

SANDY SPRINGS- PARKS AND FACILITIES

CROOKED CREEK TRAIL

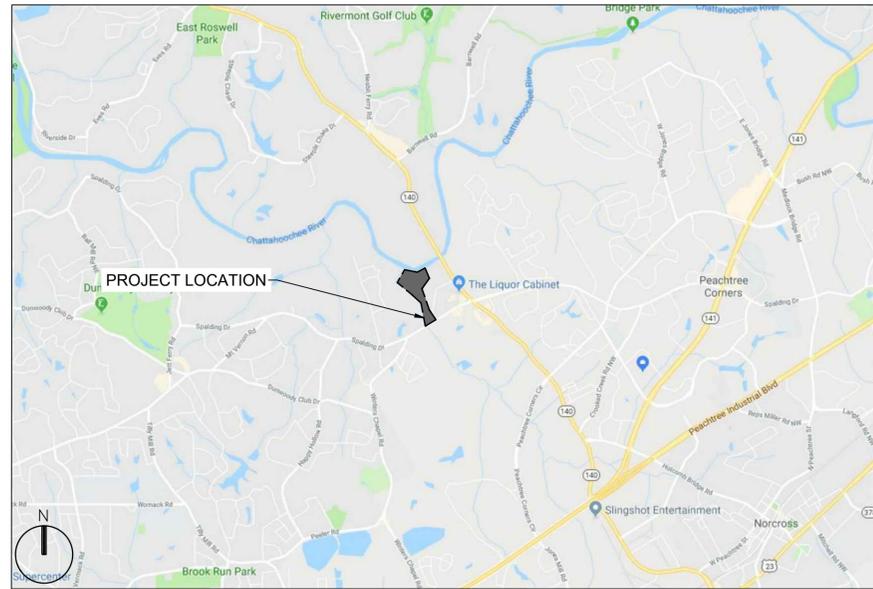
3000 RIVER EXCHANGE DRIVE (CORNER OF RIVER EXCHANGE AND SPALDING DRIVE), NORCROSS, GA 30092

POND PROJECT NUMBER: 1180367

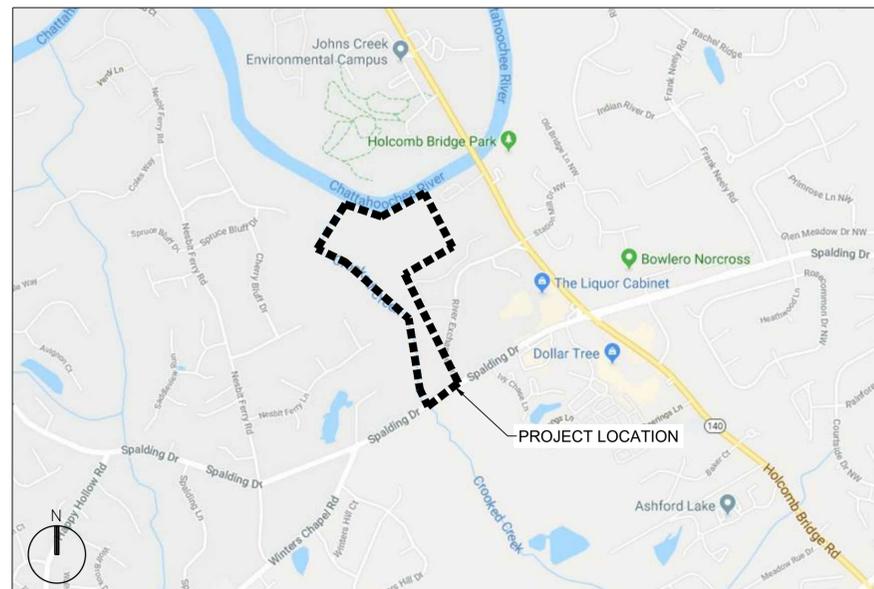
LDP #: 19-00006

Sheet List Table

Sheet Title	Sheet Description
G-001	COVER SHEET
C-001	GENERAL SITE NOTES
CS100	OVERALL SITE PLAN
CS101	SITE AND LAYOUT ENLARGEMENT PLAN
CS102	SITE AND LAYOUT ENLARGEMENT PLAN
CS103	SITE AND LAYOUT ENLARGEMENT PLAN
CS104	SITE AND LAYOUT ENLARGEMENT PLAN
CS401	PARKING LOT PLAN ENLARGEMENT
C-501	CONSTRUCTION DETAILS
C-502	CONSTRUCTION DETAILS
C-503	EROSIONS AND SEDIMENT CONTROL DETAILS
C-504	EROSIONS AND SEDIMENT CONTROL DETAILS
C-505	CONSTRUCTION DETAILS
L-001	GENERAL LANDSCAPE NOTES
L-101	PARKING LOT LANDSCAPE PLAN
L-102	TREE PLANTING PLAN
L-501	LANDSCAPE DETAILS



VICINITY MAP



PROJECT SITE MAP

PROJECT INFORMATION
 SITE DEVELOPMENT PERMIT NO.: 19-00006
 PARCEL ID- 06 0313 LL0364

ZONING DISTRICT: CON - CONSERVATION AND OPEN SPACE

AREA OF MINIMAL FLOOD HAZARD: ZONE X BASED ON FIRM PANEL 13121C0160G, EFFECTIVE 09/17/2013

TOTAL ACREAGE OF PROPERTY: 4.91 ACRES
 TOTAL ACRES DISTURBED: .34 ACRES / 14,735 SF

OWNER INFO

CITY OF SANDY SPRINGS
 PARK AND RECREATION
 220 MT. VERNON HWY NE,
 SANDY SPRINGS, GA 30328
 PHONE (770) 206-1474
 CONTACT: TBD

DESIGNER OF RECORD:

POND AND COMPANY
 3500 PARKWAY LANE SUITE 500
 PEACHTREE CORNERS, GA 30092
 PHONE (678) 336-7740
 CONTACT: MATTHEW WILDER
 WILDERM@POND.CO.COM

RIVER EXCHANGE SITE ANALYSIS

CATEGORY	TOTAL AREA	CLEARING ALLOWED	IMPERVIOUS SURFACE ALLOWED
A	22,591	20,332	16,943
B	177,049	141,639	106,229
C	537,539	376,277	241,893
D	511,759	285,880	171,528
E (FP)	722,649	216,794	108,397

CLEARING CATEGORY	TOTAL ALLOWED	PARCEL C MULTI-FAMILY SITE	PARCEL A EXISTING OFFICE	PARCEL B PROPOSED OFFICE
A	20,332	12,332	968	0
B	141,639	103,433	2,518	35,688
C	376,277	160,640	45,918	112,969
D	285,880	199,919	47,273	7,091
E (FP)	216,794	39,990	28,675	81,297
TOTAL	1,040,922	516,314	125,352	180,826

IMPERVIOUS SURFACE CATEGORY	TOTAL ALLOWED	PARCEL C MULTI-FAMILY SITE	AS BUILT SURVEY TAKE OFF MULTI-FAMILY SITE	PARCEL A EXISTING OFFICE	PARCEL B PROPOSED OFFICE
A	16,943	9,223	0	720	0
B	106,229	77,879	0	400	27,950
C	241,893	91,096	95,766	19,821	67,990
D	171,528	129,618	0	18,095	2,635
E (FP)	108,397	16,623	0	18,750	57,745
TOTAL	644,990	324,439	95,766	57,786	156,320

Crooked Creek Trail MRP Impervious Analysis	
Total Impervious Surface Permitted in Category C =	241,893
Total Existing Impervious Surface in Category C (Multi-family and Parkway) =	186,862
Total Proposed Impervious: Category C =	3,860
Total Impervious Remaining for Category C =	51,171

Crooked Creek Trail MRP Clearing Analysis	
Total Clearing Permitted in Category C =	376,277
Total Existing Clearing: Category C (Multi-family and Parkway) =	206,558
Total Clearing Proposed: Category C =	10,263
Total Clearing Remaining for Category C =	159,456

Total Clearing Permitted in Category D =	285,880
Total Existing Clearing: Category D (Multi-family and Parkway) =	247,192
Total Clearing Proposed: Category D =	3,820
Total Clearing Remaining for Category D =	34,868



DATE	DESCRIPTION	MARK
8/XX/2019	FOR BIDDING	A

DESIGNED BY: DATE: APRIL 16, 2019
 DRAWN BY: SOLICITATION NO.:
 BMD BY: MWW CONTRACT NO.:
 SUBMITTED BY: MWW FILE NUMBER:
 FILE NAME: G-001.dwg PLOT DATE: 11/02/2019
 SIZE: 22" x 34" PLOT SCALE: 1:1

CITY OF SANDY SPRINGS
 SANDY SPRINGS, GA

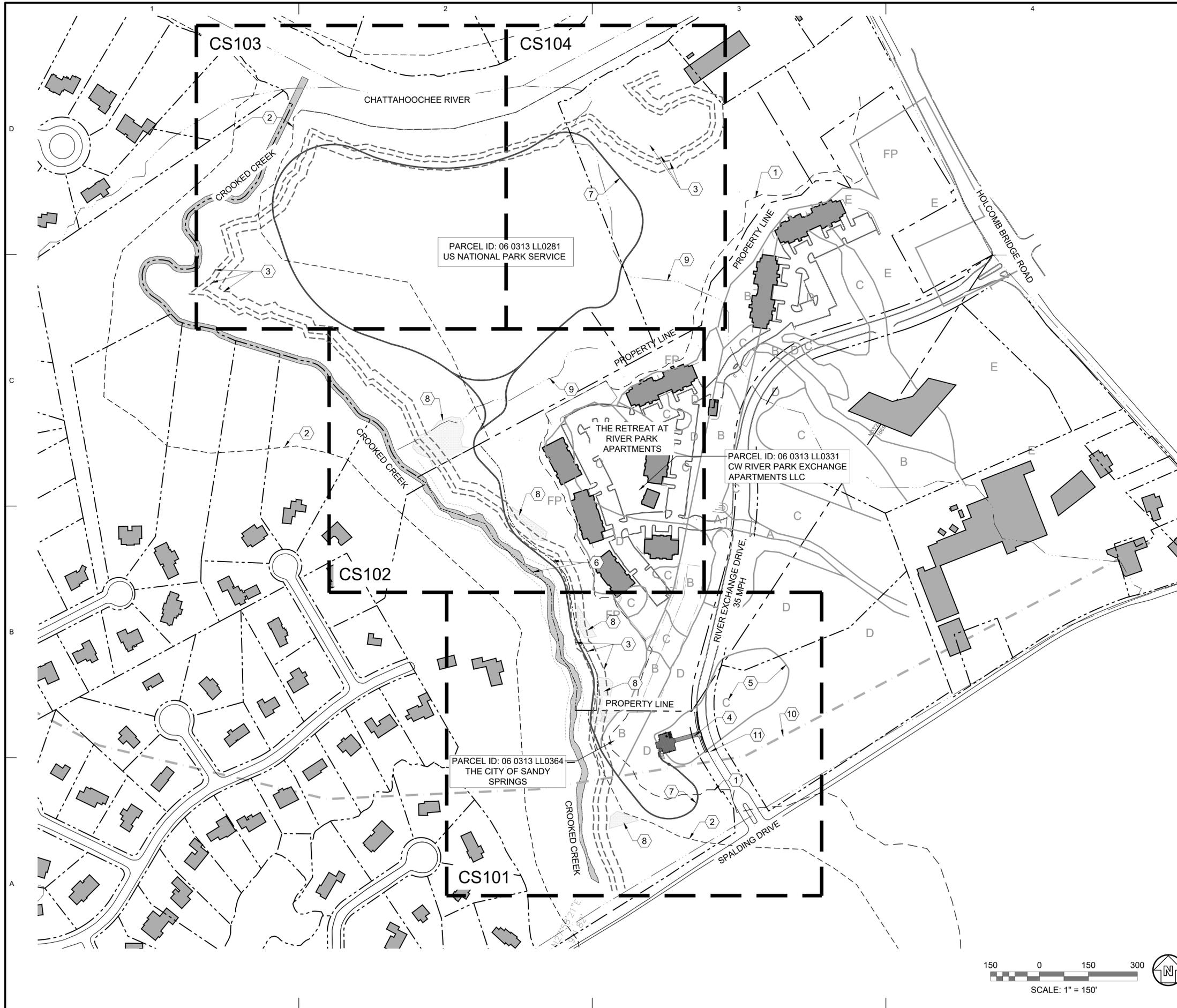
POND
 3500 PARKWAY LANE SUITE 500
 PEACHTREE CORNERS, GA 30092
 PHONE (678) 336-7740
 FAX (678) 336-7744

POND PROJECT No.: 1180367

CROOKED CREEK AND CHATTAHOOCHEE TRAILS
 COVER SHEET

SHEET IDENTIFICATION NUMBER
G-001

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEK\ARK04.CAD_BIM\04.02.CAD\CS100.DWG PLOTTED BY: DONAHUE, BROOKE



GENERAL SHEET NOTES

- EXISTING CONDITIONS IS AN OVERLAY OF SURVEY OF THE RETREAT AT RIVER PARK APARTMENTS AND GIS FROM THE CITY OF SANDY SPRINGS.
- CONTRACTOR WILL BE PROVIDED DIGITAL/CAD FILES FOR THEIR USE IN LAYING OUT/STAKING CENTERLINE OF TRAIL, ETC. FOR CONSTRUCTION.
- ROUTE TRAIL AROUND ALL TREES IN THE 8' WIDE CLEARING ZONE.

