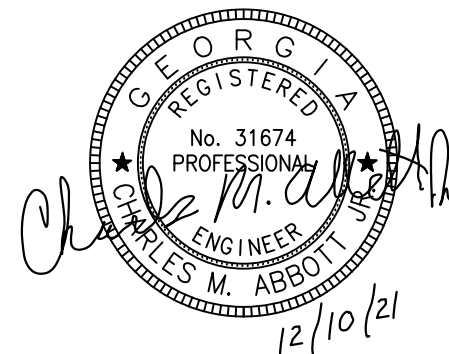


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PROJECT # 2020 - 210
PROJECT MANAGER CMA

**MORGAN FALLS
CONNECTOR PHASE 2A
GEORGIA POWER**

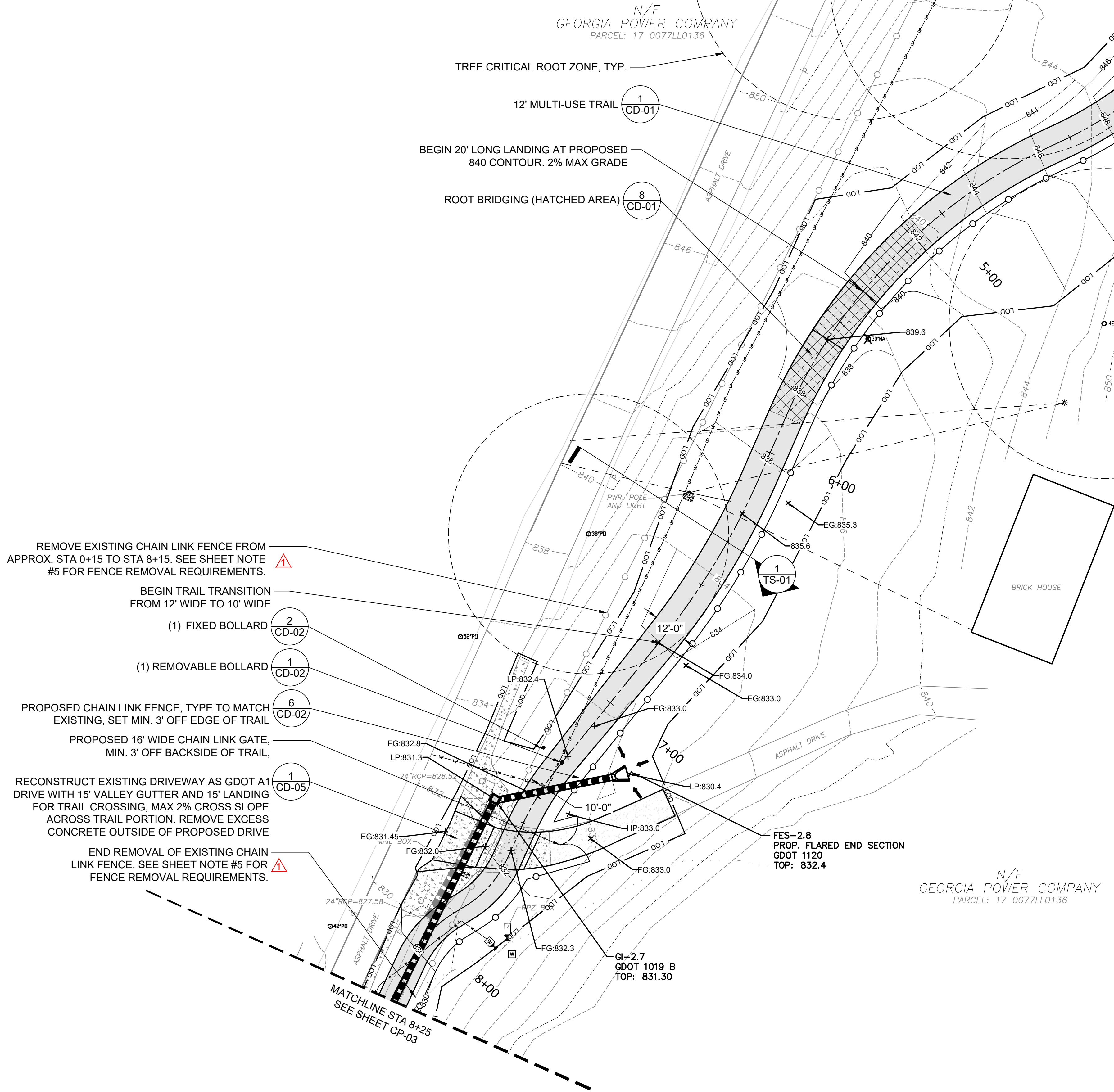
SANDY SPRINGS, GA



