

CONSULTANT

15 Simpson St. NW Atlanta, GA 30308
 Phone: 770-483-1173
 www.landplanning.net

LAKE FOREST ELEMENTARY RECREATIONAL IMPROVEMENTS

5920 SANDY SPRINGS CIRCLE
 SANDY SPRINGS, GA 30328

REVISIONS		
No.	DATE	DESCRIPTION

RELEASED FOR CONSTRUCTION

SUBMITTALS		
No.	DATE	DESCRIPTION
1	03-04-19	OWNER REVIEW SET
2	03-29-19	PERMIT SET
3	04-23-19	LDP RESUBMITTAL
4	08-05-19	BID SET
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BLP, INC. PROJECT NO: 18136
 DATE: 01-18-2019
 DRAWING BY: KAM
 CHECKED BY: HOB

OVERALL SITE PLAN

C050 SHEET#

SCALE: 1"=40'-0"

DO NOT DUPLICATE DRAWINGS WITHOUT WRITTEN PERMISSION

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/HER OPERATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

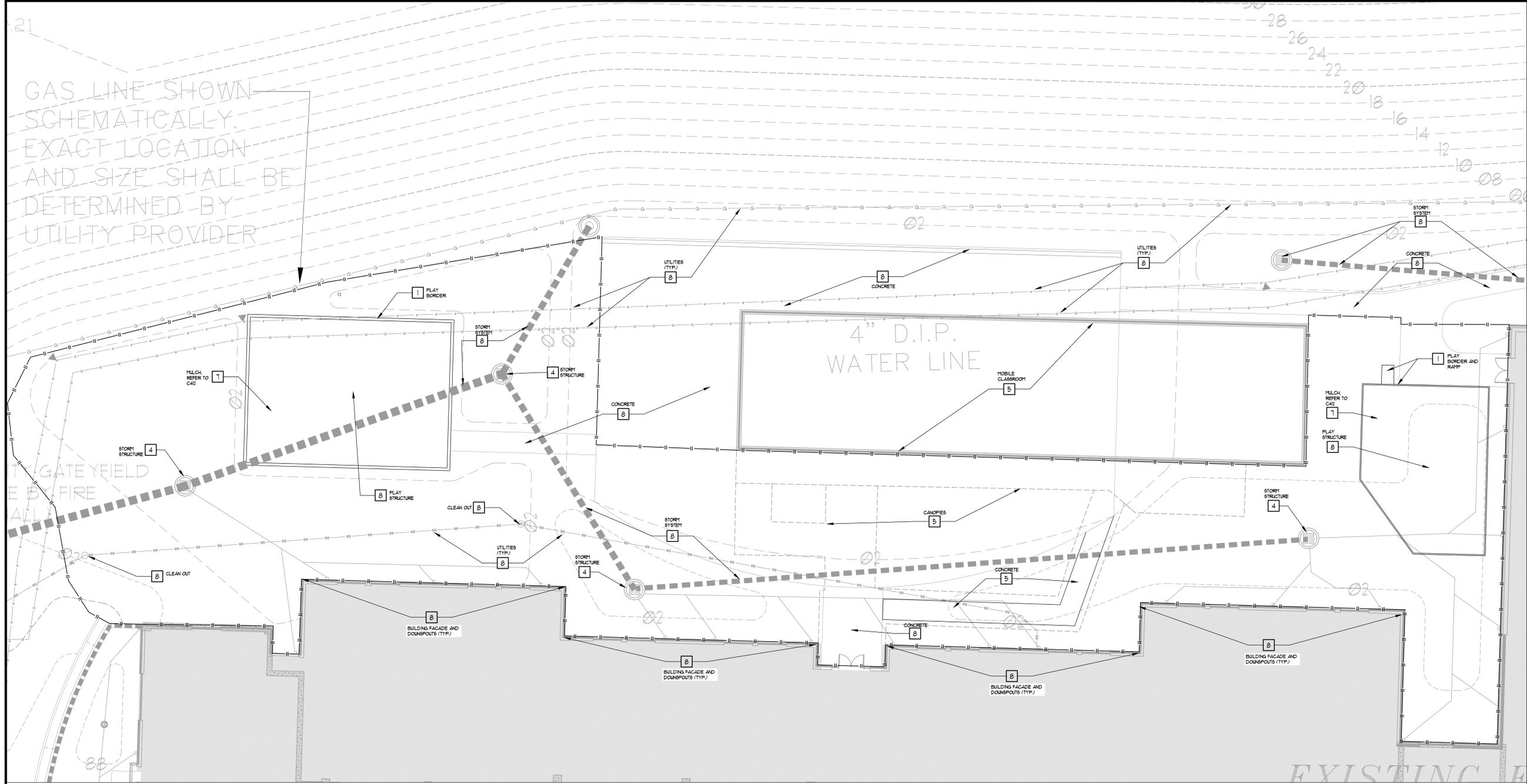
CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.