SANDY SPRINGS
GEORGIA
7840 ROSWELL ROAD
SANDY SPRINGS, GA 30350

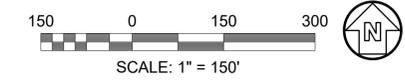
REGISTERED
No. 1386
LANDSCAPE ARCHITECT
MATTHEW WILDER
12/25/2019

SHEET KEYNOTES

- 100 YR FLOODPLAIN.
- FEMA FLOODWAY
- 35' & 50' STREAM BUFFERS AND 75' SETBACK
- CONCRETE AND PERMEABLE PAVER PARKING LOT WITH GDOT A-1 CONCRETE DRIVE APRON WITH CONCRETE CURB AND GUTTER, SEE C-502 ENLARGEMENT PLAN
- MRPA CATEGORY
- PROPOSED BOUNDARY OF CITY ACQUIRED PROPERTY
- SOFT SURFACE (DIRT) TRAIL
- WETLAND
- DRAINAGE SWALE
- MRPA BUFFER
- LIMITS OF DISTURBANCE
- TABLE
- TRASH RECEPTACLE
- BIKE RACK

SHEET LEGEND

	SOFT SURFACE (DIRT) TRAIL, 3'-0" WIDE
	CONCRETE PAVEMENT
	PERMEABLE PAVERS WITH INFILTRATION SYSTEM
	ASPHALT PAVING
	WETLAND
	35' & 50' STREAM BUFFERS AND 75' SETBACK
	EXISTING CONTOUR
	PROPERTY LINE
	CROOKED CREEK
	PROPOSED BOUNDARY OF CITY ACQUIRED PROPERTY
	100' YEAR FEMA FLOODPLAIN
	FEMA FLOODWAY
	DRAINAGE SWALE
	MRPA BUFFER
	LIMITS OF DISTURBANCE
	MRPA CATEGORY BOUNDARY



DATE	DESCRIPTION	MARK	APPR.
8/XX/2019 <td>FOR BIDDING <td>A <td></td> </td></td>	FOR BIDDING <td>A <td></td> </td>	A <td></td>	

DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []
 SUBMITTED BY: []
 FILE NAME: CS100.DWG
 FILE NUMBER: []
 PLOT DATE: 1/02/2019
 PLOT SCALE: 22' x 34' 1:1

CITY OF SANDY SPRINGS
SANDY SPRINGS, GA

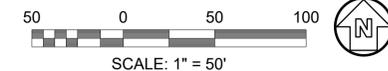
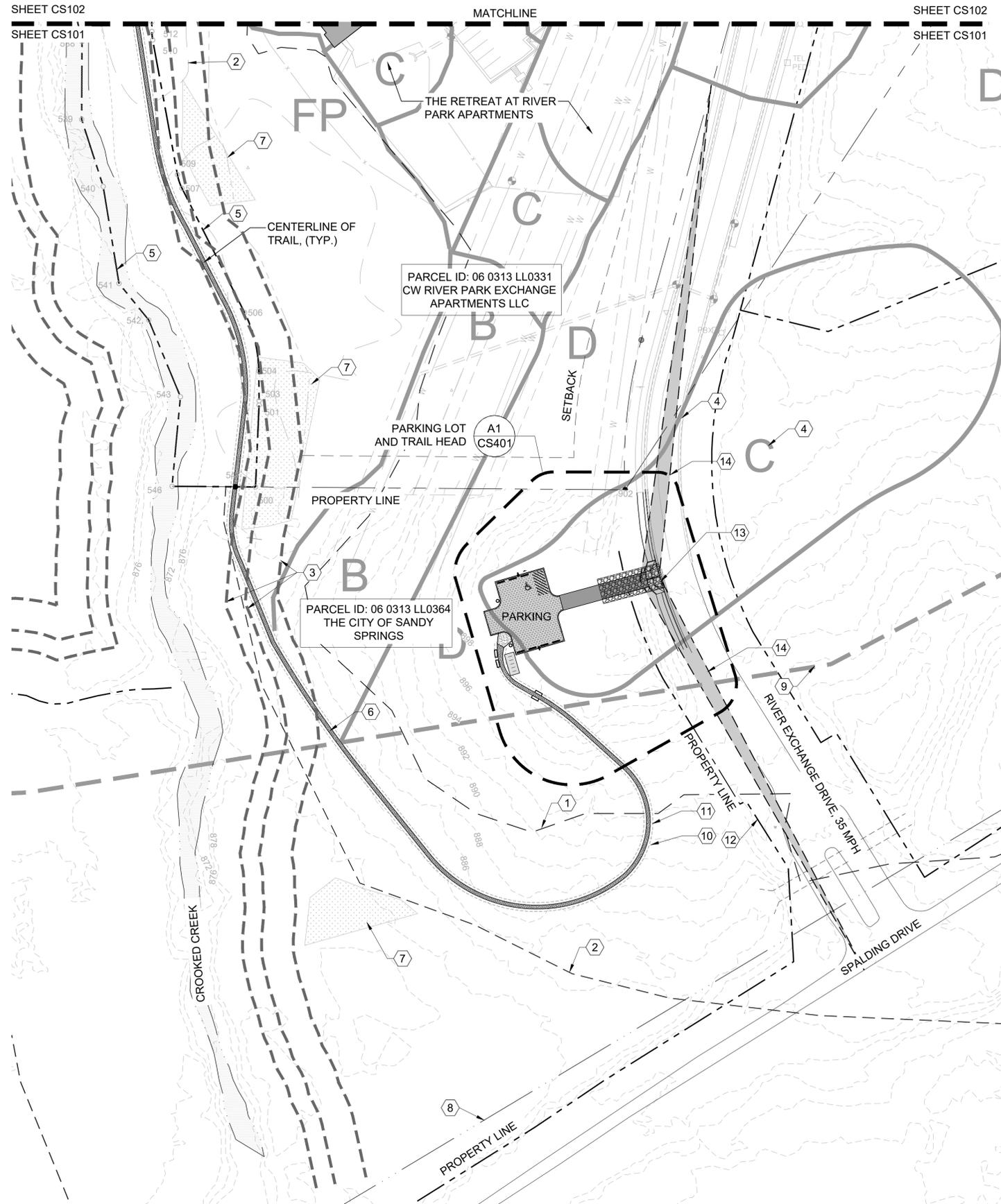
POND
POND PROJECT No. 1180367

CROOKED CREEK AND CHATTAHOOCHEE TRAILS

OVERALL SITE PLAN

SHEET IDENTIFICATION NUMBER
CS100

RELEASED FOR BIDDING



GENERAL SHEET NOTES

- SEE SHEET CS100 FOR GENERAL NOTES AND ADDITIONAL INFORMATION IN CS SERIES.

SHEET KEYNOTES

- 100 YR FLOODPLAIN.
- FEMA FLOODWAY
- 35' & 50' STREAM BUFFERS AND 75' SETBACK
- MRPA CATEGORY
- PROPOSED BOUNDARY OF CITY ACQUIRED PROPERTY
- SOFT SURFACE (DIRT) TRAIL, SEE C1, C2, C3, B2/C-501
- WETLAND
- DRAINAGE SWALE
- MRPA BUFFER
- 8' WIDE CLEARING LIMITS, B2/C-501
- 2' CLEAR ZONE
- NATURAL RIDGE LINE
- CONSTRUCTION EXIT, A3/C-504
- SIGHT TRIANGLE

SHEET LEGEND

- SOFT SURFACE (DIRT) TRAIL, 3'-0" WIDE
- CONCRETE PAVEMENT
- PERMEABLE PAVERS WITH INFILTRATION SYSTEM
- ASPHALT PAVING
- WETLAND
- 35' & 50' STREAM BUFFERS AND 75' SETBACK
- EXISTING CONTOUR
- PROPERTY LINE
- CROOKED CREEK
- PROPOSED BOUNDARY OF CITY ACQUIRED PROPERTY
- 100' YEAR FEMA FLOODPLAIN
- FEMA FLOODWAY
- DRAINAGE SWALE
- MRPA BUFFER
- LIMITS OF DISTURBANCE
- MRPA CATEGORY BOUNDARY
- 8' WIDE TRAIL CLEARING LIMITS, B2/C-501

RELEASED FOR BIDDING



MARK	DESCRIPTION	DATE	APPR.
A	FOR BIDDING	8/XX/2019	

DESIGNED BY:	DATE:	DESIGNED BY:	DATE:
DRAWN BY:	APRIL 16, 2018	DRAWN BY:	
CHECKED BY:	SOLICITATION NO.:	CHECKED BY:	
MAINTAINED BY:	CONTRACT NO.:	MAINTAINED BY:	
FILE NAME:	FILE NUMBER:	FILE NAME:	
CS101.dwg		CS101.dwg	
SIZE:	PLOT DATE:	SIZE:	
22" x 34"	1/02/2019	22" x 34"	
	PLOT SCALE:		
	1:1		

CITY OF SANDY SPRINGS
SANDY SPRINGS, GA

3500 Parkway Lane, Sandy Springs, GA 30052
30052 SUITE 500
PHONE: 770.397.7740
FAX: 770.397.7744

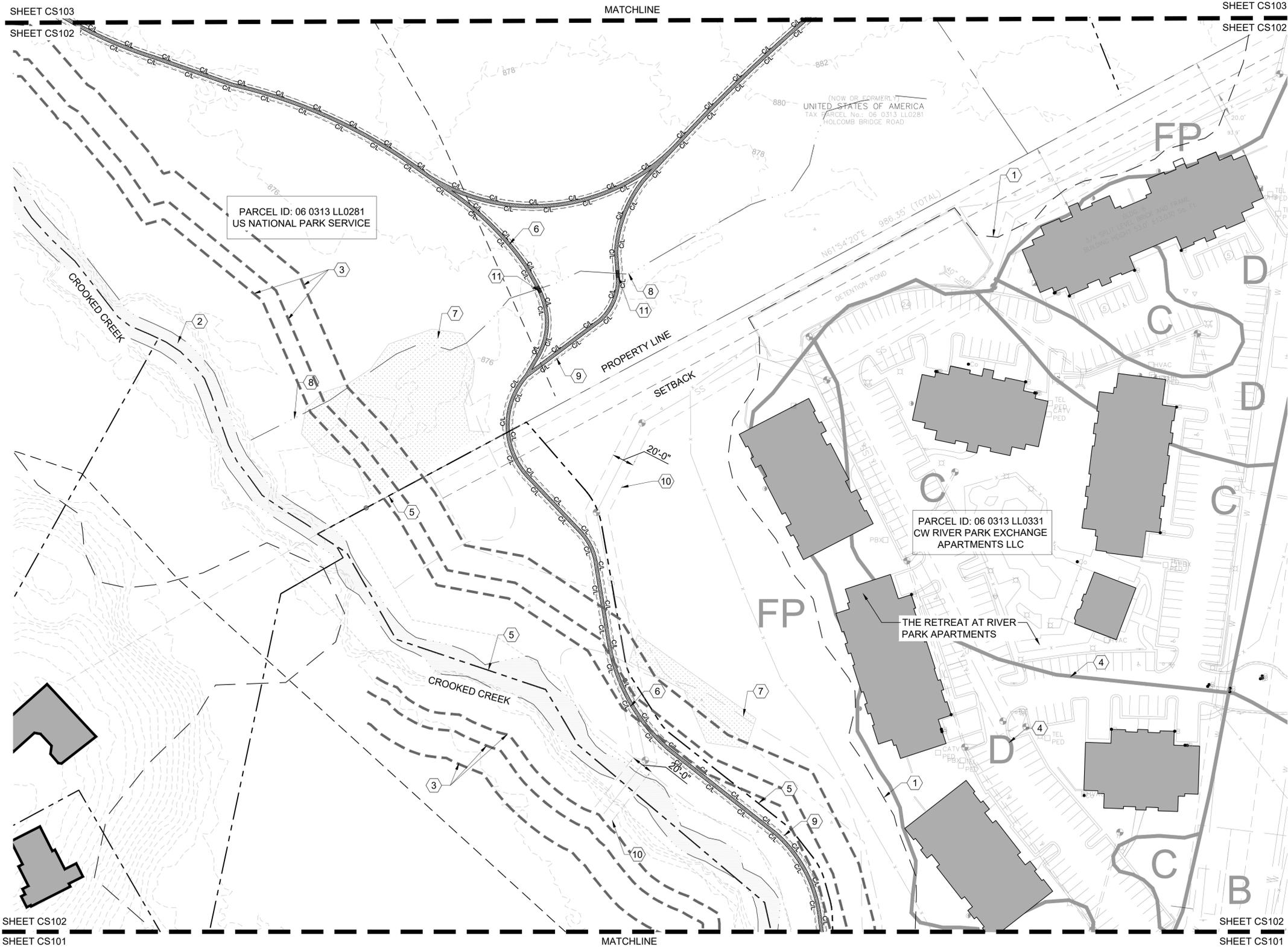
POND

POND PROJECT No. 1180387

CROOKED CREEK AND CHATTAHOOCHEE TRAILS SITE AND LAYOUT ENLARGEMENT PLAN

SHEET IDENTIFICATION NUMBER
CS101

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEK\PK04\CAD_BIM\04_02\CAD\CS101.DWG PLOTTED BY: DONAHUE, BROOKE



PARCEL ID: 06 0313 LL0281
US NATIONAL PARK SERVICE

PARCEL ID: 06 0313 LL0331
CW RIVER PARK EXCHANGE
APARTMENTS LLC

THE RETREAT AT RIVER
PARK APARTMENTS

(NOW OR FORMER)
UNITED STATES OF AMERICA
TAX PARCEL No.: 06 0313 LL0281
HOLCOMB BRIDGE ROAD

GENERAL SHEET NOTES

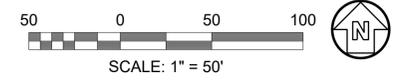
- SEE SHEET CS100 FOR GENERAL NOTES AND ADDITIONAL INFORMATION IN CS SERIES.

SHEET KEYNOTES

- 100 YR FLOODPLAIN.
- FEMA FLOODWAY
- 35' & 50' STREAM BUFFERS AND 75' SETBACK
- MRPA CATEGORY
- PROPOSED BOUNDARY OF CITY ACQUIRED PROPERTY
- SOFT SURFACE (DIRT) TRAIL, SEE C1,C2,C3,B2/C-501
- WETLAND
- DRAINAGE SWALE
- 2' CLEAR ZONE
- SANITARY SEWER EASEMENT
- PUNCHEON, A1/C-501

SHEET LEGEND

- SOFT SURFACE (DIRT) TRAIL, 3'-0" WIDE
- WETLAND
- 35' & 50' STREAM BUFFERS AND 75' SETBACK
- EXISTING CONTOUR
- PROPERTY LINE
- CROOKED CREEK
- PROPOSED BOUNDARY OF CITY ACQUIRED PROPERTY
- 100' YEAR FEMA FLOODPLAIN
- FEMA FLOODWAY
- DRAINAGE SWALE
- MRPA BUFFER
- LIMITS OF DISTURBANCE
- MRPA CATEGORY BOUNDARY
- 8' WIDE TRAIL CLEARING LIMITS, B2/C-501



MARK	DESCRIPTION	DATE	APPR.
A	FOR BIDDING	8/XX/2019	

DESIGNED BY:	DATE:
DRAWN BY:	APRIL 16, 2019
CHECKED BY:	SOLICITATION NO.:
MAV	
CONTRACT NO.:	
FILE NUMBER:	
FILE NAME:	FILE DATE:
CS101.dwg	10/02/2019
SIZE:	PLOT SCALE:
22" x 34"	1:1

CITY OF SANDY SPRINGS
SANDY SPRINGS, GA

3500 Parkway Lane, GA
30067, PHONE: 770.397.5040
FAX: 770.397.7474

POND

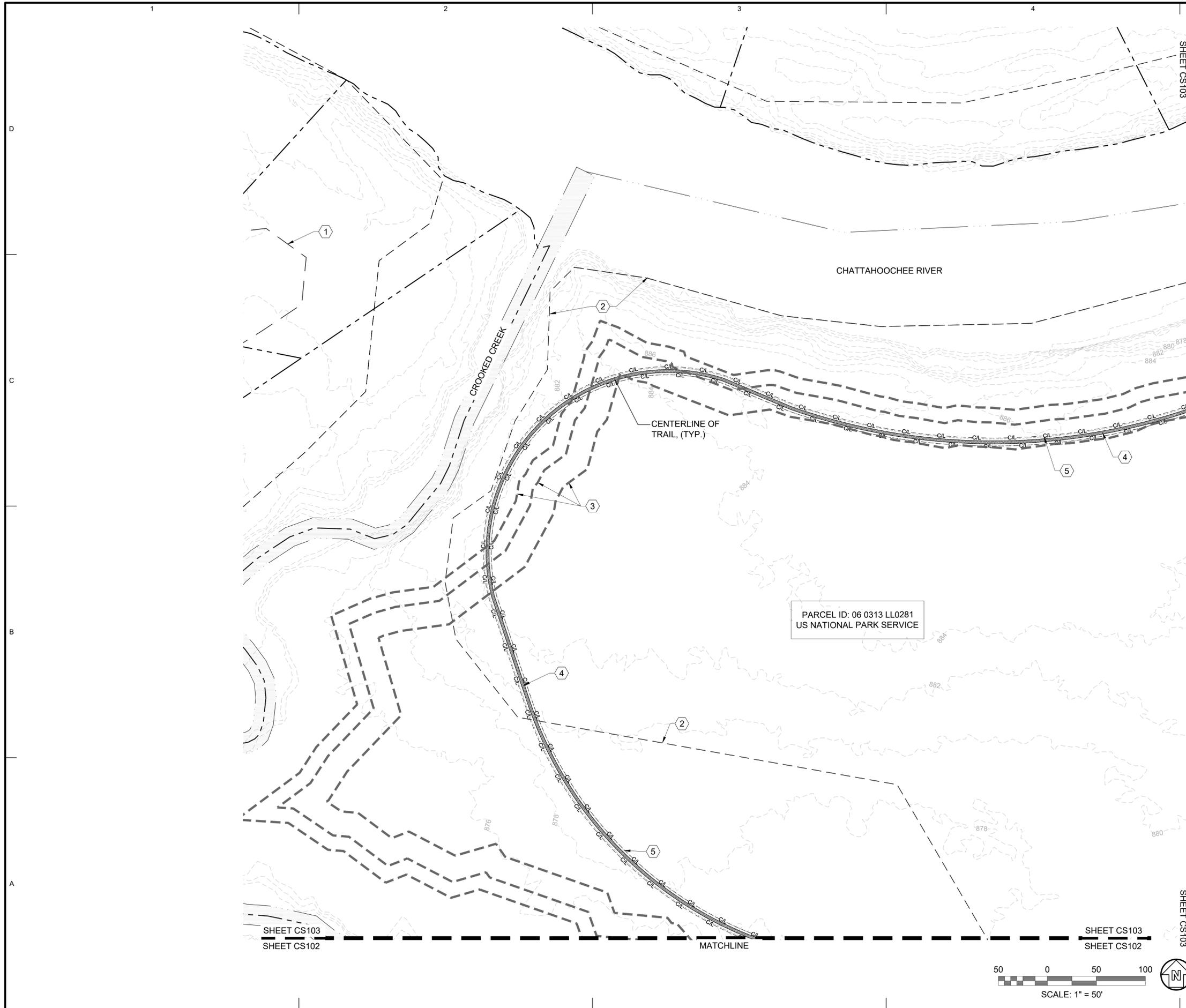
POND PROJECT No.: 1180367

CROOKED CREEK AND CHATTAHOOCHEE TRAILS SITE AND LAYOUT ENLARGEMENT PLAN

SHEET IDENTIFICATION NUMBER
CS102

RELEASED FOR BIDDING

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEK\PARK04.CAD_BIM\04.02.CAD\CS101.DWG PLOTTED BY: DONAHUE, BROOKE



GENERAL SHEET NOTES

- SEE SHEET CS100 FOR GENERAL NOTES AND ADDITIONAL INFORMATION IN CS SERIES.