CONSTRUCTION PLAN

SCALE	1"=20'-0"
DATE	DECEMBER 10, 2021

SHEET #	CP-02
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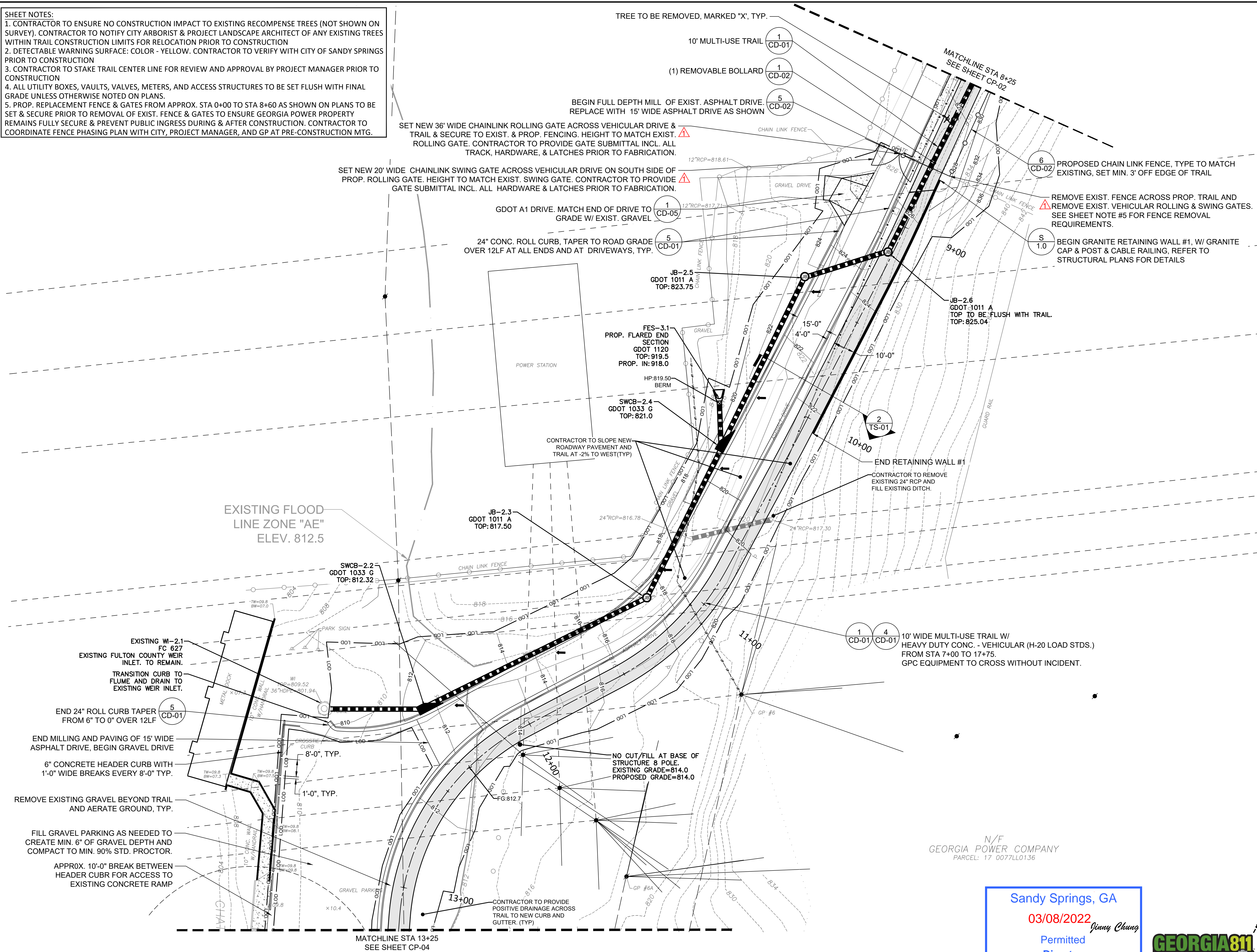
Sandy Springs, GA
03/08/2022
Permitted
FOR Director
Community Development Department