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

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY. IF SETTLEMENT OCCURS,

Breedlove Land Planning, Inc. Landscape Architects Civil Engineers Atlanta, GA 30808 Phone: 770-483-1173 www.landplanning.net

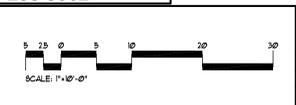
GAS LINE SHOWN SCHEMATICALLY. EXACT LOCATION AND SIZE SHALL BE DETERMINED BY UTILITY PROVIDER



DEMOLITION LEGEND

- 1 TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTORS EXPENSE
- 2 TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTORS EXPENSE AND TURNED OVER TO THE OWNER FOR REUSE
- 3 TO BE REMOVED BY OWNER
- 4 RELOCATE AS NECESSARY (RAN) AND/OR ADJUST AS NECESSARY AT THE CONTRACTORS EXPENSE
- 5 TO BE REMOVED, RELOCATED, MODIFIED OR ADJUSTED BY OTHERS
- 6 SAW CUT LINE
- 7 TO BE REMOVED BY CONTRACTOR OR AT THE CONTRACTORS EXPENSE AND RETURNED FOR REUSE AT THIS SITE
- 8 SAVE & PROTECT DURING CONSTRUCTION
- CONCRETE WALKS, CONCRETE STAIRS, CONCRETE SLOPS OR OTHER CONC. PAVEMENT REMOVAL LIMITS (DEMOLISH & REMOVE PAVEMENTS TO SUBGRADE)
- ASPHALT PAVEMENT REMOVAL LIMITS (DEMOLISH & REMOVE PAVEMENTS TO SUBGRADE)
- GRAVEL REMOVAL LIMITS (DEMOLISH & REMOVE TO SUBGRADE)
- BUILDING STRUCTURE DEMOLITION LIMITS (CONTRACTOR SHALL COORDINATE DEMOLITION OF ALL BUILDING UTILITIES WITH ARCHITECT & MEP)
- CONCRETE CURB AND GUTTER REMOVAL LIMITS (CONTRACTOR SHALL REPAIR TO NEAREST CONSTRUCTION JOINT)
- LIMITS OF CONSTRUCTION ACTIVITY
- TREE REMOVAL AREA
- TREE SAVE AREA
- EXISTING TREE TO BE REMOVED

24-HOUR CONTACT
Steve Ciccio
Parks and Rec Sandy Springs
sclaccio@sandyspringsga.gov
770-238-8062



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CONSULTANT

SEAL

Lake Forest Elementary
RECREATIONAL IMPROVEMENTS
 5920 SANDY SPRINGS CIRCLE
 SANDY SPRINGS, GA 30328