SHEET KEYNOTES

- 100 YR FLOODPLAIN.
- FEMA FLOODWAY
- 35' & 50' STREAM BUFFERS AND 75' SETBACK
- SOFT SURFACE (DIRT) TRAIL, SEE C1,C2,C3,B2/C-501
- 2' CLEAR ZONE

SHEET LEGEND

- SOFT SURFACE (DIRT) TRAIL, 3'-0" WIDE
- 35' & 50' STREAM BUFFERS AND 75' SETBACK
- EXISTING CONTOUR
- PROPERTY LINE
- CROOKED CREEK
- 100' YEAR FEMA FLOODPLAIN
- FEMA FLOODWAY
- 8' WIDE TRAIL CLEARING LIMITS, B2/C-501



MARK	DESCRIPTION	DATE	APPR.
A	FOR BIDDING	8/XX/2019	

DESIGNED BY:	DATE:	DESIGNED BY:	DATE:
DRAWN BY:	APRIL 16, 2018	DRAWN BY:	
CHECKED BY:		CHECKED BY:	
MAILED BY:		MAILED BY:	
FILE NAME:	SOLICITATION NO.:	FILE NAME:	SOLICITATION NO.:
CS101.dwg		CS101.dwg	
FILE NUMBER:	CONTRACT NO.:	FILE NUMBER:	CONTRACT NO.:
SIZE:	PLOT DATE:	SIZE:	PLOT DATE:
22" x 34"	10/02/2019	22" x 34"	10/02/2019
PLOT SCALE:		PLOT SCALE:	
1:1		1:1	

CITY OF SANDY SPRINGS
SANDY SPRINGS, GA

3500 Parkway Lane, Sandy Springs, GA 30052
30052, SUITE 500
Phone: 770.397.7740
Fax: 770.397.7744

POND

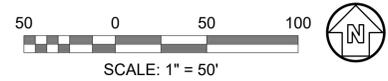
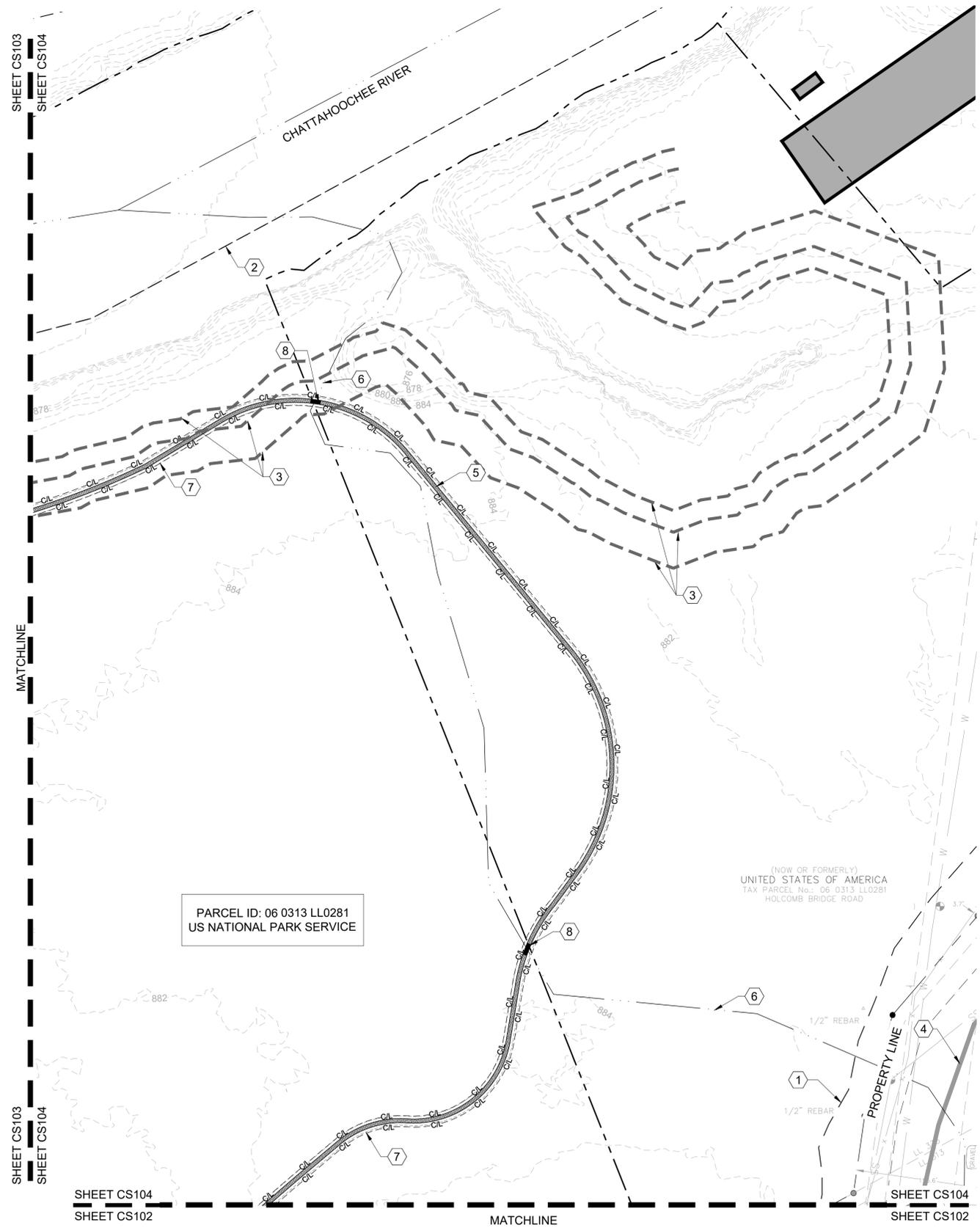
POND PROJECT No. 1180387

CROOKED CREEK AND CHATTAHOOCHEE TRAILS
SITE AND LAYOUT ENLARGEMENT PLAN

SHEET IDENTIFICATION NUMBER
CS103

RELEASED FOR BIDDING

FILE PATH: M:\SANDYSPRINGS\1170328_CROOKEDCREEKPARK\04.CAD_BIM\04.02.CAD\CS101.DWG PLOTTED BY: DONAHUE, BROOKE



GENERAL SHEET NOTES

- SEE SHEET CS100 FOR GENERAL NOTES AND ADDITIONAL INFORMATION IN CS SERIES.

SHEET KEYNOTES

- 100 YR FLOODPLAIN.
- FEMA FLOODWAY
- 35' & 50' STREAM BUFFERS AND 75' SETBACK
- MRPA CATEGORY
- SOFT SURFACE (DIRT) TRAIL, SEE C1,C2,C3,B2/C-501
- DRAINAGE SWALE
- 2' CLEAR ZONE
- PUNCHEON, A1/C-501

SHEET LEGEND

- SOFT SURFACE (DIRT) TRAIL, 3'-0" WIDE
- 35' & 50' STREAM BUFFERS AND 75' SETBACK
- EXISTING CONTOUR
- PROPERTY LINE
- CROOKED CREEK
- 100' YEAR FEMA FLOODPLAIN
- FEMA FLOODWAY
- DRAINAGE SWALE
- 8' WIDE TRAIL CLEARING LIMITS, B2/C-501



MARK	DESCRIPTION	DATE	APPR.
A	FOR BIDDING	8/XX/2019	

DESIGNED BY:	DATE:	APRIL 16, 2018
DRAWN BY:	SOLICITATION NO.:	
CHK BY:	CONTRACT NO.:	
MAV		
SUBMITTED BY:	FILE NAME:	CS101.dwg
MAV	FILE NUMBER:	
	PLOT DATE:	10/02/2019
	SIZE:	22" x 34"
	PLOT SCALE:	1:1

DESIGNED BY: MAV
 DRAWN BY: MAV
 CHK BY: MAV
 SUBMITTED BY: MAV
 FILE NAME: CS101.dwg
 FILE NUMBER:
 PLOT DATE: 10/02/2019
 SIZE: 22" x 34"
 PLOT SCALE: 1:1

CITY OF SANDY SPRINGS
 SANDY SPRINGS, GA

3500 Parkway Lane, GA
 30052, SUITE 500
 Phone: 770.397.7740
 Fax: 770.397.7744

POND
 POND PROJECT No. 1180367

**CROOKED CREEK AND CHATTAHOOCHEE TRAILS
 SITE AND LAYOUT ENLARGEMENT
 PLAN**

SHEET IDENTIFICATION NUMBER
CS104

RELEASED FOR BIDDING

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEKPARK\04.CAD_BIM\04.02.CAD\C-501.DWG PLOTTED BY: DONAHUE, BROOKE

DATE	DESCRIPTION	MARK	DATE	APPR.
8/XX/2019	FOR BIDDING	A		

DESIGNED BY:	DATE:	APRIL 16, 2018
DRAWN BY:	SUBMITTED BY:	MAW
FILE NAME:	FILE NUMBER:	C-501.dwg
FILE SIZE:	FILE DATE:	10/02/2019
FILE SIZE:	FILE SCALE:	22" x 34" 1:1

CITY OF SANDY SPRINGS
SANDY SPRINGS, GA

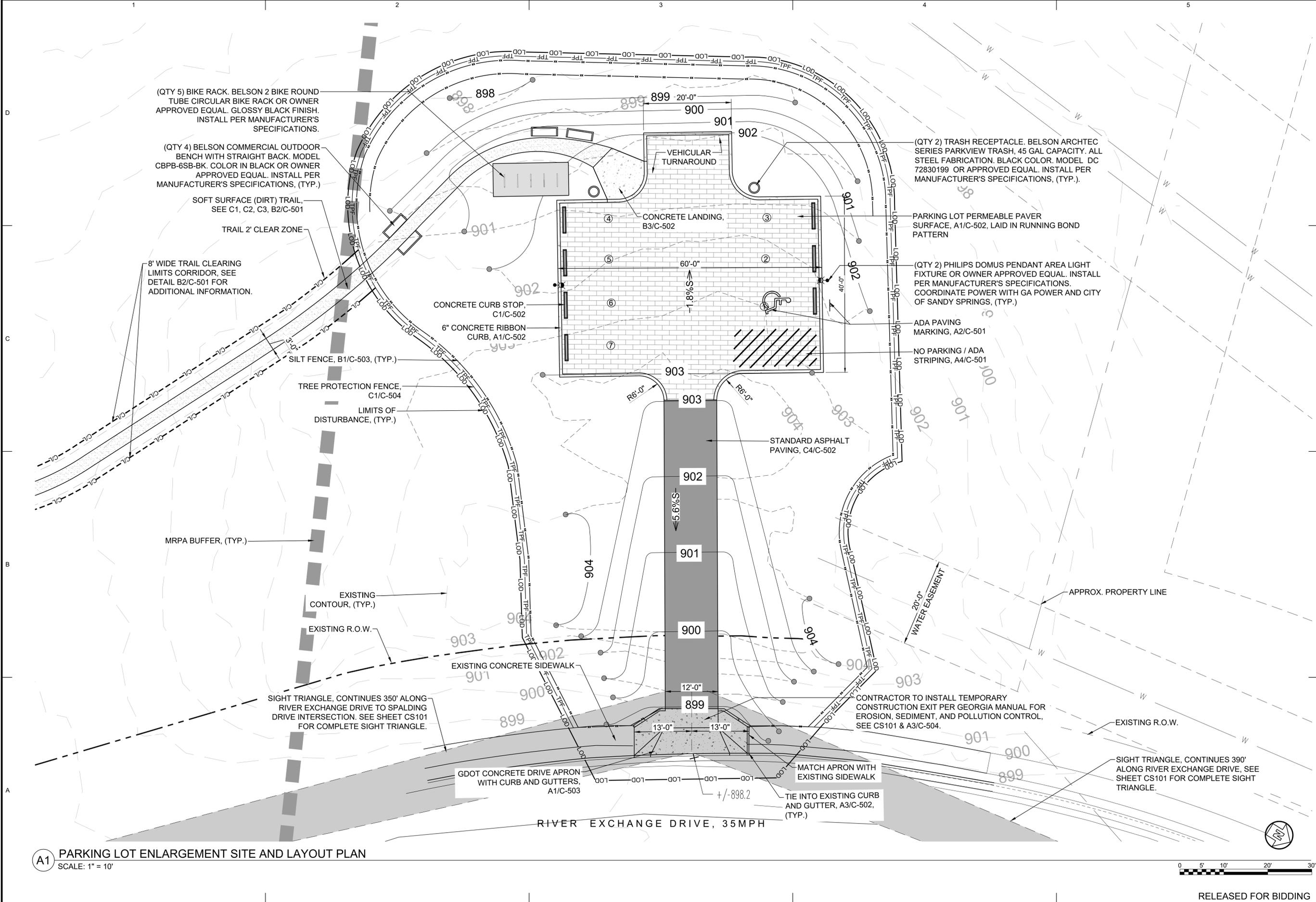
3500 Parkway Lane, GA
30067, PHONE: 770.397.7740
FAX: 770.397.7744

