



TOWN COUNCIL MEETING October 19, 2023 at 7:00 PM

950 Senoia Road, Tyrone, GA 30290

Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Linda Howard, Post 1

Melissa Hill, Post 2

Billy Campbell, Post 3

Brandon Perkins, Town Manager

Dee Baker, Town Clerk

Dennis Davenport, Town Attorney

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

V. APPROVAL OF AGENDA

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

1. Approval of the October 5, 2023 meeting minutes.

VII. PRESENTATIONS

2. Employee Service Recognitions: David Moretz (10 years) and Lt. Philip Nelson (15 years). - **Brandon Perkins, Town Manager**

VIII. PUBLIC HEARINGS

IX. OLD BUSINESS

X. NEW BUSINESS

3. Consideration to approve the plans and start land acquisition for the 2023 Miscellaneous Cross Drain Replacements Project No: PW-2023-06. - **Scott Langford, Town Engineer / Public Works Director**

4. Consideration to approve the purchase of a new server for Police/Court Departments which includes the associated installation and migration of current data, **April Spradlin, Clerk of Court and Randy Mundy, Police Chief**

5. Consideration of an application for a Certificate of Appropriateness from applicant Steve Gulas for an extended stay hotel at parcel 0726-051 off Carriage Oaks Drive.
Phillip Trocquet, Community Development

XI. PUBLIC COMMENTS: *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

XII. STAFF COMMENTS

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

**TYRONE TOWN COUNCIL
MEETING**

MINUTES

October 05, 2023 at 7:00 PM

Eric Dial, Mayor

Gloria Furr, Mayor Pro Tem, Post 4

Brandon Perkins, Town Manager

Dee Baker, Town Clerk

Dennis Davenport, Town Attorney

Linda Howard, Post 1

Melissa Hill, Post 2

Billy Campbell, Post 3

Also present:

Lt. Eric DeLoose

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS: *Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

Mr. Dia Hunter who lives on O'Connell Street spoke about items 11 and 12 regarding the AMWaste contract and rate increase. He wondered why they were in that particular order. He hoped that there would be discussions on those items. He added that we have seen several increases and several contracts over the years. He hoped that there would be an opportunity to choose the right contractor in order to keep the fees down.

V. APPROVAL OF AGENDA

A motion was made to approve the agenda.

Motion made by Council Member Campbell, Seconded by Council Member Furr.

Voting Yea: Council Member Howard, Council Member Hill.

VI. CONSENT AGENDA: *All matters listed under this item are considered to be routine by the Town Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.*

1. Approval of the September 21, 2023 meeting minutes.
2. Consideration to approve Boing US Holdco, Inc.'s Stormwater Management Operations and Maintenance Agreement (for Take 5 Express Car Wash).
3. Consideration to approve Kenneth R. Spivey, Jr and Sylvia Spivey's Stormwater Management Operations and Maintenance Agreement (for Commercial Build Atlanta).

A motion was made to approve the consent agenda.

Motion made by Council Member Howard, Seconded by Council Member Campbell.
Voting Yea: Council Member Hill, Council Member Furr.

VII. PRESENTATIONS

VIII. PUBLIC HEARINGS

- 4. Consideration to hear a rezoning petition from applicant Michael Swift of a 4.43 Acre Tract with parcel number 0727-001 at property address 912 Tyrone Road from AR (Agricultural Residential) to R-18 (Residential 1800 s.f. min. home size).

Phillip Trocquet, Community Development

Mr. Trocquet stated that applicant and owner Michael Swift had petitioned to rezone 912 Senoia Road from AR (Agricultural Residential) to R-18 (1,800 s.f. min. home size). He stated that staff recommended that the rezoning be to R-12 (1,200 s.f. min. home size and added that the applicant agreed to the change. The difference between the two was 600 s.f. home size.

He added that the rezoning matched adjacent R-18 and R-12 properties. The parcel lies within the estate residential character area which allows low-density 1 acre lot development. The owner’s intent was to parcel the existing house and split the lots not going below 1-acre each. Mr. Trocquet stated that if rezoned to R-12, the petition was consistent with the Town's Comprehensive Plan and Future Development Strategy. He stated that R-12 zoning was suitable adjoining other R-12 properties and did not significantly affect surrounding commercial properties.

He added that staff also determined that suitability with surrounding properties would be the same under R-12 zoning. He shared that it was staff’s opinion that the current zoning did not provide similar economic use to other surrounding properties which could develop at 1-acre lot density.

Mr. Trocquet stated that it was staff’s determination that R-12 zoning would not be excessively burdensome on existing infrastructure. He added that staff requested that any future lot divisions include shared driveways where feasible in order to reduce the number of curb cuts on Tyrone Road. He added that the Planning Commission recommended that the property be rezoned to R-12.

The applicant, Mr. Michael Swift shared that when he bought the property, the home was blighted and he renovated it. He saw a better use for the remaining land. He shared that he wished to place two homes on the land similar to the ones found in the Stone Crest subdivision. He moved to Tyrone 2 ½ years ago, loved the Town, and stated that he believed that the new homes would enhance that area.

Council Member Campbell inquired about curb cuts. Mr. Swift stated that there would be one on Tyrone Road and one on Farr Road. He added that he was considering a third lot

to the left, however, he was going to leave the 2.5 acres undisturbed. Mayor Dial asked Mr. Swift if had had any interest in developing properties that were 1,600 s.f.

Mr. Swift shared that he did not, he wished to develop a 3,500 s.f. home, anything smaller would be cost-prohibitive.

Mayor Dial opened the public hearing for anyone who wished to speak in support of the rezoning. No one spoke.

Mayor Dial opened the public hearing for anyone who wished to speak in opposition to the item. No one spoke.

A motion was made to approve the R-12 petition from applicant Michael Swift of the 4.43-acre tract with parcel number 0727-001 at 912 Tyrone Road.

Motion made by Council Member Campbell, Seconded by Council Member Howard.
Voting Yea: Council Member Hill, Council Member Furr.

5. Consideration of a text amendment to Sec. 113-191 of the zoning ordinance, Quality Growth Development District, to modify architectural and dimensional requirements. **Phillip Trocquet, Community Development**

Mr. Trocquet shared that the item was recurring and that one of the major text amendments called for in the Comprehensive Plan was to bolster the SR-74 Quality Growth District Overlay. The overlay called for higher architectural and landscaping standards but was found to be missing elements called for by citizens and Council. He added that although higher architectural and landscaping requirements were part of the current overlay, it had been noted that a revision to structures under 100,000 s.f. should have 70% of Class A materials, and structures over 100,000 s.f. should have at least 30% Class A materials. He stated that the Planning Commission and staff recommended approval.

Mayor Dial opened the public hearing for anyone who wished to speak in support of the text amendment. No one spoke.

Mayor Dial opened the public hearing for anyone who wished to speak in opposition to the text amendment. No one spoke.

A motion was made to approve the text amendment to Section 113-191 of the Zoning Ordinance, Quality Growth Development District, to modify architectural and dimensional requirements as stated.

Motion made by Council Member Campbell, Seconded by Council Member Hill.
Voting Yea: Council Member Howard, Council Member Furr.

IX. OLD BUSINESS

X. NEW BUSINESS

6. Consideration to Award professional engineering services for the 2022 Public Works Storage Building, Project Number PW-2022-14, to Keck and Wood, Inc. -
Scott Langford, Town Engineer / Public Works Director

Mr. Langford informed Council that the project was to replace the pole barn at 945 Senoia Road. The new Public Works maintenance storage building would be located next to the existing Public Works building at Handley Park. Keck and Wood would design the site work to include stormwater and utilities. Keck and Wood would also work with the Town and a metal building contractor who will be procured under a separate contract. He stated that the project was within the budget and the fee for the scope of work was not to exceed \$59,400.

Council Member Campbell asked for the total proposed budget for the project. He shared that it was well under \$400,00. Council Member Furr asked if the amount included everything. Mr. Langford shared that it would include design work for the site. He added that paperwork was submitted to legal counsel regarding a different form of procurement for the project. The new method was titled, indefinite delivery, indefinite quantity (IDIQ) of services. It was a statewide method that took a project from the design phase straight to a contractor which reduced time and advertising. At times, the method could save up to two months. If legal decided that was not sufficient, staff would go out for bids the traditional way. He added that the IDIQ method could also save the Town money.

Mr. Langford stated that the public works building was the exact building that Fairburn Fire used for their storage with the same process. Mr. Trocquet specified that the project before Council was only for the site work. Council Member Furr shared that it seemed like a large amount for a pole barn. Mr. Perkins clarified that it was a fully enclosed building with rollup bay doors. Mr. Langford informed Council that in the past, municipalities could hire a contractor and they would build the building. Today, there are more regulations in place regarding stormwater that the Town has to adhere to. Other factors were a security fence, gate, and geotechnical work. Mayor Dial asked if it would have plumbing. Mr. Langford stated that it would not have a restroom, however, it would have outside hydrants.

A motion was made to authorize the Mayor to execute the professional service contract with Keck and Wood for a fee not to exceed \$59,400 for the 2022 Public Works Storage Building, project number PW-2022-14.

Motion made by Council Member Furr, Seconded by Council Member Hill.
Voting Yea: Council Member Howard, Council Member Campbell.

7. Consideration to Award the 2024 Sidewalk Repair project PW-2024-03 to Aabby Group Incorporated. **Scott Langford, Town Engineer / Public Works Director**

Mr. Langford informed Council that the Town maintained sidewalks within the Town’s rights-of-way. This year’s project included sidewalk sections in Maple Shade, Tullamore, Ashpark, Laurel Forest, Farr Road, and two sections on Stonewyck Drive. He added that the Town designed, advertised, and bid the 2024 Sidewalk Repair Project PW2024-03. On September 20, 2023, the low bid was from Aabby Group, Inc. at \$58,562.60.

A motion was made to authorize the Mayor to execute the Agreement for 2024 Sidewalk Repair Project PW-2024-03 to Aabby Group Incorporated for \$58,562.60.

Motion made by Council Member Campbell, Seconded by Council Member Hill.
 Voting Yea: Council Member Howard, Council Member Furr.

8. Consideration to approve a Resolution to amend the plumbing code for water efficiency. **Devon Boullion, Environmental Specialist**

Ms. Boullion shared that the resolution set out a series of findings to support some revisions to the plumbing code as adopted by the Town for water efficiency. The purpose of the revisions was to enact stricter standards pertaining to water efficiency as recommended by the Metropolitan North Georgia Water Planning District. She shared that the district updated its 2022 Water Resources Management Plan to require municipalities to adopt and maintain. The Metro Water District’s water efficiency code required a local amendment to the Georgia state minimum standard plumbing code.

She shared that before them was a resolution that would be forwarded to the Georgia Department of Community Affairs (DCA) approving the proposed changes. After final approval for DCA, staff would present the revisions to Council to formally adopt the amendments to the state code.

Council Member Campbell asked for more clarification. Ms. Boullion explained that the state had requirements above what the Town required. Their scope included water planning for the region. The Town was in the upper Flint River basin watershed. She added that there was not enough groundwater downstream. The code update would require certain appliances and irrigation to be more efficient regarding water pressure.

Council Member Campbell asked if it would affect Mr. Swift as he built two new homes or already established homes. Ms. Boullion shared that it may affect anyone adding to their home with new appliances or a newly built home once DCA and Council approved the amendments.

Mayor Dial shared his personal concern about more regulations. Did the Town have the authority to deny the resolution if Council felt it was unreasonable? Ms. Boullion stated that ultimately if the Town did not comply with the DCA’s standards, it could later affect receiving dam permits from the EPD. She added that she and Mr. Trocquet consulted

with the Town's contracted building inspector and they also reached out to other municipalities. The consensus was that the amendments were reasonable.

She added that mostly it pertained to definitions, design standards for irrigation, and kitchen faucet pressure.

Mayor Dial asked who was administering the standards, whether was it environmentalists or builders. Mr. Trocquet shared that regarding being strongarmed, oftentimes issues did have to be taken up the chain of command, however, the amendments were not overly burdensome. Most were practical such as the low-flow faucet. Usually, the Atlanta Regional Commission (ARC) would consult with many stakeholders before making amendments. Mr. Langford and Council Member Campbell began a discussion regarding Tyrone not having much water pressure to begin with. Mr. Langford stated that the amendments should not affect the main lines. Council Member Howard shared that it meant less water with the kitchen faucets and that was what was needed downstream, it made sense.

Mayor Dial shared that regarding the water wars, there was a judgment to reduce water and that was what was needed. Ms. Boullion shared that Georgia was involved with a suit but won the case with assistance from the Metro District's efforts to reduce flow rates. She added that as upgrades were made, the homeowner would be using less water reducing their cost in the future. Ms. Boullion shared that one change was the use of 2.2 gallons of water per minute instead of 2.5. Mr. Langford explained that with the correct shower head, the homeowner would still feel the pressure, but it would be a low flow.

A motion was made to authorize Mayor Dial to approve the Resolution to revise the local plumbing code for water efficiency.

Motion made by Council Member Campbell, Seconded by Council Member Howard.
Voting Yea: Council Member Hill, Council Member Furr.

9. Consideration to approve a resolution to authorize the Town Manager to apply for a Roadside Enhancement and Beautification Council (REBC) grant through the Georgia Department of Transportation. - **Brandon Perkins, Town Manager**

Mr. Perkins reminded everyone that he mentioned the item under staff comments at the last Council meeting where Council instructed him to move forward. The first step in the process would be to approve the attached resolution.

A motion was made to approve the Resolution to authorize the Town Manager to apply for a Roadside Enhancement and Beatification Council (REBC) grant through the Georgia Department of Transportation.

Motion made by Council Member Furr, Seconded by Council Member Campbell.
Voting Yea: Council Member Howard, Council Member Hill.

10. Consideration to approve Keck and Wood to complete a Roadside Enhancement and Beautification (REBC) grant application through the Georgia Department of

Transportation, to include conceptual drawings and cost estimates, on the Town's behalf. - **Brandon Perkins, Town Manager**

Mr. Perkins informed Council that the next course of action would be to obtain services from Keck & Wood for the application procedure. Services for the grant application through the Georgia Department of Transportation would include conceptual drawings and cost estimates. He added that Keck & Wood had worked on several Town projects including the Pickleball Court project and the upcoming Senoia to Spencer multiuse path expansion, they have been found to be a reliable partner. He shared that Keck & Wood's cost for the \$50,000 grant would be \$8,000, which would come from Assigned Funds. Keck & Wood would submit the application on the Town's behalf. Council Member Campbell asked how long the process would take. Mr. Perkins stated that it should only be a few weeks.

A motion was made to approve the proposal to have Keck and Wood prepare and submit a Roadside Enhancement and Beautification Council grant application to include conceptual drawings and cost estimates on the Town's behalf.

Motion made by Council Member Campbell, Seconded by Council Member Hill.
 Voting Yea: Council Member Howard, Council Member Furr.

11. Consideration to approve an extension of the Town's Sanitation contract with AMWaste. **Brandon Perkins, Town Manager**

Mr. Perkins addressed Mr. Hunter's concerns. Mr. Perkins explained that there was a timeframe to respond to the extension that process began in September, the letter for the increase came last week. He added that if the contract extension was not approved tonight, staff would go out for bid. Mayor Dial asked for clarification regarding an extension. Mr. Perkins explained that embedded within the previous contract AMWaste was allowed each year to request an increase. The last request was in 2021. There have been increases due to fuel cost increases but those had recently been removed.

Council Member Campbell asked what were their choices, were there other vendors. Mr. Perkins informed everyone that three years ago staff obtained four bids. The Town's former contractor bid in the high \$70's, two others were in the \$60's, and AMWaste was in the low \$50's per quarter. He added that he had also reached out unofficially to Pollard Residential Waste Services which stated that they would come to Town for \$72 a quarter, not including recycling. Newnan was using AMWaste and they were paying \$90 a quarter. Currently, AMWaste for Tyrone citizens includes bulk pickup, yard waste, and recycling.

Council Member Campbell inquired about AMWaste's track record with the Town. Mr. Perkins stated that in the beginning, it was rocky at least, as we were their first client in Georgia. They were mostly in Louisiana, Mississippi, and Alabama. He added that the first year was rough, last year they brought on a new vice president and district manager. Things are going well and we have a good relationship. Requests were being taken care of sometimes within the same day. Complaints had reduced significantly.

Mr. Perkins stated that citizens have asked from time to time if they could choose their own provider.

He shared that because the Town only had 2,300 homes, it would not be worth a contractor's time if they had to share the Town with 1-2 more vendors. Besides, the vendor would also have to pay the Town a franchise fee per customer. That would also mean more trucks on the roads every day. He gave the example, that if there was a hydraulic leak or garbage juice on the roads, it would be difficult to narrow down which contractor it was in order to clean up the spills. He added that with one provider, they also pick up the Town's facilities' trash at no additional cost. Mr. Perkins also added that while cleaning up the property adjacent to Shamrock Park, AMWaste's roll-off dumpsters were significantly lower than other vendors.

Mr. Perkins read a portion of his memo to Council for the record.

I am sure some citizens may wonder why the Town did not seek new contractors through the bidding process. Some reasons for that are as follows:

- 1. Given AMWaste's current performance and extension option allowed under the current contract, we found it unnecessary to seek new bids. The current situation is working as it should.*
- 2. It is understood that going out for bid would likely result in a substantial increase in costs for our citizens. For example, Pollard Sanitation advised us that they would be happy to service Tyrone as a sole provider for \$72 per quarter. It should be noted that Pollard's cost did not include recycling.*

He added that if the Town went out for bid, AMWaste could come back higher as did Republic when the current contract was bid. It would be prudent to stay with AMWaste, as the cost was lower and the service was currently efficient. Council Member Hill shared that she approved of their service. Council Member Campbell asked if there would be a guarantee of the \$63.87. Mr. Perkins stated that the cost increase would go into effect on January 1st and last for one year. AMWaste would have another opportunity for another increase request next October, based on the consumer index. Council Member Furr had a complaint regarding a bulk pick-up that was three weeks late. Mr. Perkins asked Council to please call him if there was an issue. She added that there was also a large hydraulic spill in her neighborhood. Mr. Perkins stated that he would report that to their representatives.

A motion was made to approve the extension of the Town's Sanitation contract with AMWaste.

Motion made by Council Member Campbell, Seconded by Council Member Howard.
Voting Yea: Council Member Hill, Council Member Furr.

12. Consideration of a request from AMWaste to implement a rate increase of 8.9%, based on the Consumer Price Index, from \$58.65 per quarter to \$63.87 per quarter. - **Brandon Perkins, Town Manager**

Mr. Perkins stated that AMWaste’s contract provided them the ability to request rate adjustments on an annual basis when submitted by October 1st. The requests must be “reviewed against the rate of inflation as reported by the Department of Labor’s Consumer Price Index for All Urban Consumers – U.S. City Average – Garbage and Trash Collection.” He added that AMWaste submitted a written request for a rate increase on September 27, 2023, that indicated a CPI increase of 8.9%, which would raise the quarterly rate from \$58.65 to \$63.87.

He stated that in preparation for the item, staff conducted some limited research on local sanitation fees and found the following: -If they serviced Tyrone, Pollard Sanitation advised us that their rate would be \$72.00 per quarter with no recycling. -Newnan had a new contract with AMWaste and their residents were charged \$97.20 per quarter. -He reached out to Republic to ascertain their rates for Peachtree City customers and was quoted \$78.00 per quarter for trash and recycling, and an additional \$90.00 per quarter (optional) for bulk/yard waste service – AMWaste did not charge for this.

He stated that staff recommended approval and the increase would begin on January 1st.

Council Member Campbell shared that citizens would pay \$20.88 extra per year, but the other options would be even more. Mr. Perkins added that it also had to do with the small size of Tyrone, Fairburn paid less because they were larger.

A motion was made to implement a rate increase of 8.9% based on the Consumer Price Index from \$58.65 per quarter to \$63.87 per quarter.

Motion made by Council Member Campbell, Seconded by Council Member Howard.
Voting Yea: Council Member Hill, Council Member Furr.

13. Approval of \$4,300 Bruce Environmental Quote and Work Authorization Contract for asbestos remediation at 969 Senoia Road. **Phillip Trocquet, Community Development**

Mr. Trocquet informed everyone that after acquiring 969 Senoia Road, asbestos testing was performed on the house to determine if remediation was necessary. He shared that the test came back positive for sections of the home that require remediation. He added that after three quotes, Bruce Environmental came back lower than the rest. He stated that the quote was \$4,300 and their agreement had been approved by legal counsel. Mr. Perkins shared that Bruce Environmental had also removed the asbestos from the Tyrone Post Office. Council Member Campbell clarified that the quote included removal and disposal.

Mayor Dial asked how much the public works staff was saving the Town by demolishing the home and clearing the property. Mr. Trocquet stated that it was tens of thousands. A quote from Crawford Grading was \$50,000-\$60,000. Mayor Dial announced that if anyone saw any of the public works’ staff give them a hug and tell them thank you.

A motion was made to approve the quote of \$4,300 from Bruce Environmental to perform asbestos abatement for 969 Senoia Road.

Motion made by Council Member Campbell, Seconded by Council Member Hill.
Voting Yea: Council Member Howard, Council Member Furr.

XI. PUBLIC COMMENTS: *The second public comment period is for any issue. Comments are limited to three (3) minutes. Please state your name & address. Comments that require a response may not be answered during this time. The Council or staff may respond at a later date.*

Jessica Whelan who lives on Valleywood Road, stated that she loved to see Council work and that she appreciated them. She inquired about a Finance topic from the Tyrone 101 class last week. She asked about an insurance claim at 881 Senoia Road. She asked when that section of the building would be restored. Mr. Perkins reminded everyone that during a freeze, the back offices of the building (not the museum) experienced significant damage due to several busted pipes. They had to rip out two feet of sheetrock and the ceilings were destroyed. When renovated, that area would be the recreation offices along with more programming areas.

Ms. Dorothy King who lives on Prestmoor Court spoke regarding rumors of the possibility of a hotel coming near the Southampton neighborhood. Mayor Dial shared that he would brief her after the meeting. Ms. King also inquired about the AMWaste fuel charge. Mr. Perkins explained that the fuel charge was recently backed off which was on a different scale than the Consumer Price Index. He added that it was tied to the Energy Information Administration (EIA). That cost fluctuation was listed in their contract so they did not need to come to Council when an increase was needed. He added that the fuel charge was calculated every quarter.

XII. STAFF COMMENTS

Ms. Baker gave Ms. Ciara Willis a shout-out for obtaining her Georgia Clerk Certification and added that she had worked very hard to obtain it.

Mr. Perkins announced that tomorrow night was the Strongman Competition at 5:00 p.m. followed by Action Wrestling and there would also be food trucks. He stated that Saturday was the Town's annual Founders Day Festival which would be kicked off by the 5K Road Race and the parade. He reminded everyone of the road closures for both events and to plan ahead. He shared that the day's festivities would end with a fireworks display. He asked if anyone knew of a resident with horses to notify them of the fireworks show. He added that he had already reached out to the Listons.

Mr. Langford gave a shout-out to the Museum staff, Recreation, and Library staff for their great presentations during the Tyrone 101 meeting.

XIII. COUNCIL COMMENTS

XIV. EXECUTIVE SESSION

A motion was made to move into Executive Session for one (1) real estate item.

Motion made by Council Member Furr, Seconded by Council Member Howard.
Voting Yea: Council Member Hill, Council Member Campbell.

A motion was made to reconvene.

Motion made by Council Member Campbell, Seconded by Council Member Howard.
Voting Yea: Council Member Hill, Council Member Furr.

XV. ADJOURNMENT

A motion was made to adjourn.

Motion made by Council Member Furr.
Voting Yea: Council Member Howard, Council Member Hill, Council Member Campbell.

The meeting adjourned at 8:26 p.m.

By: _____
Eric Dial, Mayor

Attest: _____
Dee Baker, Town Clerk



COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: October 19, 2023

Agenda Item Type: New Business

Staff Contact: Scott Langford

STAFF REPORT

AGENDA ITEM:

Consideration to approve the plans and start land acquisition for the 2023 Miscellaneous Cross Drain Replacements Project No: PW-2023-06.

BACKGROUND:

This project is to replace drainage culvert infrastructure in the Town's rights-of-way and easements. The project consists of replacing 2 culverts on Anthony Drive, 2 on Brooks Drive, 1 on Castle Lake Drive, 1 on Handley Park, 1 on Julie Road, 2 on Laurelwood Road, 1 on Ridge Road, 1 on Strandhill Road, 1 catch basin on Farr Road at Taylor Ridge, and 1 on an easement in Pendleton. Staff is ready to move this into land acquisition phase with Legal Counsel upon Council's approval of the plans.

FUNDING:

General Funds – Public Works 100-40-52.2211

STAFF RECOMMENDATION:

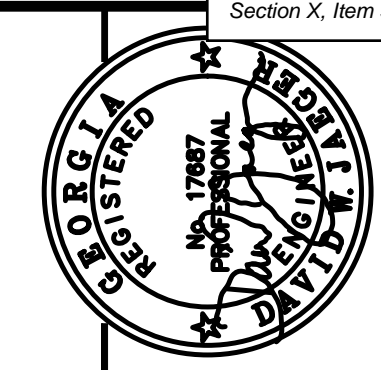
Staff recommends approval of the plans for the 2023 Miscellaneous Cross Drain Replacements, Project number PW-2023-06 and to start land acquisition.

ATTACHMENTS:

See attached plans

PREVIOUS DISCUSSIONS:

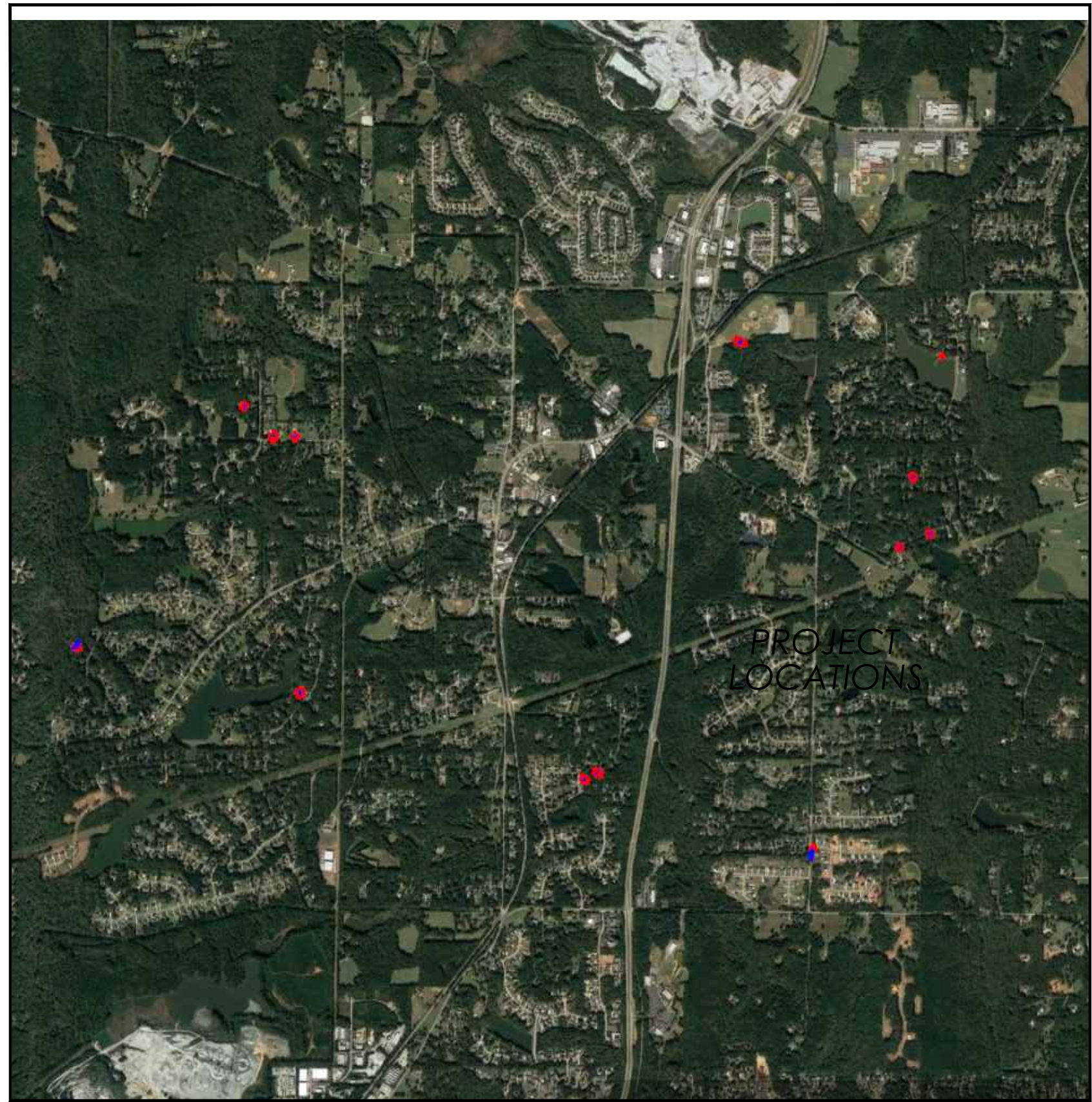
None



MISC. CROSS DRAIN REPLACEMENTS FOR TOWN OF TYRONE, GEORGIA

PROJECT NUMBER PW-20

PROJECT NUMBER PW-20	SCALE	DATE	FILE NO.	SHEET NO.
DESIGN	MCI	01/16/23	21101-16	
DRAWN	ALG			
CHECK	DWJ			
APPROVED	DWJ			
BY	APPD			



LOCATION MAP
FAYETTE COUNTY

FLOOD STATEMENT:
I HAVE THIS DATE EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT BY GRAPHIC PLOTTING ONLY, A PORTION OF THE REFERENCE PARCEL IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 1311C007ZE EFFECTIVE DATE: 09/26/2009_ZONE: AE

AUTHORIZED BY:
TOWN OF TYRONE, GEORGIA

950 Senoia Road
Tyrone, Georgia 30290
P: 770-487-4038

Eric Dial - Mayor
Gloria Furr - Council Member (Mayor Pro Tem)
Billy Campbell - Council Member
Linda Howard - Council Member
Melissa Hill - Council Member

24 Hour Erosion Control Contact:
NAME: Scott Langford
ADDRESS: 950 Senoia Road
Tyrone, GA 30290
PHONE: (770)-487-4038

CONSTRUCTION SCHEDULE (PER PROJECT)

DAY	1	2	3	4	5	6	7	8	9	10
STAKE LIMITS OF DISTURBANCE AND INSTALL INITIAL BMP										
REMOVE EXISTING ROADWAY AND CULVERT PIPES										
INSTALL NEW CULVERT AND HEADWALLS										
REBUILD ROADWAY AND INSTALL FINAL BMP										
FINAL PAVEMENT										

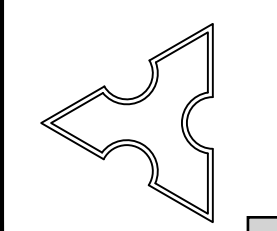
DRAWING INDEX

SHEET NO.	DESCRIPTION
1	COVER, LOCATION MAP AND INDEX
2-4	ANTHONY DRIVE (1)
5-7	ANTHONY DRIVE (2)
8-10	BROOKS DRIVE (1)
11-13	BROOKS DRIVE (2)
14-16	CASTLE LAKE DRIVE
17-19	HANDLEY PARK
20-22	JULIE ROAD
23-25	LAURELWOOD (1)
26-28	LAURELWOOD (2)
29-31	PENDLETON LAKE
32-34	RIDGE ROAD
35-37	STRAND HILL ROAD
38-40	TAYLOR RIDGE
41	EROSION CONTROL DETAILS
42-43	CONSTRUCTION DETAILS

DESCRIPTION	DATE	REV. NO.