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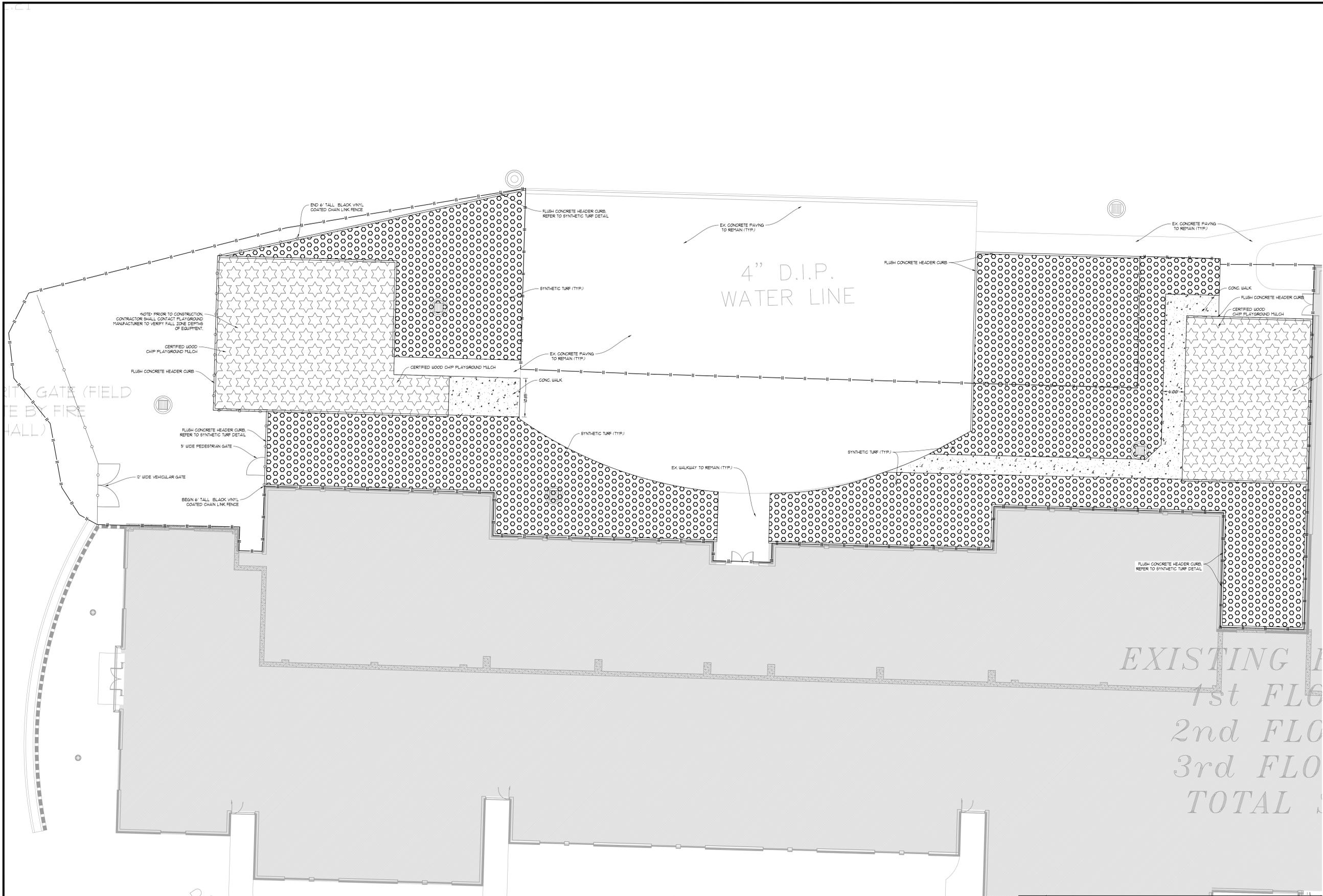
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SITE DEMOLITION & REMOVAL PLAN

C100

Breedlove Land Planning, Inc. Landscape Architects Civil Engineers
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CITY GATE (FIELD
BY FIRE
HALL)

4" D.I.P.
WATER LINE

EXISTING
1st FLO
2nd FLO
3rd FLO
TOTAL

PAVING LEGEND

	CERTIFIED WOOD CHIP PLAYGROUND MULCH
	SYNTHETIC TURF
	CONCRETE WALK

24-HOUR CONTACT
Steve Ciaccio
Parks and Rec Sandy Springs
sciaccio@sandyspringsga.gov
770-238-8062

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SCALE: 1"=10'-0"

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Civil Engineers

Landscape Architects

Breedlove Land Planning, Inc.