POND

POND PROJECT No. 1180387

CROOKED CREEK AND CHATTAHOOCHEE TRAILS

PARKING LOT PLAN ENLARGEMENT

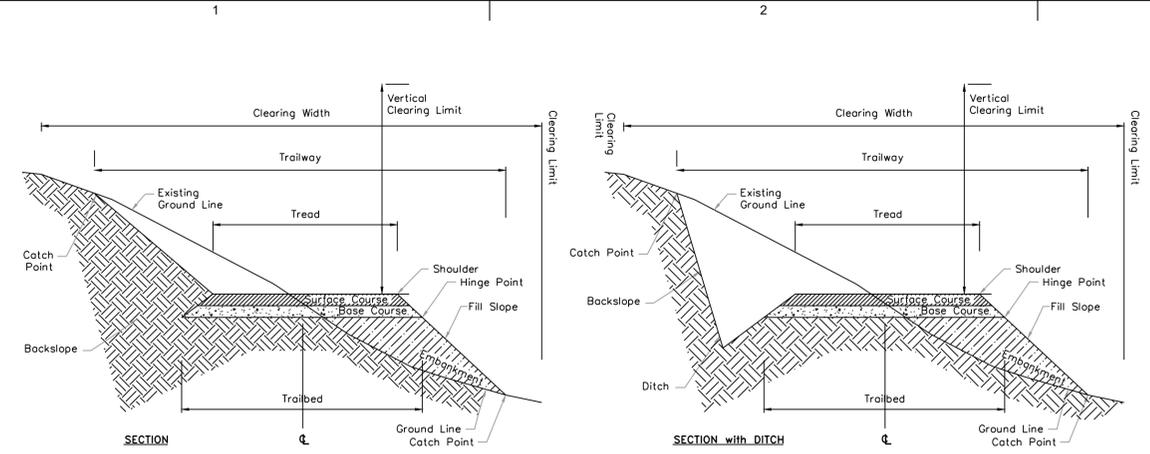


A1 PARKING LOT ENLARGEMENT SITE AND LAYOUT PLAN
SCALE: 1" = 10'

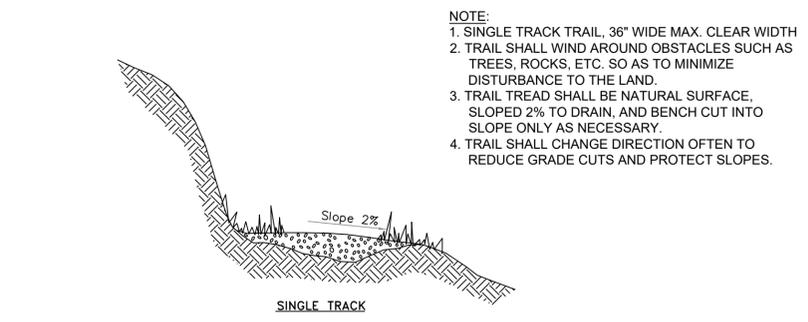


RELEASED FOR BIDDING

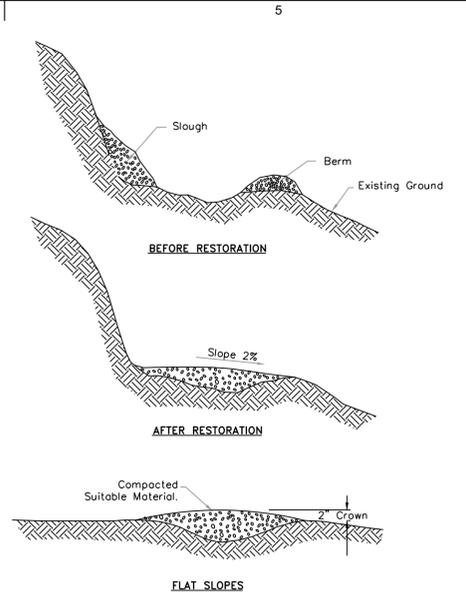
DATE	APRIL 16, 2019
SOLICITATION NO.	
CONTRACT NO.	
FILE NUMBER	
PILOT DATE	1-10-2020
PILOT SCALE	1:1
DESIGNED BY	
DRAWN BY	
CHECKED BY	MAW
SUBMITTED BY	MAW
FILE NAME	C-501.dwg
SIZE	22" x 34"
MARK	
DESCRIPTION	
DATE	8/XX/2019
APPR.	



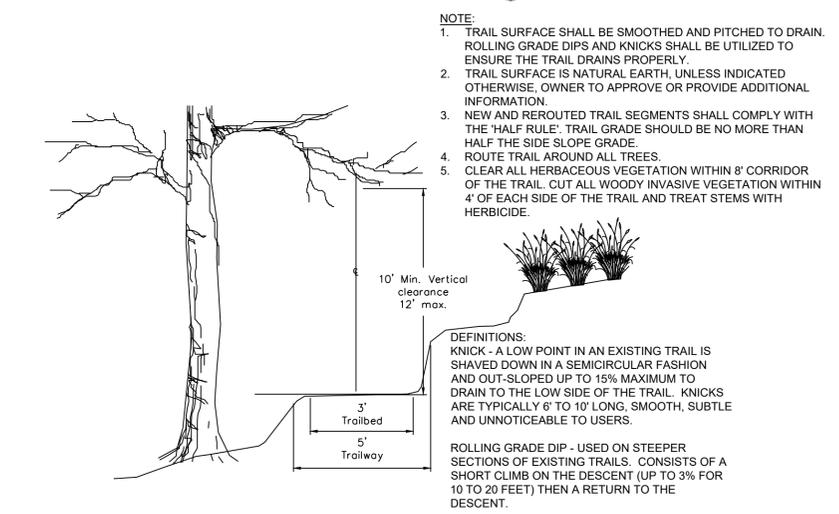
C1 TYPICAL TRAIL STRUCTURE AND COMMON TERMS
SCALE: NTS



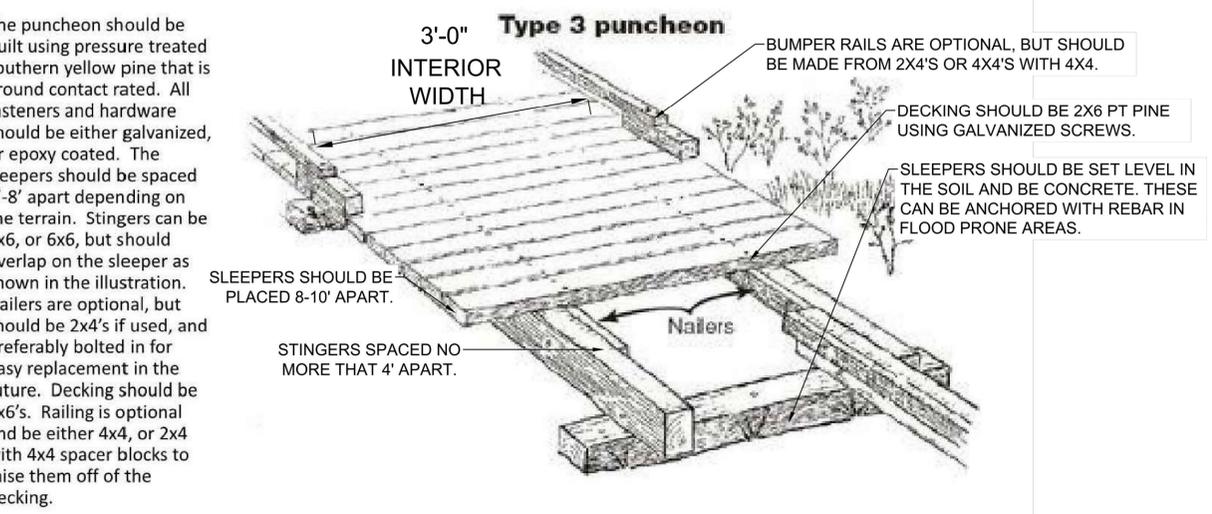
C2 SINGLE TRACK TRAIL TYPICAL SECTION
SCALE: NTS



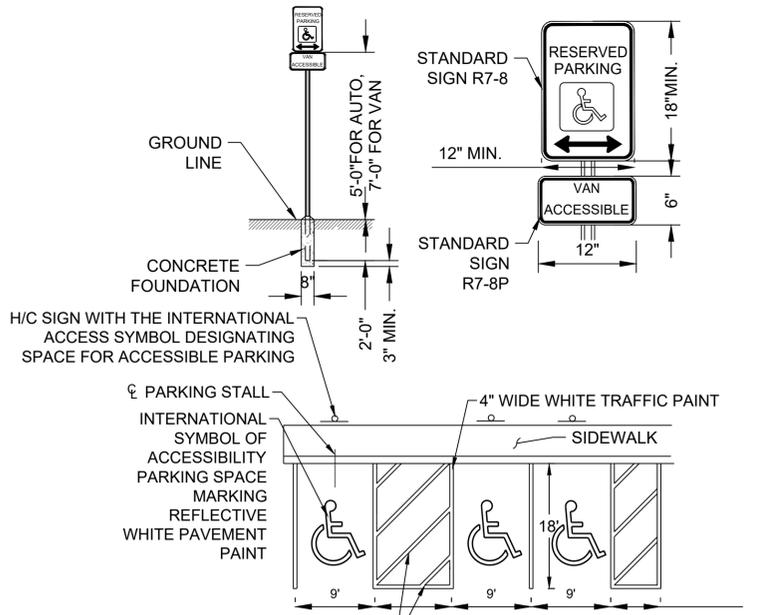
C3 EXISTING TRAIL RESTORATION
SCALE: NTS



B2 SOFT SURFACE (DIRT) TRAIL
SCALE: NTS



A1 PUNCHEON
SCALE: NTS



- ALL SIGNS SHALL BE 0.080" THICK ALUMINUM.
- ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A FEDERAL, STATE, AND LOCAL CODES & REGULATIONS.
- PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.
- PLACE SIGNS AS SHOWN ON PARKING LOT SITE ENLARGEMENT PLAN

A2 ADA PAVING MARKING
SCALE: NTS

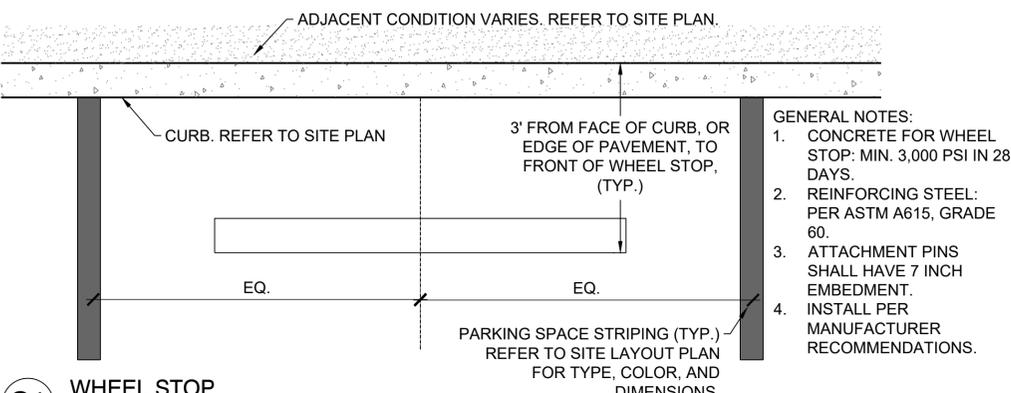
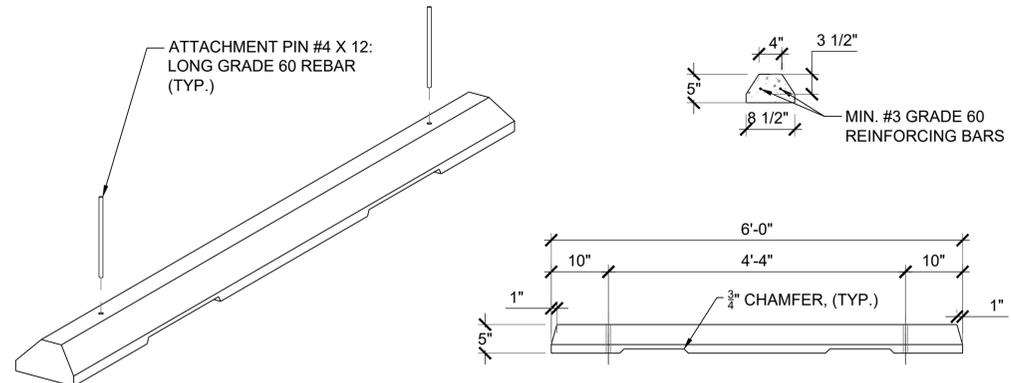
FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEKPARK\04.CAD_BIM\04.02.CADC-501.DWG PLOTTED BY: DONAHUE, BROOKE

DESIGNED BY: DATE: APRIL 16, 2019
DRAWN BY: SOLICITATION NO.:
CHECKED BY: MAW CONTRACT NO.:
SUBMITTED BY: MAW FILE NUMBER:
FILE NAME: C-501.dwg
PILOT DATE: 1-10-2020
PILOT SCALE: 1:1
SIZE: 22" x 34"
CITY OF SANDY SPRINGS, GA
3500 Parkway Lane, GA
30067, SITE 500
PHONE: 770.397.7740
FAX: 770.397.7744
POND PROJECT No. 1180367

CROOKED CREEK AND CHATTAHOOCHEE TRAILS
CONSTRUCTION DETAILS

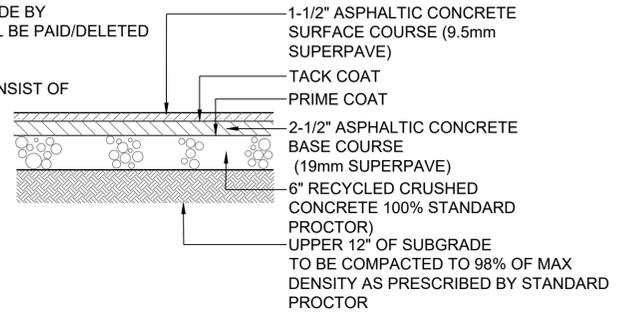
SHEET IDENTIFICATION NUMBER
C-501

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEK\PK04\CAD_BIM\04.02\CADIC-501.DWG PLOTTED BY: DONAHUE, BROOKE

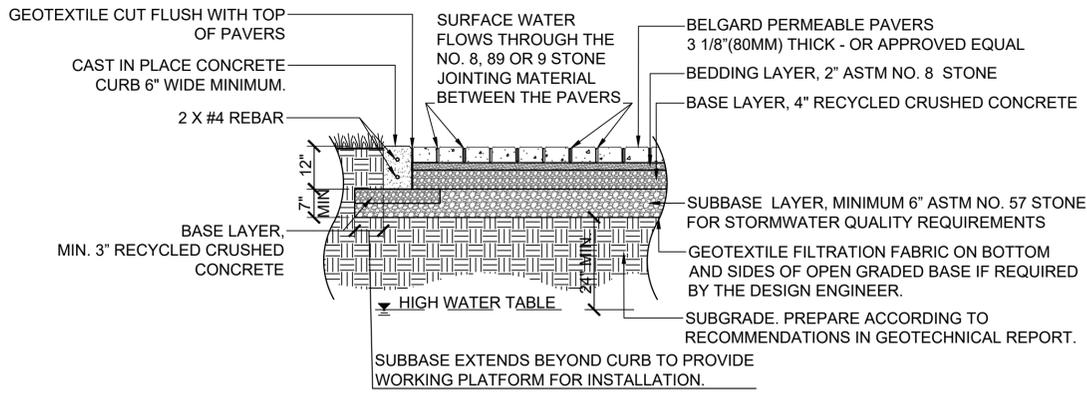


C1 WHEEL STOP
N.T.S.

- NOTES:**
1. COMPACTION AND SUBBASE DEPTH TO BE VERIFIED AND APPROVED BY GEOTECHNICAL CONSULTANT, OWNER'S REPRESENTATIVE, AND DESIGN PROFESSIONAL PRIOR TO GAB PLACEMENT.
 2. FOR BID PURPOSES ASSUME INSTALLATION ON COMPACTED 6" GAB. ANY ADDITIONAL WORK AS A RESULT OF RECOMMENDATIONS MADE BY GEOTECHNICAL CONSULTANT SHALL BE PAID/DELETED BY UNIT PRICE.
 3. ASPHALTIC CONCRETE BASE TO CONSIST OF RECYCLED MATERIAL.