100 Morgan Falls Rd.

RP21-00002 + RWV21-00194

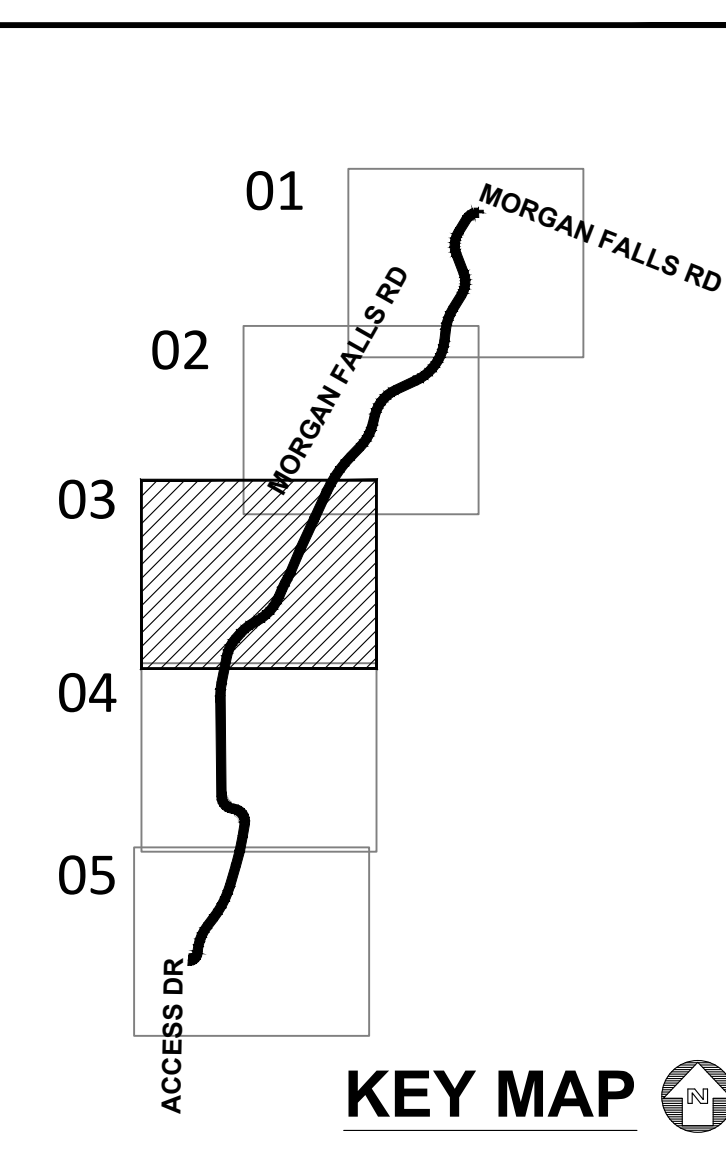
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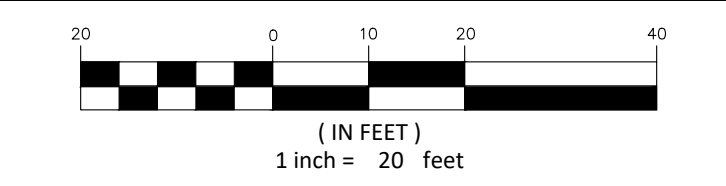


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PROJECT # 2020 - 210
PROJECT MANAGER CMA

**MORGAN FALLS
CONNECTOR PHASE 2A
GEORGIA POWER**

SANDY SPRINGS, GA



CONSTRUCTION PLAN		
SCALE	1"=20'-0"	
DATE	DECEMBER 10, 2021	
SHEET #	CP-03	

Sandy Springs, GA
03/08/2022
Permitted
FOR Director
Community Development Department



100 Morgan Falls Rd.
RP21-00002 + RV21-00194