SEAL

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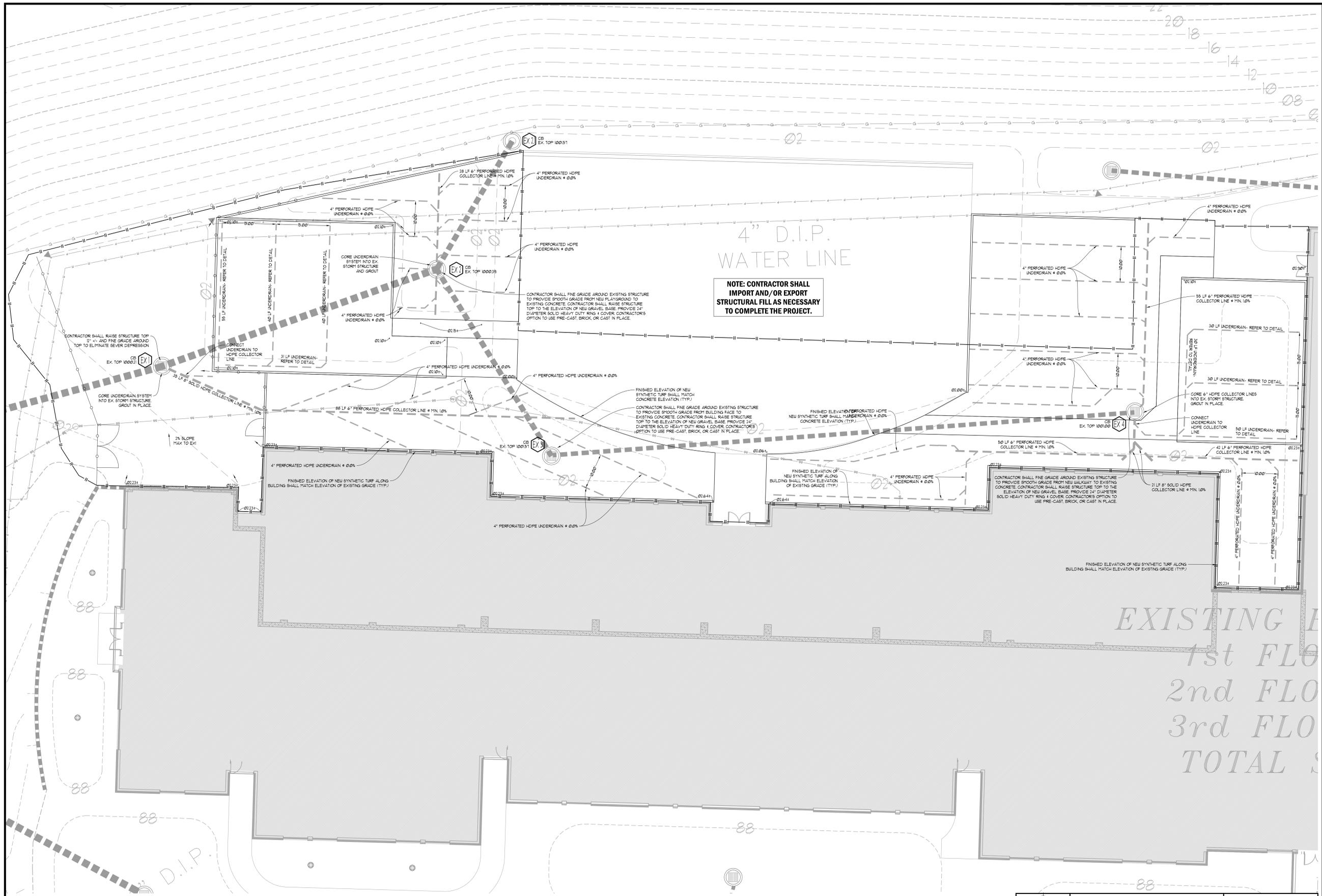
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SITE LAYOUT & MATERIALS PLAN

C200

SHEET #

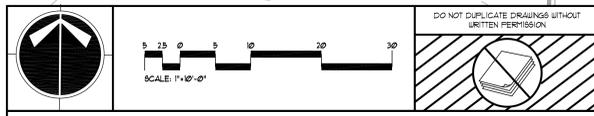


NOTE: CONTRACTOR SHALL IMPORT AND/OR EXPORT STRUCTURAL FILL AS NECESSARY TO COMPLETE THE PROJECT.

CITY OF SANDY SPRINGS NOTES

- 1) 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.
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- 3) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- 4) THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON CERTIFIES UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY HIMSELF OR HIS AUTHORIZED AGENT, UNDER HIS SUPERVISION.