C3 STANDARD DUTY ASPHALT PAVING
SCALE: 3/4" = 1'-0"

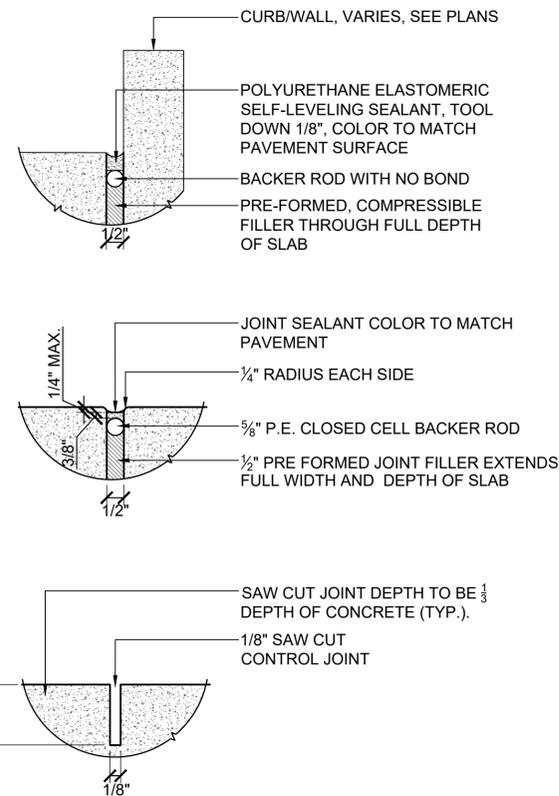


STORMWATER INFILTRATION CALCULATIONS

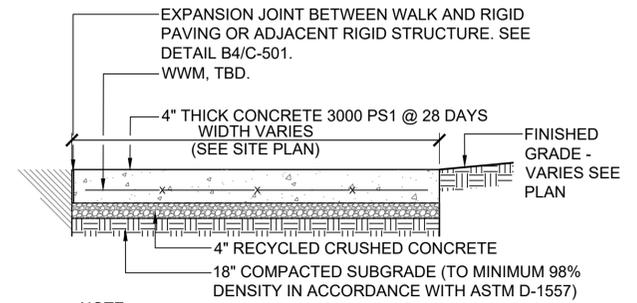
2625 SQ.FT. x (1.2 inch feet factor) / 12= 262.5 CU.FT. STORAGE REQUIRED
 2625 SQ.FT. x 6" GRAVEL BED x .4(STONE VOID) = 525 CU.FT. STORAGE PROVIDED

- 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.
 3. GEOTECHNICAL ENGINEER NEEDS TO BALANCE STRUCTURAL STABILITY AND SOIL INFILTRATION WHEN RECOMMENDING SUBGRADE CONDITIONS.
 4. 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.
 5. ASTM NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
 6. STRICTLY PEDESTRIAN APPLICATIONS MAY SUBSTITUTE BASE/SUBBASE LAYERS WITH ONE 6" BASE LAYER OF ASTM NO. 57 STONE.

A1 PARKING LOT PERMEABLE PAVER SURFACE
SCALE: 1/2" = 1'-0"



A2 CONCRETE JOINTING
SCALE: 3/4" = 1'-0"



- NOTE:**
1. CROSS SLOPE 2% (MAX)
 2. SEE DETAIL A2/C-502 FOR CONCRETE JOINTING DETAILS

A3 STANDARD CONCRETE PAVING
SCALE: 1/2" = 1'-0"



DATE	DESCRIPTION	MARK	APPR.
8/XX/2019	FOR BIDDING	A	

DESIGNED BY: MAM	DATE: APRIL 06, 2018	CONTRACT NO.:	FILE NUMBER:
DRAWN BY: MAM	SOLICITATION NO.:	CONTRACT NO.:	FILE NUMBER:
CHECKED BY: MAM	DATE: APRIL 06, 2018	CONTRACT NO.:	FILE NUMBER:
DATE: APRIL 06, 2018	DATE: APRIL 06, 2018	CONTRACT NO.:	FILE NUMBER:

CITY OF SANDY SPRINGS
SANDY SPRINGS, GA

POND

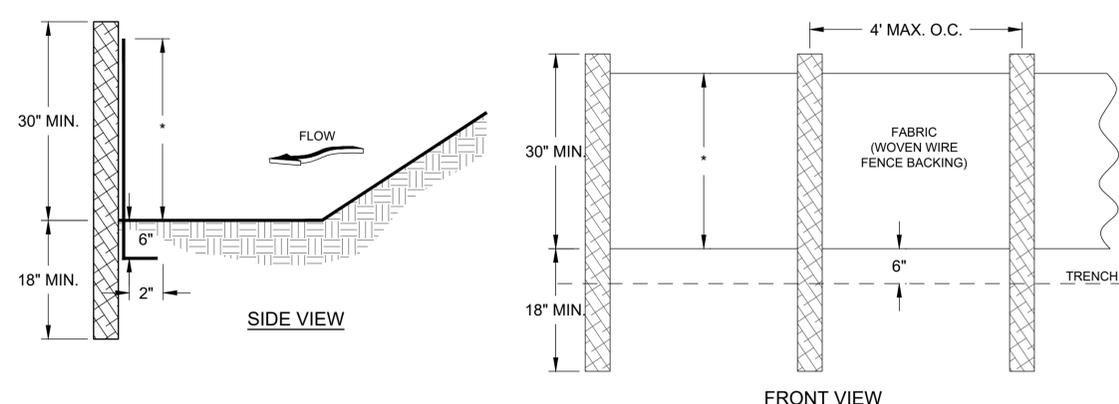
3500 Parkway Lane, GA
30052, SITE 500
PHONE: 770.397.7740
FAX: 770.397.7744

POND PROJECT No. 1180387

CROOKED CREEK AND CHATTAHOOCHEE TRAILS

CONSTRUCTION DETAILS

SHEET IDENTIFICATION NUMBER
C-502



MAINTENANCE

SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

NOTES

1. USE POSTS WITH WIRE MESH REINFORCEMENT, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
3. IN AREAS OF DOUBLE ROW TYPE "S" FENCE, DIRECTLY ADJACENT TO STREAM BUFFERS (WITHIN 50'), PROVIDE 6" OF HAY OR SHREDDED WOOD MULCH IN BETWEEN FENCE ROWS.
4. IN AREAS ON PLANS WHERE SILT FENCE IS SHOWN OVER TREES, ADJUST SILT FENCE AROUND TREES TO REMAIN AS NEEDED.
5. C-POP ALTERNATIVE IS APPROVED FOR USE ON THIS PROJECT.

SPECIES	BROADCAST RATES 2/ - PLS 3/		RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES												REMARKS
	PER ACRE	PER 1000 SQ. FT.		OPTIMUM - PERMISSIBLE BUT MARGINAL												
				J	F	M	A	M	J	J	A	S	O	N	D	
FESCUE, TALL (FESTUCA ARUNDINACEA)	50 LBS	1.1 LB	M-L P													227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL CROWNVEATCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
ALONE																
WITH OTHER PERENNIALS	30 LBS	0.7 LB														
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)	4 LBS	0.1 LB	M-L P C													1,500,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT.
ALONE																
WITH OTHER PERENNIALS	2 LBS	0.05 LB														
PERENNIAL RYEGRASS (LOLIUM PERENNE)	30 LBS	0.6 LB	M-L P C													330,000 SEED PER POUND FOR PERENNIAL RYEGRASS, 190,000 SEED PER POUND FOR ANNUAL RYEGRASS. TOLERATES PARTIAL SHADE.
ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)	30 LBS	0.6 LB														

B1 SEDIMENT BARRIER SILT FENCE
SCALE: NTS

SPECIES	BROADCAST RATES 2/ - PLS 3/		RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES												REMARKS
	PER ACRE	PER 1000 SQ. FT.		OPTIMUM - PERMISSIBLE BUT MARGINAL												
				J	F	M	A	M	J	J	A	S	O	N	D	
MILLET, PEARL (PENNESETUM GLAUCUM)			M-L P													88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
ALONE	50 LBS	1.1 LB	C													
RYEGRESS, ANNUAL (LOLIUM TEMULENTUM)	40 LBS	0.9 LB	M-L P C													227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES. PARTIALLY SHADED SITES
SUDANGRASS (SORGHUM SUDANESE)	60 LBS	1.4 LB	M-L P C													55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT RECOMMENDED FOR MIXTURES.
MILLET, BROWNTOP (PANICUM FASCICULATUM)	40 LBS	0.9 LB	M-L P													137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
IN MIXTURES	10 LBS	0.2 LB	C													

SPECIFICATIONS

- GRADING AND SHAPING**
- EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS, AND OTHERS.
- SEEDBED PREPARATION**
- WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED.
 - WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.
 - WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH UNDISTURBED CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED, OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.
- LIME AND FERTILIZER**
- AGRICULTURAL LIME IS NOT REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.
 - APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR pH
 - APPLY FERTILIZER BEFORE LAND PREPARATION AND DISK, RIP, OR CHISEL TO INCORPORATE.
 - ON SLOPES TO STEEP FOR, OR INACCESSIBLE TO EQUIPMENT, APPLY FERTILIZER HYDRAULICALLY, PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH, THEN TOPPED WITH THE REMAINING REQUIRED APPLICATION RATE
- SEEDING**
- SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR.
 - APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTI-PACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER-SEEDERS SHOULD NORMALLY PLACE SEED ONE-HALF TO ONE INCH DEEP. IF SEEDED BY HAND, SOIL SHOULD BE 'RAKED' LIGHTLY TO COVER SEED WITH SOIL.
- MULCHING**
- TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH, PROVIDED THERE IS LITTLE TO NO EROSION POTENTIAL. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. SEE DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).
- IRRIGATION**
- IF WATER IS APPLIED, IT MUST BE AT A RATE NOT CAUSING RUNOFF AND EROSION. THOROUGHLY WET THE SOIL TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.
- * REVISED PER LATEST EDITION OF MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA.

A1 DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING
SCALE: NTS

FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 LBS./AC. 1000 LBS./AC. 400 LBS./AC.	50-100 LBS./AC. 1/ 2/ - 30
2. COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 LBS./AC. 1000 LBS./AC. 400 LBS./AC.	0-50 LBS./AC. 1/ - -
3. GROUND COVERS	FIRST SECOND MAINTENANCE	10-10-10 10-10-10 10-10-10	1300 LBS./AC. 3/ 1300 LBS./AC. 3/ 1100 LBS./AC.	- - -
4. TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10-10-10	500 LBS./AC.	30 LBS./AC. 5/
5. WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 LBS./AC. 800 LBS./AC. 400 LBS./AC.	50-100 LBS./AC. 2/ 6/ 50-100 LBS./AC. 2/ 30 LBS./AC.
6. WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 LBS./AC. 1000 LBS./AC. 400 LBS./AC.	50 LBS./AC. 6/

COORDINATE WITH LANDSCAPE PLANS

- 1/ APPLY IN SPRING FOLLOWING SEEDING.
- 2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
- 3/ APPLY IN 3 SPLIT APPLICATIONS.
- 4/ APPLY WHEN PLANTS ARE PRUNED.
- 5/ APPLY TO GRASS SPECIES ONLY.
- 6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

SPECIFICATIONS

- A. GRADING & SHAPING**
- GRADING AND SHAPING IS NOT NORMALLY REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.
- B. SEEDBED PREPARATION**
- SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED.
 - WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:
- BROADCAST PLANTING**
- TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED SPRINGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY. MULCH IF A DISK IS TO BE USED.
- A. LIME AND FERTILIZER - RATES AND ANALYSIS**
1. WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED, AGRICULTURAL LIME SHALL BE APPLIED AS INDICATED BY SOIL TEST OR AT THE RATE OF 1 TO 2 TONS PER ACRE. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.
 2. LIME SPREAD BY CONVENTIONAL EQUIPMENT WILL BE "GROUND LIMESTONE". GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 90 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10-MESH SIEVE AND NOT LESS THAN 25 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.
 3. AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT WILL BE "FINELY GROUND LIMESTONE". FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98 PERCENT OF THE MATERIAL WILL PASS THROUGH A 20-MESH SIEVE AND NOT LESS THAN 70 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.
- D. LIME AND FERTILIZER - APPLICATION**
1. WHEN HYDRAULIC SEEDING EQUIPMENT IS USED: THE INITIAL FERTILIZER WILL BE MIXED WITH SEED, INOCULANT (IF NEEDED) AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY. THE SLURRY WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER. FINELY GROUND LIMESTONE WILL BE MIXED WITH WATER AND APPLIED IMMEDIATELY AFTER MULCHING IS COMPLETED OR IN COMBINATION WITH THE TOP DRESSING.
 2. WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER WILL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING WAYS:
 - a. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION; OR,
 - b. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS; OR,
 - c. BROADCAST AFTER STEEP SURFACES ARE SCARIFIED, PITTED OR TRENCHED.
 - d. A FERTILIZER PELLET WILL BE PLACED AT ROOT DEPTH.
- * REVISED PER LATEST EDITION OF MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA.

A3 DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING
SCALE: NTS

DATE	DESCRIPTION	MARK
8/XX/2019	FOR BIDDING	A

DESIGNED BY: DATE: APRIL 16, 2018
 DRAWN BY: SOLICITATION NO.:
 CHECKED BY: SANDY SPRINGS, GA
 SUBMITTED BY: CONTRACT NO.:
 FILE NAME: FILE NUMBER:
 C-501.dwg
 PLOT DATE: 10/02/2019
 PLOT SCALE: 1" = 20' x 3/4" 1:1

CROOKED CREEK AND CHATTAHOOCHEE TRAILS
EROSION AND SEDIMENT CONTROL DETAILS

SHEET IDENTIFICATION NUMBER
C-503

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEKPARK\04.CAD_BIM\04.02.CADC-501.DWG PLOTTED BY: DONAHUE, BROOKE

DATE	APRIL 16, 2019
DESIGNED BY	MAW
DRAWN BY	MAW
CHECKED BY	MAW
DATE	8/XX/2019
DESCRIPTION	FOR BIDDING
MARK	A
APPR.	

DATE	APRIL 16, 2019
DESIGNED BY	MAW
DRAWN BY	MAW
CHECKED BY	MAW
CONTRACT NO.	
FILE NUMBER	
FILE NAME	C-501.dwg
FILE SIZE	22' x 34'
PLOT DATE	10/02/2019
PLOT SCALE	1:1

CITY OF SANDY SPRINGS
 SANDY SPRINGS, GA
 3500 Parkway Lane, GA
 30052, PHONE 770.397.7400
 FAX 770.397.7474
POND
 POND PROJECT No. 1180367

CROOKED CREEK AND CHATTAHOOCHEE TRAILS
 EROSION AND SEDIMENT CONTROL DETAILS

SHEET IDENTIFICATION NUMBER
C-504

TREE SAVE AREA: STAY OUT, NO GRADING, NO TRENCHING, NO MATERIALS STORAGE, NO VEHICLES

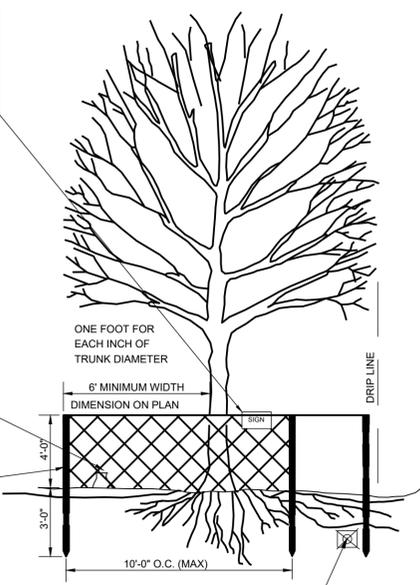
ANY ROOT OR BRANCH PRUNING SHALL BE DONE ONLY BY A LICENSED ARBORIST AT CONTRACTORS EXPENSE. NO GRADE CHANGE IS TO OCCUR IN TREE SAVE AREA. NO TREE WELLS OR AERATION SYSTEM. DO NOT DISTURB ORIGINAL GRADE.