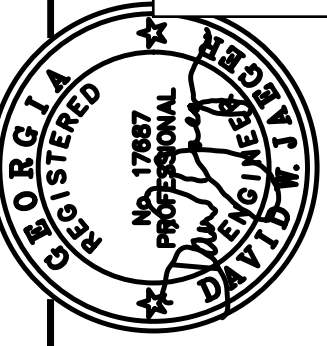
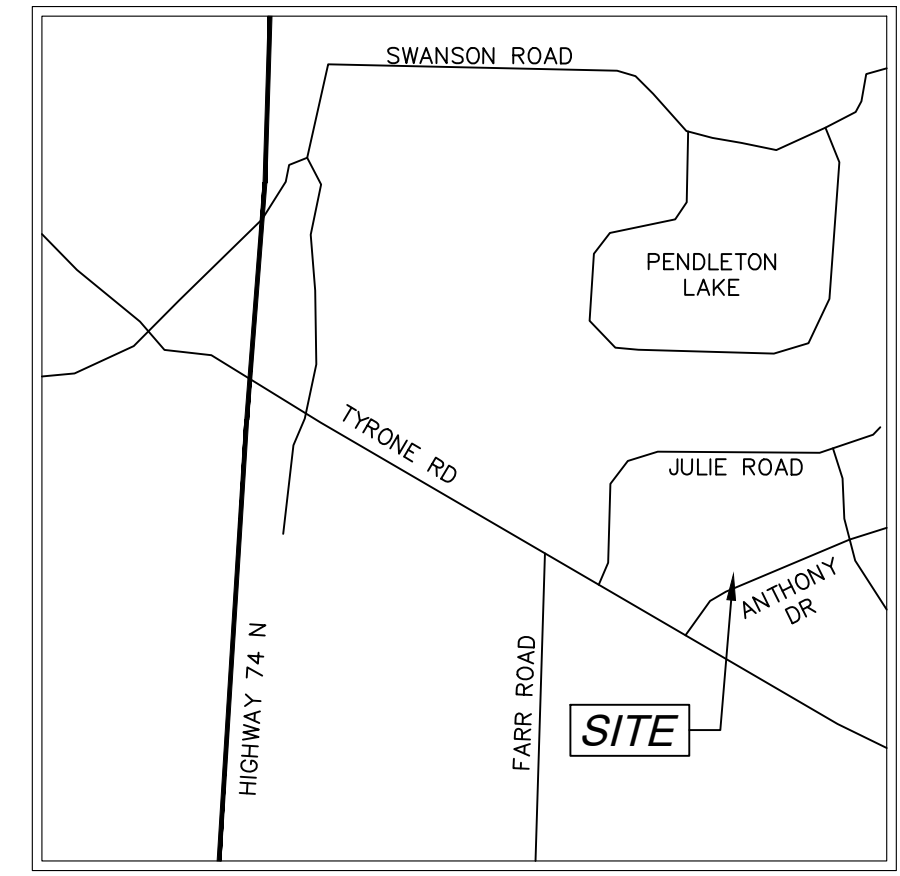
Cross Drain Replacement
for Town of Tyrone, Georgia
Cover Sheet

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377

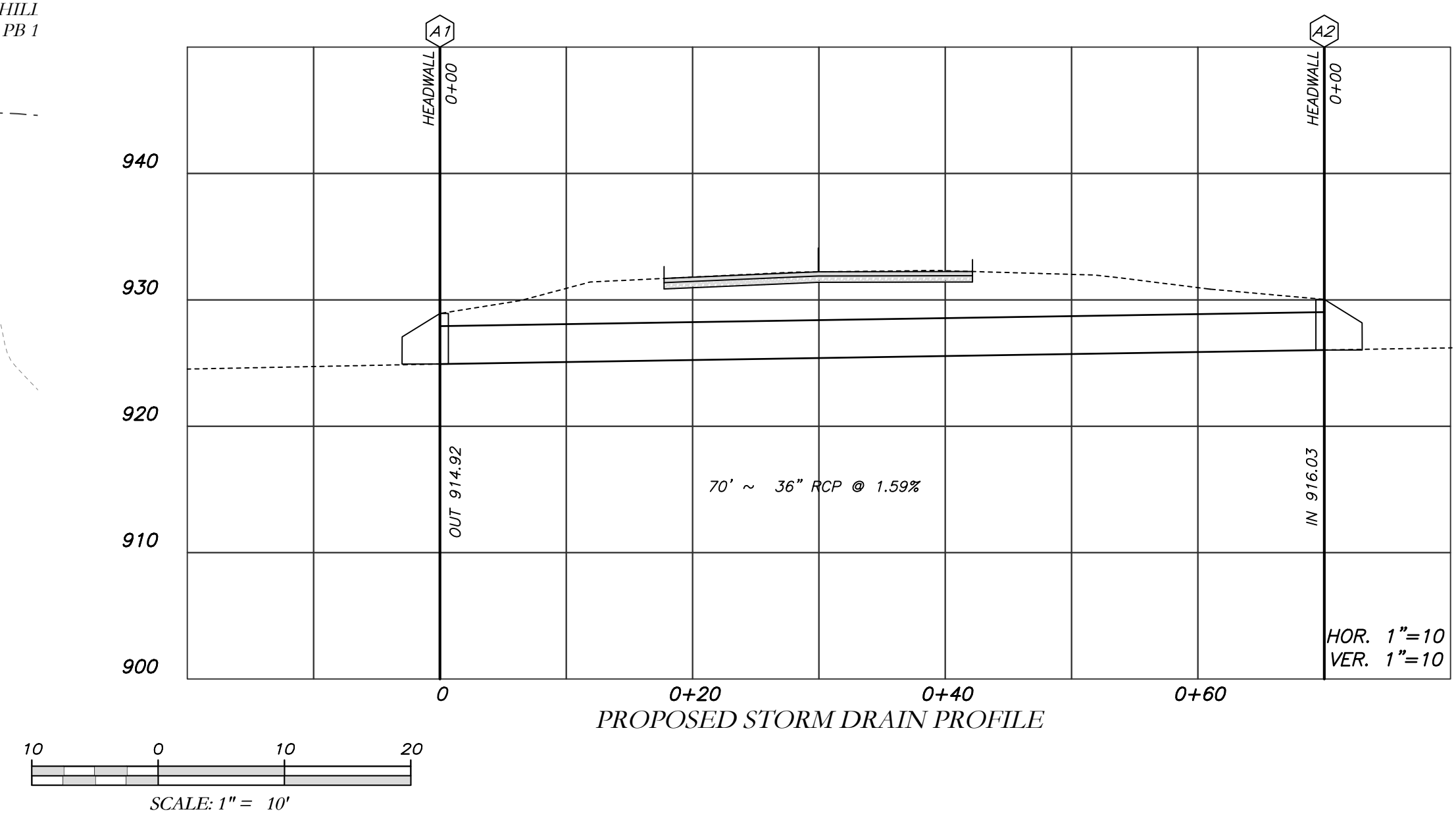
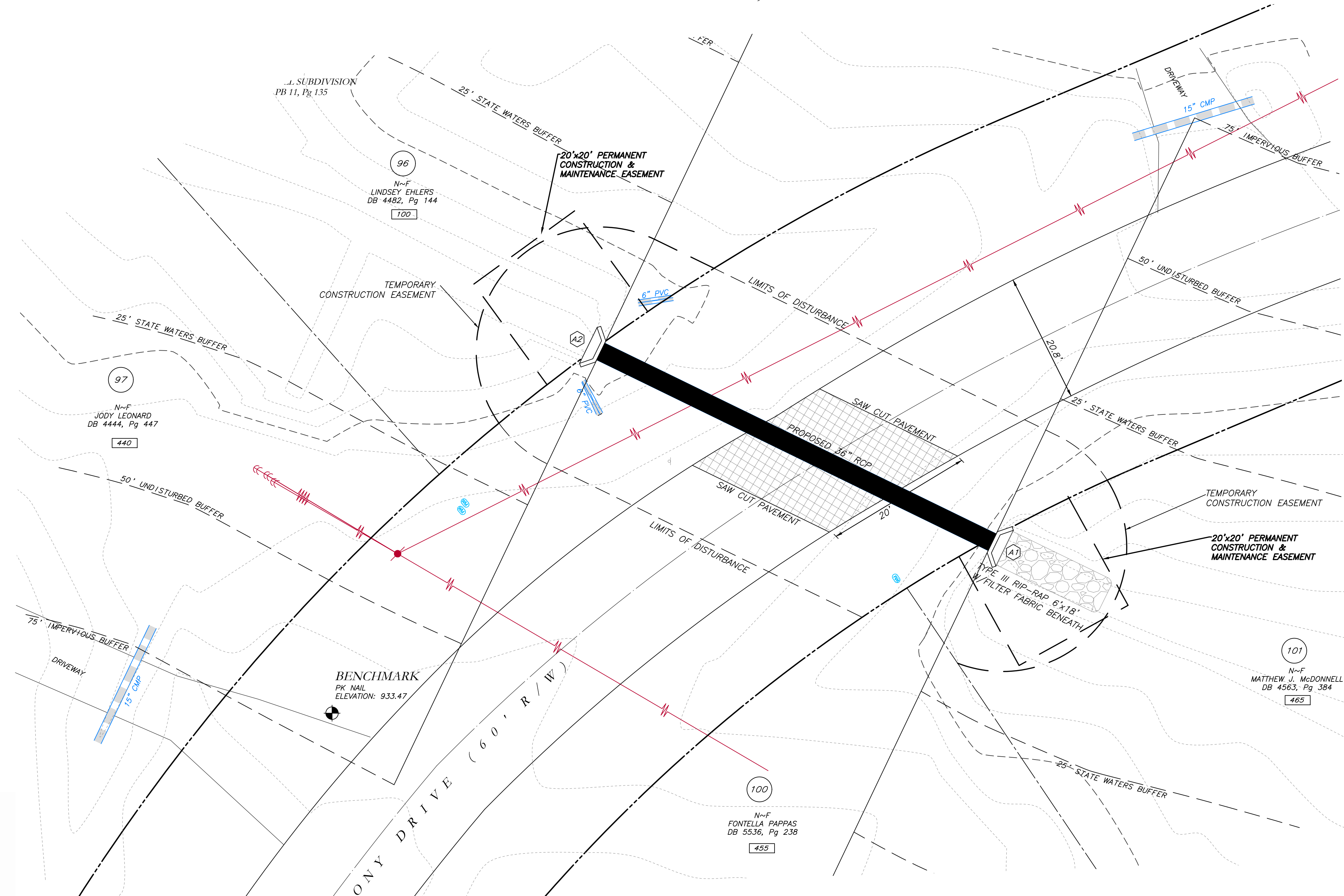


PROPOSED REPLACEMENT OF CROSS DRAINS AT 440, 455 & 465 ANTHONY DRIVE TYRONE, GEORGIA 30290

RESERVED FOR CLERK OF COURT



PROJECT NUMBER PW-20	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
BY	APPD
DATE	
REV. NO.	
DESCRIPTION	
DATE	
SCALE	
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	



- NOTES:**
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
 - EXISTING PAVEMENT SHALL BE SAW CUT AT LIMITS OF DEMOLITION ACTIVITIES. LOCATION OF SAW CUTS SHALL BE APPROVED IN ADVANCE BY THE TOWN ENGINEER.
 - CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.
 - ALL DEMOLITION MATERIALS, WASTE SOILS AND SEDIMENT SHALL BE HAULED AWAY AND DISPOSED OF OFFSITE AT A SUITABLE LOCATION, SELECTED BY THE CONTRACTOR. THIS SHALL BE DONE AT NO ADDITIONAL CHARGE.
 - TEMPORARY TRAFFIC CONTROL STRIPING, SIGNAGE AND DEVICES ARE REQUIRED DURING TRANSITION FROM EXISTING CONDITION TO COMPLETION OF PROJECT. PROVIDE CERTIFIED TRAFFIC CONTROL FLAGMEN DURING TEMPORARY LANE CLOSURES. BOTH LANES SHALL BE OPEN WHEN FLAGMEN ARE NOT PRESENT AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE.
 - PAVEMENT WITHIN SAW CUT LINES TO BE REMOVED AND REPLACED.



LEGEND

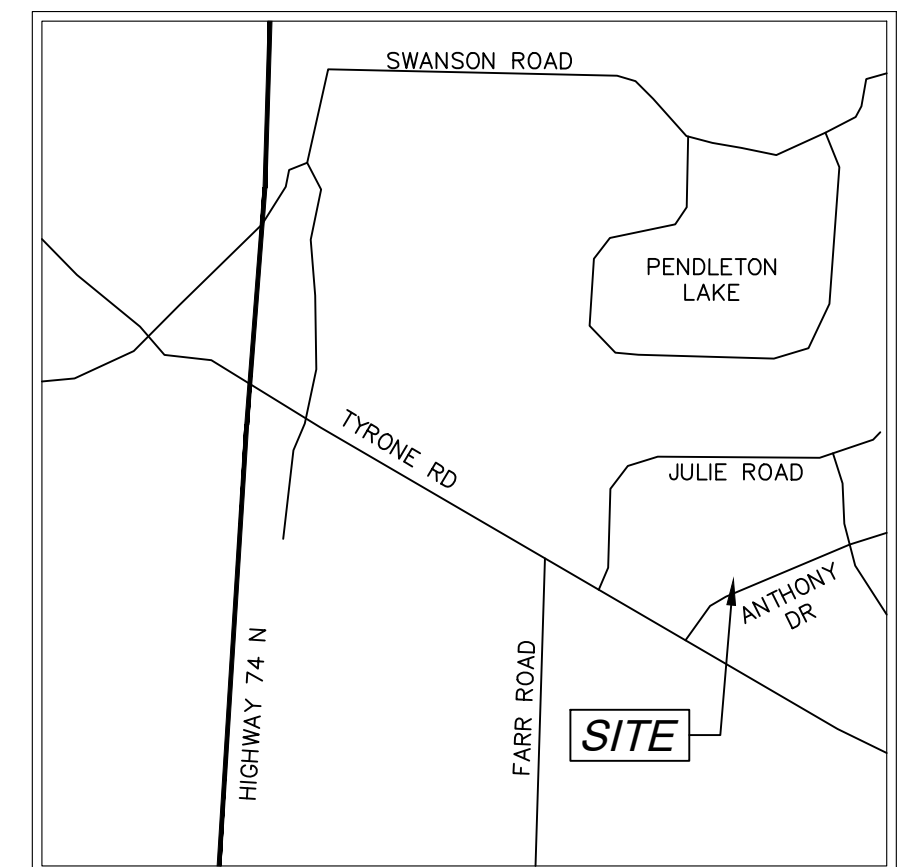
POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RBF	REBAR FOUND	⊗	GAS METER
MNF	MAG NAIL FOUND	⊗	POWER METER
MNS	MAG NAIL SET	⊗	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊗	POWER POLE
CTF	OPEN TOP PIPE FOUND	⊗	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊗	GUY WIRE
DI	DROP INLET	⊗	ROOF DRAIN
CI	CATCH INLET	⊗	DROP INLET
YI	YARD INLET	⊗	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊗	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊗	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊗	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊗	FLARED END SECTION
HW	HEADWALL	⊗	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊗	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	⊗	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	⊗	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E.	WATER EASEMENT	⊗	FENCE
		•	BULLHEAD
		•	SPOT ELEVATION

**Cross Drain Replacement
for Town of Tyrone, Georgia
Anthony Drive (1)
Proposed Conditions**

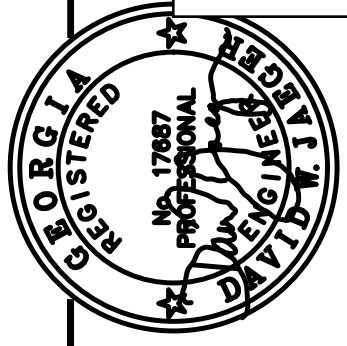
Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377

EROSION CONTROL PLAN FOR CROSS DRAINS AT 440, 455 & 465 ANTHONY DRIVE TYRONE, GEORGIA 30290

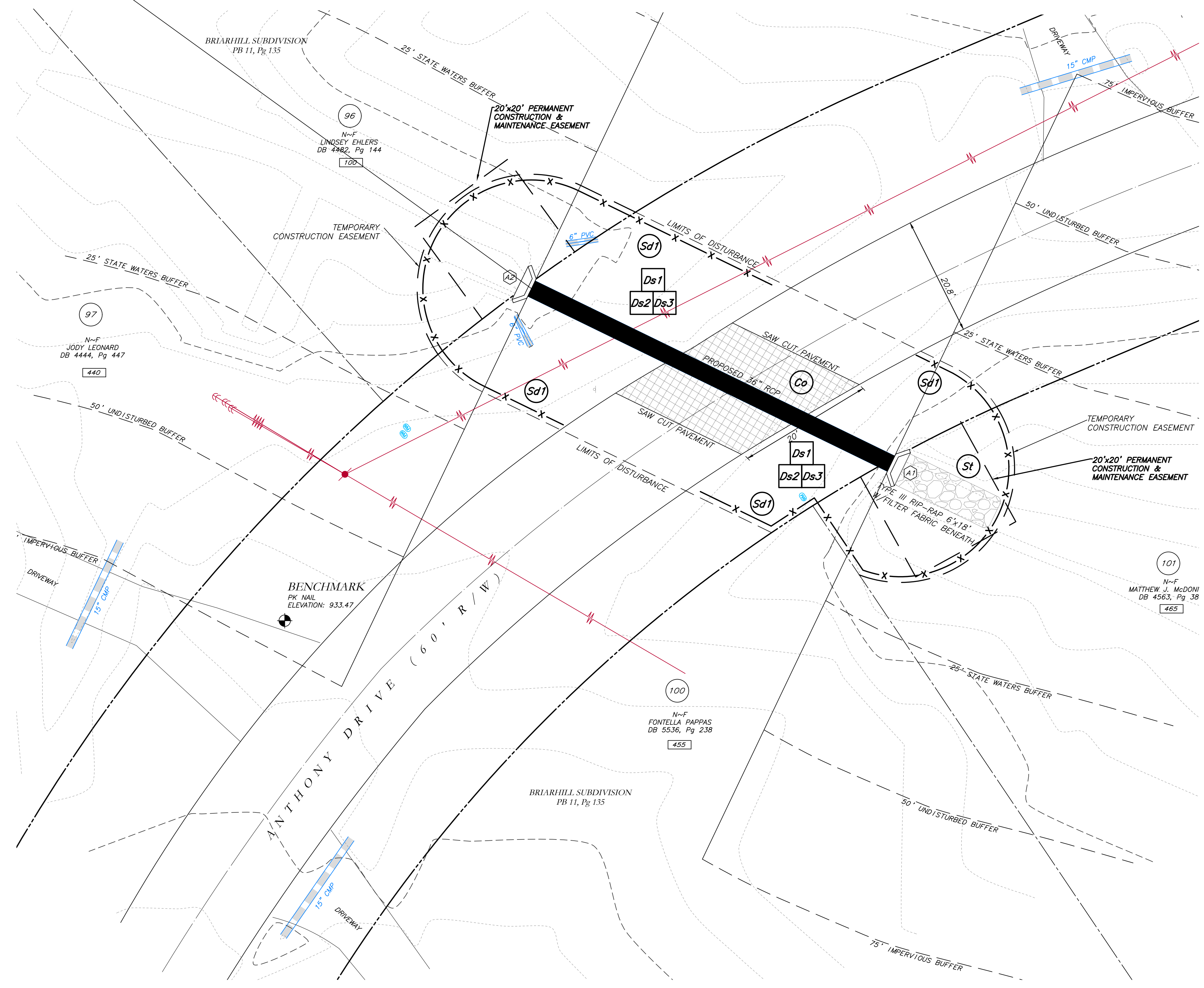
RESERVED FOR CLERK OF COURT



VICINITY MAP
NOT TO SCALE



PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	



THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

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

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.

REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

(Co) CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = 0.08

24 Hour Erosion Control Contact:

NAME: Scott Langford
ADDRESS: 950 Senoia Road
Tyrone, GA 30290
PHONE: (770)-487-4038

Cross Drain Replacement
for Town of Tyrone, Georgia
Anthony Drive (1)
Erosion Control Plan

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377



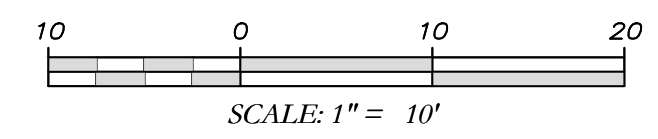
LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTF	CRIMP TOP PIPE FOUND
CTP	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
CI	CATCH INLET
OC	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
CMP	CONCRETE METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
⊗	FIRE HYDRANT
⊕	WATER VALVE
⊙	WATER METER
⊕	GAS METER
⊕	POWER METER
⊕	ELECTRICAL BOX
⊕	POWER POLE
⊕	OVERHEAD UTILITIES
⊕	GUY WIRE
⊕	ROOF DRAIN
⊕	DROP INLET
⊕	JUNCTION BOX
⊕	SINGLE WING CATCH BASIN
⊕	DOUBLE WING CATCH BASIN
⊕	HEADWALL
⊕	FLARED END SECTION
⊕	UNDERGROUND GAS LINE
⊕	UNDERGROUND WATER LINE
⊕	UNDERGROUND ELECTRIC LINE
⊕	UNDERGROUND TELECOM
⊕	SANITARY SEWER LINE
⊕	SANITARY SEWER MANHOLE
⊕	CLEAN OUT
⊕	GREASE TRAP
⊕	FENCE
⊕	BOLLARD
⊕	SPOT ELEVATION

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W Jaeger
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS





Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND ARE NOT TO BE DEPENDENT UPON THE CONTRACTOR'S OBLIGATION TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ACCESS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRETECT ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE RESPONSIBLE FOR ASSURING THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.650.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
TYRONE, GA 30290
770.623.0697



LOCATED IN
TOWN OF TYRONE
FAYETTE COUNTY, GEORGIA

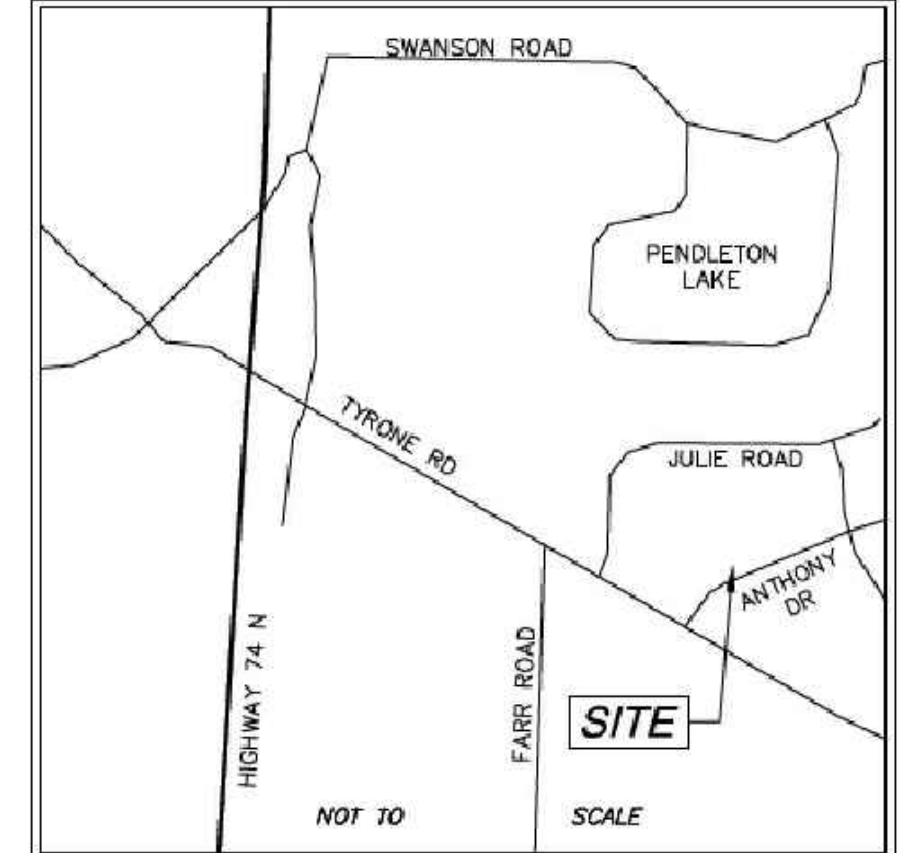
STORM DRAIN REPLACEMENT
EXISTING CONDITIONS
470, 480, 495, 505 ANTHONY ROAD
TYRONE, GEORGIA 30290

DATE 12/30/2022

REVISIONS

DWG. JCB CH. JTB
P.L.M. JTB
CODE TP
JOB 22006046
SHEET NO. 5 OF 43

LIMITED SURVEY OF STORM DRAIN REPLACEMENT 470, 480, 495, 505 ANTHONY ROAD TYRONE, GEORGIA 30290

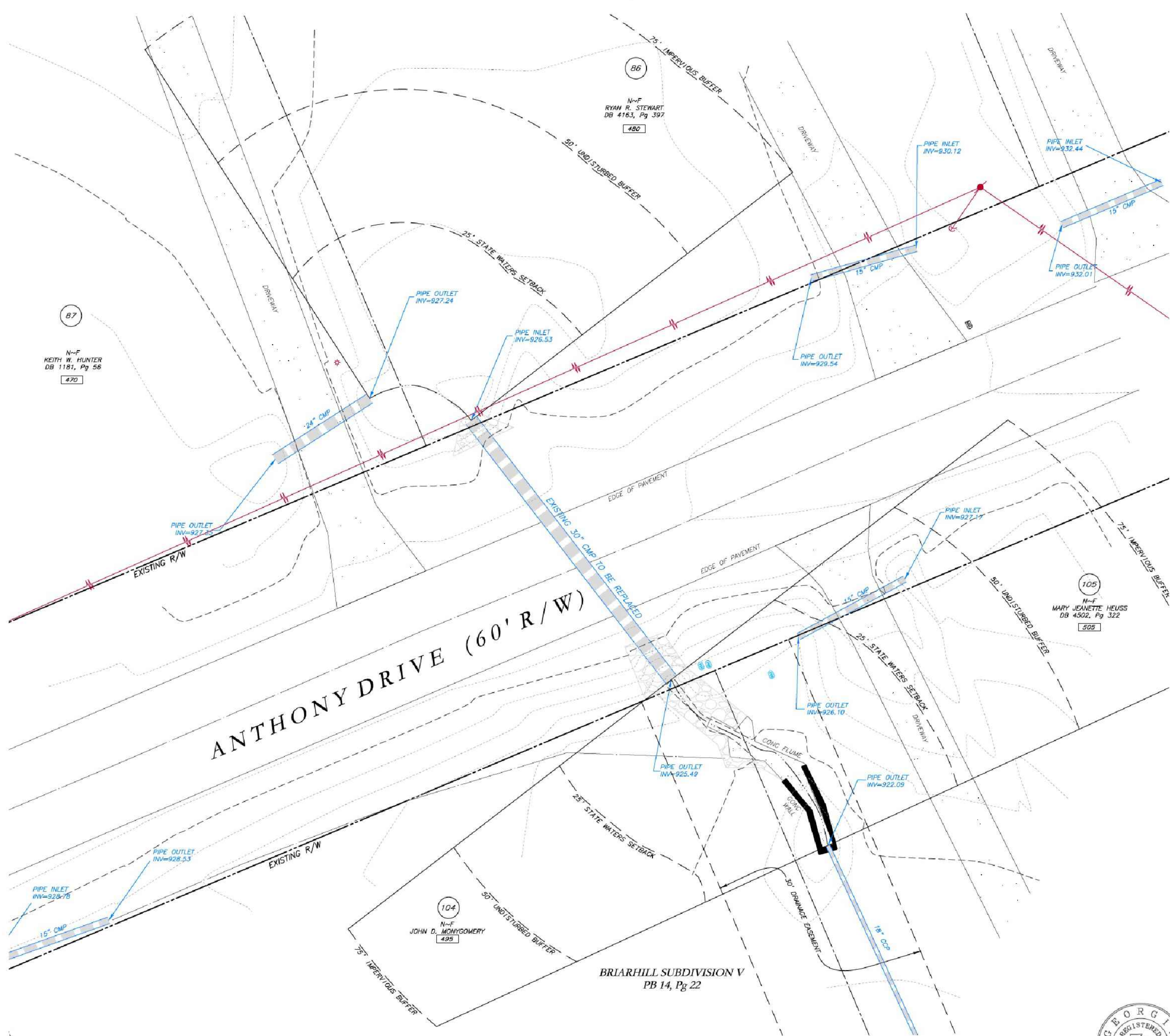


VICINITY MAP

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83), US FOOT. USING GLOBAL POSITIONAL SYSTEM AND OBTAINED BY RTK OBSERVATIONS ON OCTOBER 20, 2022 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET DATUMS:
HORIZONTAL: GRID NORTH, NAD83
VERTICAL: NAVD88
GEOID: GEOID18 (CONUS)
3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD88). THE SITE BENCHMARKS ARE AS SHOWN HEREON.
4. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
5. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE R10/SB ROBOTIC TOTAL STATION
LINEAR: TRIMBLE R10/SB ROBOTIC TOTAL STATION
GPS: TRIMBLE R10 GPS RECEIVER
8. STATE, COUNTY & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

RESERVED FOR CLERK OF COURT



N-T
KEITH W. HUNTER
DB 1181, Pg 58
470

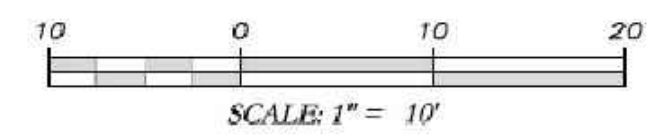
N-T
RYAN R. STEWART
DB 4163, Pg 397
480

N-T
MARY JEANETTE HEUSS
DB 4302, Pg 322
505

N-T
JOHN D. MCKAYSON
488

BRIARHILL SUBDIVISION V
PB 14, Pg 22

LEGEND		
POB	POINT OF BEGINNING	PIPE HYDRANT
POC	POINT OF COMMENCEMENT	WATER VALVE
RESB	REBAR SET	WATER METER
RRP	REBAR FOUND	GAS METER
MNF	MAG NAIL FOUND	POWER METER
MNS	MAG NAIL SET	ELECTRICAL BOX
CTF	CRAMP TOP PIPE FOUND	POWER POLE
OTF	OPEN TOP PIPE FOUND	OVERHEAD UTILITIES
CI	CATCH INLET	CUT WIRE
DMF	CONCRETE MONUMENT FOUND	DRIP IRON
DI	DRAIN INLET	DRIP INLET
YI	YARD INLET	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	SINGLE WING CATCH BASIN
JIB	JUNCTION BOX	DOUBLE WING CATCH BASIN
SNCB	SINGLE WING CATCH BASIN	HEAD WALL
DNCB	DOUBLE WING CATCH BASIN	FLARED END SECTION
HW	HEADWALL	UNDERGROUND GAS LINE
FES	FLARED END SECTION	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	UNDERGROUND ELECTRICAL LINE
ICP	INTERLOCKED CONCRETE PIPE	UNDERGROUND TELECOM
SS	SANITARY SEWER	SANITARY SEWER LINE
F.M.E.	FORCE MAIN CASSEMENT	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER CASSEMENT	CLEAN OUT
D.E.	DRAINAGE EXCAVATION	GREASE TRAP
W.E.	WATER EASEMENT	FENCE
		BULLHEAD
		SPOT ELEVATION



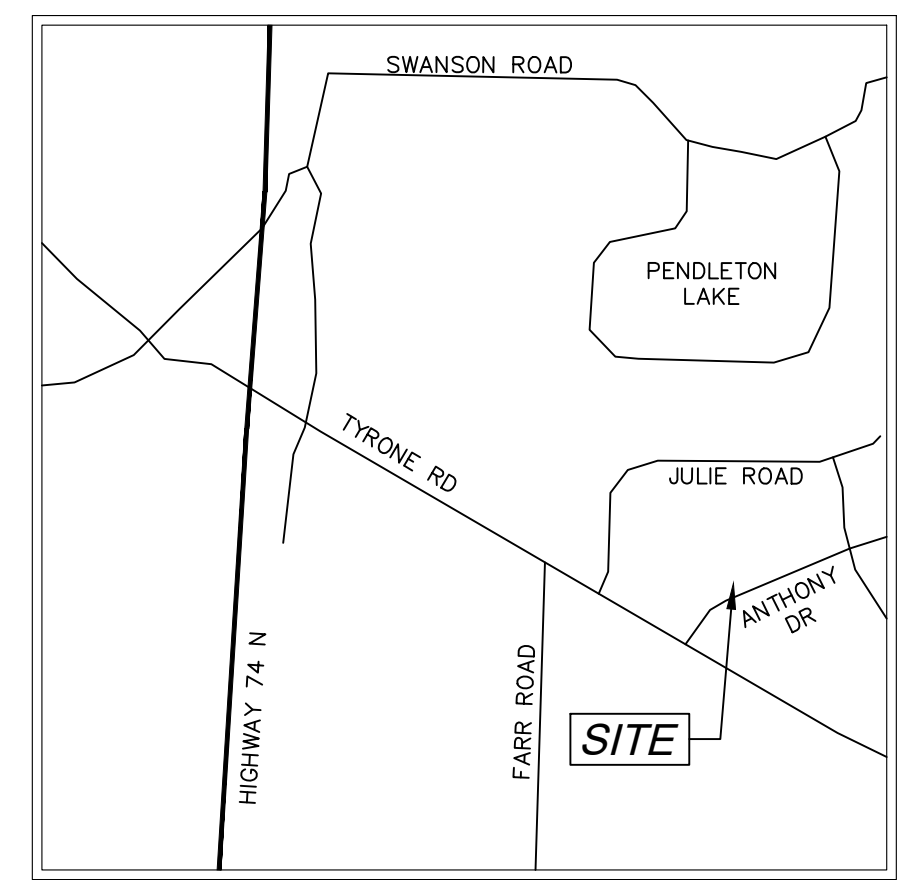
SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDED INFORMATION DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED, LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

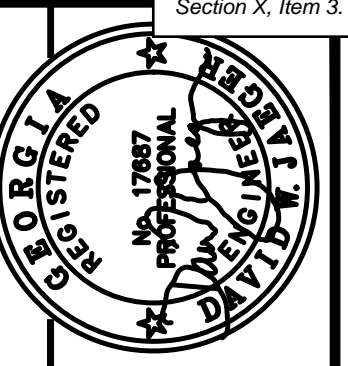
J.T. Baker 12/27/21
JOSEPH T. BAKER, LS
GEORGIA LICENSE #2674

FILE NAME: N:\22006046 - Tyrone Storm Drain\Survey\22006046 Tyrone Storm Drain.dwg; PLOT DATE: 12/30/2022 10:27 AM; PLOTTED BY: JT Baker; 2/28/2023 10:27 AM; PLOT SCALE: 1/4"=1'-0"; PLOT DEVICE: HP DesignJet 2400; PLOTTER: HP DesignJet 2400; PLOTTER MODEL: HP DesignJet 2400; PLOTTER SERIAL: HP DesignJet 2400; PLOTTER MANUFACTURER: HP; PLOTTER MODEL: HP DesignJet 2400; PLOTTER SERIAL: HP DesignJet 2400; PLOTTER MANUFACTURER: HP

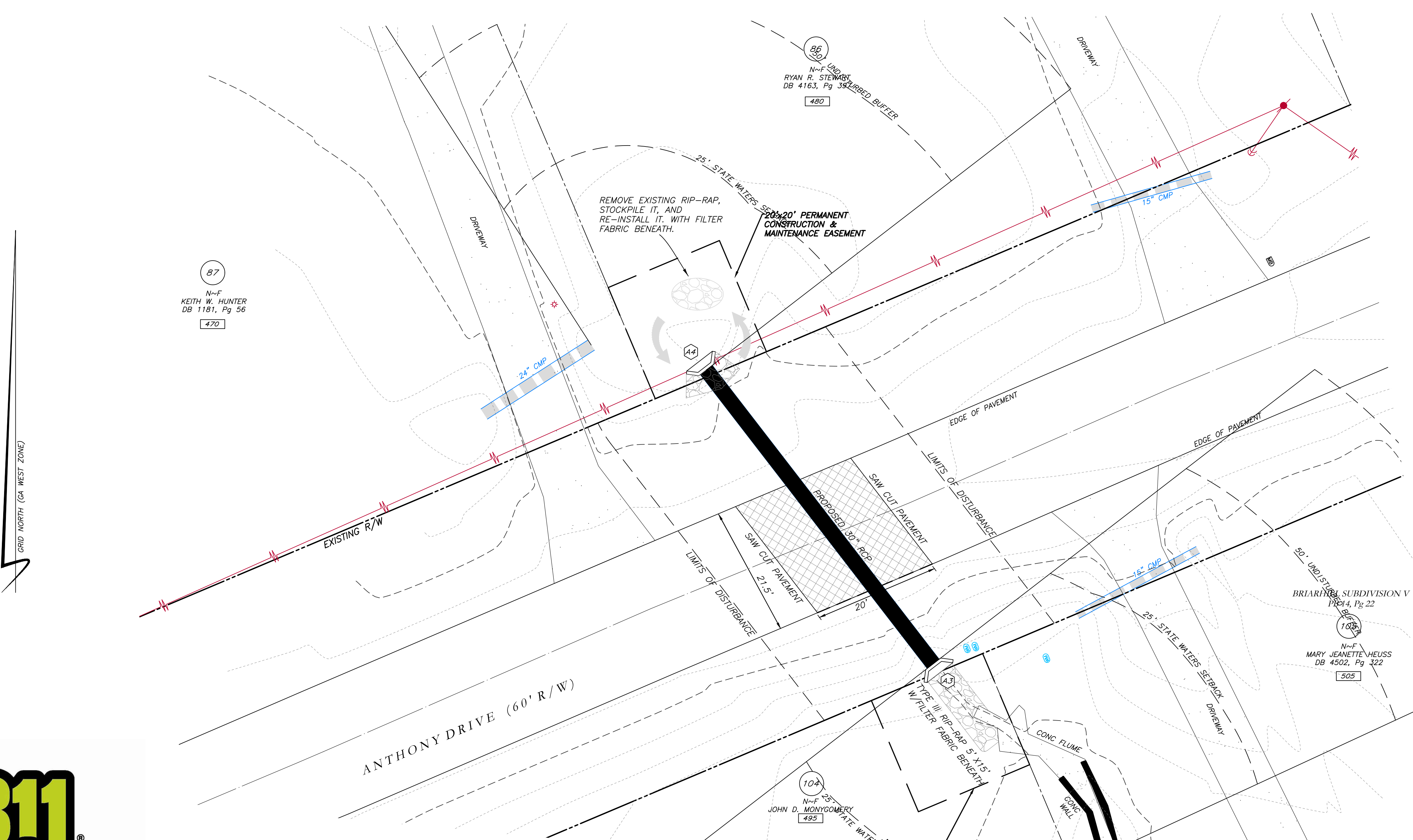
PROPOSED REPLACEMENT OF
CROSS DRAIN AT
480, 495 & 505 ANTHONY ROAD
 TYRONE, GEORGIA 30290