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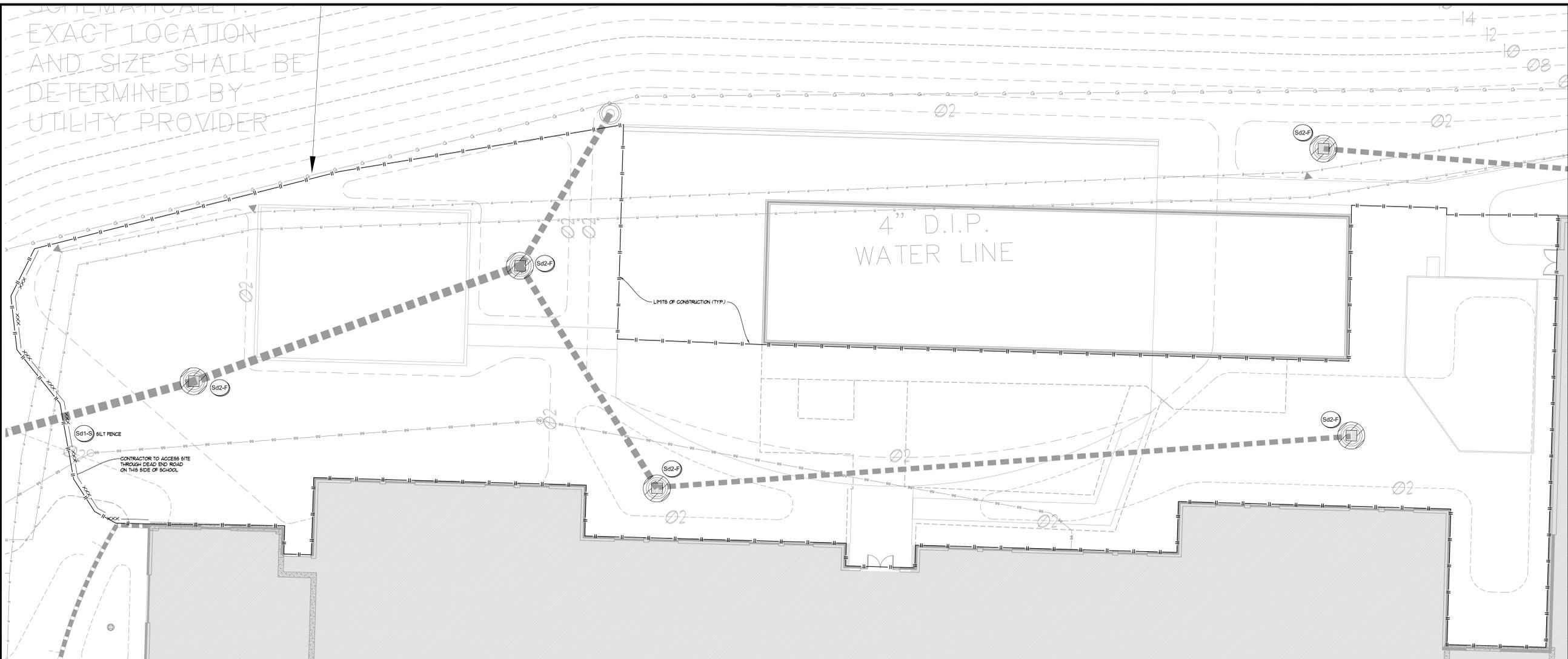
SITE GRADING & DRAINAGE PLAN

C300

SHEET #

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EXACT LOCATION AND SIZE SHALL BE DETERMINED BY UTILITY PROVIDER

4" D.I.P. WATER LINE

LIMITS OF CONSTRUCTION (TYP.)

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL	CODE	PRACTICE	MAP SYMBOL
Cd	CHECKDAM		Sr	TEMPORARY STREAM CROSSING	
Ch	CHANNEL STABILIZATION		St	STORMDRAIN OUTLET PROTECTION	
Co	CONSTRUCTION EXIT		Su	SURFACE ROUGHENING	
Cr	CONSTRUCTION ROAD STABILIZATION		Tc	TURBIDITY CURTAIN	
Dc	STREAM DIVERSION CHANNEL		Tp	TOPSOILING	
Di	DIVERSION		Tr	TREE PROTECTION	
Dn1	TEMPORARY DOWNSTREAM STRUCTURE		Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL	
Dn2	PERMANENT DOWNSTREAM STRUCTURE		VEGETATIVE PRACTICES		
Fr	FILTER RING		Bf	BUFFER ZONE	
Ga	GABION		Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)	
Gr	GRADE STABILIZATION STRUCTURE		Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	
Lv	LEVEL SPREADER		Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)	
Rd	ROCK FILTER DAM		Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)	
Re	RETAINING WALL		Ds4	DISTURBED AREA STABILIZATION (SEEDING)	
Rt	RETRO FITTING		Du	BUST CONTROL ON DISTURBED AREAS	
Sd1	SEDIMENT BARRIER		Fl-Cd	FLOCCULANTS AND COAGULANTS	
Sd2	INLET SEDIMENT TRAP		Sb	STREAMBANK STABILIZATION (USING PERM. VEGETATION)	
Sd3	TEMPORARY SEDIMENT BASIN		Ss	SLOPE STABILIZATION	
Sd4	TEMPORARY SEDIMENT TRAP		Tac	TACKERS AND BINDERS	
Sk	FLOATING SURFACE SKIMMER				
Spb	SEEP BERM				

EROSION CONTROL GENERAL NOTES

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
4. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGE DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.
6. ALL DISTURBED AREAS SHALL BE GRABBED AS SOON AS CONSTRUCTION PHASE PERMITS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY COUNTY.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
11. MAXIMUM CUT OR FILL SLOPE IS (2:1) HORIZONTAL TO 1 VERTICAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
13. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED.
14. 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.
15. 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.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

ES&PC DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT

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.