DEAD TREES AND SHRUB GROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. NO GRUBBING ALLOWED UNDER DRIP LINE.

ORANGE SAFETY NET ON METAL POSTS; 2"x4"x4' STANDARDS

REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.

DESTRUCTION/DEATH OF TREE DUE TO CONTRACTOR OPERATIONS WILL REQUIRE "RECOMPENSE" PLANTING, AT CONTRACTOR'S EXPENSE.



NO TRENCHING OR TUNNELING FOR UTILITIES IN TREE SAVE AREA

C1 TREE PROTECTION FENCE
 SCALE: N.T.S.

METHODS AND MATERIALS

A. TEMPORARY METHODS

MULCHES
 SEE MULCHING. SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL.

VEGETATIVE COVER
 SEE TEMPORARY SEEDING.

SPRAY-ON ADHESIVES
 THESE ARE USED ON MINERALS SOILS. KEEP TRAFFIC OFF THESE AREAS.

SPRINKLING
 THE SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED. THIS METHOD IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND OTHER TRAFFIC ROUTES.

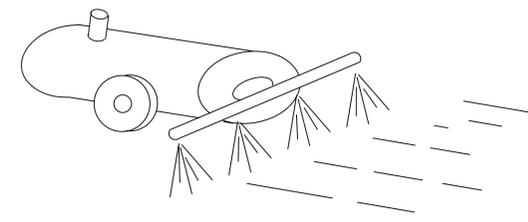
BARRIERS
 SOLID BOARD FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

B. PERMANENT METHODS

PERMANENT VEGETATION
 SEE STANDARD FOR PERMANENT SEEDING, AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING
 THIS ENTAILS COVERING THE SURFACE WITH LESS EROSION SOIL MATERIAL. SEE TOPSOILING.

STONE COVER
 COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

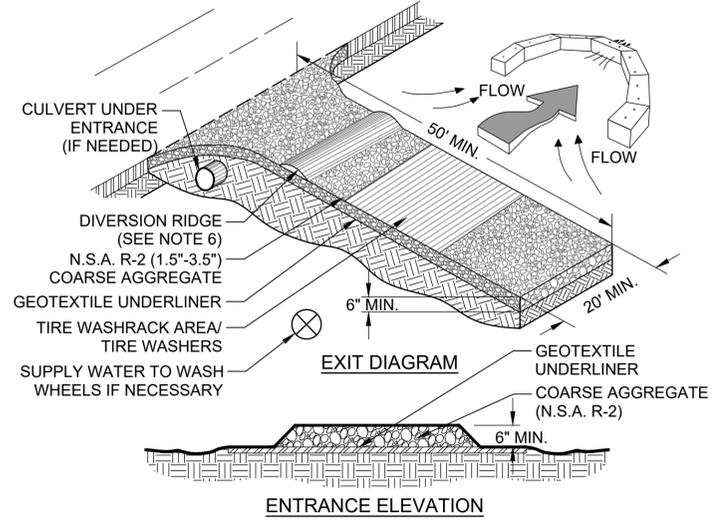


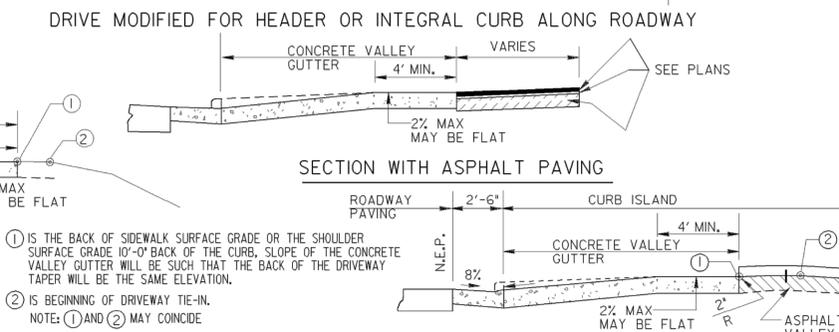
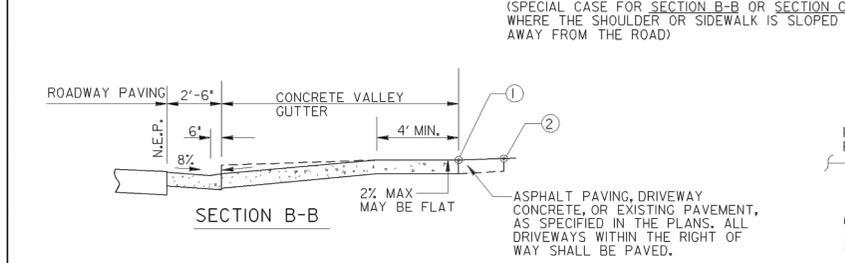
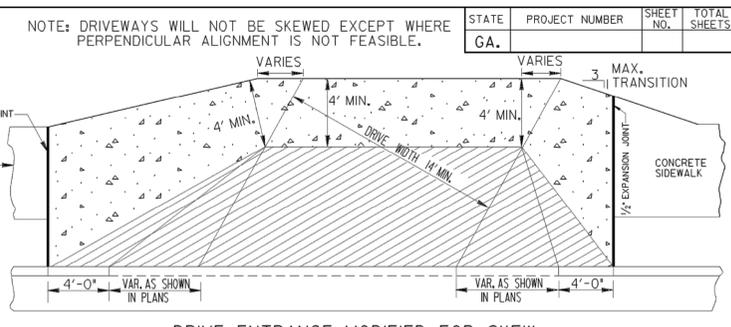
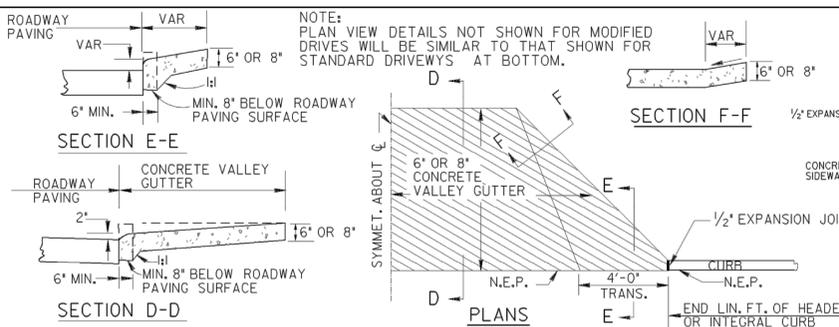
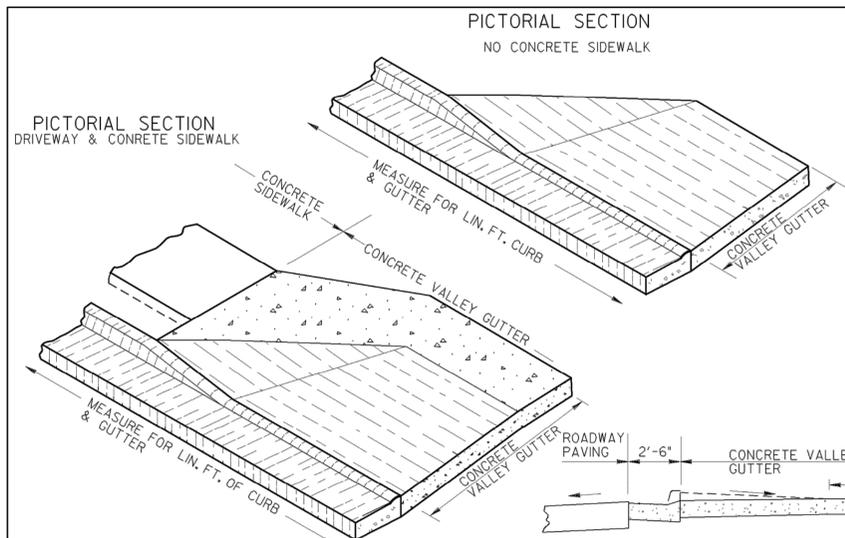
A1 DUST CONTROL
 SCALE: NTS

NOTES

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. 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 (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. 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 REMOVES MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

A3 CONSTRUCTION ENTRANCE
 SCALE: NTS



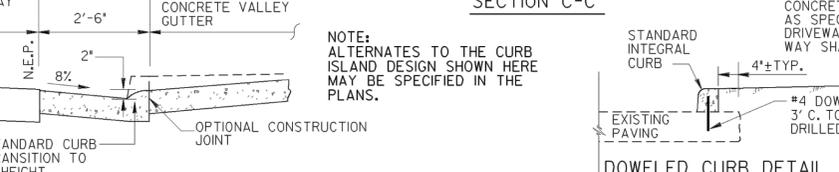
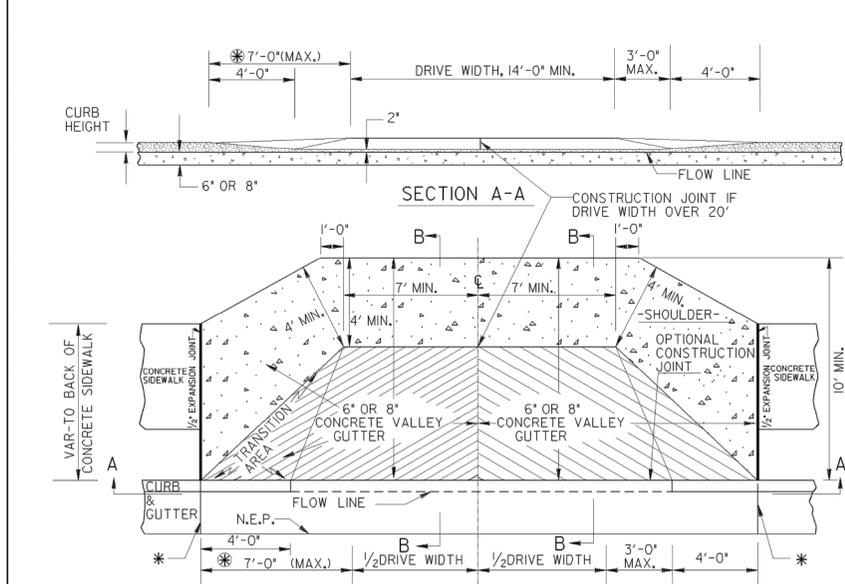


GENERAL NOTES:

- QUANTITIES SHALL BE MEASURED AS FOLLOWS:
 (A) CONCRETE CURB & GUTTER ALONG ROADWAY---
 LIN. FT. OF CURB & GUTTER SHALL BE MEASURED FOR PAYMENT CONTINUOUS THRU THE DRIVE ENTRANCES. PAYMENT FOR CURB & GUTTER SHALL INCLUDE DAPPING DOWN THE TOP PORTION OF THE CURB. SQ. YDS. OF CONCRETE VALLEY GUTTER SHALL BE MEASURED FOR PAYMENT TO THE BACK OF THE CURB LINE.
 (B) HEADER (OR INTEGRAL CURB) ALONG ROADWAY---
 LIN. FT. OF CURB SHALL BE MEASURED FOR PAYMENT TO THE BEGINNING OF DRIVE WAY. SQ. YDS. OF CONCRETE VALLEY GUTTER SHALL BE MEASURED FOR PAYMENT TO THE EDGE OF THE ROADWAY PAVING.
- N.E.P. IS DEFINED AS THE POINT WHERE THE ROADWAY PAVING MEETS THE CURB & GUTTER, OR HEADER CURB, OR FACE OF THE INTEGRAL CURB.
- DRIVES RECONSTRUCTED SHALL BE REPLACED IN KIND, I.E., ASPHALT FOR ASPHALT, CONCRETE FOR CONCRETE, AND PAVED TO THE RIGHT OF WAY LINE.
- SEE STANDARD 9032-B FOR DETAILS OF CONCRETE CURB & GUTTER, HEADER CURBS AND DOWELED INTEGRAL CURBS.
- WIDTHS OF COMMERCIAL DRIVEWAYS SHALL COMPLY WITH CURRENT RULES AND REGULATIONS FOR DRIVEWAY AND ENCROACHMENT CONTROL. WIDTHS OF RESIDENTIAL NON-COMMERCIAL DRIVEWAYS SHALL BE AS SPECIFIED IN THE PLANS.
- THE SLOPE OF THE "TRANSITION AREA" OF THE CONCRETE VALLEY GUTTER SHALL NOT BE STEEPER THAN 8% (1:12) WHERE SIDEWALKS ARE LOCATED.
- MAXIMUM DRIVEWAY GRADES SHOWN BELOW ARE INTENDED FOR RESIDENTIAL DRIVEWAYS WHERE FLATTER GRADES ARE NOT FEASIBLE. GRADES FOR COMMERCIAL DRIVEWAYS OR FOR TRUCKS SHALL NOT BE GREATER THAN 1% UNLESS SPECIFIED OTHERWISE.

Guidelines For Usage On Metric Projects

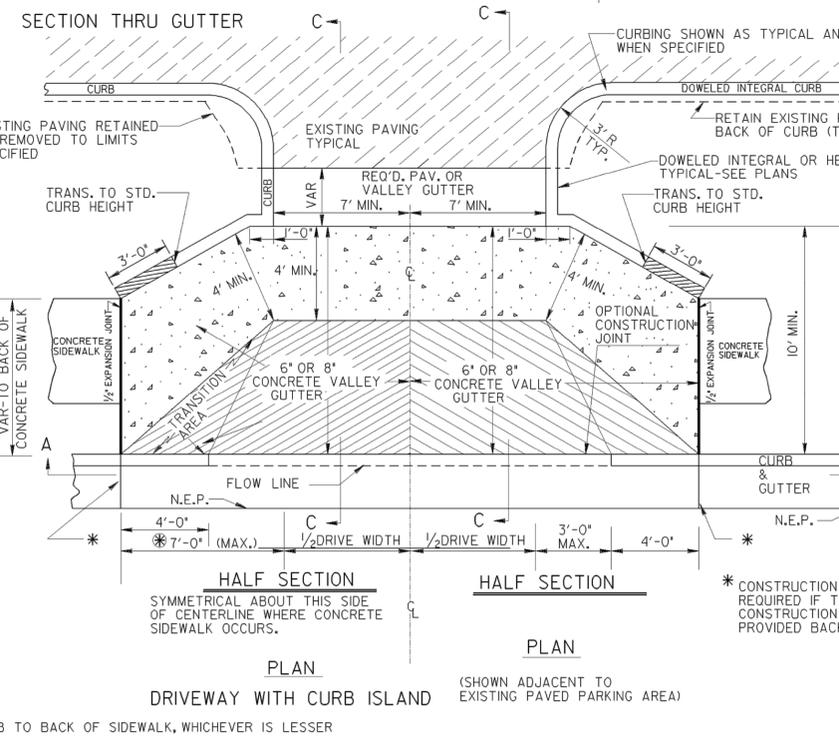
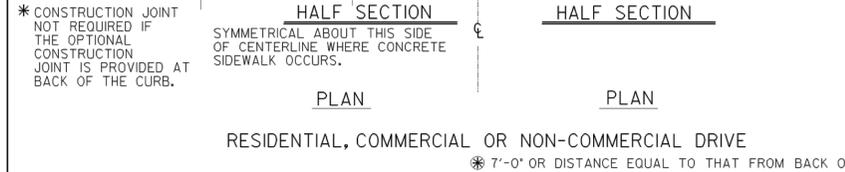
When these details are incorporated into plans and or projects that are being prepared or constructed in metric units, exact or precise conversion to metric units is not required. The dimensions shown that are in feet and inches may be converted to corresponding metric units using the following "Rounded-Off" conversion factors: 1"=25mm, 4"=100mm, and 12" or 1'-300mm. All measurement notes that refer to linear feet and square yards shall be interpreted to mean linear meters and square meters.