VICINITY MAP
 NOT TO SCALE



PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

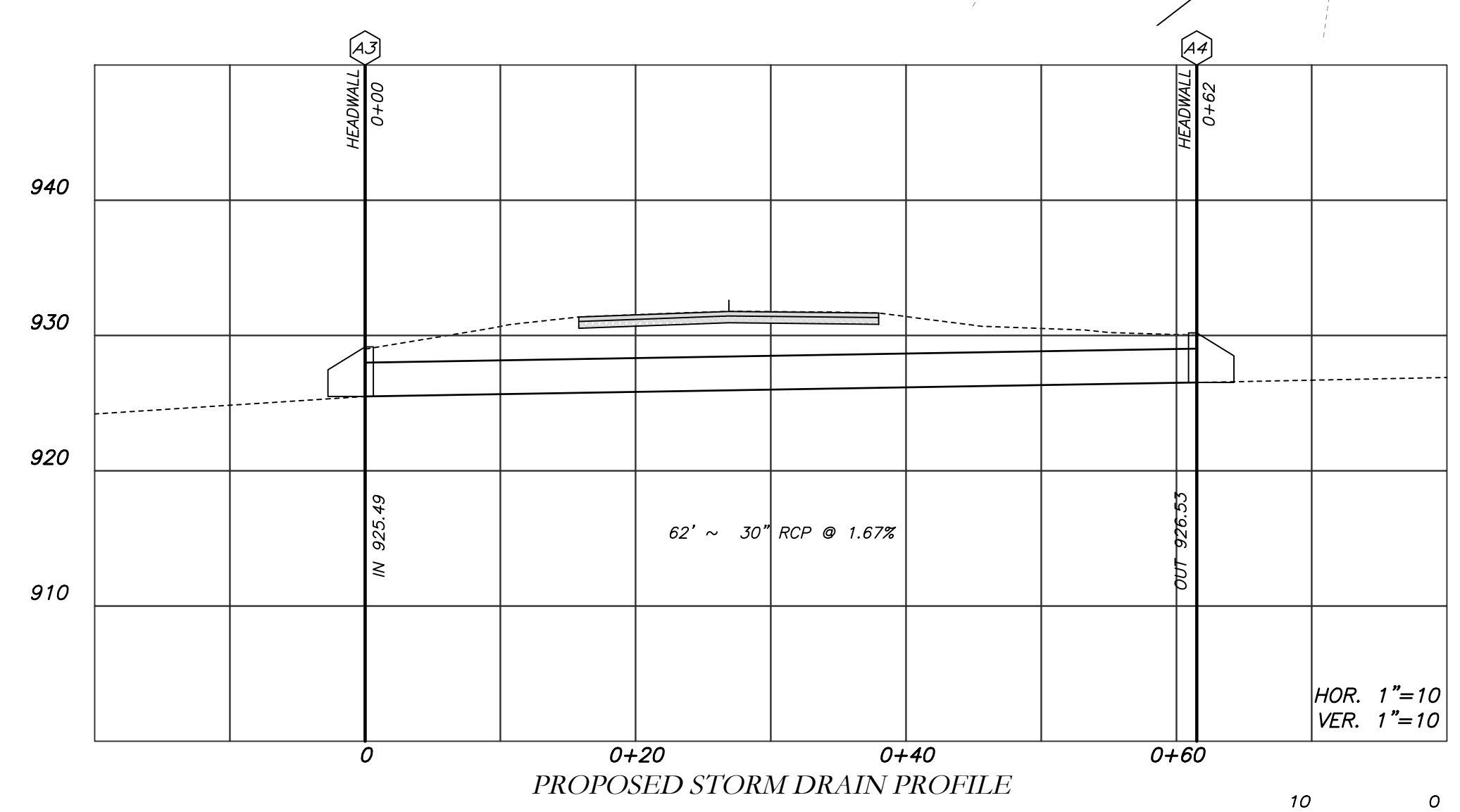


87
 N-F
 KEITH W. HUNTER
 DB 1181, Pg 56
 470

86
 N-F
 LAND
 RYAN R. STEWART
 DB 4163, Pg 38
 480

108
 N-F
 MARY JEANETTE HEUSS
 DB 4502, Pg 322
 505

104
 N-F
 JOHN D. MONTGOMERY
 495



HOR. 1"=10'
 VER. 1"=10'
 SCALE: 1"=10'



LEGEND

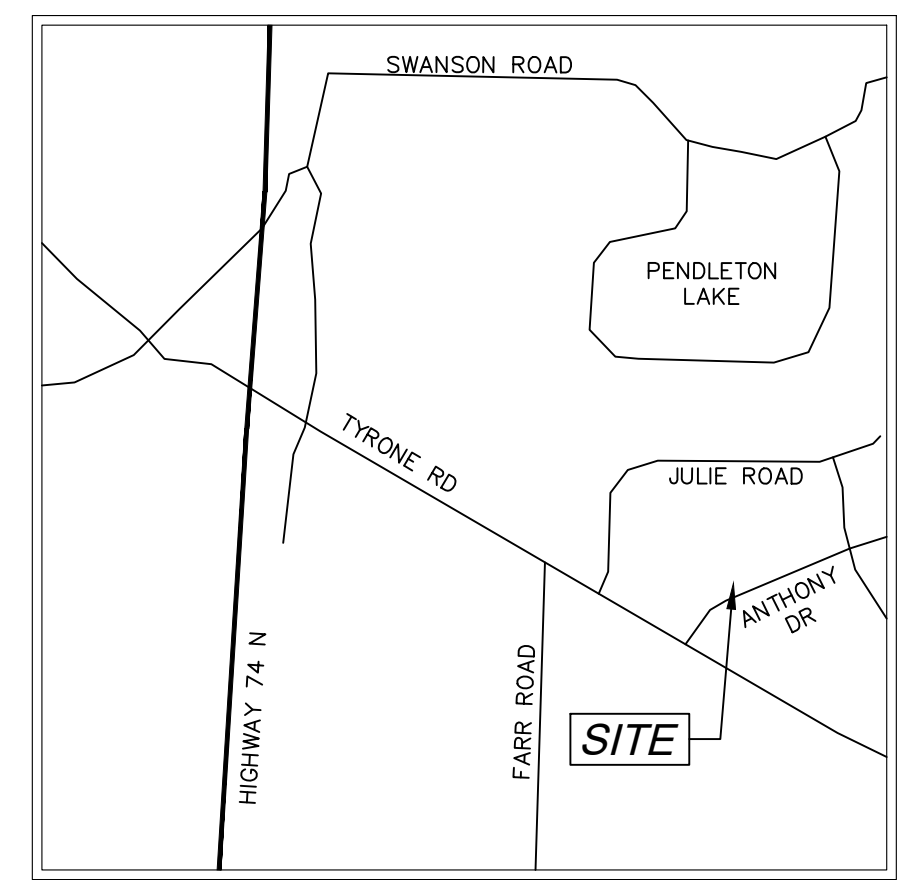
POB	POINT OF BEGINNING	⊕	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊕	WATER VALVE
RBS	REBAR SET	⊕	WATER METER
RBF	REBAR FOUND	⊕	GAS METER
MNF	MAG NAIL FOUND	⊕	POWER METER
MNS	MAG NAIL SET	⊕	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊕	POWER POLE
CTF	OPEN TOP PIPE FOUND	⊕	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊕	GUY WIRE
DI	DROP INLET	⊕	ROOF DRAIN
CI	CATCH INLET	⊕	DROP INLET
YI	YARD INLET	⊕	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊕	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊕	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊕	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊕	FLARED END SECTION
HW	HEADWALL	⊕	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊕	UNDERGROUND WATER LINE
CMP	CONCRETE MONUMENT FOUND	⊕	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	⊕	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊕	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊕	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊕	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊕	GREASE TRAP
W.E.	WATER EASEMENT	⊕	FENCE
		⊕	BOLLARD
		⊕	SPOT ELEVATION

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 - PAVEMENT WITHIN SAW CUT LINES TO BE REMOVED AND REPLACED.

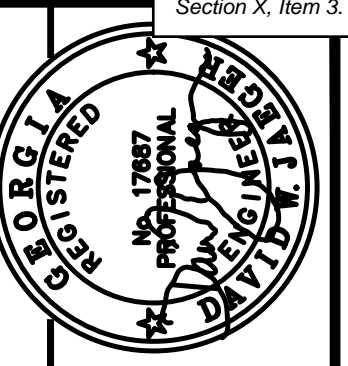
Cross Drain Replacement
 for Town of Tyrone, Georgia
 Anthony Drive (2)
 Proposed Conditions

Mallett Consulting, Inc.
 101 DEVAULT ST., SUITE 804 - FAYETTEVILLE, GEORGIA 30214
 PHONE: 770.719.3333
 FAX: 770.719.3377

EROSION CONTROL PLAN FOR
CROSS DRAINS AT
480, 495 & 505 ANTHONY ROAD
 TYRONE, GEORGIA 30290



VICINITY MAP
 NOT TO SCALE

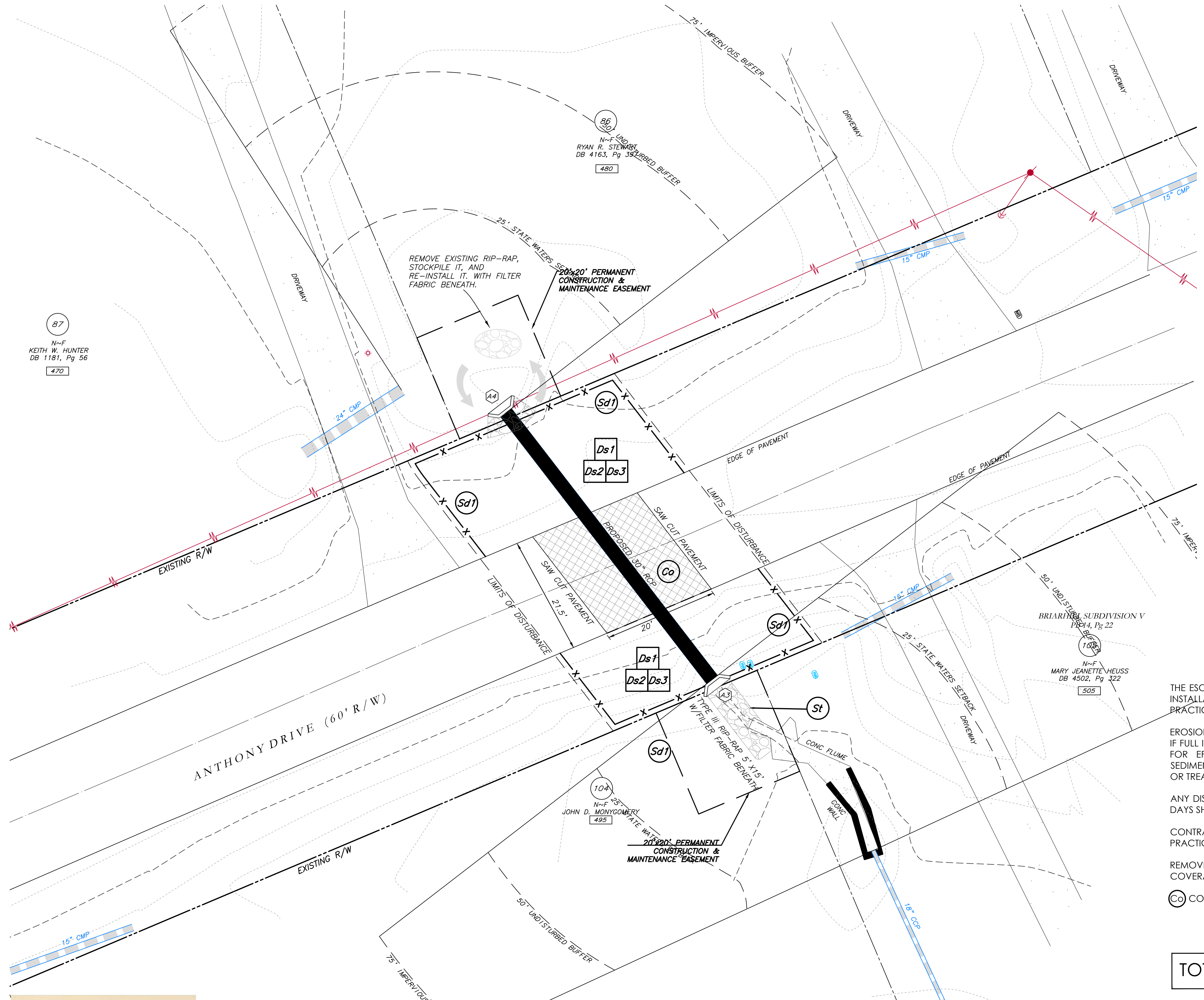


PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

Cross Drain Replacement
 for Town of Tyrone, Georgia
 Anthony Drive (2)
 Erosion Control Plan

Mallett Consulting, Inc.
 101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
 PHONE: 770-719-3333
 FAX: 770-719-3377

SHEET NO.
 7 OF 43



GRID NORTH (GA WEST ZONE)

87
 N~F
 KEITH W. HUNTER
 DB 1181, Pg 56
 470

505
 N~F
 MARY JEANETTE HEUSS
 DB 4502, Pg 322
 1038

495
 N~F
 JOHN D. MONTGOMERY
 DB 495, Pg 322
 104

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

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.

REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = 0.09

24 Hour Erosion Control Contact:

NAME: Scott Langford
 ADDRESS: 950 Senoia Road
 Tyrone, GA 30290
 PHONE: (770)-487-4038



LEGEND

POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RF	REBAR FOUND	⊗	GAS METER
MNF	MAG NAIL FOUND	⊗	POWER METER
MNS	MAG NAIL SET	⊗	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊗	POWER POLE
OTF	OPEN TOP PIPE FOUND	⊗	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊗	GUY WIRE
DI	DROP INLET	⊗	ROOF DRAIN
CI	CATCH INLET	⊗	DROP INLET
YI	YARD INLET	⊗	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊗	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊗	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊗	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊗	FLARED END SECTION
HW	HEADWALL	⊗	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊗	UNDERGROUND WATER LINE
CMP	CONCRETE MONUMENT FOUND	⊗	UNDERGROUND ELECTRIC LINE
RCMP	REINFORCED CONCRETE PIPE	⊗	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E.	WATER EASEMENT	⊗	FENCE
		⊗	BOLLARD
		⊗	SPOT ELEVATION

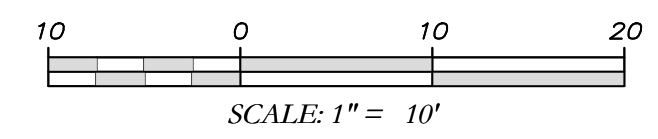
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W Jaeger
 Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
 ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS

David Jaeger





Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE BAY ONLY AND HAVE NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL logo and contact information: 866.650.4200, www.atwell-group.com, 1800 PARKWAY PLACE, SUITE 700, TYRONE, GA 30290, 770-423-0607

LOCATED IN: TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

STORM DRAIN REPLACEMENT EXISTING CONDITIONS 145 & 170 BROOKS DRIVE TYRONE, GEORGIA 30290

DATE: 12/30/2022

Table with 2 columns: REVISIONS, and empty rows for recording changes.

DWG. JCB GH. JTB P.M. JTB CODE TP JOB 22006046 SHEET NO. 8 OF 43

LIMITED SURVEY OF STORM DRAIN RE PLACEMENT 145 & 170 BROOKS DRIVE TYRONE, GEORGIA 30290

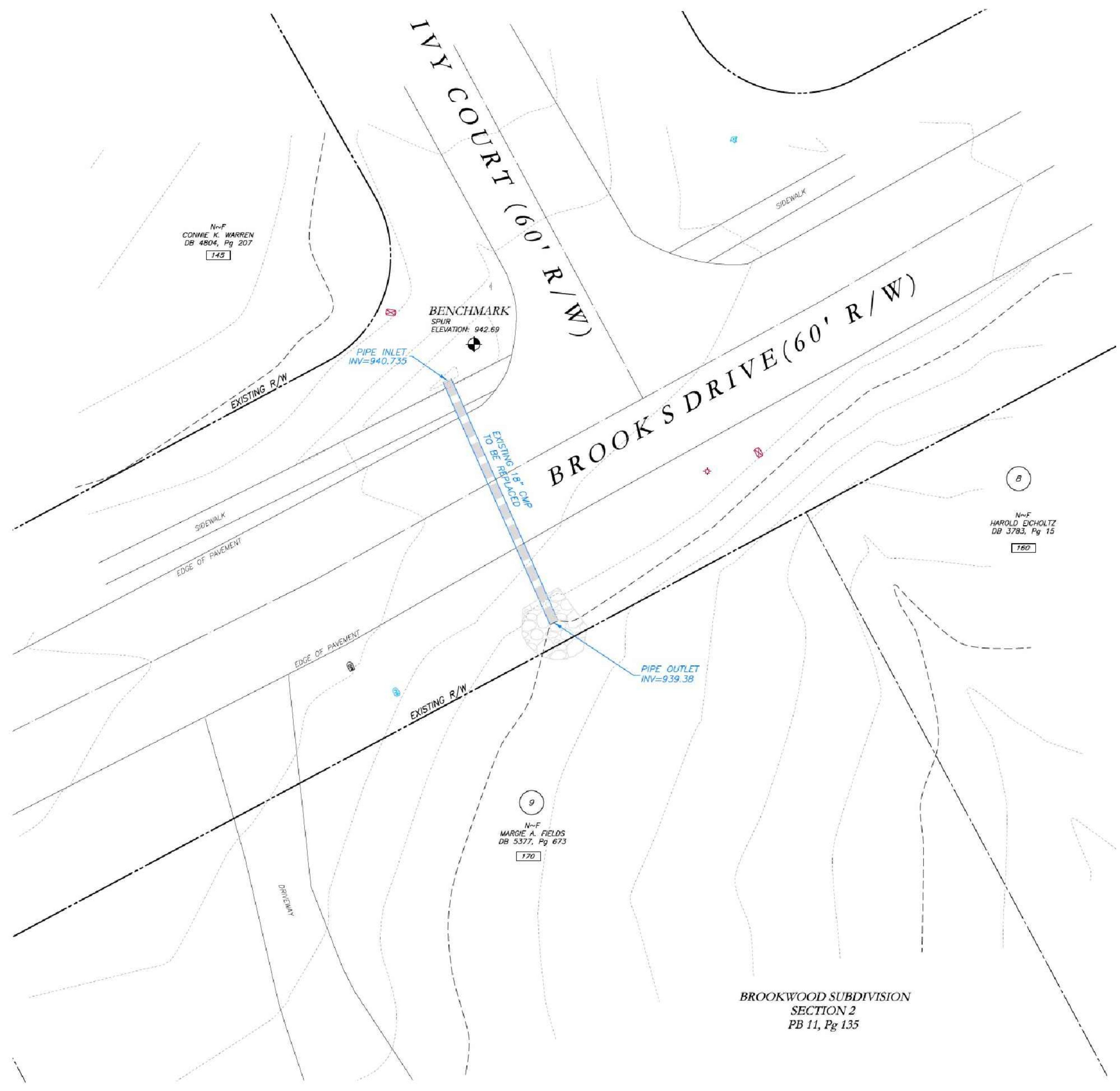


VICINITY MAP

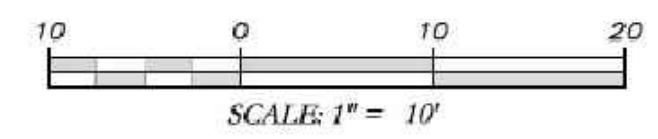
SURVEY NOTES

- 1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83), US FOOT, USING GLOBAL POSITIONAL SYSTEM AND OBTAINED BY RTK OBSERVATIONS ON OCTOBER 20, 2022 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET.
3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD83). THE SITE BENCHMARKS ARE AS SHOWN HEREON.
4. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
5. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. EQUIPMENT USED FOR MEASUREMENT: ANGULAR: TRIMBLE R10/58 ROBOTIC TOTAL STATION; LINEAR: TRIMBLE R10/58 ROBOTIC TOTAL STATION; GPS: TRIMBLE R10 GPS RECEIVER.
8. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
9. THERE ARE NO STATE WATERS ON THIS SITE.

RESERVED FOR CLERK OF COURT



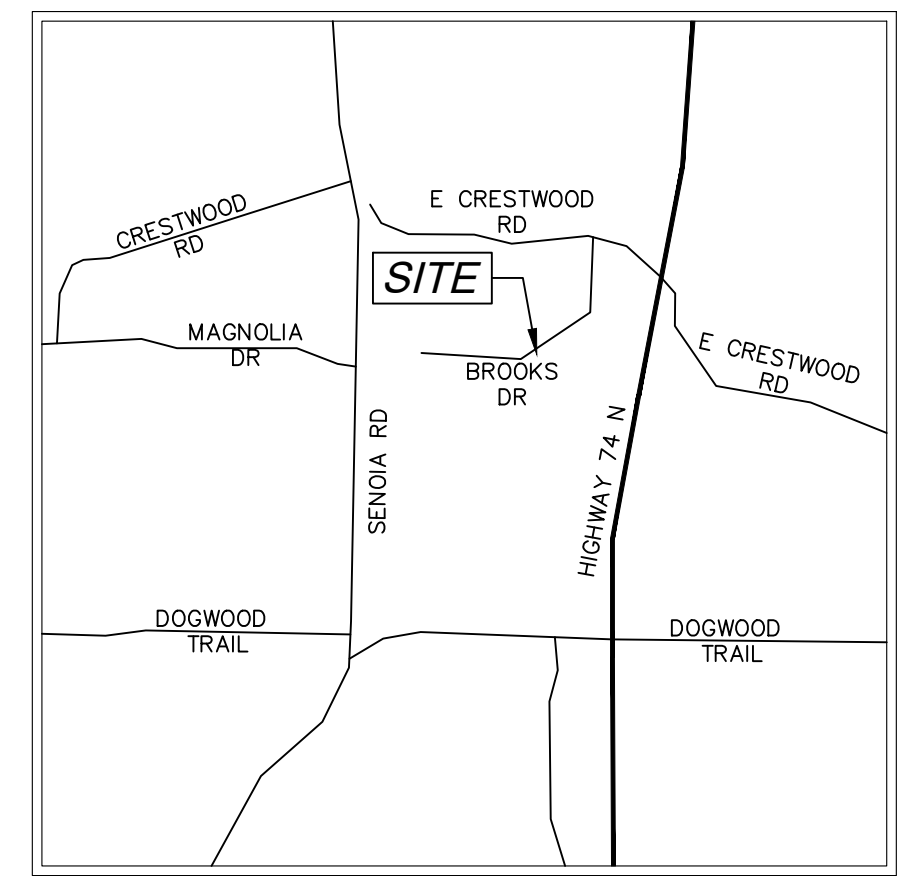
LEGEND table listing symbols for various survey features such as POB, R/S, R/B, M/F, M/S, C/T, O/T, D/M, D/I, Y/I, O/C, J/B, S/W, D/W, F/E, C/M, R/C, S, F.A.E., S.S.E., D.E., and W.E.



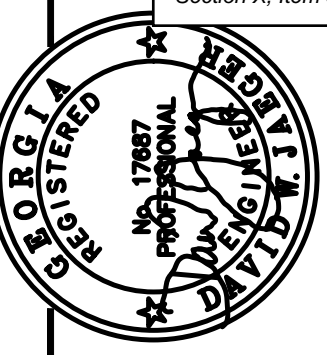
SURVEYOR'S CERTIFICATION: THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED, LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.
Signature: J.T. Baker, DATE: 12/27/21, JOSEPH T. BAKER, LS, GEORGIA LICENSE #2674

FILE NAME: A:\202006046 - Tyrone Cross Streets\202006046 Tyrone Cross Streets.dwg; PLOTTED BY: JTB; PLOT DATE: 12/30/2022 10:45 AM; PLOT SCALE: 1"=10'; PLOT SHEET: 8 OF 43

PROPOSED REPLACEMENT OF CROSS DRAINS AT 145, 160 & 170 BROOKS DR TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE

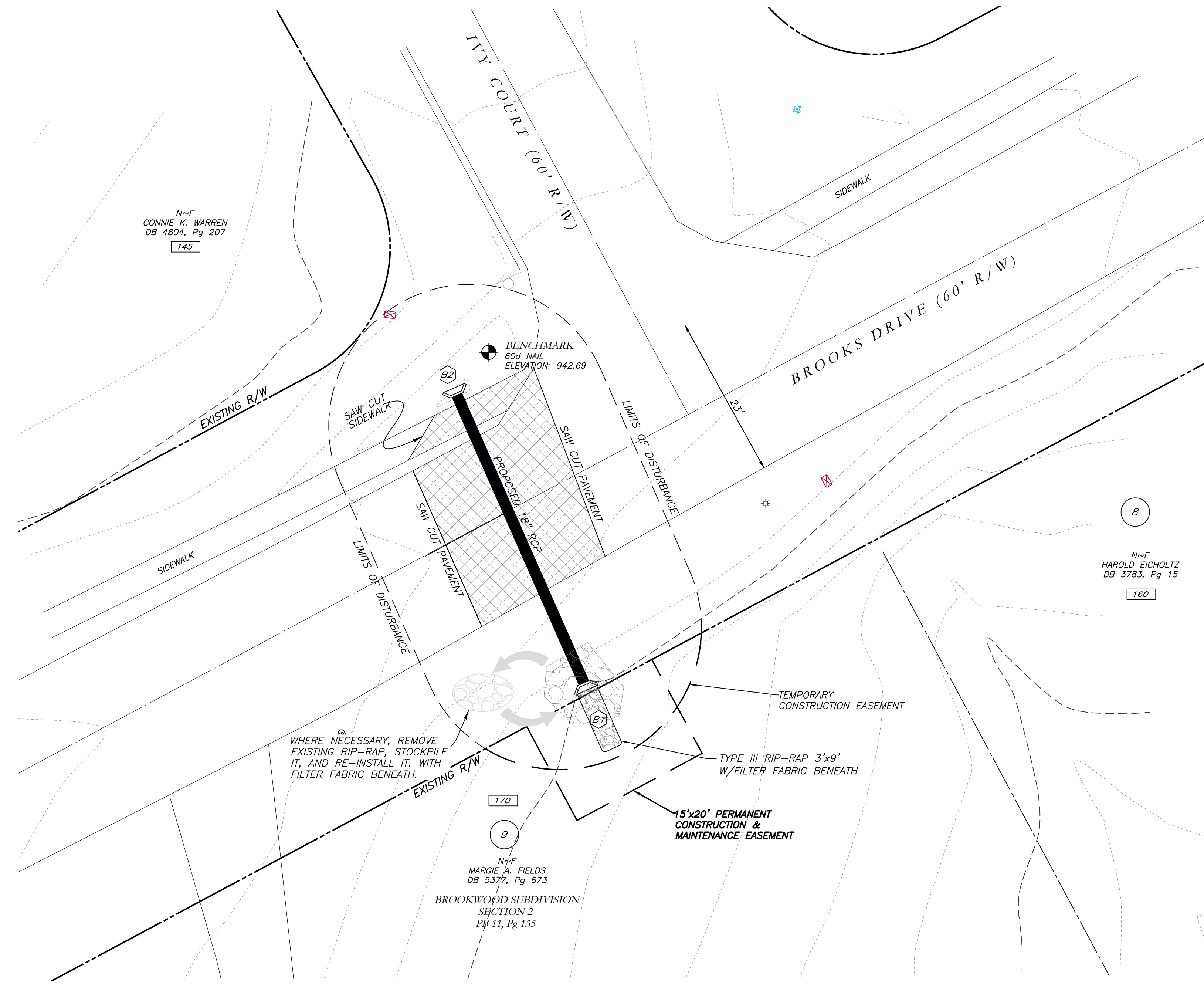
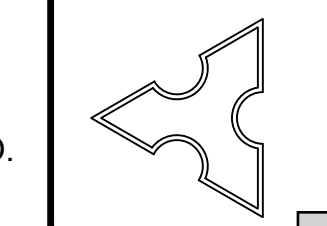


PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

REV. NO.	DATE	DESCRIPTION	BY	APP'D

**Cross Drain Replacement
for Town of Tyrone, Georgia
Brooks Drive (1)
Proposed Conditions**

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377



WHERE NECESSARY, REMOVE EXISTING RIP-RAP, STOCKPILE IT, AND RE-INSTALL IT, WITH FILTER FABRIC BENEATH.

TEMPORARY CONSTRUCTION EASEMENT

TYPE III RIP-RAP 3'x9' W/FILTER FABRIC BENEATH

15'x20' PERMANENT CONSTRUCTION & MAINTENANCE EASEMENT

GRID NORTH (GA WEST ZONE)

N-F
CONNIE K. WARREN
DB 4804, Pg 207
1749

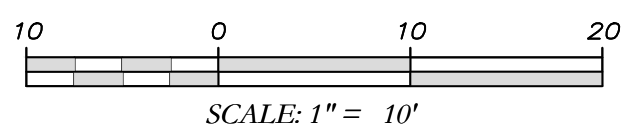
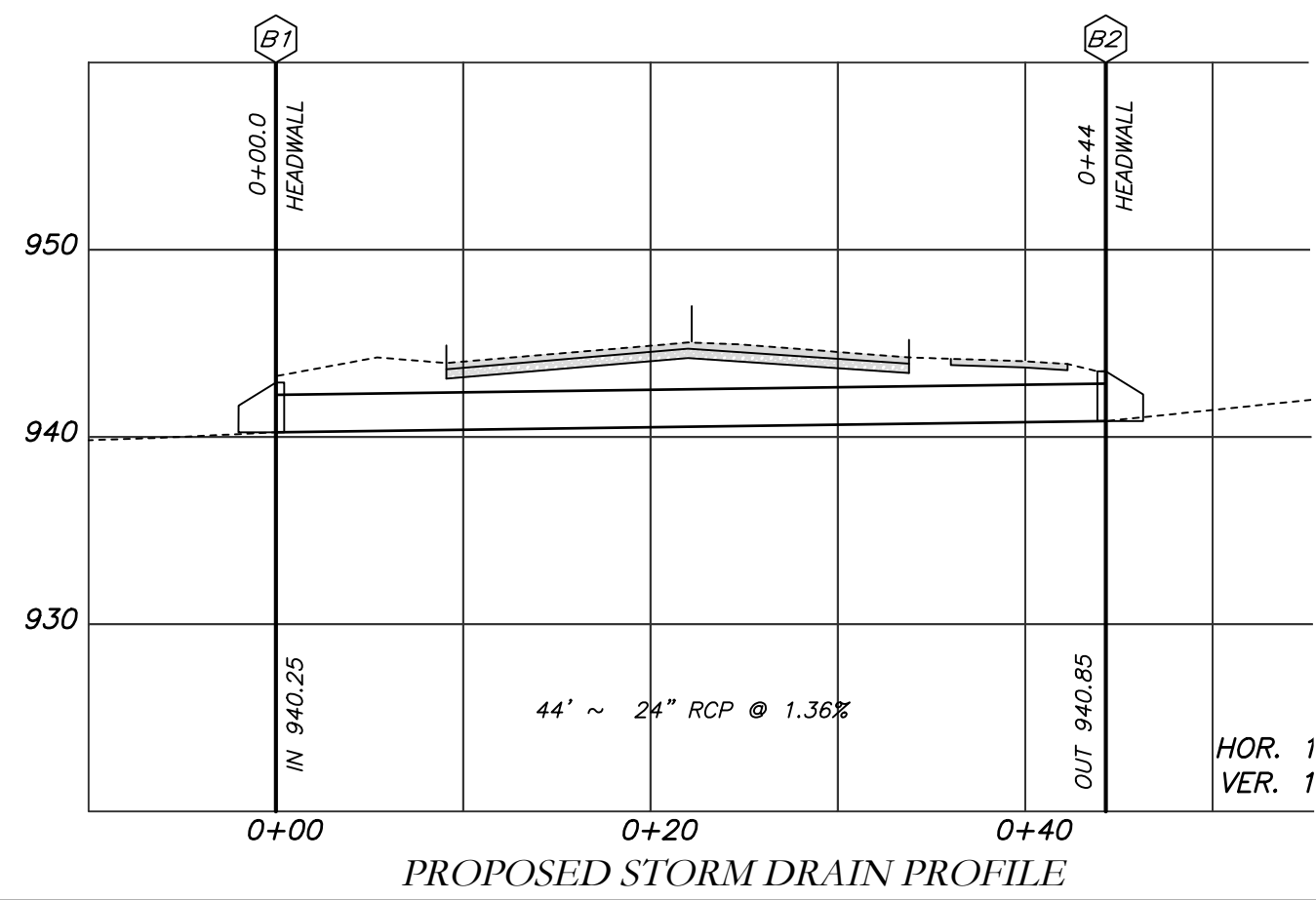
BENCHMARK
60d NAIL
ELEVATION: 942.69