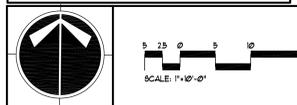
Signed: *Kathryn A. Medina* DATE: 04-16-19

CERTIFIED DESIGN PROFESSIONAL: KATHRYN A. MEDINA
 GS&PC CERTIFICATION NO. 000000002016
 EXPIRATION DATE: 04-14-2019
 BREEDLOVE LAND PLANNING, INC.

CITY OF SANDY SPRINGS NOTES

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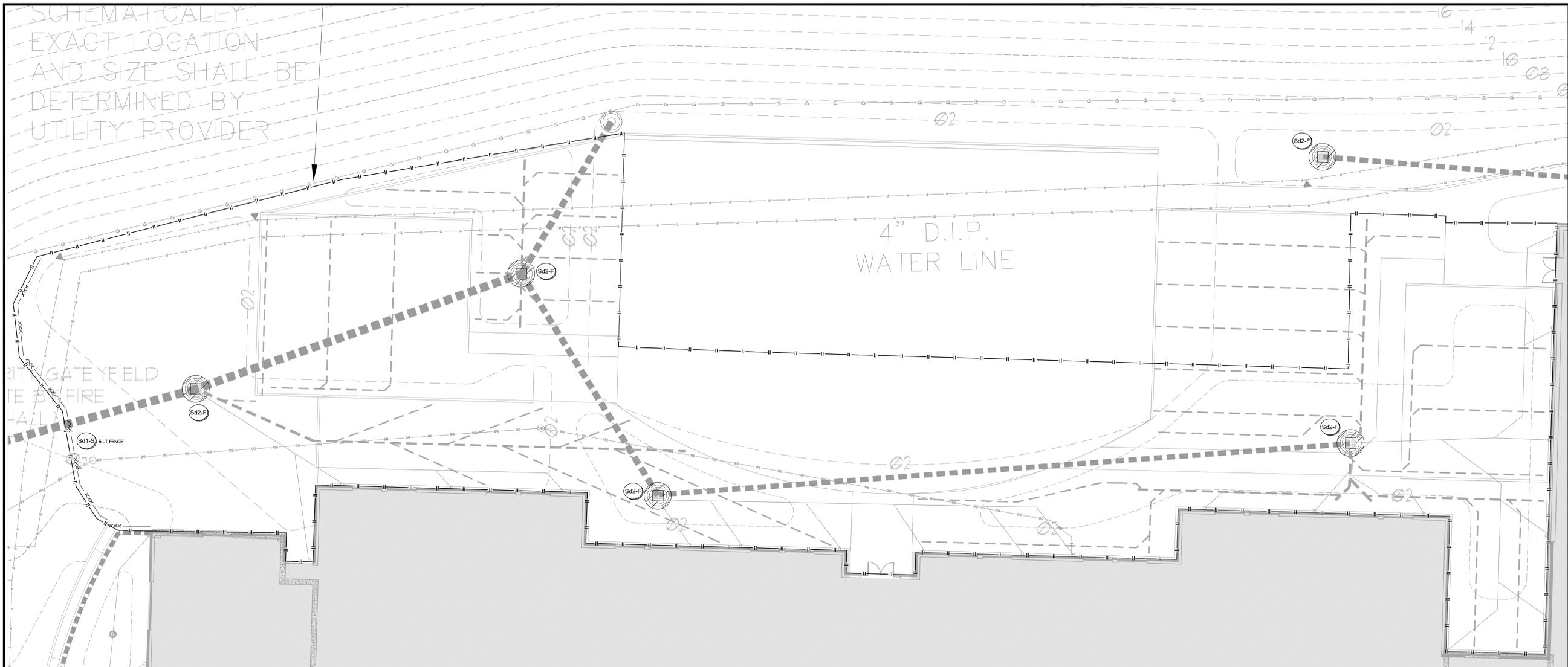
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SITE ES&PC INITIAL PHASE PLAN