NOTE: ① AND ② MAY COINCIDE

V.C.	MAXIMUM CUT	GI FILL	GI-C2 (MAX. ALGEBRAIC GRADE CHANGE)
5'	27%	16.61%	25%
10'	28%	27%	36%

MAXIMUM DRIVEWAY GRADES (SEE GEN. NOTE 7)



This Detail Replaces Ga Standard 6050

DEPARTMENT OF TRANSPORTATION
 STATE OF GEORGIA

CONSTRUCTION DETAIL
 DRIVEWAYS WITH TAPERED ENTRANCES
 CONCRETE VALLEY GUTTERS

NO SCALE MARCH 12, 2002

NUMBER AI

DATE	DESCRIPTION	APPR.
8/XX/2019 <td>FOR BIDDING <td></td> </td>	FOR BIDDING <td></td>	

DESIGNED BY: DATE: APRIL 16, 2018
 DRAWN BY: BMD BY: MAM
 CHECKED BY: MAM
 SUBMITTED BY: MAM
 FILE NAME: C-501.dwg
 FILE NUMBER: 10022019
 PLOT DATE: 10/22/2019
 PLOT SCALE: 22" x 34" 1:1

CITY OF SANDY SPRINGS
 SANDY SPRINGS, GA

3500 Parkway Lane
 Sandy Springs, GA 30082
 404.433.5500
 404.433.5574

POND

POND PROJECT No. 1180367

CROOKED CREEK AND CHATTAHOOCHEE TRAILS
 CONSTRUCTION DETAILS

SHEET IDENTIFICATION NUMBER
C-505

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEK\ARK04.CAD_BIM\04.02.CADC-501.DWG PLOTTED BY: DONAHUE, BROOKE

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEKPARK\04.CAD_BIM\04.02.CADC-501.DWG PLOTTED BY: DONAHUE, BROOKE

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>D</p> <p>C</p> <p>B</p> <p>A</p>	<p>GENERAL PLANTING NOTES:</p> <ol style="list-style-type: none"> THE LANDSCAPE DRAWINGS DO NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE DESIGN PROFESSIONAL OF ANY DISCREPANCIES. CONFIRM ALL QUANTITIES, SHAPES AND LOCATIONS OF BEDS, AND ADJUST AS REQUIRED TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE DESIGN PROFESSIONAL. THE PLANT CALLOUTS IN LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE DESIGN PROFESSIONAL OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BARE RESPONSIBILITY FOR QUANTITIES SHOWN ON PLANS. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, FREE OF PESTS AND DISEASE. ALL PLANTS SHALL BE CONTAINER-GROWN, OR BALLED AND BURLAPPED AS SPECIFIED. CONTRACTOR'S PRICE SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, STAKING MATERIAL, WATERING, MAINTENANCE DURING CONSTRUCTION, ETC. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK, AND WILL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO PLAN. THE PLANT SCHEDULE IS PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY. OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION. LOCATE AND VERIFY ALL UTILITY LOCATIONS AND EXISTING STRUCTURES IN AND AROUND THE SITE PRIOR TO WORK. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. MAINTAIN EXISTING UTILITIES AND STRUCTURES AND PROTECT AGAINST DAMAGE DURING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING AND/OR WORK OF OTHER TRADES RESULTING FROM LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 72 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES, AND OTHER ELEMENTS, AND COORDINATE WITH THE DESIGN PROFESSIONAL PRIOR TO INITIATING OPERATIONS. THE CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL THE PLANT LIST SPECIFICATIONS. DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT. PLANTS SHALL BE SPECIMEN QUALITY, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND/OR DISFIGUREMENT. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50 PERCENT OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED. HARDWOOD TREES SHALL HAVE STRAIGHT TRUNKS WITH CENTRAL LEADERS, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED. DO NOT HANDLE PLANTS BY THE TRUNK. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION. MULCH: PROVIDE A MINIMUM 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. UTILIZE SHREDDED, AGED HARDWOOD MULCH. COMPACTION OCCURS NATURALLY, CHECK COMPACTION AT LEAST THREE MONTHS AFTER SPREADING. CONTINUOUSLY MAINTAIN MULCH AREAS WITH CLEAN, FRESHLY MULCHED APPEARANCE USING THE MULCH ORIGINALLY SPECIFIED. LEAVES: MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE. IF DRAINAGE IS NOT SUFFICIENT NOTIFY PROJECT OWNER'S REPRESENTATIVE IN WRITING BEFORE INSTALLING THE PLANTS, OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING 	<p>TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE DESIGN PROFESSIONAL PRIOR TO STARTING CONSTRUCTION. FOLLOW THE DESIGN PROFESSIONAL'S INSTRUCTIONS ON RESOLVING ANY DISCREPANCIES. UNLESS OTHERWISE SPECIFIED DUE TO SOIL CONDITIONS, SET ROOT FLARE OF ROOTBALL LEVEL WITH SURROUNDING GRADE. ROOT SYSTEM SHALL BE AS SPECIFIED IN PLANT SCHEDULE. BALLED AND BURLAPPED: ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED. WHERE WIRE BASKETS ARE USED ON TREES OR SHRUBS, CUT BURLAP AND WIRE BACK TO 1/2 THE BASE OF ROOTBALL AND REMOVE FROM PLANTING HOLE. REMOVE ALL STRAPS, WIRE STRAP HANGERS, ETC. FROM ROOTBALL. DO NOT ALLOW REMAINING WIRE TO PROTRUDE INTO MULCH OR TOPSOIL AREAS. CONTAINER GROWN: CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING DESIGN PROFESSIONAL OF ROOT BOUND SPECIMENS. REMOVE CONTAINER AND SCARIFY OR SHAVE ROOTBALL AS NEEDED TO REMEDIATE ROOT BOUND CONDITION. PULL SURFACE ROOTS AT TOP OF ROOTBALL OUT IN A DIRECTIONAL PATTERN TO DISCOURAGE CIRCLING ROOTS. STAKING IS ONLY TO BE INSTALLED IN SPECIAL CIRCUMSTANCES AT THE DIRECTION OF THE DESIGN PROFESSIONAL. ANY STAKED MATERIAL MUST BE REMOVED AT THE END OF THE WARRANTY PERIOD. ALL DISTURBED AREAS ON SITE WILL RECEIVE PERMANENT VEGETATION OR MULCHING. IF NOT DESIGNATED ON PLANS, DESIGN PROFESSIONAL SHALL PROVIDE CONTRACTOR WITH PERMANENT COVERING MATERIAL AT NO ADDITIONAL COST TO OWNER. <p>PROTECTIONS:</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES. THE CONTRACTOR SHALL KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE PROJECT SITE SHALL BE KEPT CLEAR OF CONSTRUCTION WASTES AND DEBRIS. CONTRACTOR SHALL PROTECT ALL EXISTING PLANT MATERIALS INDICATED ON PLANS TO REMAIN. ALL PLANT MATERIAL INDICATED TO REMAIN THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITH THE SAME SIZE, QUALITY, AND TYPE OF PLANT MATERIAL OR AS REQUIRED BY THE LOCAL REVIEWING AUTHORITY, WHICHEVER HAS A GREATER RECOMPENSE VALUE. <p>PLANTING SOIL MIX NOTES:</p> <ol style="list-style-type: none"> THE LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL REPORT. THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL: TOPSOIL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. REFER TO GDOT LANDSCAPE SPECS FOR TOPSOIL REQUIREMENTS. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTING SOIL MIX. THE PLANTING SOIL MIX MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY BACKFILLING. THE TYPICAL PLANTING SOIL MIX FOR ON-GRADE PLANTINGS (TREES, SHRUBS & GROUND COVERS) SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE INDICATED ON THE DRAWINGS: <ul style="list-style-type: none"> 60% TOPSOIL (AS SPECIFIED) 40% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS): <ul style="list-style-type: none"> 2 PARTS HUMUS AND/OR PEAT 1 PART STERILIZED COMPOSTED COW MANURE 1 PART SHREDDED PINE BARK(BARK PIECES BETWEEN 1/2 INCH AND 2 INCHES IN LENGTH) COMMERCIAL FERTILIZER AS RECOMMENDED IN SOIL REPORT (CONTRACTOR TO PROVIDE THROUGH LOCAL EXTENSION SERVICE). LIME AS RECOMMENDED IN SOIL REPORT. PLANTING SOIL MIX FOR PERENNIAL BEDS CONSIST OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS BY VOLUME: <ul style="list-style-type: none"> 40% TOPSOIL (AS SPECIFIED) 25 % HUMUS 15% CYPRESS MULCH (FINGERNAIL SIZED CHIPS - 1/4 INCH MAX.) 5% STERILIZED COMPOSTED COW MANURE 5 % SAND (ANGULAR BUILDERS SAND) LIME AT A RATE OF 5 LBS. PER 50 SQ. FEET (ADJUST FOR ALKALINE SOILS) <p>WATERING / IRRIGATION NOTES:</p> <ol style="list-style-type: none"> WATERING AFTER INSTALLATION AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. USE OF TREE CAMEL, OOZE TUBES OR TREE GATOR BAGS FOR TREES ARE ACCEPTABLE. INSTALLATION OF A PERMANENT IRRIGATION SYSTEM IS NOT PROPOSED. THE CONTRACTOR MAY CHOOSE TO INSTALL A TEMPORARY IRRIGATION SYSTEM IN ORDER TO ESTABLISH INSTALLED PLANT MATERIAL. SUBMIT A PLAN FOR A TEMPORARY SYSTEM TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE SYSTEM SHALL BE DESIGNED TO PROVIDE FULL AND COMPLETE COVERAGE TO ALL LANDSCAPED AREAS OF THE SITE INDICATED ON THE LANDSCAPE PLAN. ALL MATERIALS USED IN THE DESIGN OF THE TEMPORARY SYSTEM, INCLUDING SPRINKLER HEADS, VALVES, VALVE BOXES, CONTROLLERS, 	<p>PUMPS, BACKFLOW PREVENTORS, RAIN AND FREEZE SENSORS, DRIP EQUIPMENT, WIRE, ELECTRICAL CONNECTIONS, AND PVC PIPE AND FITTINGS, SHALL MEET MINIMUM INDUSTRY STANDARDS. MANUFACTURER AND MODEL MUST BE SPECIFIED.</p> <ol style="list-style-type: none"> THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY SYSTEM AFTER SUBSTANTIAL COMPLETION IS OBTAINED. IF PLANTING AREAS ARE NOT IRRIGATED OR IF IRRIGATION IS NOT OPERATING, HAND WATER ROOT BALLS (OR PLANT BEDS FOR GROUNDCOVERS) OF ALL PLANTS TO ASSURE THAT THE ROOTS HAVE ADEQUATE MOISTURE. TEST THE MOISTURE CONTENT IN EACH ROOTBALL TO DETERMINE WATER CONTENT. THE CONTRACTOR SHALL INSTALL ONE SET OF WATERING BAGS FOR EACH TREE TO BE MAINTAINED (AND NOT IRRIGATED) FOR TREE WATERING DURING THE WARRANTY PERIOD. WATERING BAGS SHALL BE REMOVED BETWEEN DECEMBER 1 AND MARCH 1. IF NO TEMPORARY SYSTEM IS PROPOSED, THE CONTRACTOR SHALL DEVELOP A SCHEDULE FOR MANUAL WATERING OF PLANTS. THIS SCHEDULE SHOULD BE INCLUDED IN ANY MAINTENANCE AGREEMENT AND/OR BONDING OF LANDSCAPE MATERIAL AND SHOULD INDICATE THE PARTY RESPONSIBLE FOR PERFORMING THE MANUAL WATERING. THE DURATION OF THE SCHEDULE OF MANUAL WATERING SHOULD BE EQUAL TO THE DURATION OF THE BOND PERIOD OR 12 MONTHS STARTING FROM THE INSTALLATION DATE, WHICHEVER IS GREATER. THE SCHEDULE SHOULD ALSO INDICATE THE AMOUNT OF WATER TO BE APPLIED PER WEEK. THE FOLLOWING IRRIGATION RATES ARE OFFERED AS A GUIDELINE; HOWEVER, THE SUPPLIER OF THE LANDSCAPE MATERIAL SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS. TREES: SHOULD BE WATERED DAILY FOR MONTH 1, EVERY OTHER DAY FOR MONTHS 2-4, AND WEEKLY FOR MONTHS 5-12. APPLY 8 GALLONS PER 4" CALIPER TREE PER APPLICATION. ADJUST RATE TO LOCAL RAINFALL AMOUNT. (ASSUME 30 GALLONS PER TREE FOR EVERY INCH OF RAINFALL). SHRUBS: SHOULD BE WATERED DAILY FOR MONTH 1, EVERY OTHER DAY FOR MONTHS 2-4, AND WEEKLY FOR MONTHS 5-12. APPLY 1 GALLON PER SHRUB PER APPLICATION. ADJUST RATE TO LOCAL RAINFALL AMOUNT. (ASSUME 2 GALLONS PER SHRUB FOR EVERY INCH OF RAINFALL) TURF: SHOULD RECEIVE 1-INCH OF IRRIGATION PER WEEK APRIL THROUGH SEPTEMBER, 1/2-INCH OF IRRIGATION OCTOBER THROUGH MARCH. ADJUST RATE TO LOCAL RAINFALL AMOUNT. NATIVE GRASS BEDS: WATER EVERY OTHER DAY FOR THE FIRST MONTH. ONLY CONTINUE WATERING AFTER THAT ONLY DURING EXTENDED OR FORECASTED DRY PERIODS, AND THEN, ONLY ONCE PER WEEK. <p>MULCHING NOTES:</p> <ol style="list-style-type: none"> THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. MULCH TOP OF ROOT BALLS AND PLANTING BEDS, COVERING THE ENTIRE PLANTING BED AREA. PROVIDE THE FOLLOWING THICKNESS OF MULCH. TOP OF MULCH SHALL BE SMOOTH AND EVEN IN ALL DIRECTIONS. TREE SHRUB AND GROUNDCOVER PLANTING AREAS: 3-INCH DEPTH CONTINUOUS FROM PLANT TO PLANT. DEPTH IS DEPTH AFTER SETTLING. PERENNIAL PLANTING AREAS: 3-INCH DEPTH CONTINUOUS FROM PLANT TO PLANT. DEPTH IS DEPTH AFTER SETTLING. IN NO CASE SHALL MULCH COME IN CONTACT WITH ANY PART OF TRUNK OR ROOT FLARE. APPLY MULCH AFTER ALL PLANTS HAVE BEEN INSTALLED AND APPROVED. CONTRACTOR SHALL NOT OVER-MULCH PLANTING BEDS WITH EXCESS MULCH. EXCESS MULCH SHALL BE REMOVED AND DISPOSED OF OFF-SITE. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF PLANTS OUT OF THE MULCH IF COVERED. <p>MAINTENANCE AND CARE:</p> <ol style="list-style-type: none"> CONTRACTOR IS RESPONSIBLE FOR WATERING AND ALL PLANT CARE UNTIL THE POINT OF PROJECT COMPLETION AND ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF PLANTINGS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTING IS ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK UNTIL ACCEPTANCE BY THE OWNER. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. 	<p>WARRANTY NOTES:</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL AS INDICATED BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD WITHIN TWO GROWING PERIODS (AS DIRECTED BY THE OWNER). INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD. <ol style="list-style-type: none"> WARRANTY PERIOD FOR TREES AND SHRUBS: ONE-YEAR FROM DATE OF SUBSTANTIAL COMPLETION. WARRANTY PERIOD FOR VINES AND PERENNIALS: ONE-YEAR FROM DATE OF SUBSTANTIAL COMPLETION. PLANTS SHALL BE HEALTHY, FREE OF PESTS AND DISEASE, AND IN FLOURISHING CONDITION AT THE END OF THE WARRANTY PERIOD. PLANTS SHALL BE FREE OF DEAD AND DYING BRANCHES AND BRANCH TIPS, AND SHALL BEAR FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR FOR THE SPECIES. <ul style="list-style-type: none"> REMOVE DEFECTIVE OR DEAD PLANTS IMMEDIATELY. REPLACE AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN ONE OF THE SPECIFIED PLANTING PERIODS. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION. MAKE ALL NECESSARY REPAIRS DUE TO PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER. WARRANTY INCLUDES MAINTENANCE INCLUDING, BUT NOT LIMITED TO WATERING, CULTIVATING, WEEDING, PRUNING, REPAIRING, ADJUSTING GUYS AND STAKES, AND PERFORMING OTHER WORK AS ORDERED BY DESIGN PROFESSIONAL UNTIL FINAL ACCEPTANCE. LANDSCAPE BEDS ARE TO REMAIN FREE OF DEBRIS, BROKEN LIMBS, BOTTLES, AND WEEDS WHILE MAINTAINING THE SITE UNTIL FINAL ACCEPTANCE. THE WARRANTY OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL TWO-YEAR PERIOD FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF THE EXTENDED WARRANTY PERIOD, THE OWNER MAY ELECT ONE MORE REPLACEMENT ITEM OR CREDIT FOR EACH ITEM. THESE REPLACEMENT ITEMS ARE NOT PROTECTED UNDER A WARRANTY PERIOD. AT THE END OF THE WARRANTY PERIOD, AND NO LESS THAN FIVE DAYS PRIOR TO FINAL INSPECTION, TREE TIES AND GUYING SHALL BE REMOVED FROM THE SITE. ALL TREES THAT HAVE LEANED SHALL BE STRAIGHTENED 	<p>CITY OF SANDY SPRINGS SANDY SPRINGS, GA</p> <p>DESIGNED BY: DATE: APRIL 16, 2018 DRAWN BY: APRIL 16, 2018 CHECK BY: MARY SUBMITTED BY: MARY FILE NAME: C-501.dwg SIZE: 22' x 34' PLOT SCALE: 1:1</p> <p>DESIGNED BY: DATE: APRIL 16, 2018 SOLICITATION NO.: CONTRACT NO.: FILE NUMBER: PLOT DATE: 1/02/2019</p> <p>FOR BIDDING 8XX2/019 DATE APPR. MARK</p> <p>POND 5500 Parkway Lane Sandy Springs, GA 30092 Phone: 770.397.7740 Fax: 770.397.7774 POND PROJECT No.: 1180367</p> <p>CROOKED CREEK AND CHATTAHOOCHEE TRAILS GENERAL LANDSCAPE NOTES</p> <p>SHEET IDENTIFICATION NUMBER L-001</p> <p>RELEASED FOR BIDDING</p>
--	--	---	--	---	--