N-F
HAROLD EICHOLTZ
DB 3783, Pg 15
1760

N-F
MARGIE A. FIELDS
DB 5377, Pg 673
BROOKWOOD SUBDIVISION
SHEET 11, Pg 135
1770



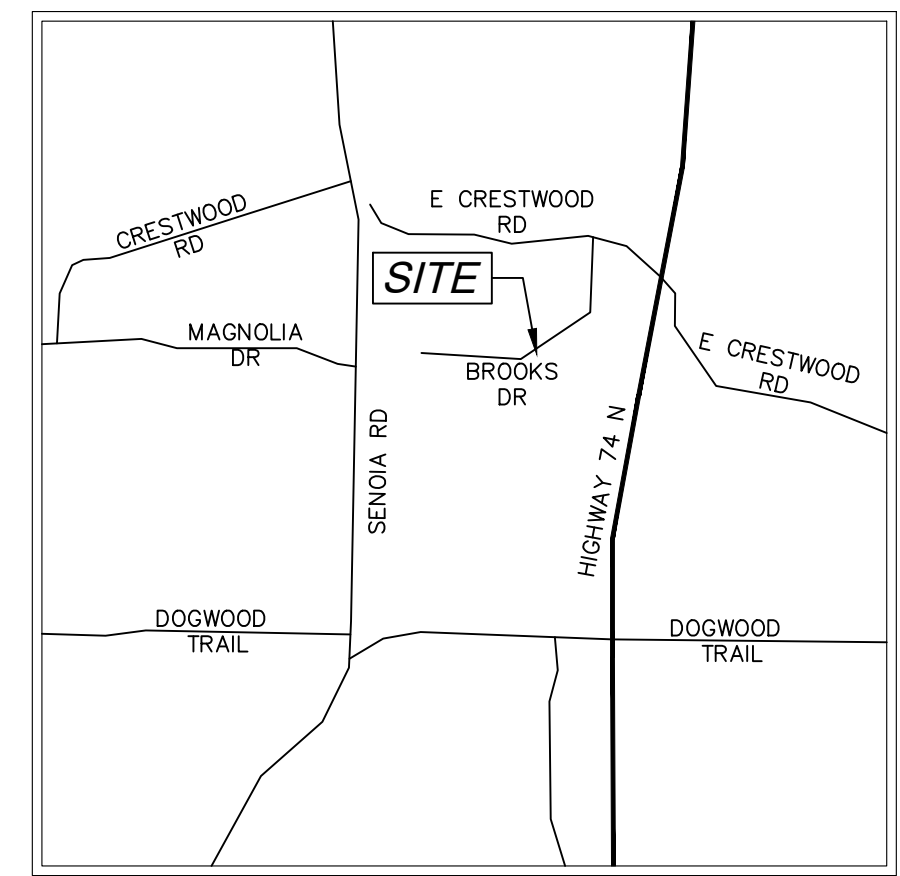
LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTF	CRIMP TOP PIPE FOUND
CTP	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
CI	CATCH INLET
YI	YARD INLET
OCS	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
SWB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
CMP	CONCRETE MANHOLE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS METER
	POWER METER
	ELECTRICAL BOX
	OVERHEAD UTILITIES
	GUY WIRE
	ROOF DRAIN
	DROP INLET
	JUNCTION BOX
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	HEAD WALL
	FLARED END SECTION
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELECOM
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CLEAN OUT
	GREASE TRAP
	FENCE
	BOLLARD
	SPOT ELEVATION



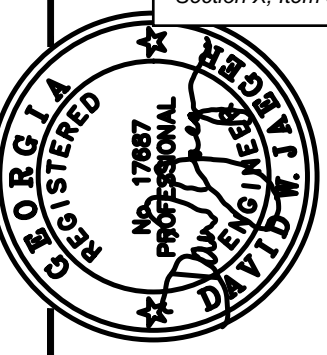
HOR. 1
VER. 1

PROPOSED STORM DRAIN PROFILE

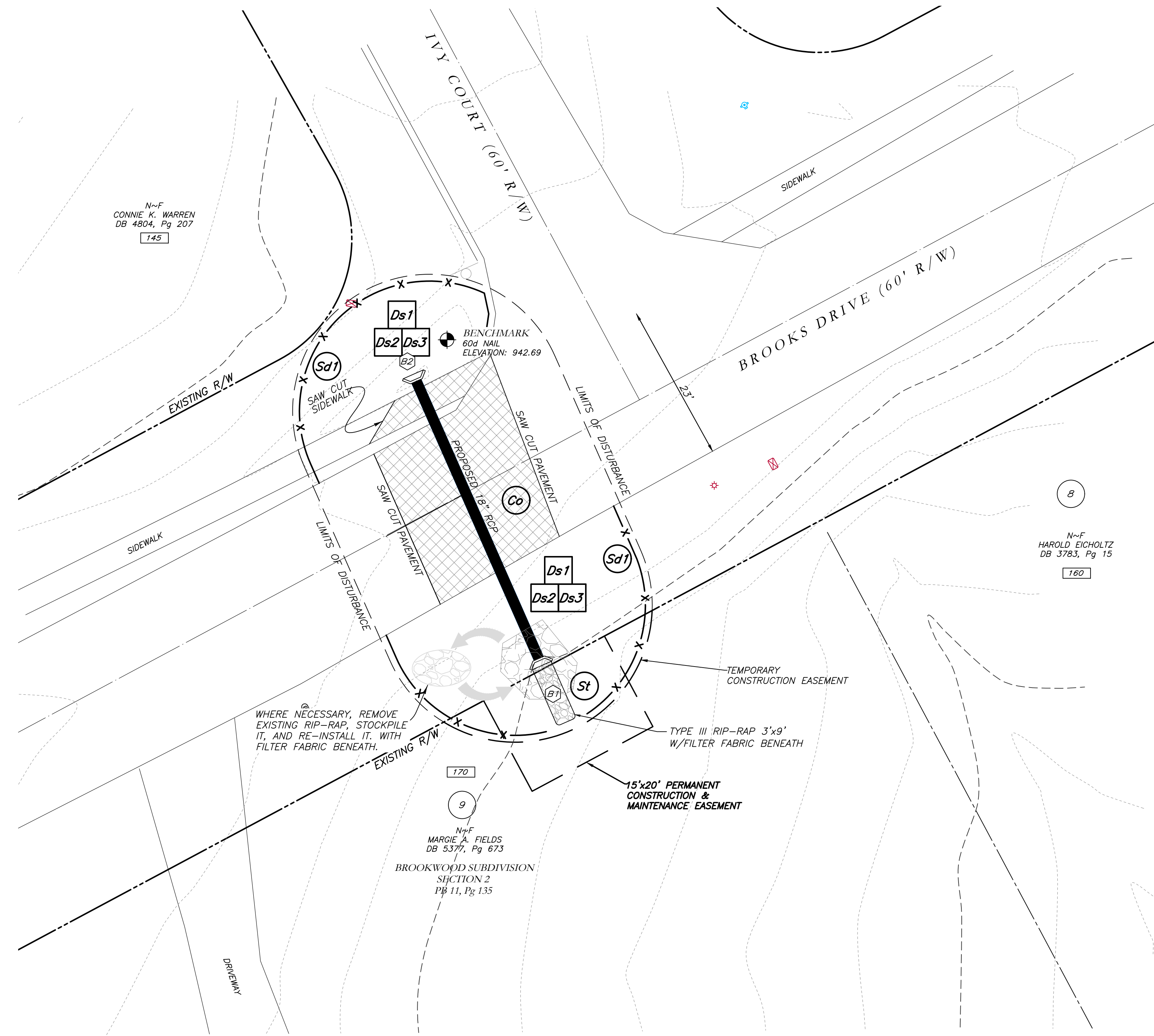
EROSION CONTROL PLAN FOR CROSS DRAIN AT 145 & 170 BROOKS DRIVE TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE



PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	



WHERE NECESSARY, REMOVE EXISTING RIP-RAP, STOCKPILE IT, AND RE-INSTALL IT WITH FILTER FABRIC BENEATH.

TYPE III RIP-RAP 3'x9' W/FILTER FABRIC BENEATH

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

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

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.

REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

Co CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = 0.06

24 Hour Erosion Control Contact:

NAME: Scott Langford
 ADDRESS: 950 Senoia Road
 Tyrone, GA 30290
 PHONE: (770)-487-4038

Cross Drain Replacement
for Town of Tyrone, Georgia
Brooks Drive (1)
Erosion Control Plan

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770-719-3333
FAX: 770-719-3377



**Know what's below.
Call before you dig.**

LEGEND			
POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RF	REBAR FOUND	⊗	GAS METER
MNF	MAG NAIL FOUND	⊗	POWER METER
MNS	MAG NAIL SET	⊗	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊗	POWER POLE
CTP	OPEN TOP PIPE FOUND	⊗	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊗	GUY WIRE
DI	DROP INLET	⊗	ROOF DRAIN
CI	CATCH INLET	⊗	DROP INLET
YI	YARD INLET	⊗	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊗	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊗	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊗	HEAD WALL
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FES	FLARED END SECTION	⊗	UNDERGROUND WATER LINE
CMP	CONCRETE MONUMENT FOUND	⊗	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	⊗	UNDERGROUND TELEPHONE
SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E.	WATER EASEMENT	⊗	FENCE
		⊗	BOLLARD
		⊗	SPOT ELEVATION

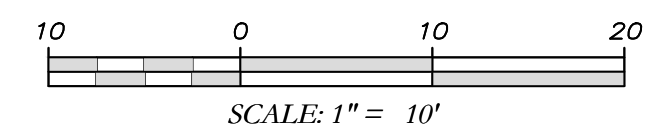
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W. Jaeger
 Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
 ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS

David Jaeger





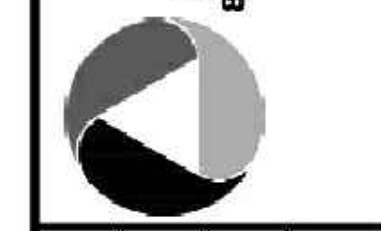
Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE BAY ONLY AND HAVE NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL 866.650.4200 www.atwell-group.com 1800 PARKWAY PLACE, SUITE 700 TYRONE, GA 30290 770-423-0607



LOCATED IN TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

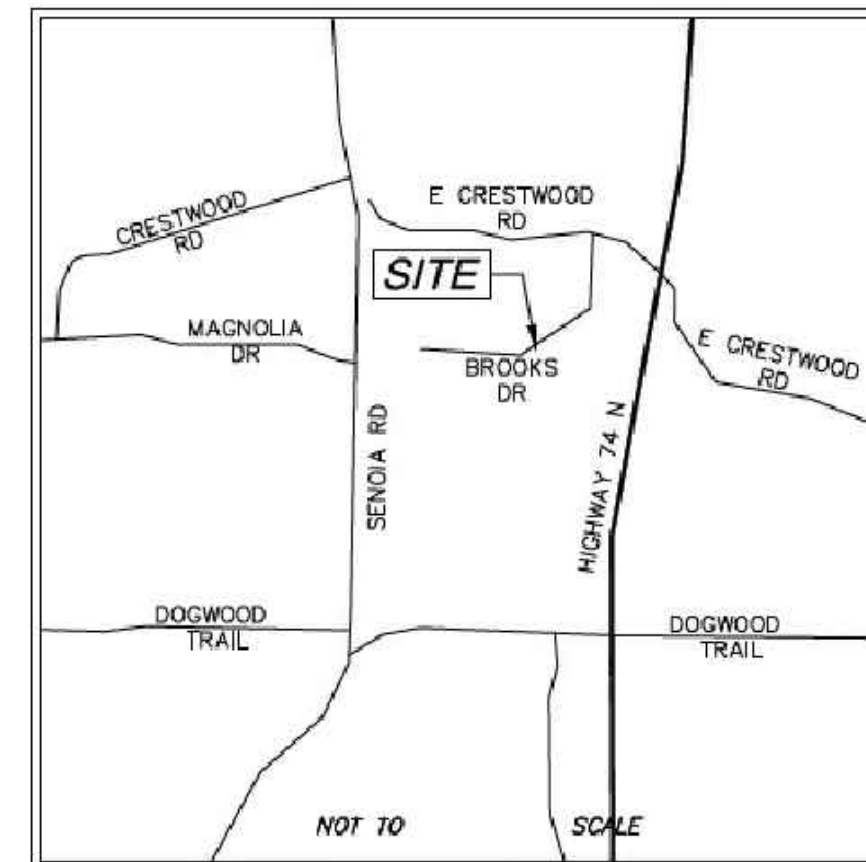
STORM DRAIN REPLACEMENT EXISTING CONDITIONS 201, 145 BROOKS DR TYRONE, GEORGIA 30290

DATE 12/30/2022

REVISIONS

DWG. JCB CH. JTB P.M. JTB CODE TP JOB 22006046 SHEET NO. 11 OF 43

LIMITED SURVEY OF STORM DRAIN REPLACEMENT 201, 145 BROOKS DR TYRONE, GEORGIA 30290

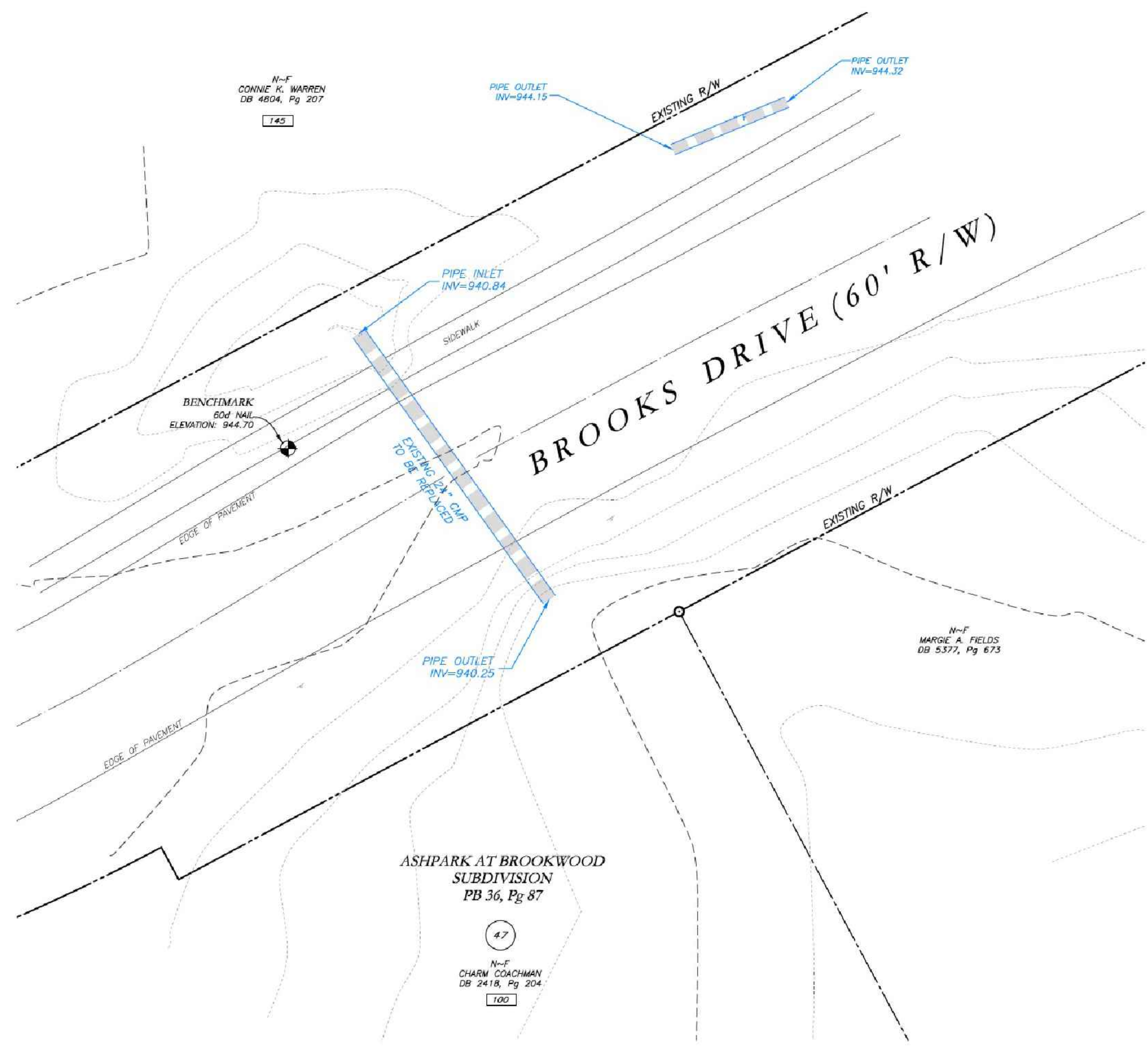


VICINITY MAP

SURVEY NOTES

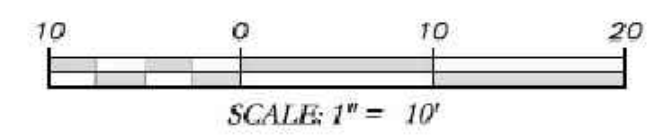
- 1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83), US FOOT, USING GLOBAL POSITIONAL SYSTEM AND OBTAINED BY RTK OBSERVATIONS ON OCTOBER 20, 2022 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET DATUMS: HORIZONTAL: GRID NORTH, NAD83 VERTICAL: NAVD88 GEOID: GEOID18 (CONUS)
3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD88). THE SITE BENCHMARKS ARE AS SHOWN HEREON.
4. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
5. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. EQUIPMENT USED FOR MEASUREMENT: ANGULAR: TRIMBLE R10/SB ROBOTIC TOTAL STATION LINEAR: TRIMBLE R10/SB ROBOTIC TOTAL STATION GPS: TRIMBLE R10 GPS RECEIVER
8. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
9. THERE ARE NO STATE WATERS ON THIS SITE.

RESERVED FOR CLERK OF COURT



ASHPARK AT BROOKWOOD SUBDIVISION PB 36, Pg 87

47 N-F CHARM COACHMAN DB 2418, Pg 204



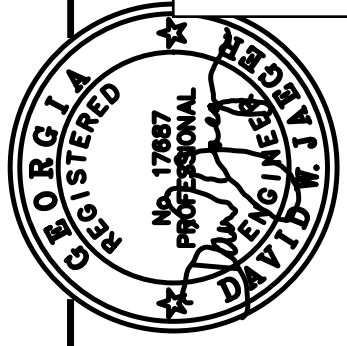
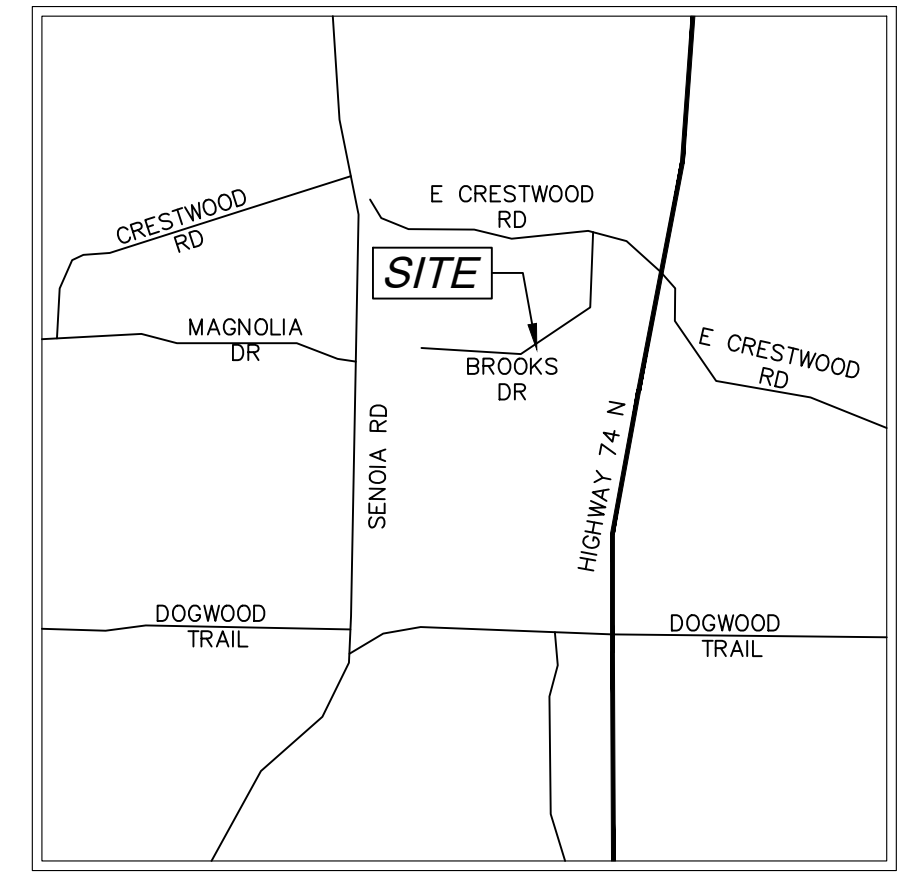
LEGEND table with symbols for various survey features like POB, POC, REBAR SET, etc.



SURVEYOR'S CERTIFICATION THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...

FILE NAME: A:\202006046 - Tyrone Cross Streets\Survey\202006046 Tyrone Cross Streets.dwg PLOTTED BY: JTB 12/30/2022 10:45 AM PLOTTER: HP DesignJet T1200 (PCL6) PLOT STYLE: ATWELL.ctb

PROPOSED REPLACEMENT OF CROSS DRAINS AT 100 & 201 BROOKS DR TYRONE, GEORGIA 30290

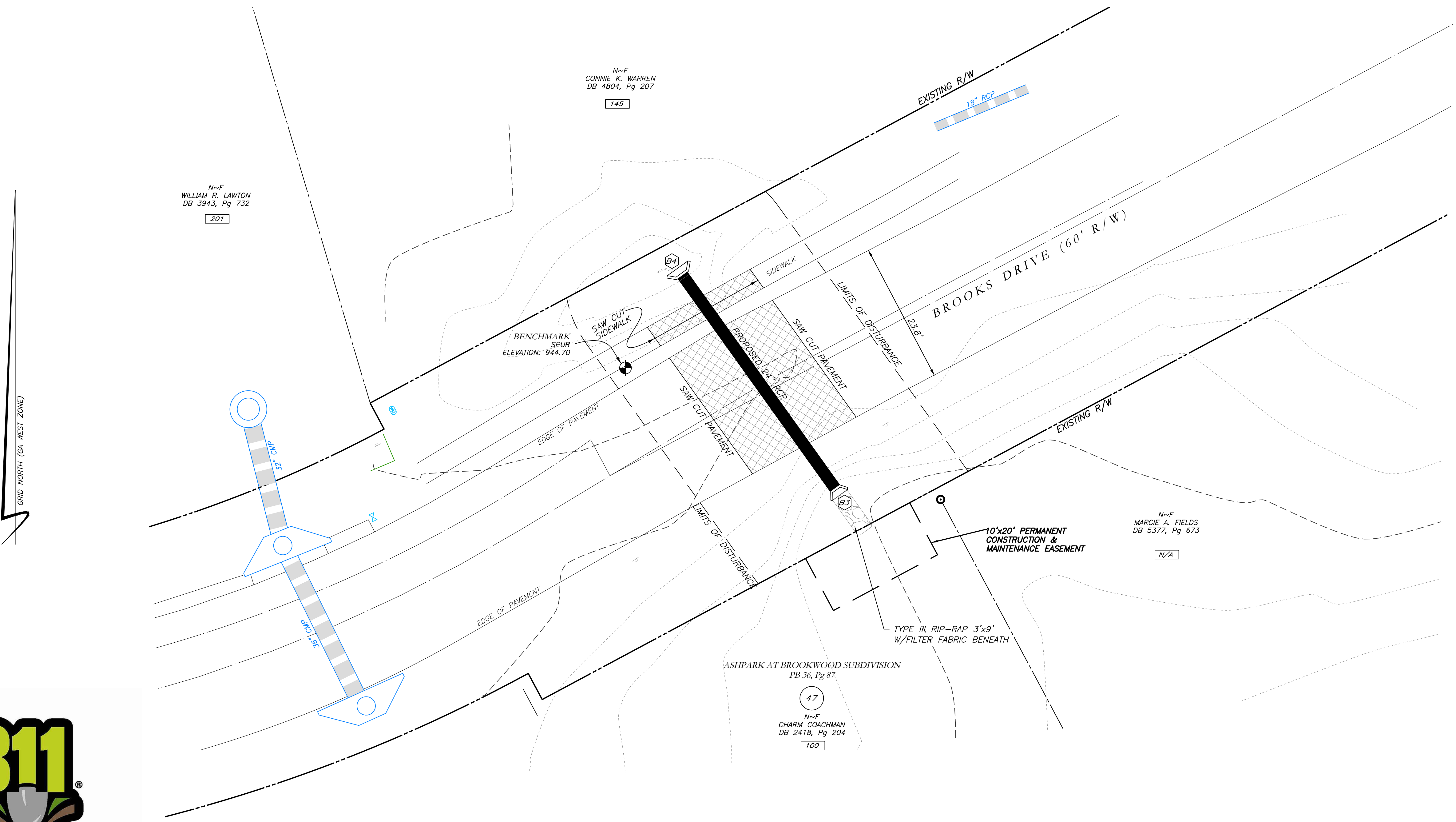
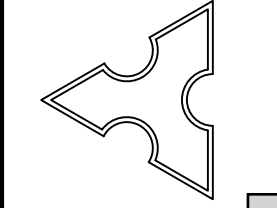


PROJECT NUMBER	PW-20
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
BY	APPD
SCALE	
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

REV. NO.	DATE	DESCRIPTION

**Cross Drain Replacement
for Town of Tyrone, Georgia
Brooks Drive (2)
Proposed Conditions**

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 - FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377



GRID NORTH (GA WEST ZONE)

N-F
CONNIE K. WARREN
DB 4804, Pg 207
145

N-F
WILLIAM R. LAWTON
DB 3943, Pg 732
207

N-F
MARGIE A. FIELDS
DB 5377, Pg 673
N/A

N-F
CHARM COACHMAN
DB 2418, Pg 204
100

ASHIPARK AT BROOKWOOD SUBDIVISION
PB 36, Pg 87

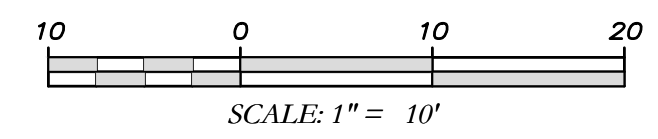
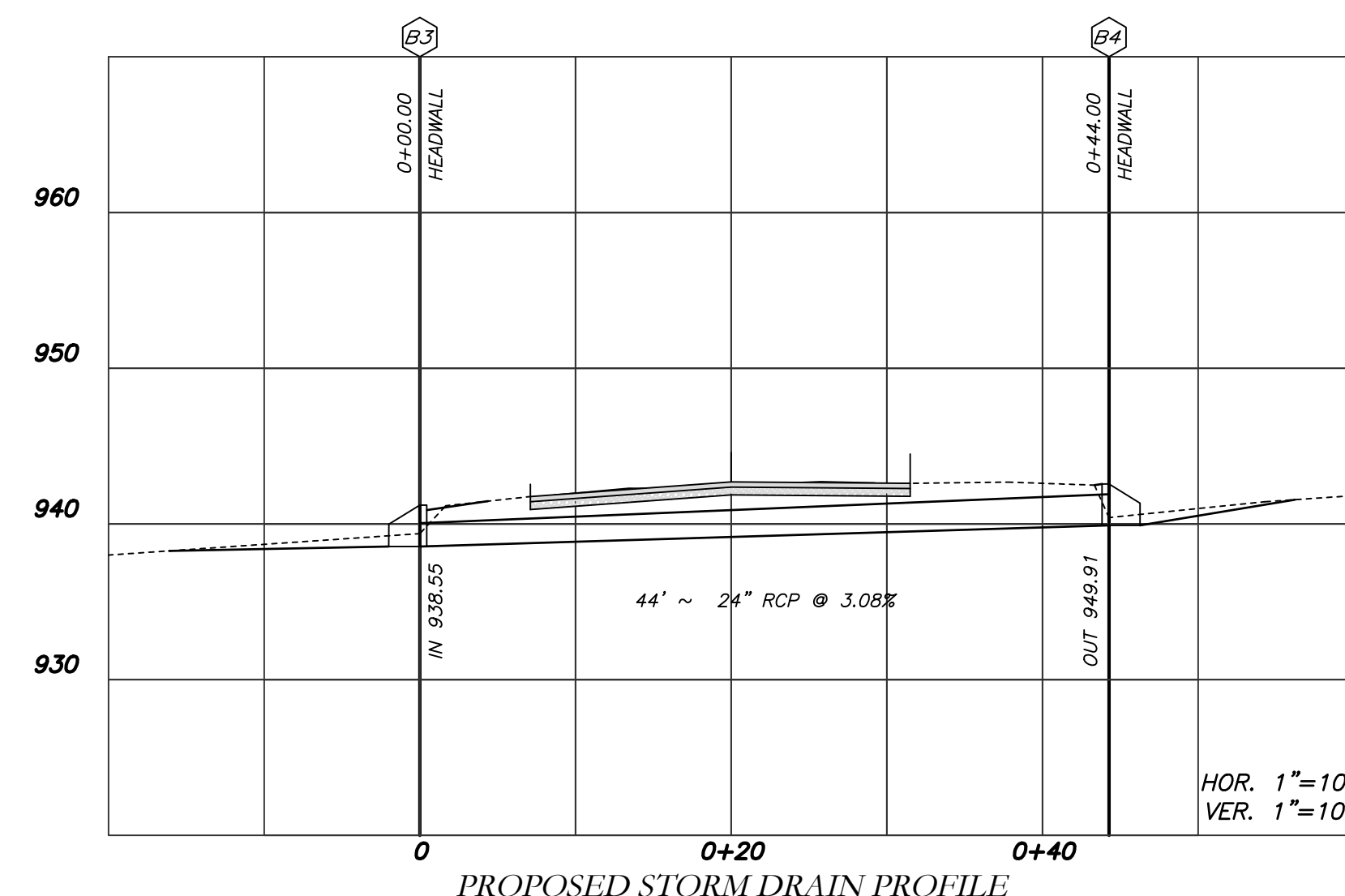
10'x20' PERMANENT
CONSTRUCTION &
MAINTENANCE EASEMENT

TYPE III RIP-RAP 3'x9'
W/FILTER FABRIC BENEATH



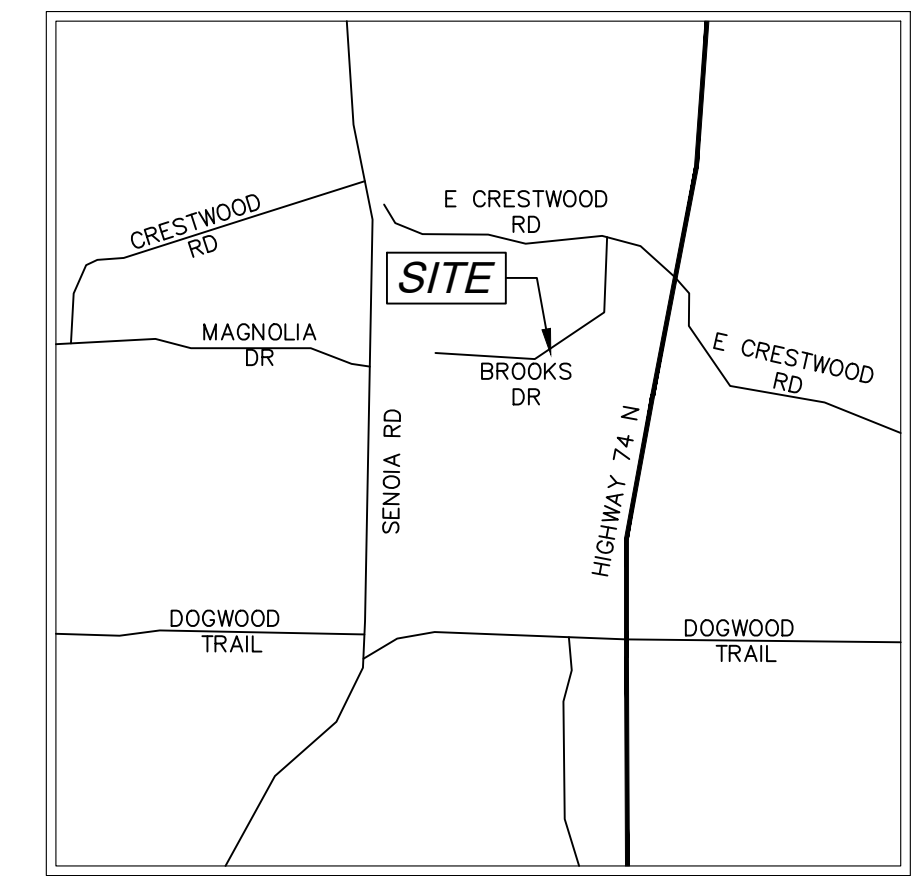
**Know what's below.
Call before you dig.**

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTF	CRIMP TOP PIPE FOUND
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DI	DROP INLET
CI	CATCH INLET
YI	YARD INLET
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SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
CMP	CONCRETE MONUMENT FOUND
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS METER
	POWER METER
	ELECTRICAL BOX
	POWER POLE
	OVERHEAD UTILITIES
	GUY WIRE
	ROOF DRAIN
	JUNCTION BOX
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	HEAD WALL
	FLARED END SECTION
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELECOM
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CLEAN OUT
	GREASE TRAP
	FENCE
	BOLLARD
	SPOT ELEVATION

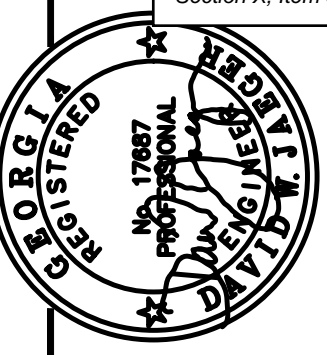


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 - PAVEMENT WITHIN SAW CUT LINES TO BE REMOVED AND REPLACED.

EROSION CONTROL PLAN FOR CROSS DRAINS AT 100 & 201 BROOKS DR TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE

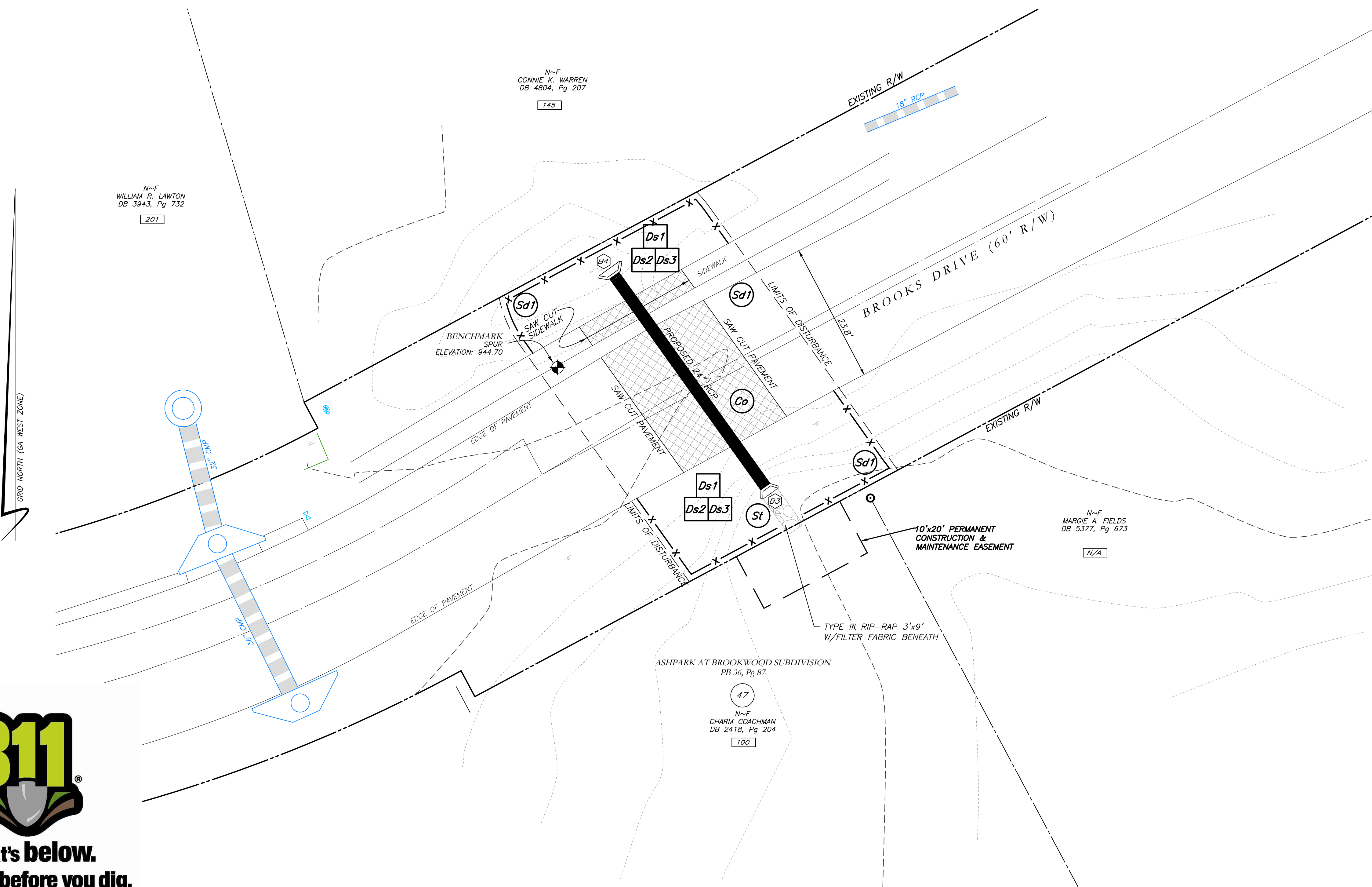


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DESIGN	MCI
SCALE	
DRAWN	ALG
DATE	01/16/23
CHECK	DWJ
FILE NO.	21101-16
APPROVED	DWJ
SHEET NO.	