C410

CONSULTANT
 SEAL
 SHEET TITLE
 SHEET #



**GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT
CONTROL PRACTICES**
GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL	CODE	PRACTICE	MAP SYMBOL
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Co	CONSTRUCTION EXIT		Su	SURFACE ROUGHENING	
Cr	CONSTRUCTION ROAD STABILIZATION		Tc	TURBIDITY CURTAIN	
Dc	STREAM DIVERSION CHANNEL		Tp	TOPSOILING	
Di	DIVERSION		Tr	TREE PROTECTION	
Dn1	TEMPORARY DOWNDRAIN STRUCTURE		Wi	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL	
Dn2	PERMANENT DOWNDRAIN STRUCTURE				
Fr	FILTER RING				
Ga	GABION				
Gr	GRADE STABILIZATION STRUCTURE				
Lv	LEVEL SPREADER				
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Re	RETAINING WALL				
Rt	RETRO FITTING				
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Sd2	INLET SEDIMENT TRAP				
Sd3	TEMPORARY SEDIMENT BASIN				
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Sk	FLOATING SURFACE SKIMMER				
Spb	SEEP BERM				

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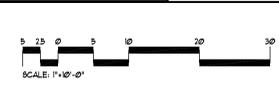
**ES&PC DESIGN PROFESSIONAL'S
CERTIFICATION STATEMENT**

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.
SIGNED: *Kathryn A. Medina* DATE: 04-16-19
CERTIFIED DESIGN PROFESSIONAL, KATHRYN A. MEDINA
GSUCC CERTIFICATION NO. 02000080226
EXPIRATION DATE: 04-14-2020
BREEDLOVE LAND PLANNING, INC.

CITY OF SANDY SPRINGS NOTES

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24-HOUR CONTACT
Steve Ciaccio
Parks and Rec Sandy Springs
scciaccio@sandyspringsga.gov
770-238-8062



CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, DEPTH AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/her OPERATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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Dial 811
Or Call 800-282-7411

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CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DIGG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY. IF SETTLEMENT OCCURS,

REVISIONS

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SUBMITTALS

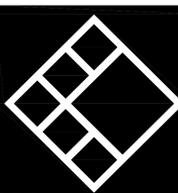
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BLP, INC. PROJECT NO: 18136
DATE: 01-18-2019
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**SITE ES&PC
INTERMEDIATE
PHASE PLAN**

C411
SHEET#

Landscaping Architects
Civil Engineers
Breedlove Land Planning, Inc.
Atlanta, GA 30808
Phone: 770-483-1173
www.landplanning.net