SANDY SPRINGS
GEORGIA
7840 ROSWELL ROAD
SANDY SPRINGS, GA 30350

REGISTERED
No. 1386
LANDSCAPE ARCHITECT
MITCHELL WILDER
12/29/2019

FOR BIDDING
8XX2/019
DATE
APPR.
MARK

DESIGNED BY: DATE: APRIL 16, 2018
SOLICITATION NO.:
CONTRACT NO.:
FILE NUMBER:
PLOT DATE: 1/02/2019

DESIGNED BY: DATE: APRIL 16, 2018
DRAWN BY: APRIL 16, 2018
CHECK BY: MARY
SUBMITTED BY: MARY
FILE NAME: C-501.dwg
SIZE: 22' x 34'
PLOT SCALE: 1:1

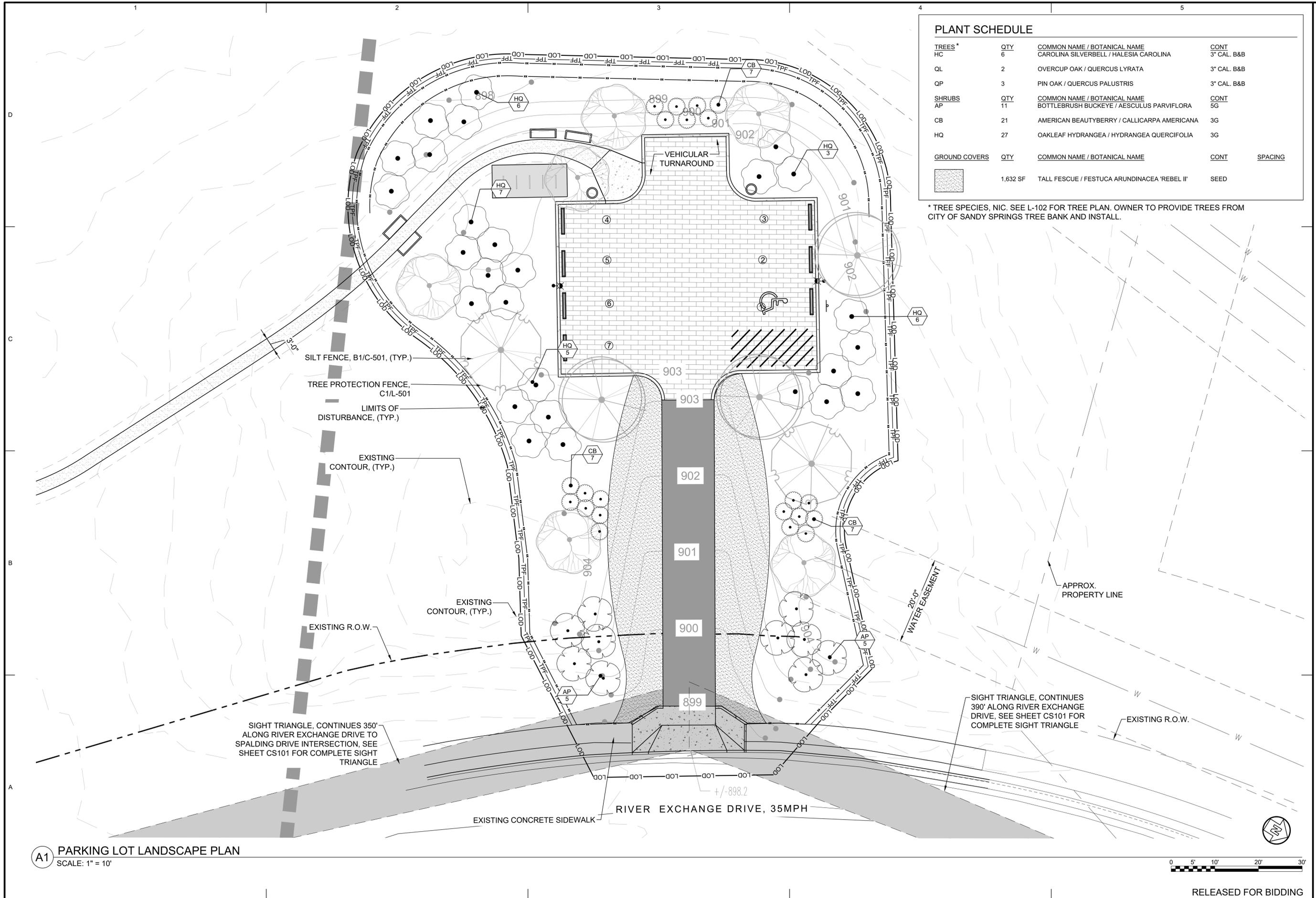
POND
5500 Parkway Lane
Sandy Springs, GA 30092
Phone: 770.397.7740
Fax: 770.397.7774
POND PROJECT No.: 1180367

CROOKED CREEK AND CHATTAHOOCHEE TRAILS
GENERAL LANDSCAPE NOTES

SHEET IDENTIFICATION NUMBER
L-001

RELEASED FOR BIDDING

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEKPARK\04.CAD_BIM\04.02.CADIC-501.DWG PLOTTED BY: DONAHUE, BROOKE



PLANT SCHEDULE

TREES*	QTY	COMMON NAME / BOTANICAL NAME	CONT	
HC	6	CAROLINA SILVERBELL / HALESIA CAROLINA	3" CAL. B&B	
QL	2	OVERCUP OAK / QUERCUS LYRATA	3" CAL. B&B	
QP	3	PIN OAK / QUERCUS PALUSTRIS	3" CAL. B&B	
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	
AP	11	BOTTLEBRUSH BUCKEYE / AESCULUS PARVIFLORA	5G	
CB	21	AMERICAN BEAUTYBERRY / CALLICARPA AMERICANA	3G	
HQ	27	OAKLEAF HYDRANGEA / HYDRANGEA QUERCIFOLIA	3G	
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
	1,632 SF	TALL FESCUE / FESTUCA ARUNDINACEA 'REBEL II'	SEED	

* TREE SPECIES, NIC. SEE L-102 FOR TREE PLAN. OWNER TO PROVIDE TREES FROM CITY OF SANDY SPRINGS TREE BANK AND INSTALL.

SANDY SPRINGS
GEORGIA
7840 ROSWELL ROAD
SANDY SPRINGS, GA 30350

12/29/2019

DATE	DESIGNED BY	DESIGNED BY	DATE	DESCRIPTION
APRIL 16, 2018	MAW	MAW	8/XX/2019	FOR BIDDING
SOLICITATION NO.	CONTRACT NO.	FILE NUMBER	DATE	APPR.
			10/02/2019	

CITY OF SANDY SPRINGS
SANDY SPRINGS, GA

3500 Parkway Lane, GA
30052, Suite 500
Phone: 770.397.7740
Fax: 770.397.7744

POND PROJECT No. 1180367

POND

CROOKED CREEK AND CHATTAHOOCHEE TRAILS

PARKING LOT LANDSCAPE PLAN

SHEET IDENTIFICATION NUMBER

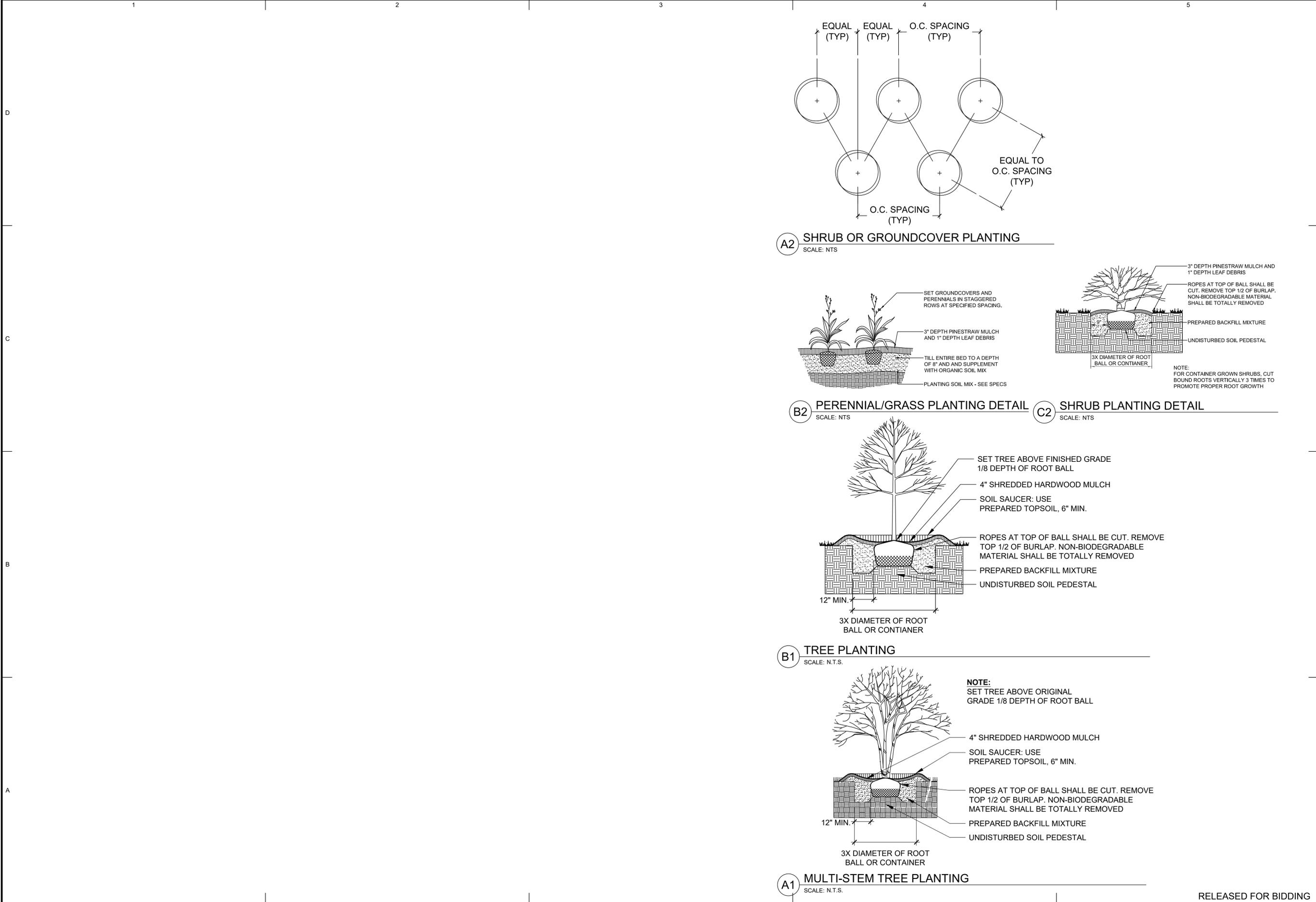
L-101

A1 PARKING LOT LANDSCAPE PLAN
SCALE: 1" = 10'



RELEASED FOR BIDDING

FILE PATH: M:\SANDYSPRINGS\170328_CROOKEDCREEKPARK\04.CAD_BIM\04.02.CADIC-501.DWG PLOTTED BY: DONAHUE, BROOKE



SANDY SPRINGS
GEORGIA
7840 ROSWELL ROAD
SANDY SPRINGS, GA 30350



DATE	8/XX/2019	APPR.
FOR BIDDING		
MARK		

DESIGNED BY:	DATE:	DESIGNED BY:	DATE:
DRAWN BY:	APRIL 16, 2018	DRAWN BY:	
CHK BY:	SOLICITATION NO.:	CHK BY:	
MAV		MAV	
MAV	CONTRACT NO.:	MAV	
MAV		MAV	
FILE NAME:	FILE NUMBER:	FILE NAME:	FILE NUMBER:
C-501.dwg		C-501.dwg	
SIZE:	PLOT SCALE:	SIZE:	PLOT SCALE:
22" x 34"	1:1	22" x 34"	1:1
CITY OF SANDY SPRINGS SANDY SPRINGS, GA		POND 3500 Parkway Lane, GA 30052, SUITE 500 Phone: 770.397.7740 Fax: 770.397.7744 POND PROJECT No. 1180367	

CROOKED CREEK AND CHATTAHOOCHEE TRAILS
LANDSCAPE DETAILS

SHEET IDENTIFICATION NUMBER
L-501

RELEASED FOR BIDDING