BY	APPD
DESCRIPTION	
REV. NO.	DATE

**Cross Drain Replacement
for Town of Tyrone, Georgia
Brooks Drive (2)
Erosion Control Plan**

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770-719-3333
FAX: 770-719-3377



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REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

Ⓢ CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = 0.06

24 Hour Erosion Control Contact:

NAME: Scott Langford
ADDRESS: 950 Senoia Road
Tyrone, GA 30290
PHONE: (770)-487-4038



LEGEND

POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RBF	REBAR FOUND	⊗	GAS METER
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OCS	OUTLET CONTROL STRUCTURE	⊗	SINGLE WING CATCH BASIN
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SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
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W.E.	WATER EASEMENT	⊗	FENCE
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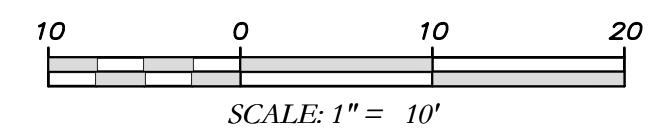
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W. Jaeger
Level II Certified Design Professional

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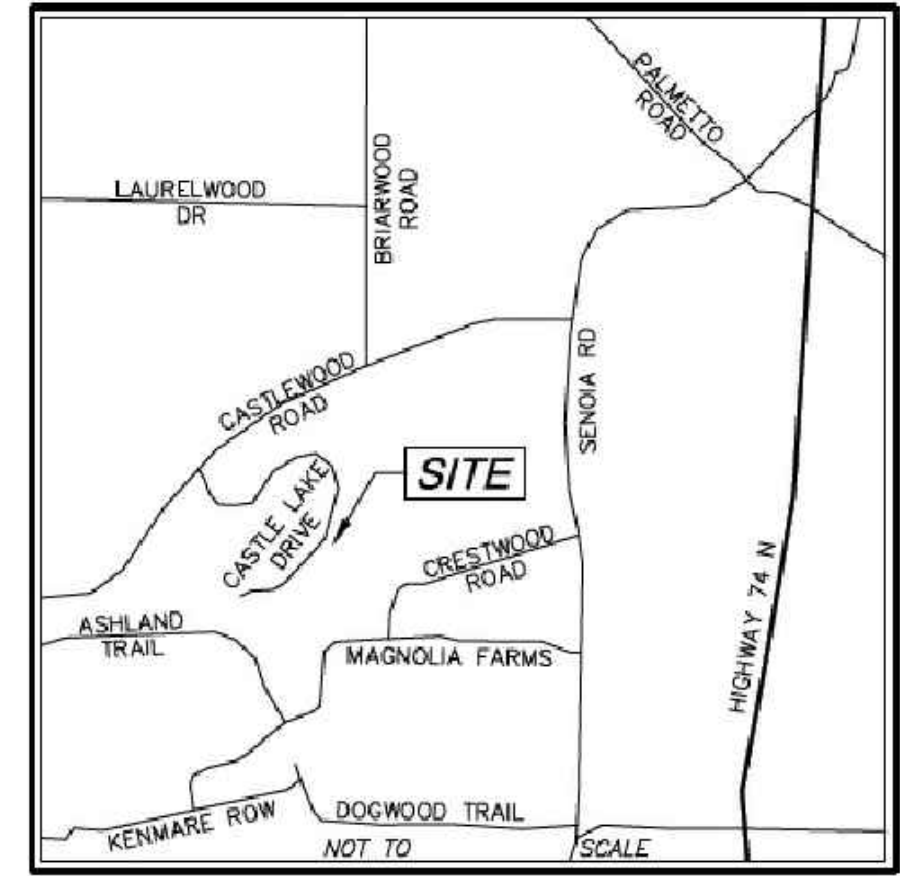
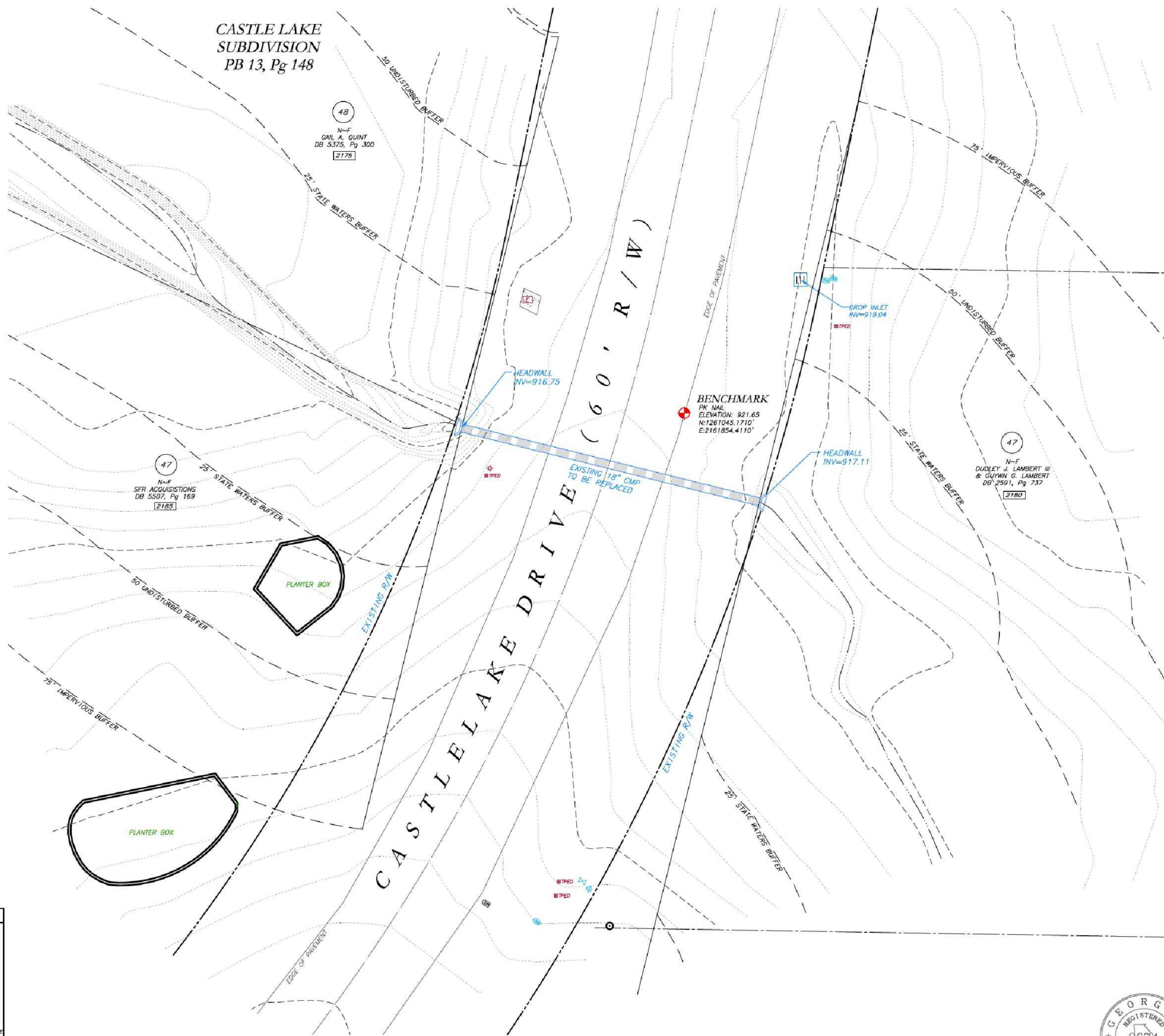
David Jaeger



LIMITED SURVEY OF STORM DRAIN REPLACEMENT 2175, 2180, 2185 CASTLE LAKE DR TYRONE, GEORGIA 30290

RESERVED FOR CLERK OF COURT

CASTLE LAKE
SUBDIVISION
PB 13, Pg 148



VICINITY MAP

SURVEY NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83), US FOOT, USING GLOBAL POSITIONAL SYSTEM AND OBTAINED BY RTK OBSERVATIONS ON OCTOBER 20, 2022 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN SURVEY FEET.
DATUMS:
HORIZONTAL: GRID NORTH, NAD83
VERTICAL: NAVD83
GEOID: GEOID18 (CONUS)
- CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD83). THE SITE BENCHMARKS ARE AS SHOWN HEREON.
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE R10/SB ROBOTIC TOTAL STATION
LINEAR: JURISDICTION, AVAILABILITY OF PERMITS
GPS: TRIMBLE R10 GPS RECEIVER
- STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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ATWELL
www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
TYRONE, GA 30290
770-423-0907

LOCATED IN	TOWN OF TYRONE
	FAYETTE COUNTY, GEORGIA

STORM DRAIN REPLACEMENT	EXISTING CONDITIONS
-------------------------	---------------------

DATE	12/30/2022		
REVISIONS			
DWG.	JCB	CHK.	JTB
P.L.M.	JTB		
CODE	TP		
JOB	22006046		
SHEET NO.	14 OF 43		

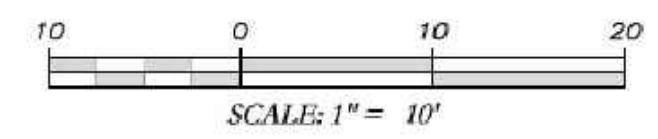
LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RSB	REBAR SET
RPB	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTP	CRIMP TOP PIPE FOUND
OTF	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
CI	CATCH INLET
YI	YARD INLET
OCS	OUTLET CONTROL STRUCTURE
JG	JUNCTION BOX
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	PIPE HYDRANT
	WATER VALVE
	WATER METER
	GAS METER
	POWER METER
	ELECTRICAL BOX
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	OVERHEAD UTILITIES
	CUT WIRE
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	DROP INLET
	JUNCTION BOX
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	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CLEAN OUT
	GREASE TRAP
	FENCE
	BOLLARD
	SPOT ELEVATION



SURVEYOR'S CERTIFICATION

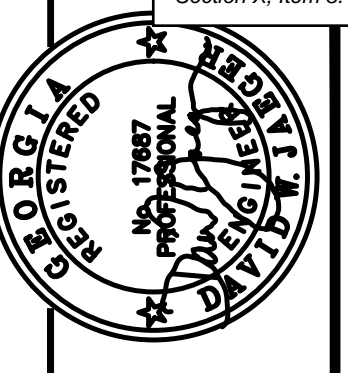
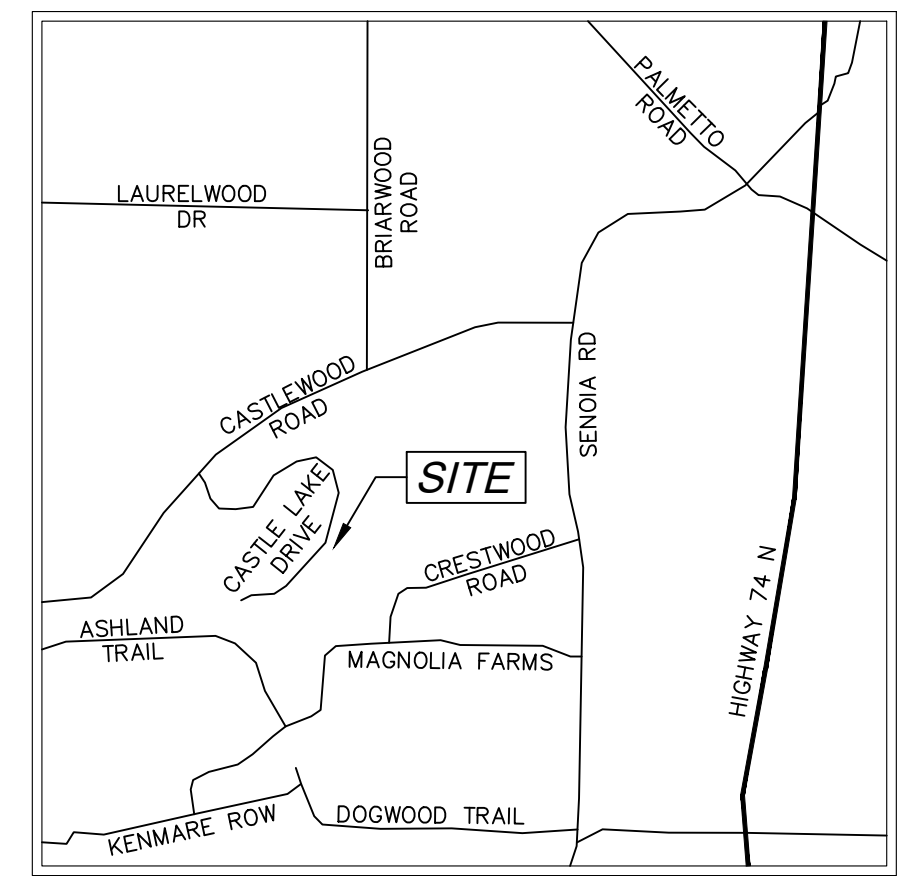
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-8-17.

J.T. Baker 12/27/21
JOSEPH T. BAKER, LS DATE
GEORGIA LICENSE #2674



FILE NAME: G:\22006046 - Tyrone - Storm Drain Replacement - 12/30/2022 10:27 AM PLOTTED BY: JTB Date: 12/30/2022 10:27 AM PLOTTED BY: JTB Date: 12/30/2022 10:27 AM PLOTTED BY: JTB Date: 12/30/2022 10:27 AM PLOTTED BY: JTB Date: 12/30/2022 10:27 AM

PROPOSED REPLACEMENT OF CROSS DRAIN AT 2175, 2180, 2185 CASTLE LAKE DR TYRONE, GEORGIA 30290

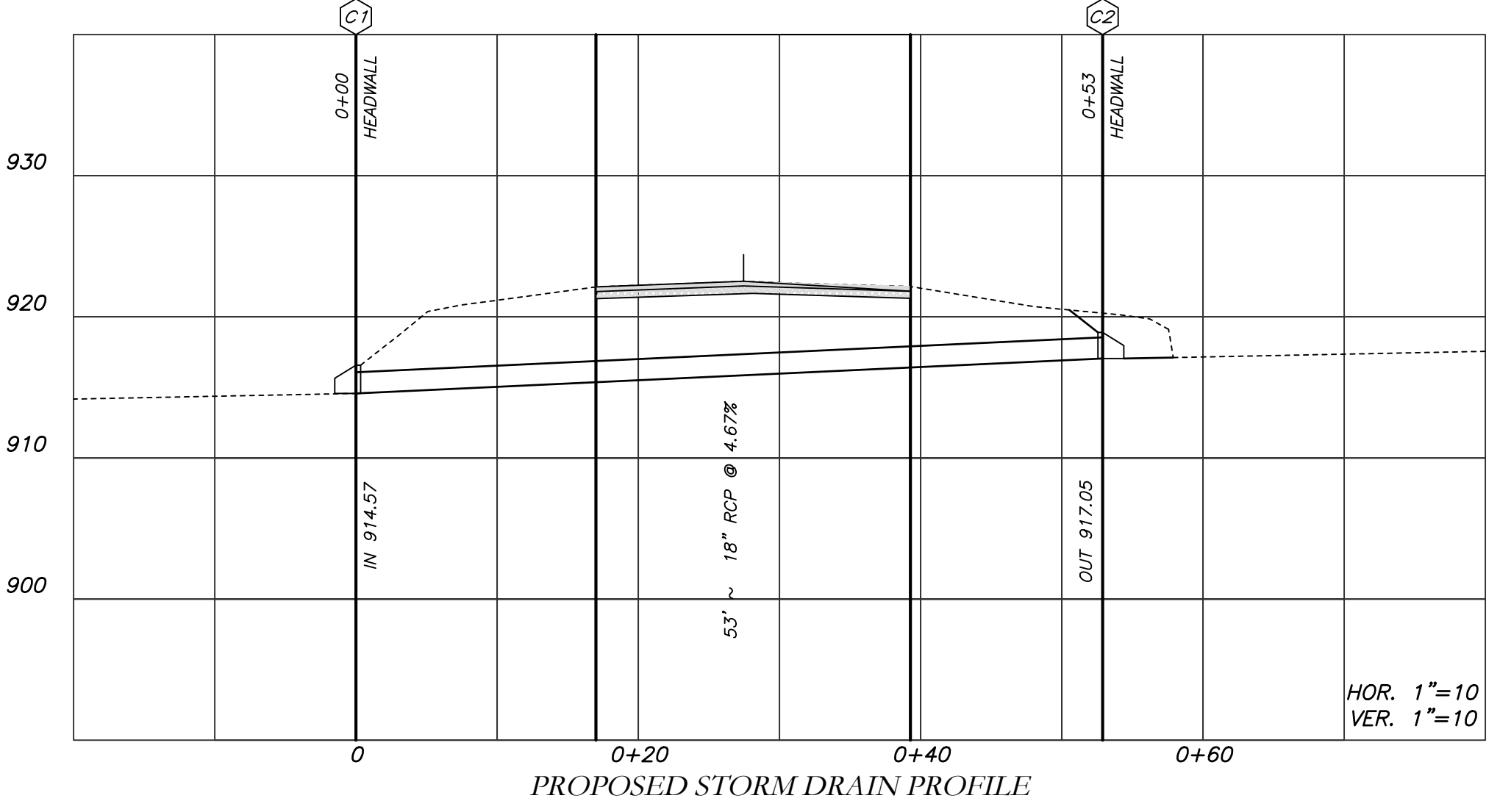
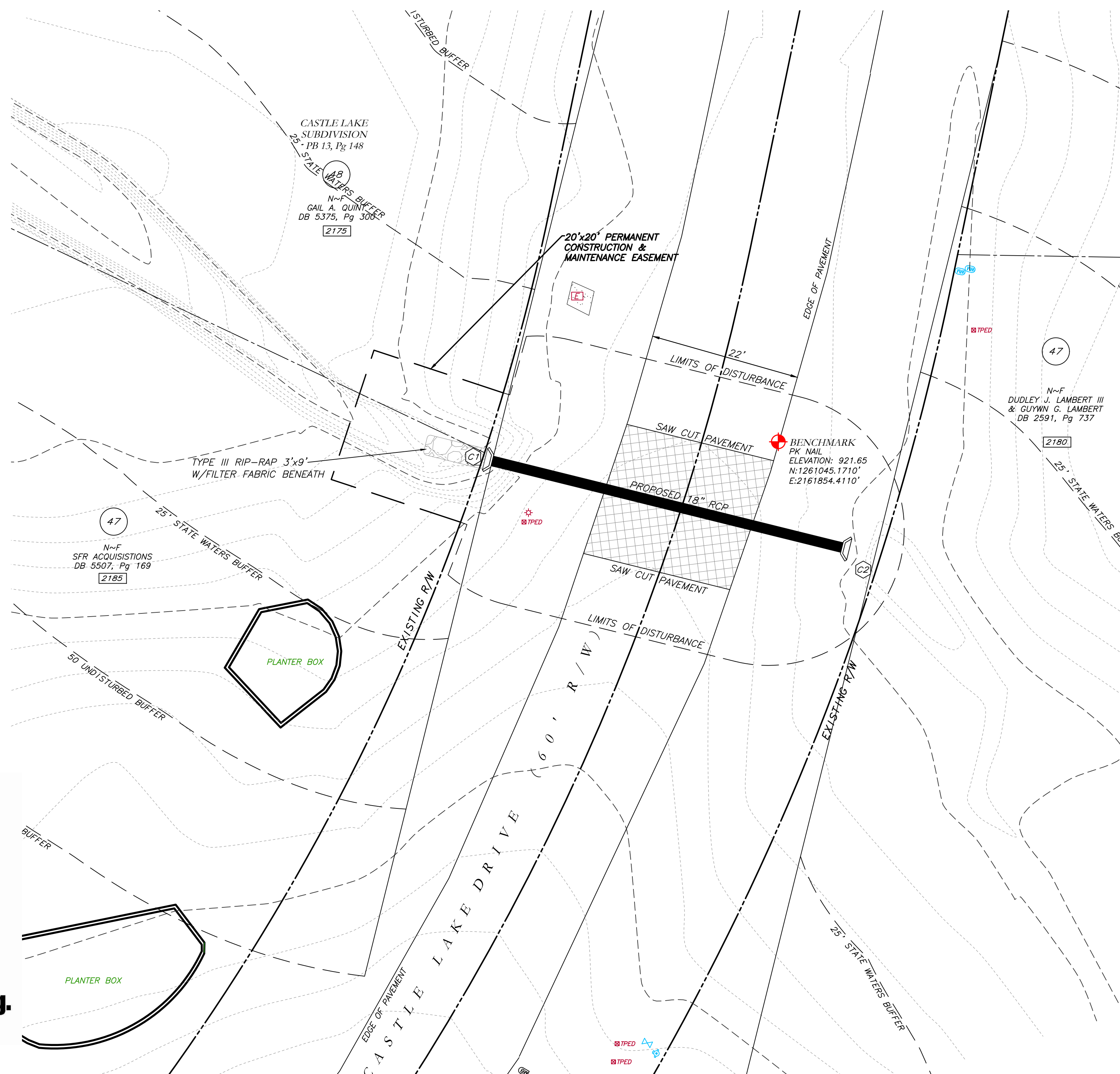


PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

REV. NO.	DATE	DESCRIPTION	BY	APP'D

**Cross Drain Replacement
for Town of Tyrone, Georgia
Castle Lake Drive (1)
Proposed Conditions**

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 - FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377



- NOTES:**
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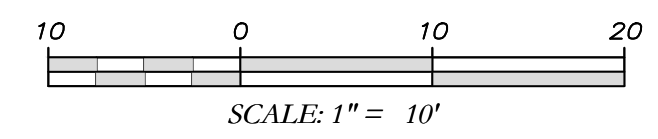
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W. Jaeger
Level II Certified Design Professional

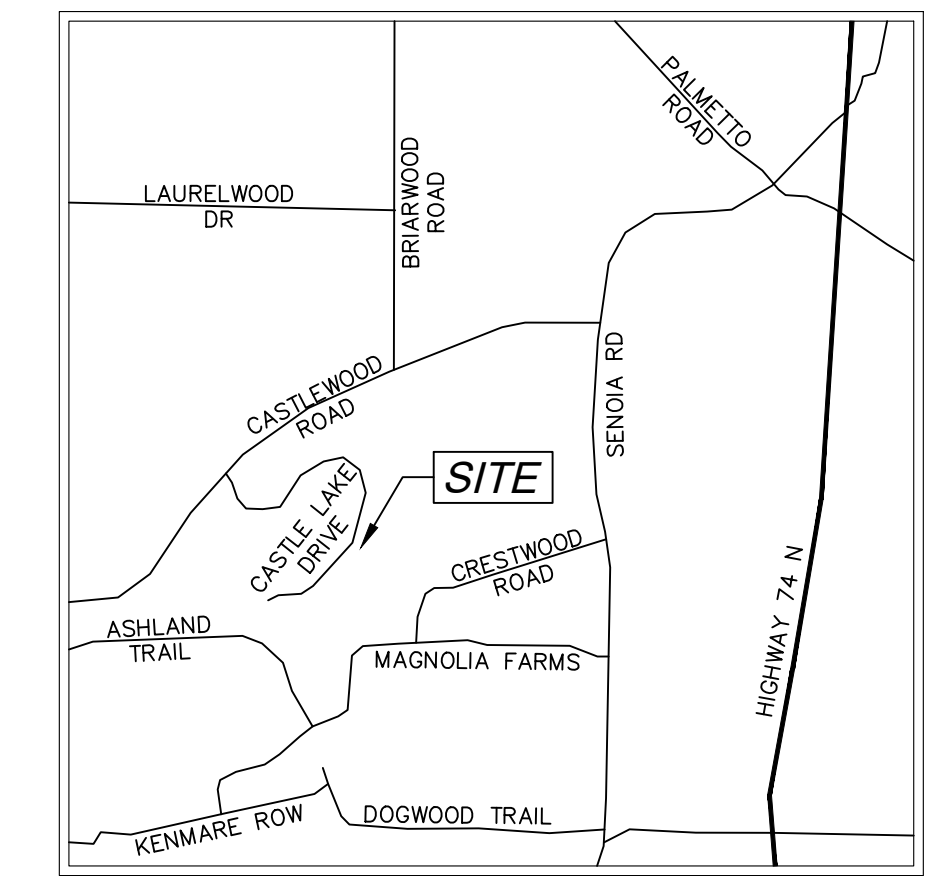
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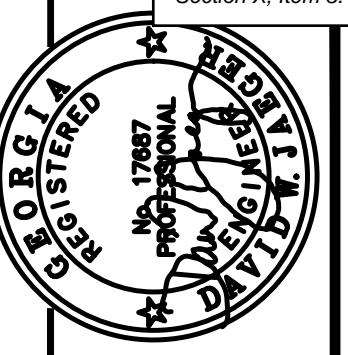
David W. Jaeger



EROSION CONTROL PLAN FOR CROSS DRAIN AT 2175, 2180, 2185 CASTLE LAKE DR TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE



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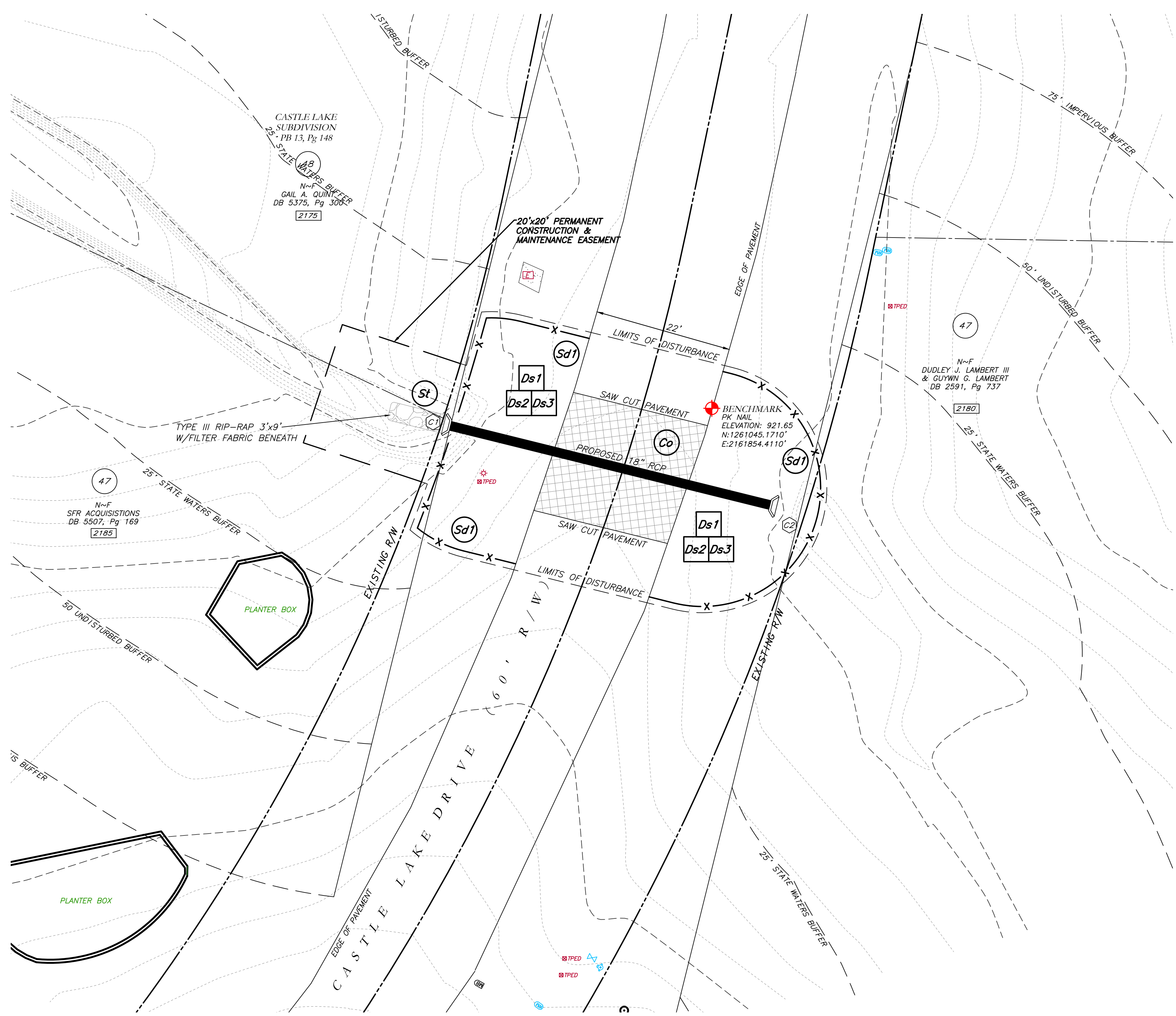
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ADDRESS: 950 Senoia Road
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SHEET NO.
16 OF 43



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⊧	UNDERGROUND GAS LINE
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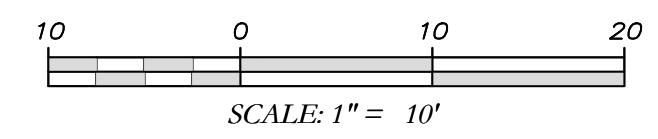
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ATWELL logo and contact information: 866.650.4200, www.atwell-group.com, 1800 PARKWAY PLACE, SUITE 700, TYRONE, GA 30290, 770-423-0607

LOCATED IN: TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

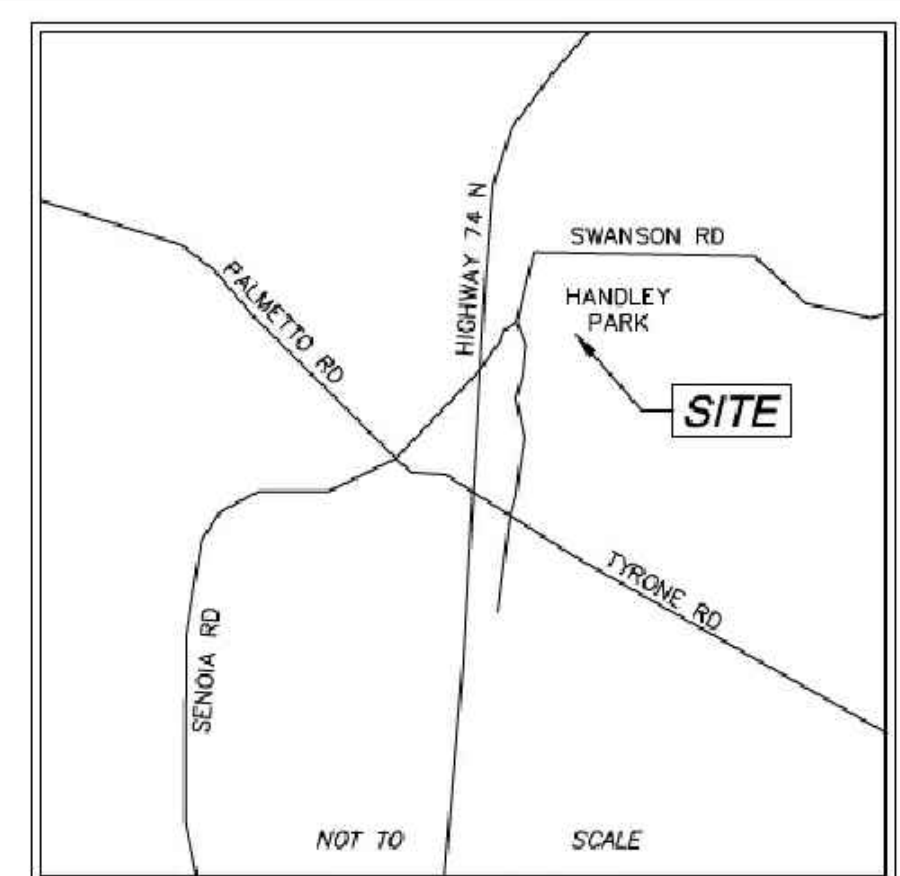
STORM DRAIN REPLACEMENT EXISTING CONDITIONS HANDLEY PARK TYRONE, GEORGIA 30290

DATE: 12/30/2022

Table with columns for DATE, REVISIONS, and other project details.