**LAKE FOREST ELEMENTARY
RECREATIONAL IMPROVEMENTS**
5920 SANDY SPRINGS CIRCLE
SANDY SPRINGS, GA 30328

CONSULTANT

SEAL

REVISIONS

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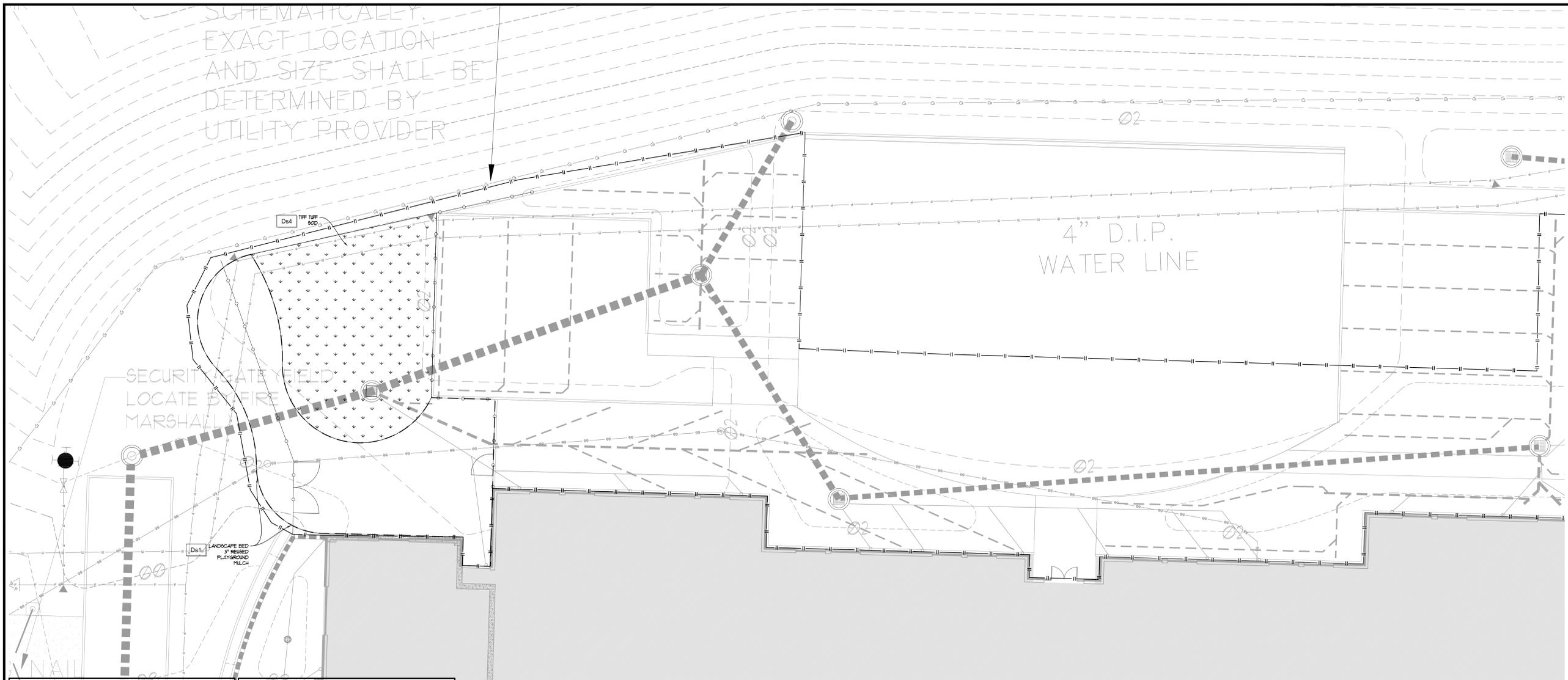
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SCHEMATICALLY, EXACT LOCATION AND SIZE SHALL BE DETERMINED BY UTILITY PROVIDER

4" D.I.P. WATER LINE

SECURITY GATE FIELD LOCATE BY FIRE MARSHAL

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL
Cd	CHECKDAM	
Ch	CHANNEL STABILIZATION	
Co	CONSTRUCTION EXIT	
Cr	CONSTRUCTION ROAD STABILIZATION	
Dc	STREAM DIVERSION CHANNEL	
Di	DIVERSION	
Dn1	TEMPORARY DOWNSTREAM STRUCTURE	
Dn2	PERMANENT DOWNSTREAM STRUCTURE	
Fr	FILTER RING	
Ga	GABION	
Gr	GRADE STABILIZATION STRUCTURE	
Lv	LEVEL SPREADER	
Rd	ROCK FILTER DAM	
Re	RETAINING WALL	
Rt	RETRO FITTING	
Sd1	SEDIMENT BARRIER	
Sd2	INLET SEDIMENT TRAP	
Sd3	TEMPORARY SEDIMENT BASIN	
Sd4	TEMPORARY SEDIMENT TRAP	
Sk	FLOATING SURFACE SKIMMER	
Spb	SEEP BERM	

EROSION CONTROL GENERAL NOTES

- NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
- ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
- SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGE DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.
- ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
- MAXIMUM CUT OR FILL SLOPE IS (2/1) HORIZONTAL TO 1 VERTICAL.
- CONTRACTOR SHALL PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
- CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED.
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 GEORGIA CERTIFICATION NO. 02000002019
 EXPIRATION DATE: 04-14-2020
 BREEDLOVE LAND PLANNING, INC.

VEGETATIVE PRACTICES

CODE	PRACTICE	MAP SYMBOL
Bf	BUFFER ZONE	
Cs	CONSTANT DUNE STABILIZATION (WITH VEGETATION)	
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	
Ds4	DISTURBED AREA STABILIZATION (COODING)	
Du	DUST CONTROL ON DISTURBED AREAS	
Fl-Co	FLOCCULANTS AND COAGULANTS	
Sb	STREAMBANK STABILIZATION (WITH PERM VEGETATION)	
Ss	SLOPE STABILIZATION	
Tac	TACKIFIERS AND BINDERS	

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www.landplanning.net

15 Simpson St. NW Atlanta, GA 30308 Phone: 770-483-1173

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SITE ES&PC FINAL PHASE PLAN

SHEET TITLE

C412 SHEET#