DWG. JCB CH. JTB P.M. JTB CODE TP JOB 22006046 SHEET NO. 17 OF 43

LIMITED SURVEY OF STORM DRAIN REPLACEMENT HANDLEY PARK TYRONE, GEORGIA 30290

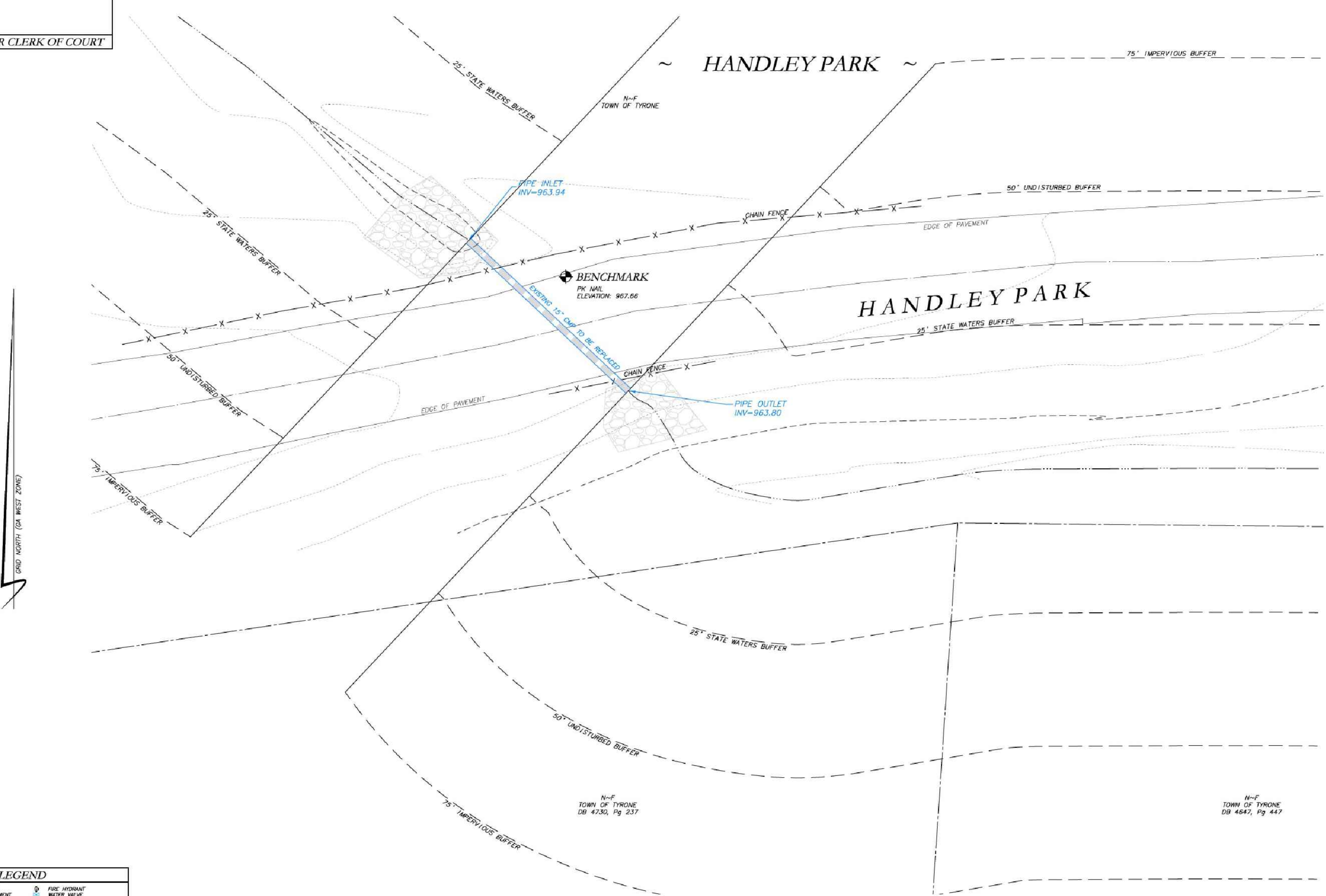


VICINITY MAP

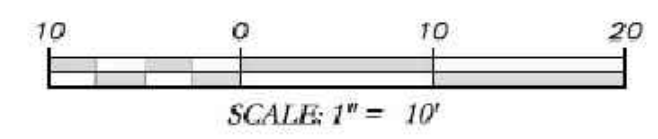
SURVEY NOTES

- 1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON... 2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83)... 3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD83)... 4. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE...

RESERVED FOR CLERK OF COURT

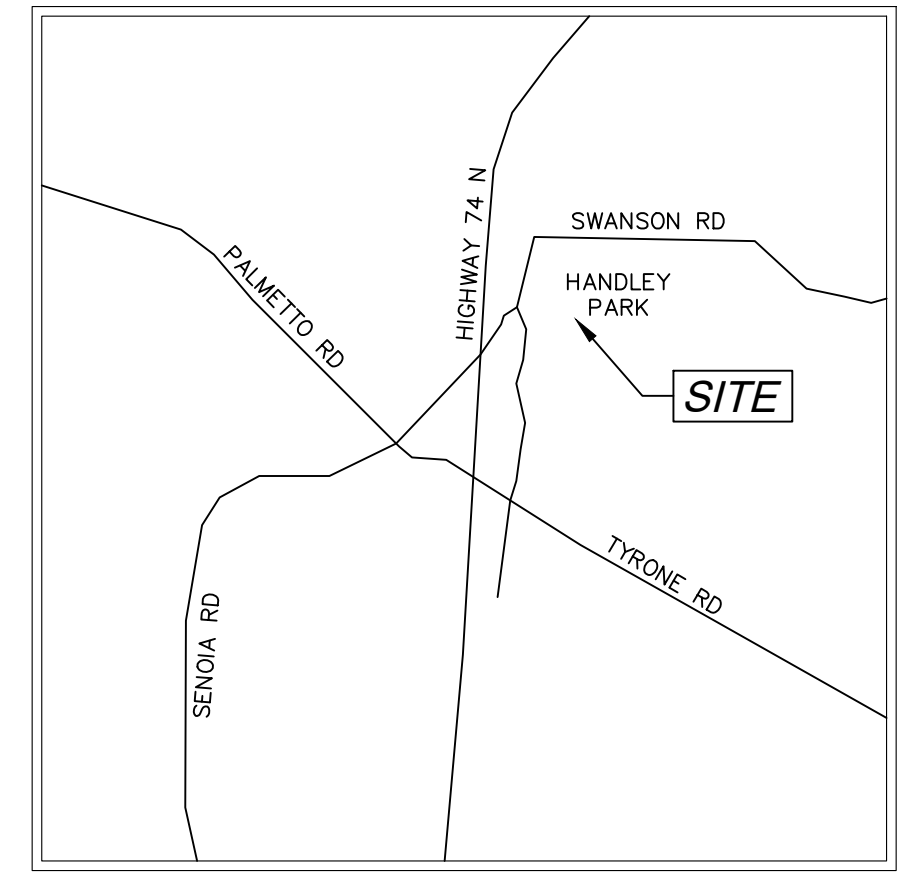


LEGEND table listing symbols for various features like POB, POC, REBAR SET, etc.

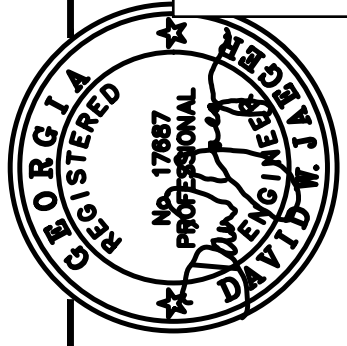


SURVEYOR'S CERTIFICATION: THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...

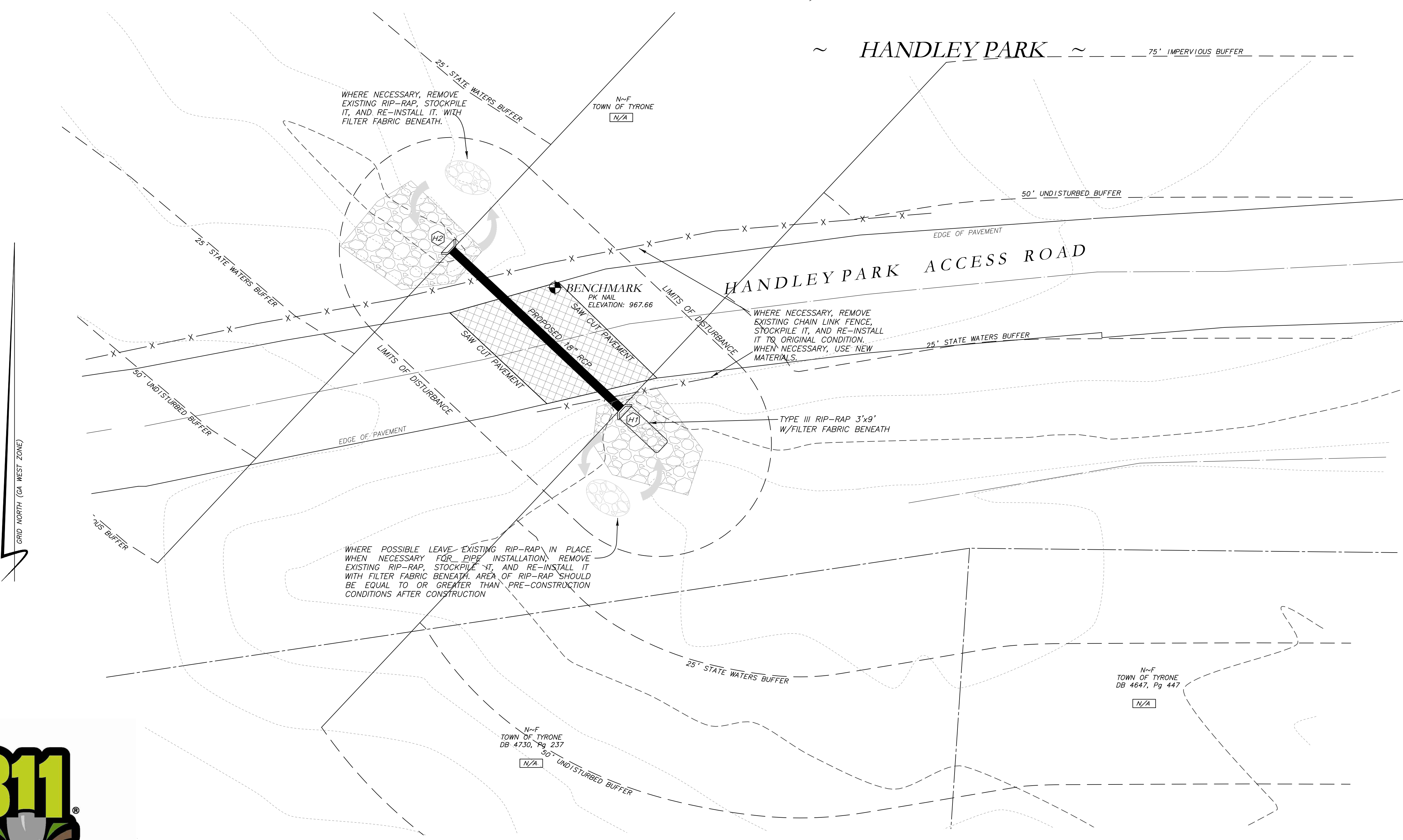
PROPOSED REPLACEMENT OF CROSS DRAIN AT HANDLEY PARK TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE



PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	
REV. NO.	
DESCRIPTION	



GRID NORTH (GA WEST ZONE)

WHERE NECESSARY, REMOVE EXISTING RIP-RAP, STOCKPILE IT, AND RE-INSTALL IT WITH FILTER FABRIC BENEATH.

WHERE NECESSARY, REMOVE EXISTING CHAIN LINK FENCE, STOCKPILE IT, AND RE-INSTALL IT TO ORIGINAL CONDITION. WHEN NECESSARY, USE NEW MATERIALS.

WHERE POSSIBLE LEAVE EXISTING RIP-RAP IN PLACE. WHEN NECESSARY FOR PIPE INSTALLATION, REMOVE EXISTING RIP-RAP, STOCKPILE IT, AND RE-INSTALL IT WITH FILTER FABRIC BENEATH. AREA OF RIP-RAP SHOULD BE EQUAL TO OR GREATER THAN PRE-CONSTRUCTION CONDITIONS AFTER CONSTRUCTION.

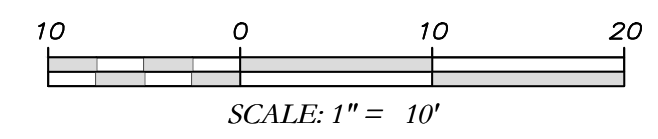
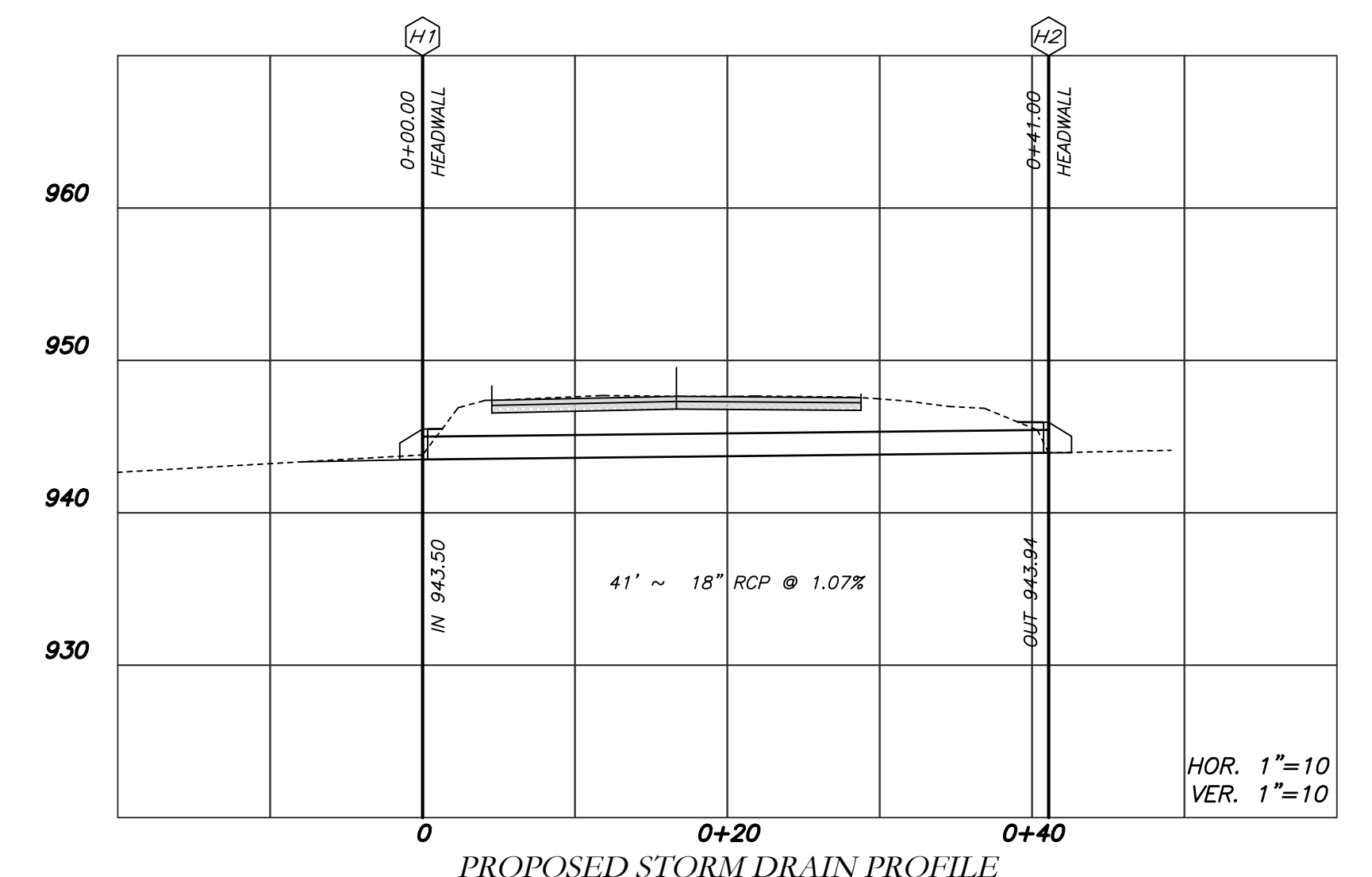
N-F TOWN OF TYRONE DB 4730, 79 237
N/A

N-F TOWN OF TYRONE DB 4647, Pg 447
N/A



**Know what's below.
Call before you dig.**

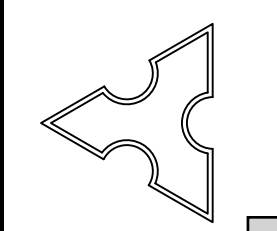
LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTF	CRIMP TOP PIPE FOUND
OTF	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
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YI	YARD INLET
OCS	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E.	FORCE MAIN CASEMENT
S.S.E.	SANITARY SEWER CASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS METER
	POWER METER
	ELECTRICAL BOX
	POWER POLE
	OVERHEAD UTILITIES
	GUY WIRE
	ROOF DRAIN
	DROP INLET
	JUNCTION BOX
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	HEAD WALL
	FLARED END SECTION
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELECOM
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CLEAN OUT
	GREASE TRAP
	FENCE
	BOLLARD
	SPOT ELEVATION



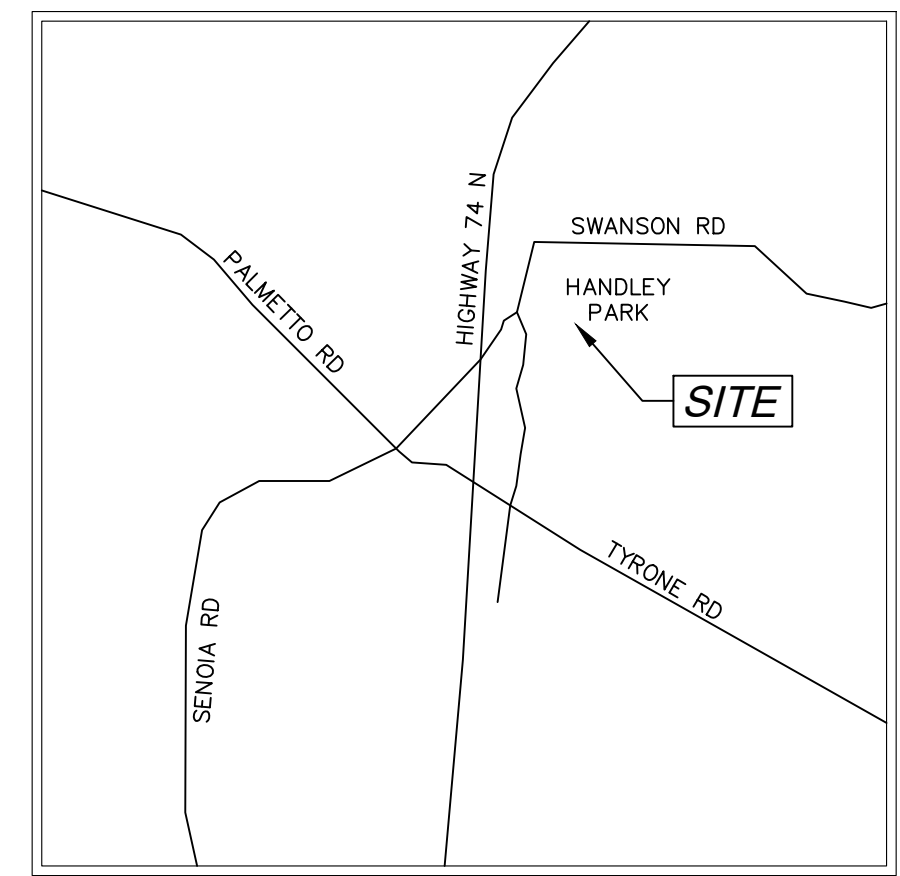
- NOTES:
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
 - EXISTING PAVEMENT SHALL BE SAW CUT AT LIMITS OF DEMOLITION ACTIVITIES. LOCATION OF SAW CUTS SHALL BE APPROVED IN ADVANCE BY THE TOWN ENGINEER.
 - CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.
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 - TEMPORARY TRAFFIC CONTROL STRIPING, SIGNAGE AND DEVICES ARE REQUIRED DURING TRANSITION FROM EXISTING CONDITION TO COMPLETION OF PROJECT. PROVIDE CERTIFIED TRAFFIC CONTROL FLAGMEN DURING TEMPORARY LANE CLOSURES. BOTH LANES SHALL BE OPEN WHEN FLAGMEN ARE NOT PRESENT AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE.
 - PAVEMENT WITHIN SAW CUT LINES TO BE REMOVED AND REPLACED.

Cross Drain Replacement
for Town of Tyrone, Georgia
Handley Park
Proposed Conditions

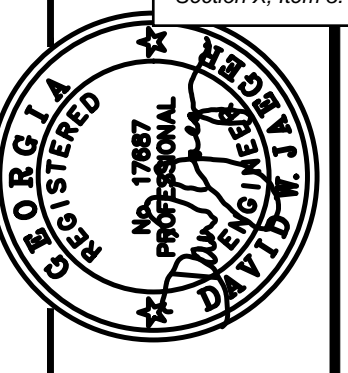
Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377



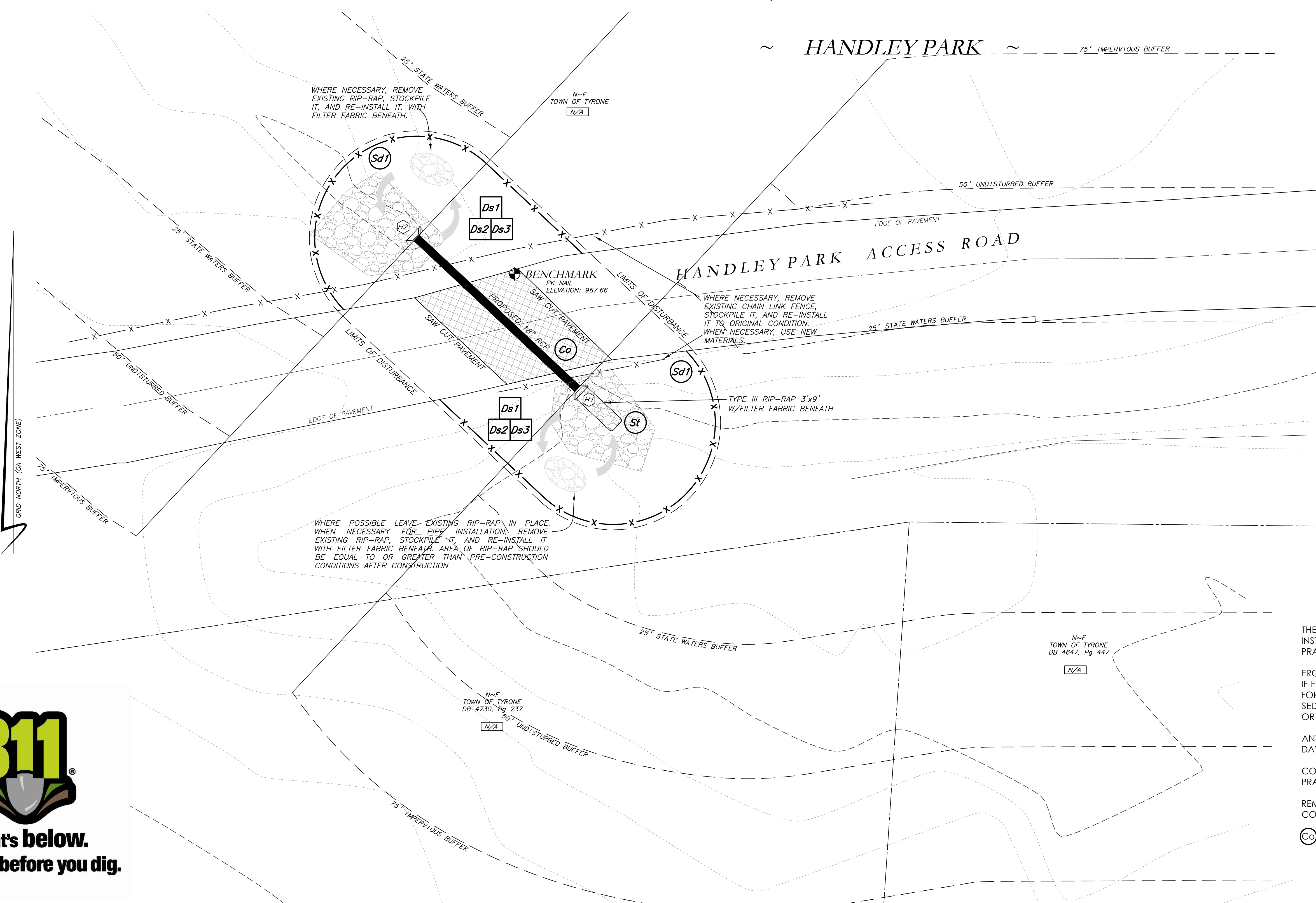
EROSION CONTROL PLAN FOR CROSS DRAIN AT HANDLEY PARK TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE



PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	



WHERE NECESSARY, REMOVE EXISTING RIP-RAP, STOCKPILE IT, AND RE-INSTALL IT WITH FILTER FABRIC BENEATH.

WHERE NECESSARY, REMOVE EXISTING CHAIN LINK FENCE, STOCKPILE IT, AND RE-INSTALL IT TO ORIGINAL CONDITION. WHEN NECESSARY, USE NEW MATERIALS.

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CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.

REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

⊙ CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = 0.07

24 Hour Erosion Control Contact:

NAME: Scott Langford
ADDRESS: 950 Senoia Road
Tyrone, GA 30290
PHONE: (770)-487-4038

Cross Drain Replacement
for Town of Tyrone, Georgia
Handley Park
Erosion Control Plan

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770-719-3333
FAX: 770-719-3377



Know what's below.
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LEGEND

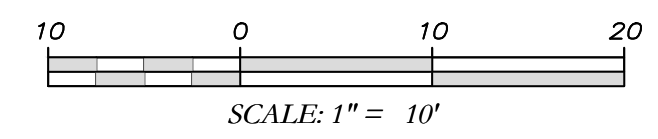
POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RBF	REBAR FOUND	⊗	GAS METER
MNF	MAG NAIL FOUND	⊗	POWER METER
MNS	MAG NAIL SET	⊗	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊗	POWER POLE
CTP	OPEN TOP PIPE FOUND	⊗	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊗	GUY WIRE
DI	DROP INLET	⊗	ROOF DRAIN
CI	CATCH INLET	⊗	DROP INLET
YI	YARD INLET	⊗	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊗	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊗	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊗	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊗	FLARED END SECTION
HW	HEADWALL	⊗	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊗	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	⊗	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	⊗	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E.	FORCE MAIN CASSEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E.	WATER EASEMENT	⊗	FENCE
		⊗	BOLLARD
		⊗	SPOT ELEVATION

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W. Jaeger
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS





Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER... THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK...

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR... THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK...

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ATWELL logo and contact information: 866.850.4200, www.atwell-group.com, 1800 PARKWAY PLACE, SUITE 700, TYRONE, GA 30290, 770.423.0607

LOCATED IN: TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

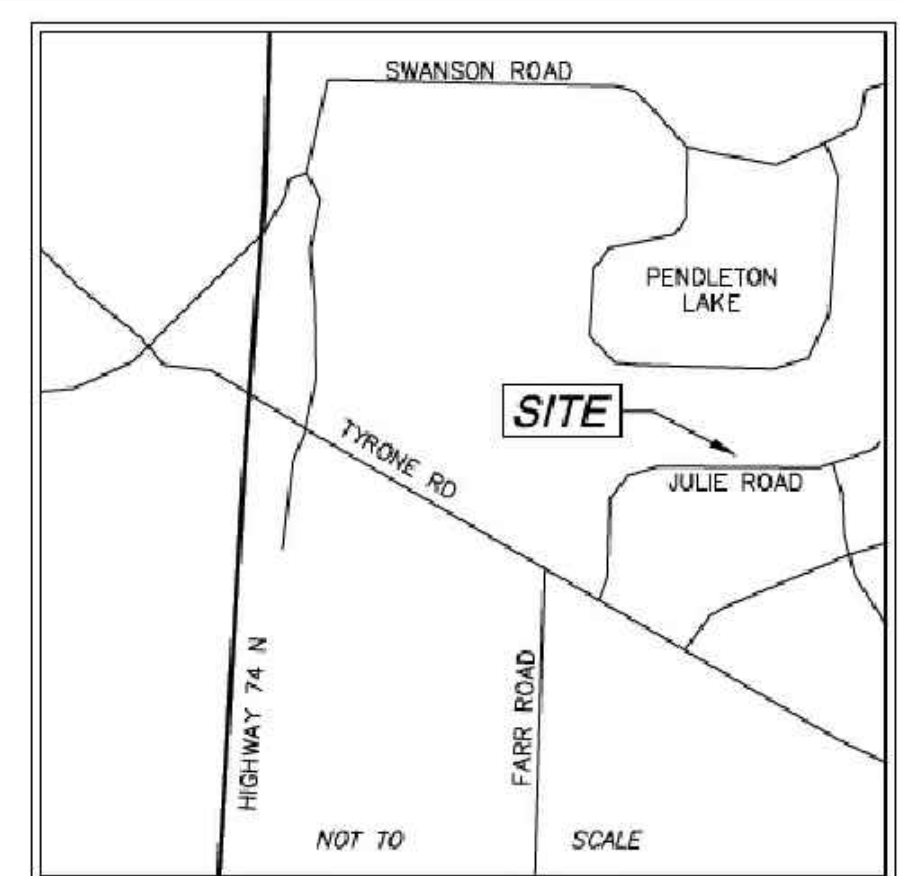
STORM DRAIN REPLACEMENT EXISTING CONDITIONS 220, 215, 225 & 230 JULIE ROAD TYRONE, GEORGIA 30290

DATE: 12/30/2022

REVISIONS table with columns for description, date, and initials.

DWG. JCB, CH. JTB, P.M. JTB, CODE TP, JOB 22006046, SHEET NO. 20 OF 43

LIMITED SURVEY OF STORM DRAIN REPLACEMENT 220, 215, 225 & 230 JULIE ROAD TYRONE, GEORGIA 30290

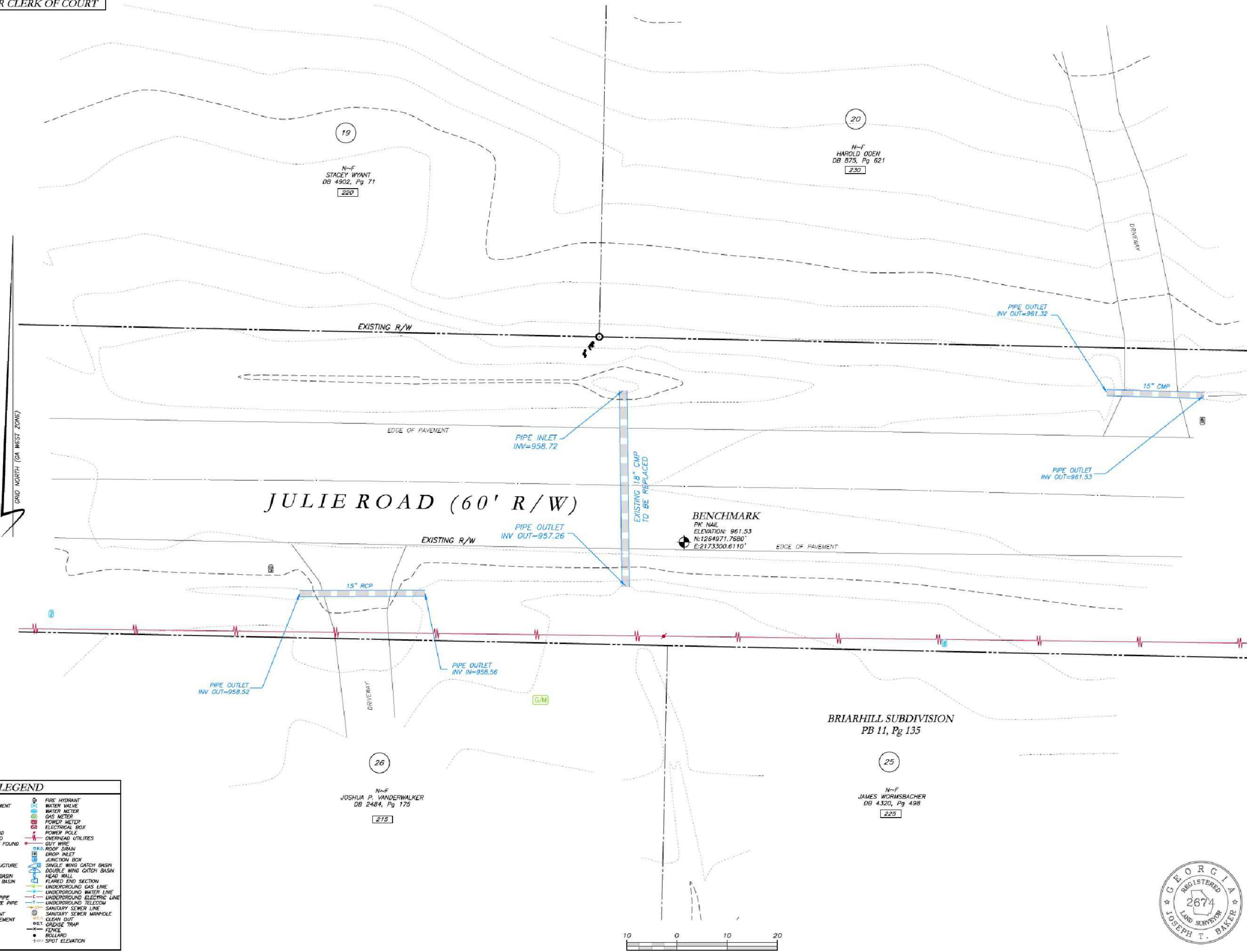


VICINITY MAP

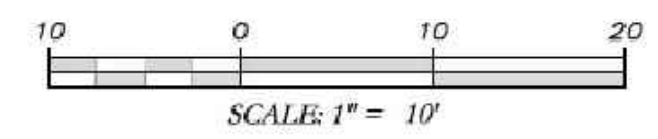
SURVEY NOTES

- 1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON... 2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES... 3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD83)...

RESERVED FOR CLERK OF COURT



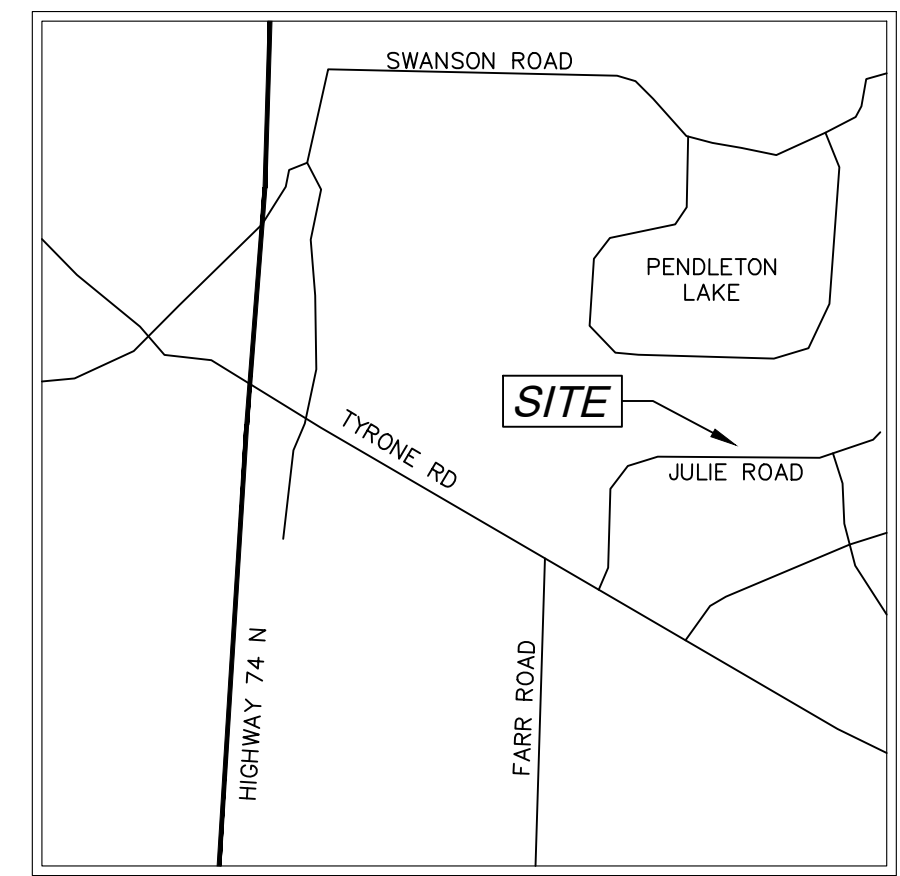
LEGEND table listing symbols for various features: POB, POC, REBAR SET, ARB, etc.



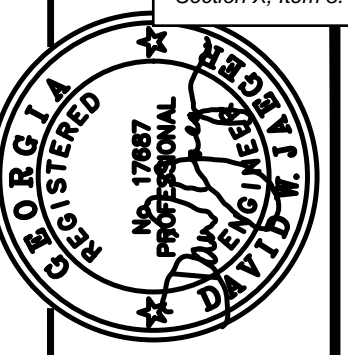
SURVEYOR'S CERTIFICATION: THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...

FILE NAME: A:\202006046 - Tyrone Cross Streets\Survey\202006046 Tyrone Cross Streets.dwg PLOTTED BY: JTB DATE: 12/30/2022 3:08 PM PLOTTED BY: JTB DATE: 12/30/2022 3:08 PM PLOTTED BY: JTB DATE: 12/30/2022 3:08 PM PLOTTED BY: JTB DATE: 12/30/2022 3:08 PM

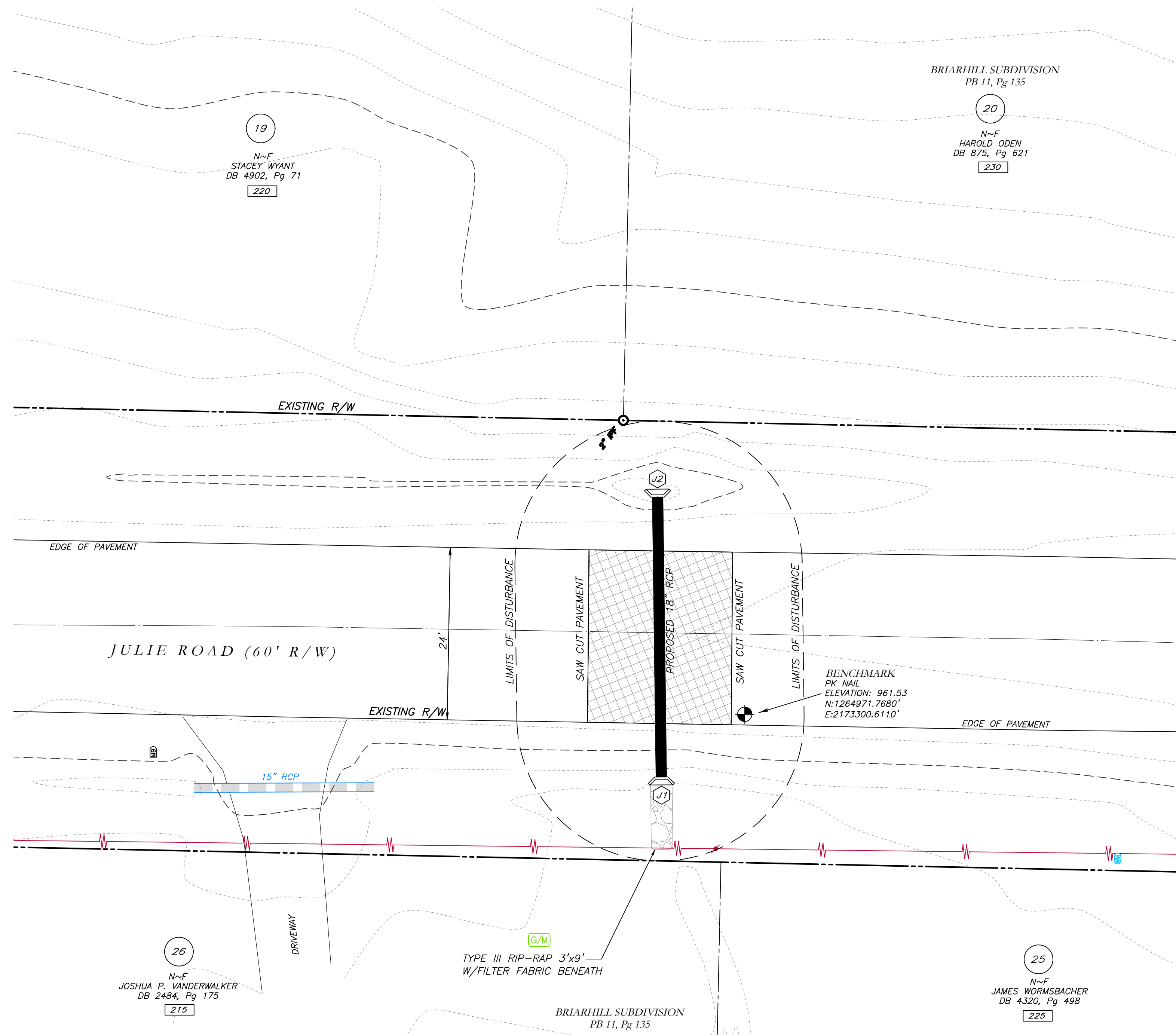
PROPOSED REPLACEMENT OF CROSS DRAINS AT 215, 220, 225 & 230 JULIE ROAD TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE



PROJECT NUMBER	PW-20
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
BY	APPD
DATE	
REV. NO.	
DESCRIPTION	
DATE	
SCALE	
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

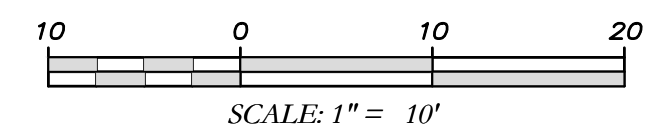
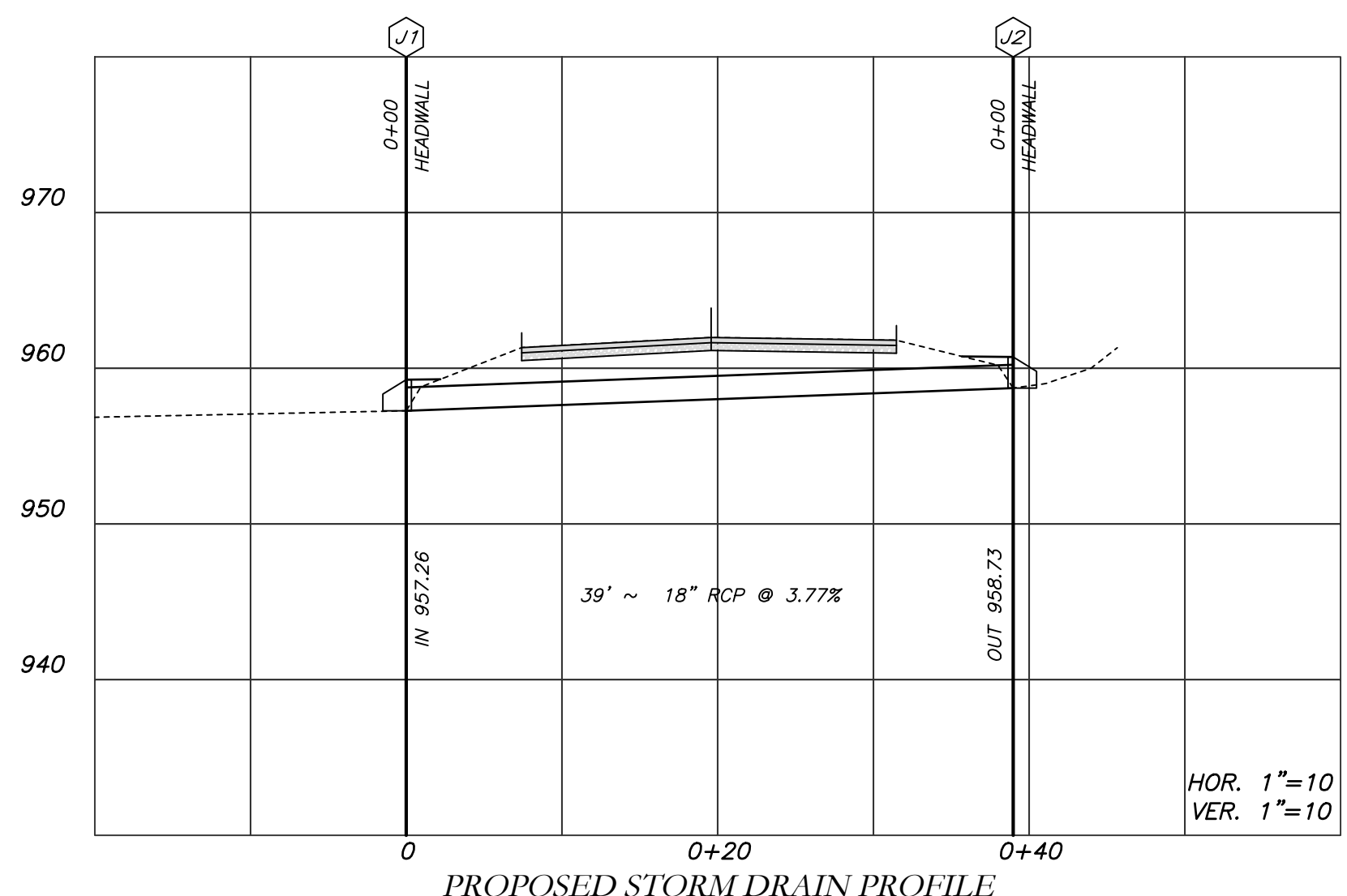


GRID NORTH (GA WEST ZONE)



**Know what's below.
Call before you dig.**

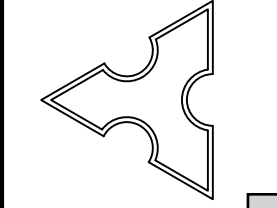
LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTF	CRIMP TOP PIPE FOUND
OTF	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
CI	CATCH INLET
YI	YARD INLET
OCS	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
CMP	CONCRETE MANHOLE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	GAS METER
⊕	POWER METER
⊕	ELECTRICAL BOX
⊕	POWER POLE
⊕	OVERHEAD UTILITIES
⊕	GUY WIRE
⊕	ROOF DRAIN
⊕	DROP INLET
⊕	JUNCTION BOX
⊕	SINGLE WING CATCH BASIN
⊕	DOUBLE WING CATCH BASIN
⊕	HEAD WALL
⊕	FLARED END SECTION
⊕	UNDERGROUND GAS LINE
⊕	UNDERGROUND WATER LINE
⊕	UNDERGROUND ELECTRIC LINE
⊕	UNDERGROUND TELECOM
⊕	SANITARY SEWER LINE
⊕	SANITARY SEWER MANHOLE
⊕	CLEAN OUT
⊕	GREASE TRAP
⊕	FENCE
⊕	BOLLARD
⊕	SPOT ELEVATION



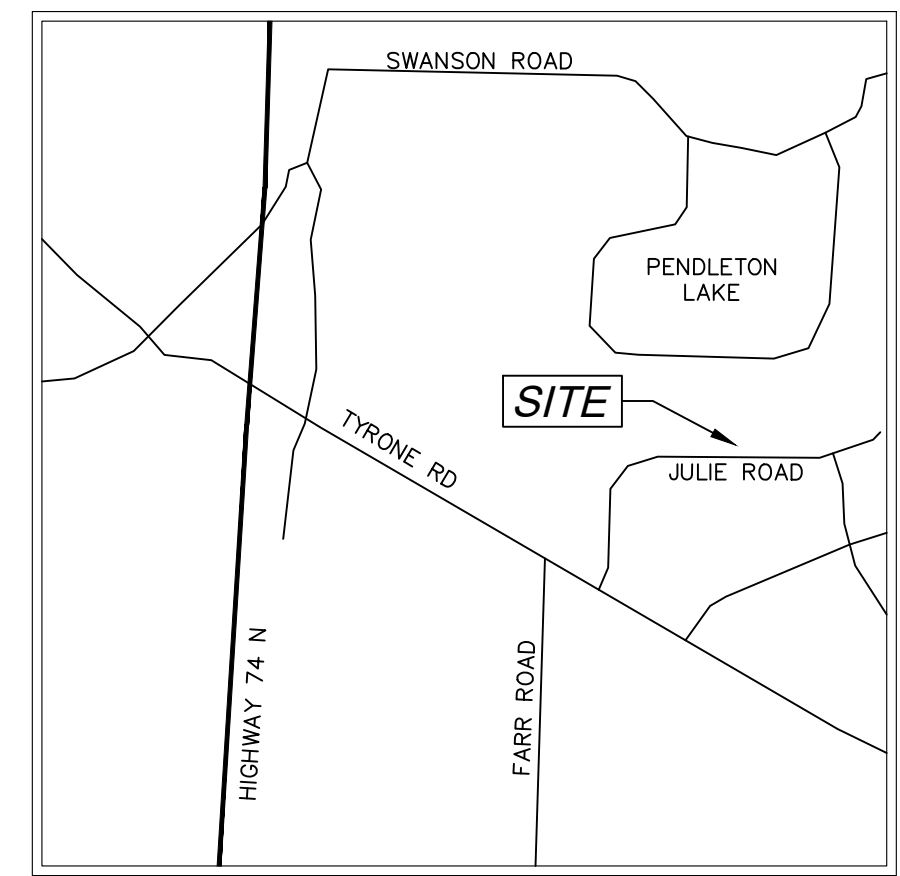
- NOTES:**
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 - PAVEMENT WITHIN SAW CUT LINES TO BE REMOVED AND REPLACED.

**Cross Drain Replacement
for Town of Tyrone, Georgia
Julie Road
Proposed Conditions**

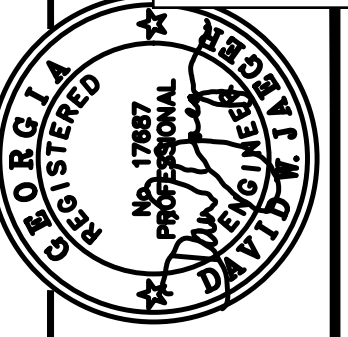
Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377



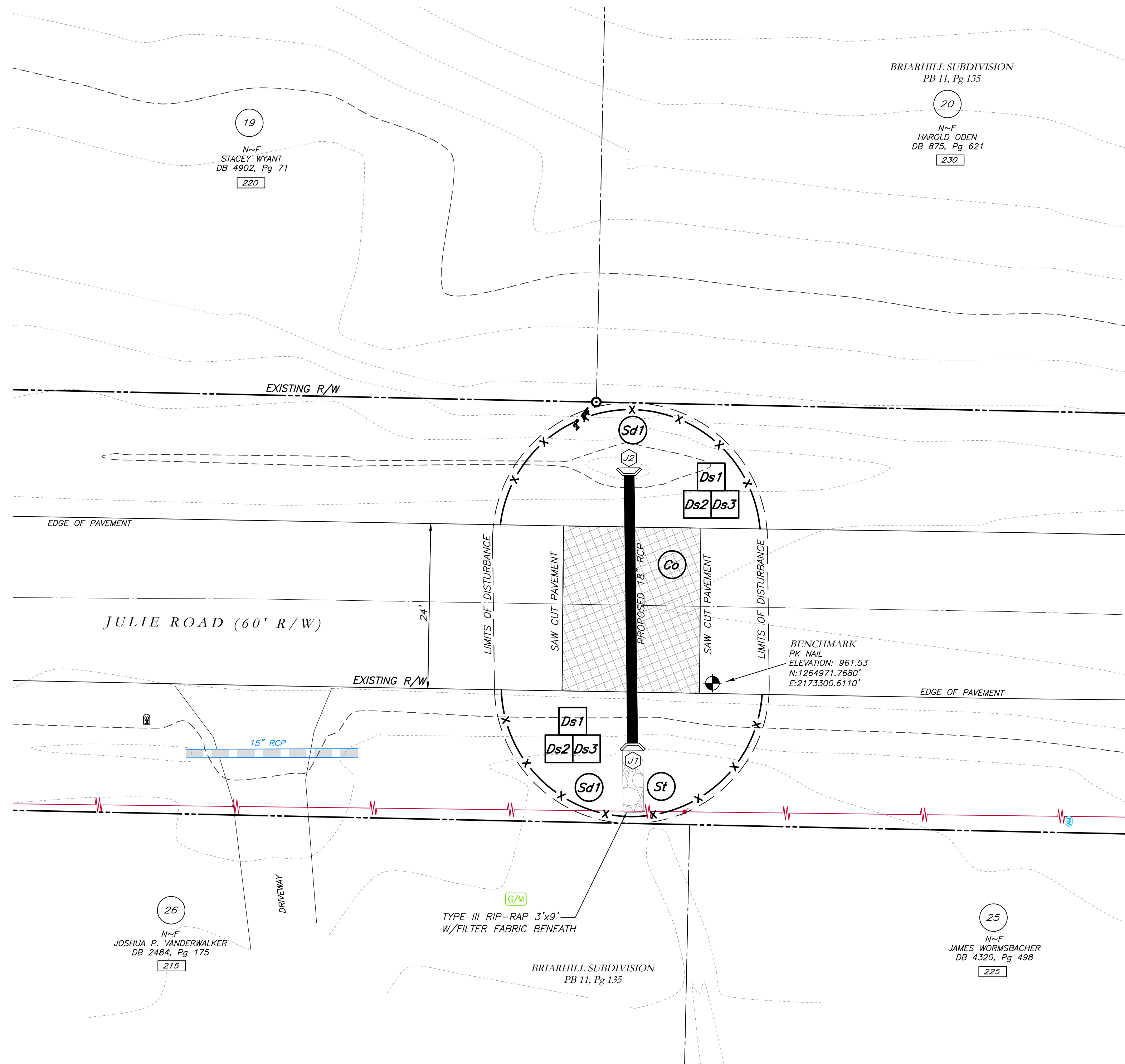
EROSION CONTROL PLAN FOR CROSS DRAINS AT 215, 220, 225 & 230 JULIE ROAD TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE



PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
BY	APPD
DATE	
REV. NO.	
DESCRIPTION	
DATE	
FILE NO.	21101-16
SHEET NO.	
DATE	01/16/23
DESIGNER	ALG
DRAWN	DWJ
CHECK	DWJ
APPROVED	DWJ
BY	APPD



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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REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

Ⓞ CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = 0.05

24 Hour Erosion Control Contact:
 NAME: Scott Langford
 ADDRESS: 950 Senoia Road
 Tyrone, GA 30290
 PHONE: (770)-487-4038

**Cross Drain Replacement
for Town of Tyrone, Georgia
Julie Road
Erosion Control Plan**

Mallett Consulting, Inc.
 101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
 PHONE: 770.719.3333
 FAX: 770.719.3377



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LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
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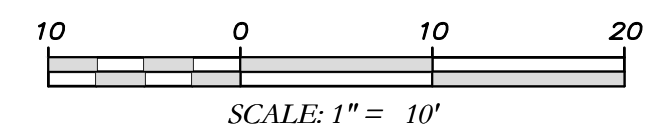
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W. Jaeger
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
 ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS

David Jaeger





Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER... THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK...

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR... THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES...

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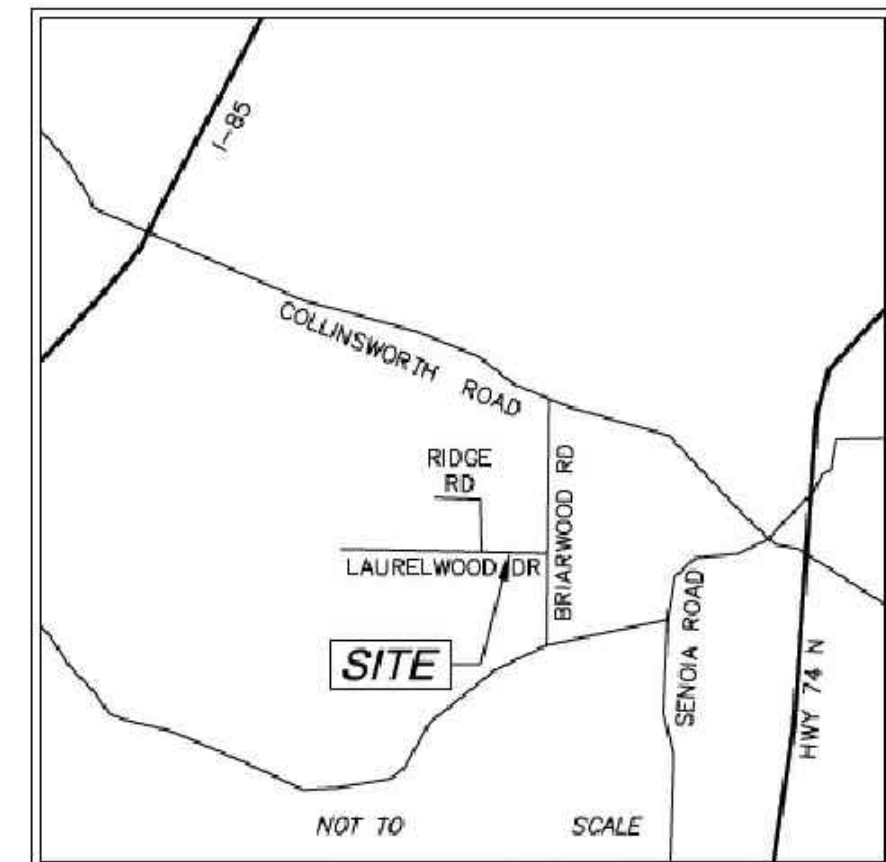


LOCATED IN TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

STORM DRAIN REPLACEMENT EXISTING CONDITIONS 340, 345, 350 & 355 LAURELWOOD DRIVE TYRONE, GEORGIA 30290

DATE 12/30/2022 REVISIONS DWG. JCB CH. JTB P.M. JTB CODE TP JOB 22006046 SHEET NO. 23 OF 43

LIMITED SURVEY OF STORM DRAIN REPLACEMENT 340, 345, 350 & 355 LAURELWOOD DRIVE TYRONE, GEORGIA 30290

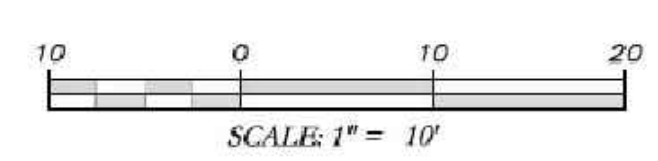
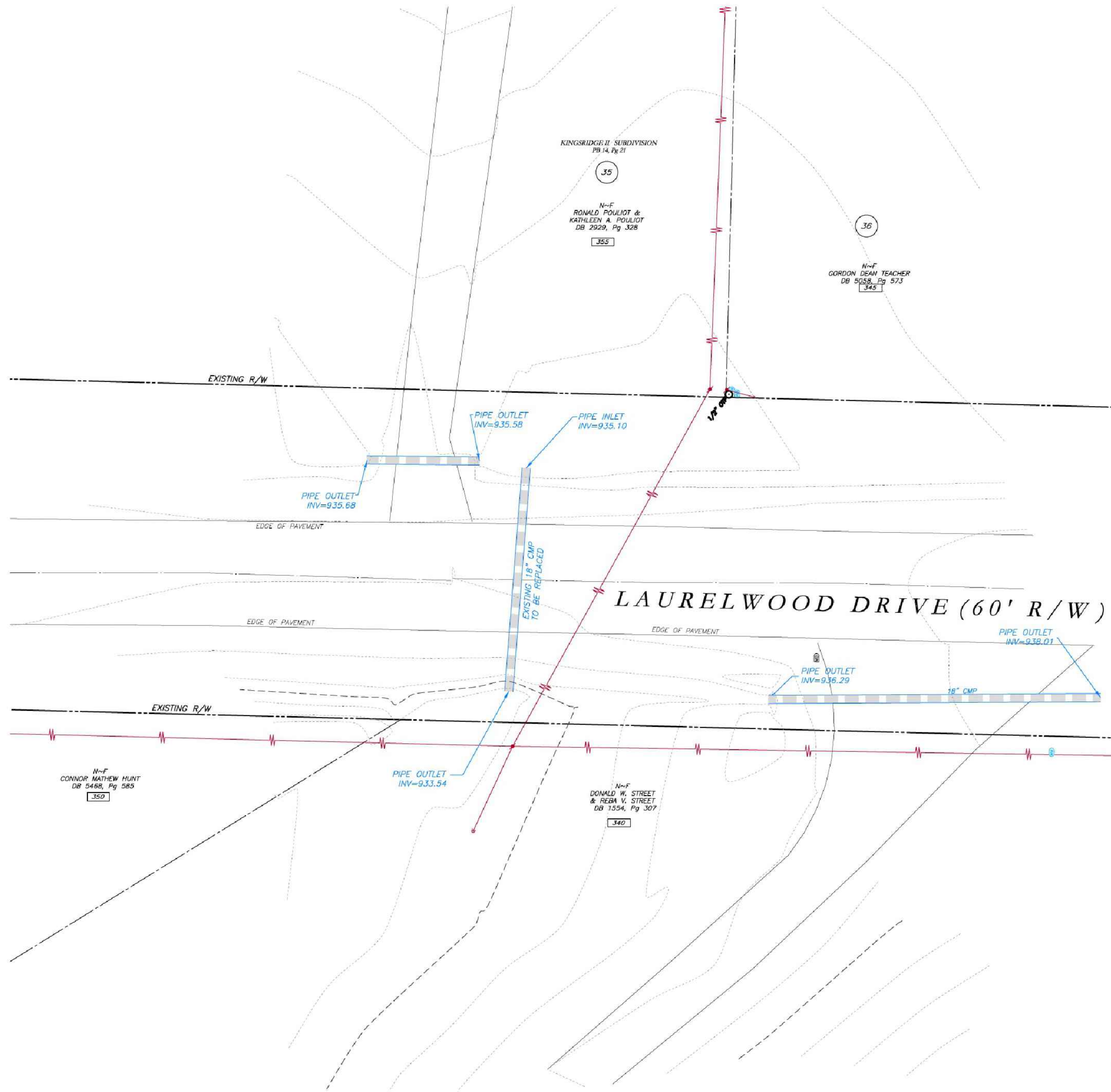


VICINITY MAP

SURVEY NOTES

- 1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON... 2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83)... 3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD88)... 4. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE...

RESERVED FOR CLERK OF COURT



LEGEND table with symbols for various survey features like Point of Beginning, Right of Way, Storm Drain, Sanitary Sewer, and Spot Elevation.

SURVEYOR'S CERTIFICATION

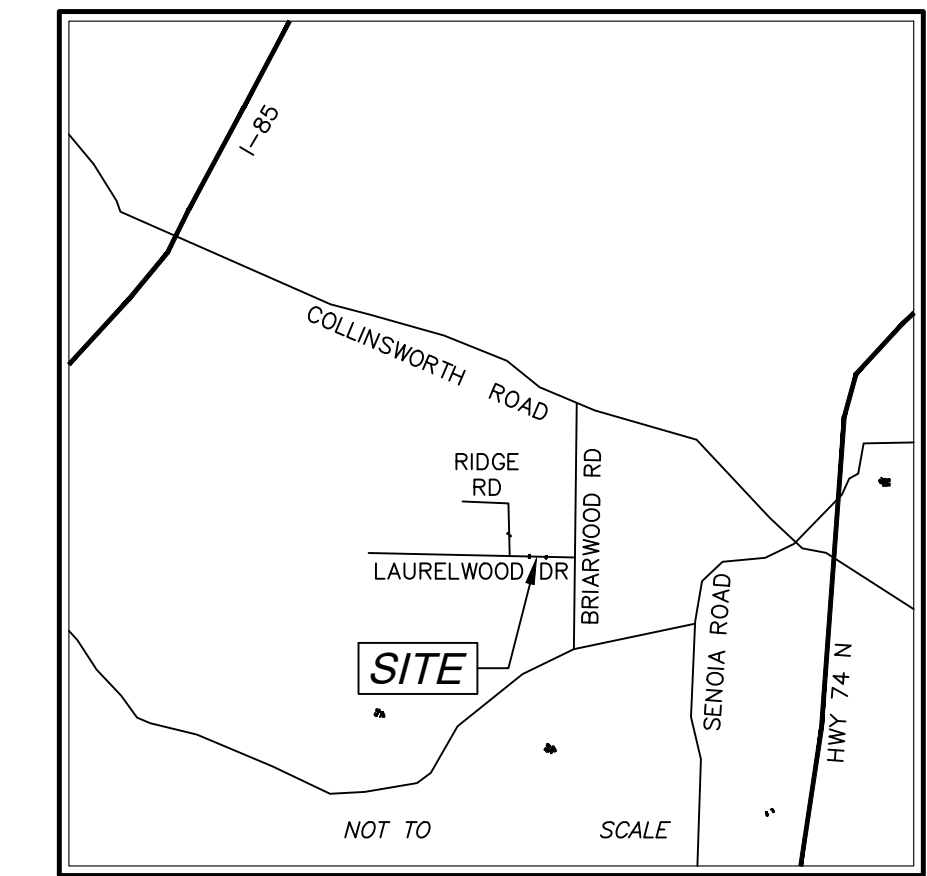
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...



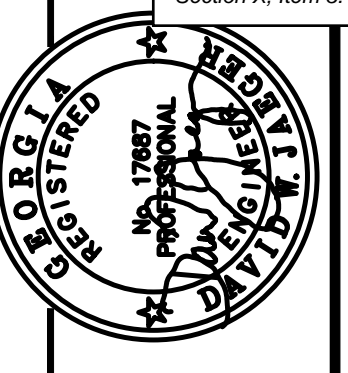
Signature of Joseph T. Baker, dated 12/27/21. License #2674.

FILE NAME: A:\20200646 - Tyrone Cross Streets\20200646 Tyrone Cross Streets.dwg PLOTTED BY: JTB 12/30/2022 3:08 PM PLOTTED AT: JTB 12/30/2022 3:08 PM PLOTTED BY: JTB 12/30/2022 3:08 PM PLOTTED AT: JTB 12/30/2022 3:08 PM PLOTTED BY: JTB 12/30/2022 3:08 PM PLOTTED AT: JTB 12/30/2022 3:08 PM

PROPOSED REPLACEMENT OF CROSS DRAIN AT 340 & 355 LAURELWOOD DR TYRONE, GEORGIA 30290



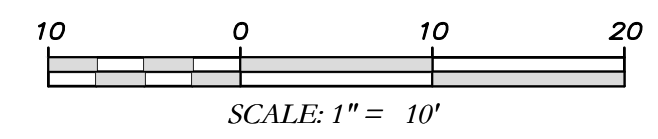
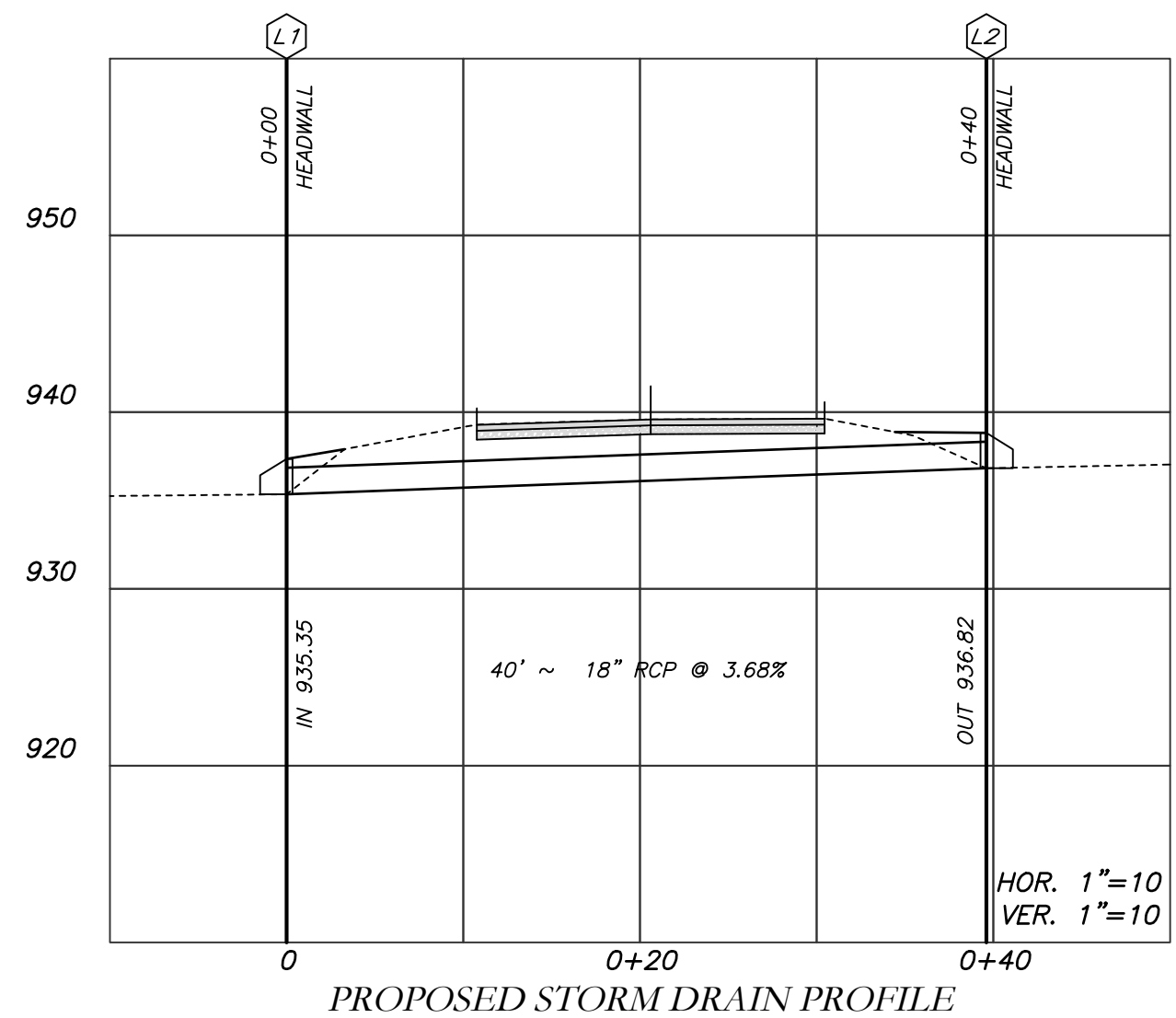
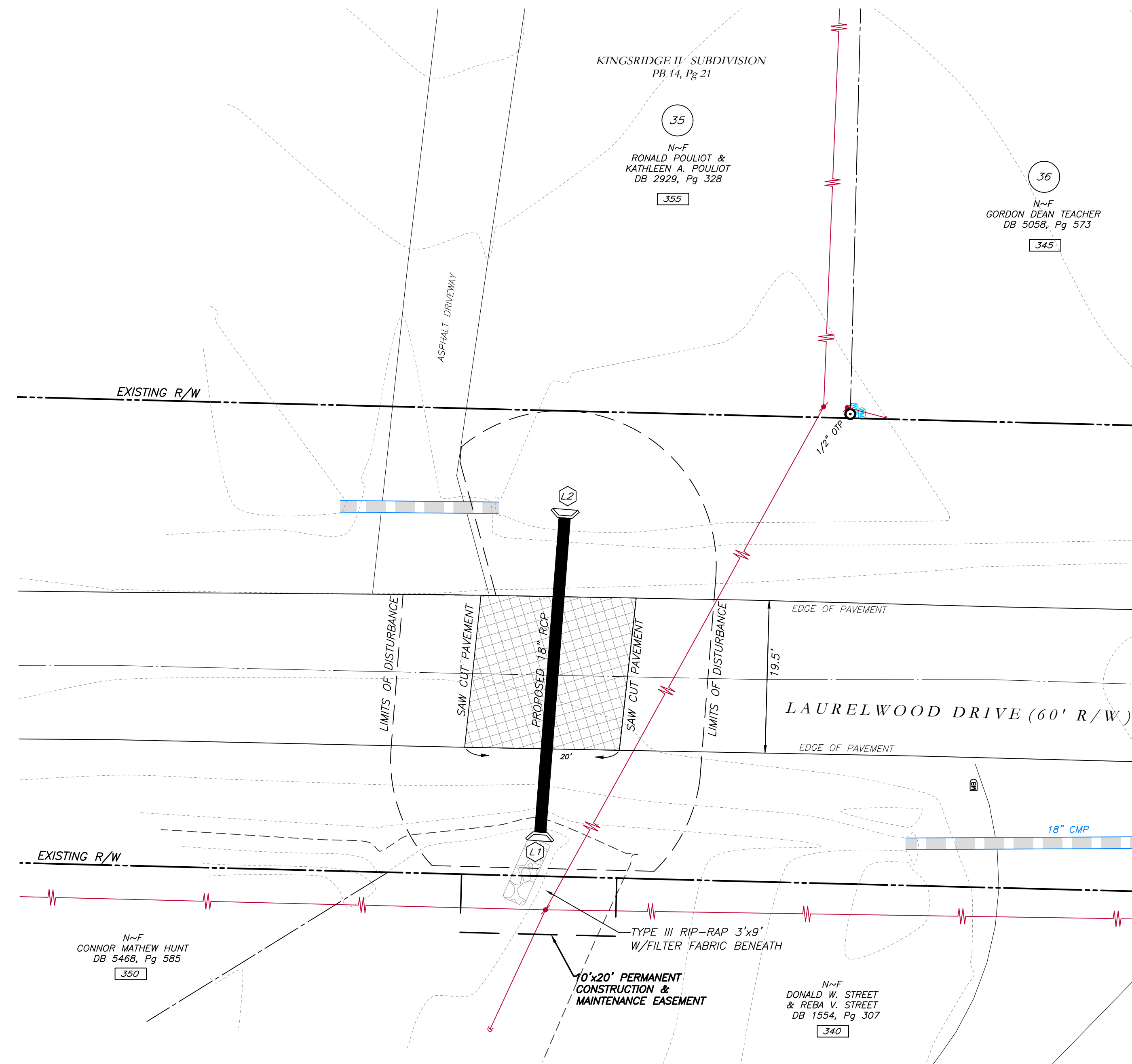
VICINITY MAP



PROJECT NUMBER	PW-20
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	
REV. NO.	
DESCRIPTION	

**Cross Drain Replacement
for Town of Tyrone, Georgia
Laurelwood Drive (1)
Proposed Conditions**

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377



- NOTES:**
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
 - EXISTING PAVEMENT SHALL BE SAW CUT AT LIMITS OF DEMOLITION ACTIVITIES. LOCATION OF SAW CUTS SHALL BE APPROVED IN ADVANCE BY THE TOWN ENGINEER.
 - CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.
 - ALL DEMOLITION MATERIALS, WASTE SOILS AND SEDIMENT SHALL BE HAULED AWAY AND DISPOSED OF OFFSITE AT A SUITABLE LOCATION, SELECTED BY THE CONTRACTOR. THIS SHALL BE DONE AT NO ADDITIONAL CHARGE.
 - TEMPORARY TRAFFIC CONTROL STRIPING, SIGNAGE AND DEVICES ARE REQUIRED DURING TRANSITION FROM EXISTING CONDITION TO COMPLETION OF PROJECT. PROVIDE CERTIFIED TRAFFIC CONTROL FLAGMEN DURING TEMPORARY LANE CLOSURES. BOTH LANES SHALL BE OPEN WHEN FLAGMEN ARE NOT PRESENT AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE.
 - PAVEMENT WITHIN SAW CUT LINES TO BE REMOVED AND REPLACED.



**Know what's below.
Call before you dig.**

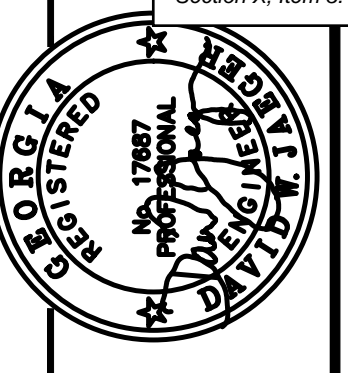
LEGEND

POB	POINT OF BEGINNING	⊕	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊕	WATER VALVE
RBS	REBAR SET	⊕	WATER METER
RBF	REBAR FOUND	⊕	GAS METER
MNF	MAG NAIL FOUND	⊕	POWER METER
MNS	MAG NAIL SET	⊕	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊕	POWER POLE
CTP	OPEN TOP PIPE FOUND	⊕	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊕	GUY WIRE
DI	DROP INLET	⊕	ROOF DRAIN
CI	CATCH INLET	⊕	DROP INLET
YI	YARD INLET	⊕	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊕	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊕	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊕	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊕	FLARED END SECTION
HW	HEADWALL	⊕	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊕	UNDERGROUND WATER LINE
CMP	CONCRETE MONUMENT FOUND	⊕	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	⊕	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊕	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊕	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊕	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊕	GREASE TRAP
W.E.	WATER EASEMENT	⊕	FENCE
		⊕	BOLLARD
		⊕	SPOT ELEVATION

EROSION CONTROL PLAN FOR CROSS DRAIN AT 340 & 355 LAURELWOOD DR TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE

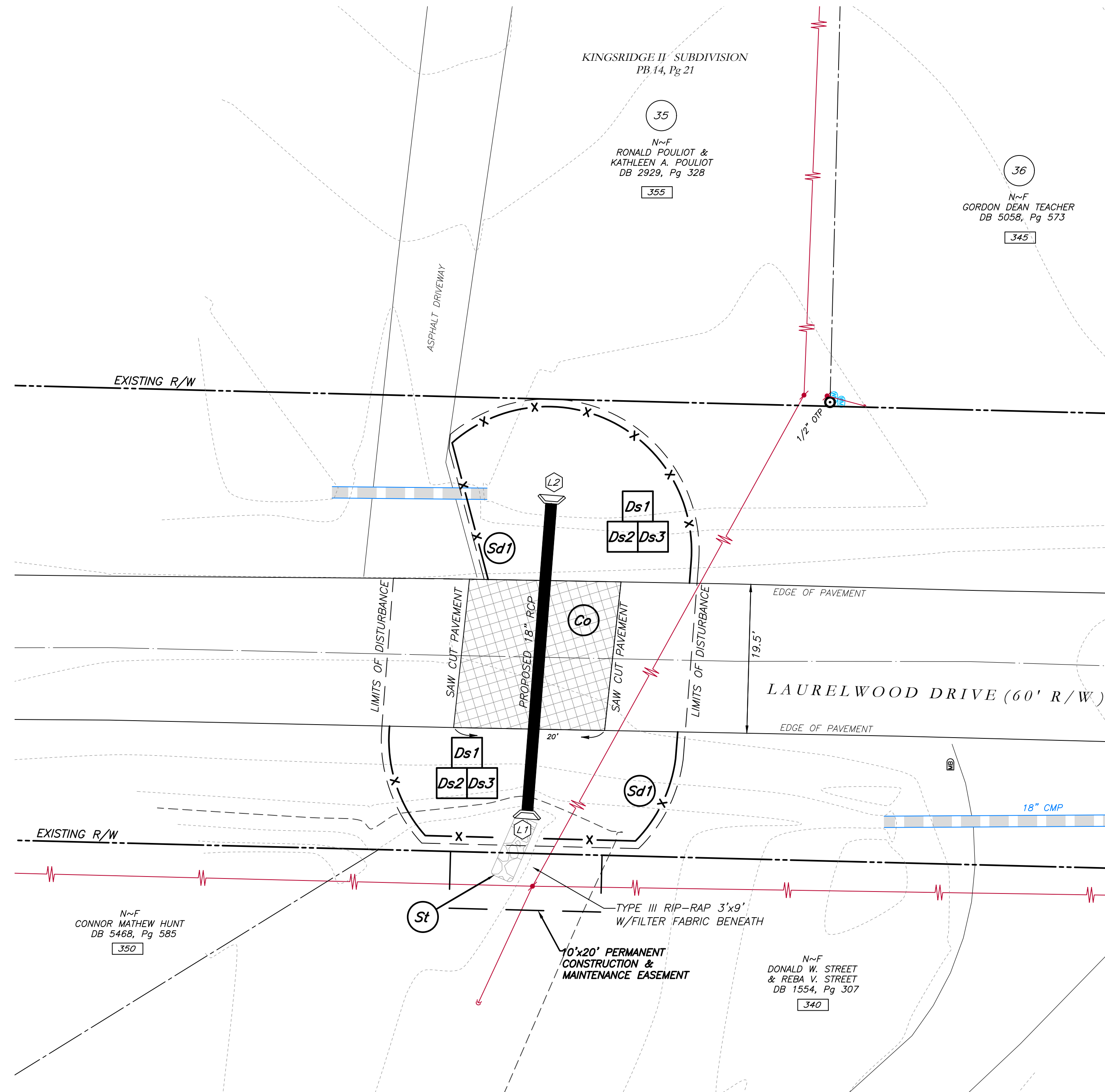


PROJECT NUMBER	PW-20
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

REV. NO.	DATE	DESCRIPTION	BY	APP'D

**Cross Drain Replacement
for Town of Tyrone, Georgia
Laurelwood Drive (1)
Erosion Control Plan**

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770-719-3333
FAX: 770-719-3377



THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

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

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.

REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

Ⓢ CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = 0.07

24 Hour Erosion Control Contact:
NAME: Scott Langford
ADDRESS: 950 Senoia Road
Tyrone, GA 30290
PHONE: (770)-487-4038

GRID NORTH (GA WEST ZONE)



**Know what's below.
Call before you dig.**

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTF	CRIMP TOP PIPE FOUND
CTP	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
CI	CATCH INLET
YI	YARD INLET
OCS	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
CMP	CONCRETE METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
⊗	FIRE HYDRANT
⊕	WATER VALVE
⊙	WATER METER
⊕	GAS METER
⊙	POWER METER
⊕	ELECTRICAL BOX
⊕	POWER POLE
⊕	OVERHEAD UTILITIES
⊕	GUY WIRE
⊕	ROOF DRAIN
⊕	DROP INLET
⊕	JUNCTION BOX
⊕	SINGLE WING CATCH BASIN
⊕	DOUBLE WING CATCH BASIN
⊕	HEAD WALL
⊕	FLARED END SECTION
⊕	UNDERGROUND GAS LINE
⊕	UNDERGROUND WATER LINE
⊕	UNDERGROUND ELECTRIC LINE
⊕	UNDERGROUND TELECOM
⊕	SANITARY SEWER LINE
⊕	SANITARY SEWER MANHOLE
⊕	CLEAN OUT
⊕	GREASE TRAP
⊕	FENCE
⊕	BOLLARD
⊕	SPOT ELEVATION

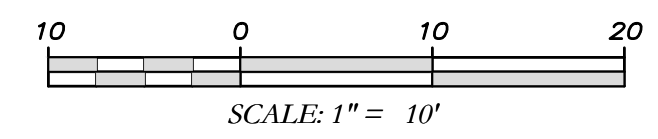
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W. Jaeger
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS

David Jaeger





Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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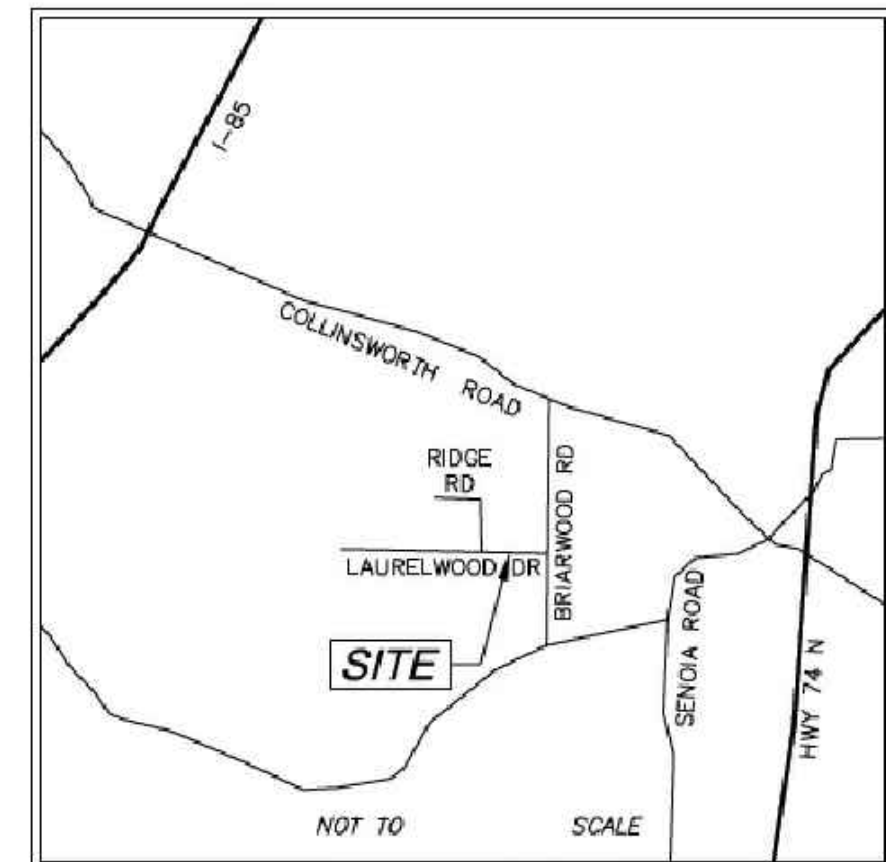


LOCATED IN TOWN OF TYRONE, GEORGIA
FAYETTE COUNTY, GEORGIA

STORM DRAIN REPLACEMENT
EXISTING CONDITIONS
300 & 315 LAURELWOOD DRIVE
TYRONE, GEORGIA 30290

Table with columns for DATE, REVISIONS, DWG, CH, JOB, SHEET NO.

LIMITED SURVEY OF STORM DRAIN REPLACEMENT 300 & 315 LAURELWOOD DRIVE TYRONE, GEORGIA 30290

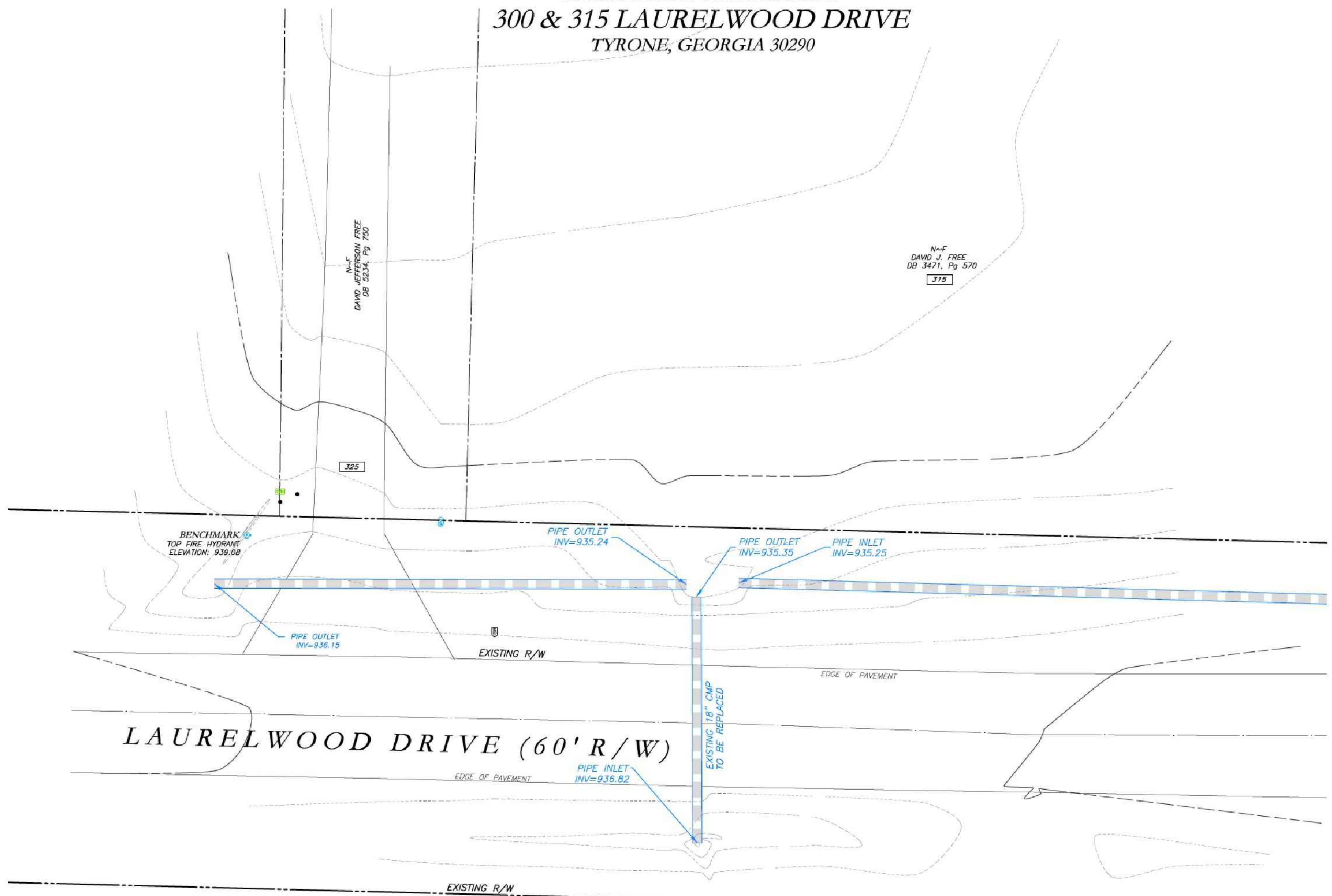


VICINITY MAP

SURVEY NOTES

- 1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83), US FOOT, USING GLOBAL POSITIONAL SYSTEM AND OBTAINED BY RTK OBSERVATIONS ON OCTOBER 20, 2022 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET DATUMS: HORIZONTAL: GRID NORTH, NAD83; VERTICAL: NAVD88; GEOID: GEOID18 (CONUS).
3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD88). THE SITE BENCHMARKS ARE AS SHOWN HEREON.
4. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
5. THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. EQUIPMENT USED FOR MEASUREMENT: ANGULAR: TRIMBLE R10/SB ROBOTIC TOTAL STATION; LINEAR: TRIMBLE R10/SB ROBOTIC TOTAL STATION; GPS: TRIMBLE R10 GPS RECEIVER.
8. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
9. THERE ARE NO STATE WATERS ON THIS SITE.

RESERVED FOR CLERK OF COURT

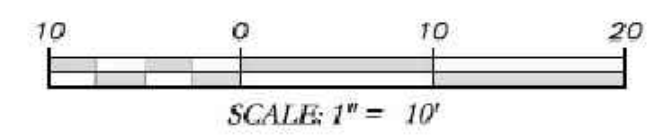


LAURELWOOD DRIVE (60' R/W)

N-F VALERIE R. BOONIE DB 4950, Pg 445

N-F DAVID J. FREE DB 3471, Pg 570

LEGEND table listing symbols for various features like Point of Beginning, Rebar Set, Fire Hydrant, etc.



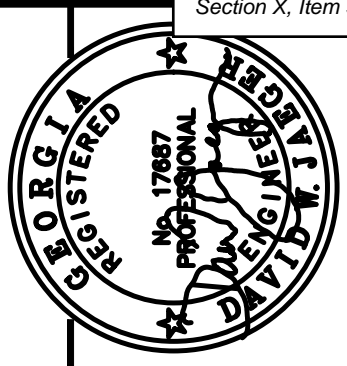
SURVEYOR'S CERTIFICATION: THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...

FILE NAME: A:\202306046 - Tyrone Cross Streets\202306046 Tyrone Cross Streets.dwg; PLOT DATE: 12/27/23 11:51 AM; PLOTTED BY: JT Baker; PLOT SCALE: 1/8" = 1' 0"; PLOT SHEET: 40 OF 43

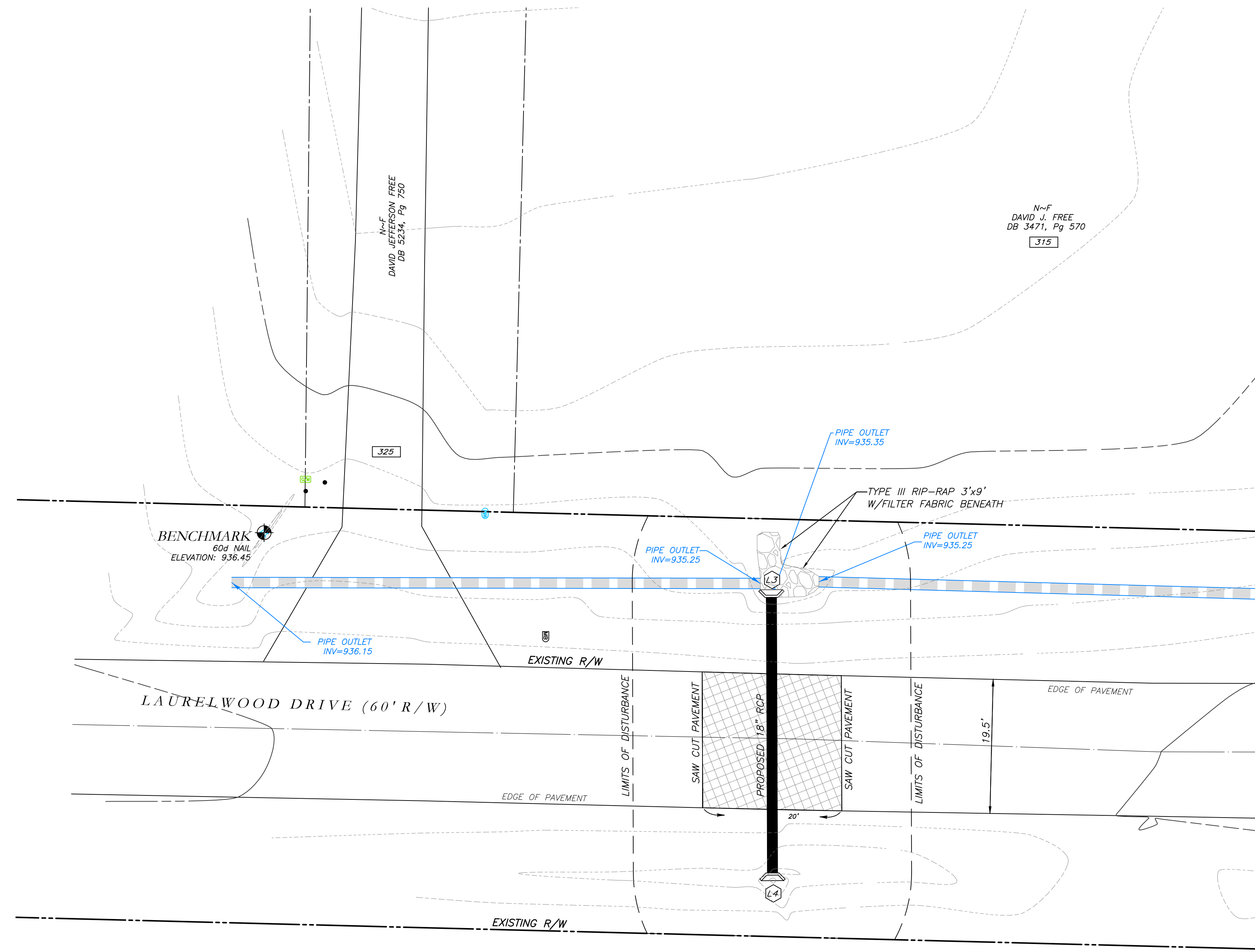
PROPOSED REPLACEMENT OF
CROSS DRAINS AT
315, 300 LAURELWOOD DR
 TYRONE, GEORGIA 30290



VICINITY MAP
 NOT TO SCALE



PROJECT NUMBER PW-20		
DESIGN	MCI	SCALE
DRAWN	ALG	DATE
CHECK	DWJ	FILE NO.
APPROVED	DWJ	SHEET NO.
BY	APPD	DESCRIPTION
REV. NO.	DATE	



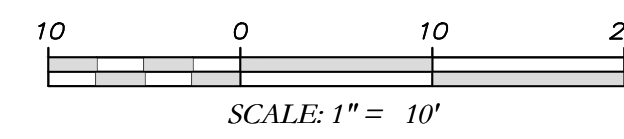
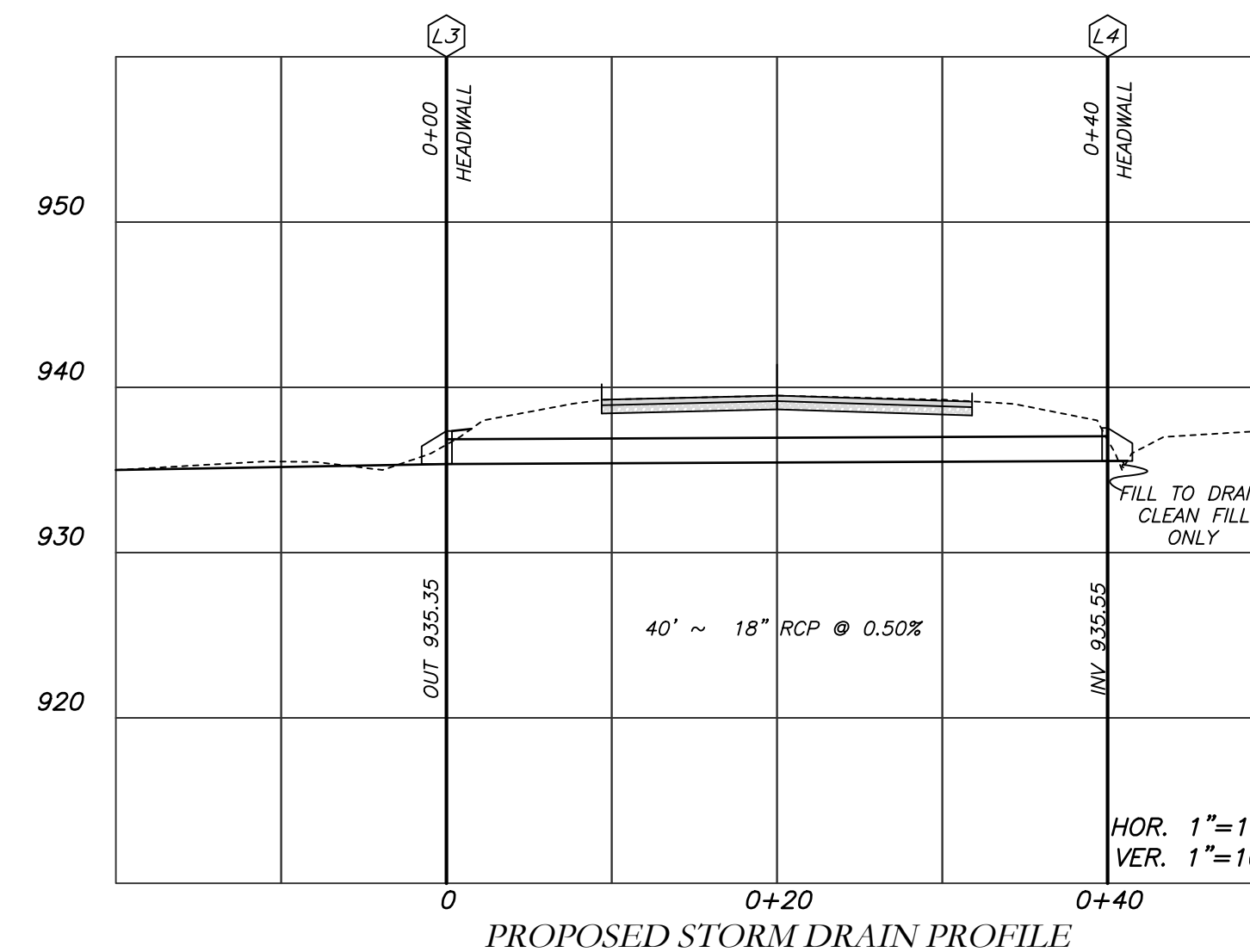
N~F
 VALERIE R. BOONIE
 DB 4950, Pg 445
 300

GRID NORTH (GA WEST ZONE)



**Know what's below.
 Call before you dig.**

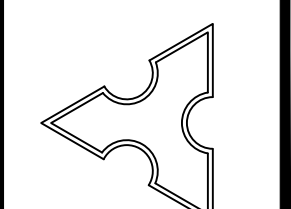
LEGEND		
POB	POINT OF BEGINNING	⊗
POC	POINT OF COMMENCEMENT	⊙
RBS	REBAR SET	⊛
RBF	REBAR FOUND	⊜
MNF	MAG NAIL FOUND	⊞
MNS	MAG NAIL SET	⊟
CTF	CRIMP TOP PIPE FOUND	⊠
OTF	OPEN TOP PIPE FOUND	⊡
CMF	CONCRETE MONUMENT FOUND	⊢
DI	DROP INLET	⊣
CI	CATCH INLET	⊤
YI	YARD INLET	⊥
OCS	OUTLET CONTROL STRUCTURE	⊦
JB	JUNCTION BOX	⊧
SWCB	SINGLE WING CATCH BASIN	⊨
DWCB	DOUBLE WING CATCH BASIN	⊩
HW	HEADWALL	⊪
FES	FLARED END SECTION	⊫
CMP	CONCRETE MANHOLE	⊬
RCP	REINFORCED CONCRETE PIPE	⊭
SS	SANITARY SEWER	⊮
F.M.E.	FORCE MAIN EASEMENT	⊯
S.S.E.	SANITARY SEWER EASEMENT	⊰
D.E.	DRAINAGE EASEMENT	⊱
W.E.	WATER EASEMENT	⊲
⊗	FIRE HYDRANT	
⊙	WATER VALVE	
⊛	GAS METER	
⊜	ELECTRICAL BOX	
⊞	OVERHEAD UTILITIES	
⊟	GUY WIRE	
⊠	ROOF DRAIN	
⊡	JUNCTION BOX	
⊢	SINGLE WING CATCH BASIN	
⊣	DOUBLE WING CATCH BASIN	
⊤	FLARED END SECTION	
⊥	UNDERGROUND GAS LINE	
⊦	UNDERGROUND WATER LINE	
⊧	UNDERGROUND ELECTRIC LINE	
⊨	UNDERGROUND TELECOM	
⊩	SANITARY SEWER LINE	
⊪	SANITARY SEWER MANHOLE	
⊫	CLEAN OUT	
⊬	GREASE TRAP	
⊭	FENCE	
⊮	BOLLARD	
⊯	SPOT ELEVATION	



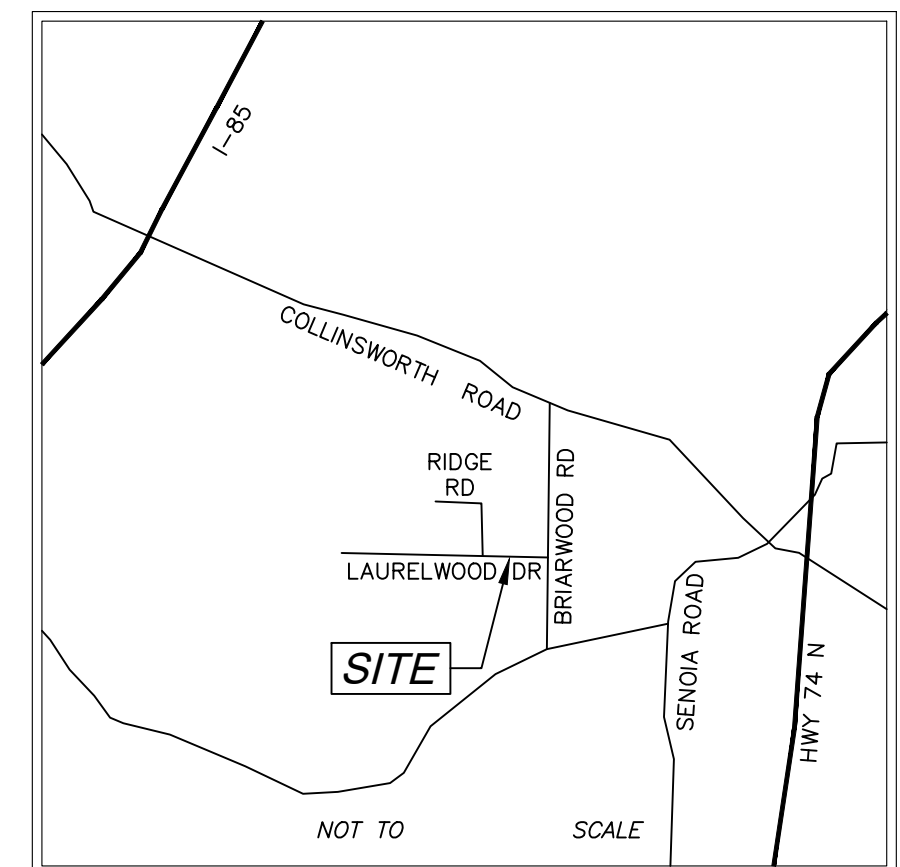
- NOTES:
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
 - EXISTING PAVEMENT SHALL BE SAW CUT AT LIMITS OF DEMOLITION ACTIVITIES. LOCATION OF SAW CUTS SHALL BE APPROVED IN ADVANCE BY THE TOWN ENGINEER.
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 - PAVEMENT WITHIN SAW CUT LINES TO BE REMOVED AND REPLACED.

**Cross Drain Replacement
 for Town of Tyrone, Georgia
 Laurelwood Drive (2)
 Proposed Conditions**

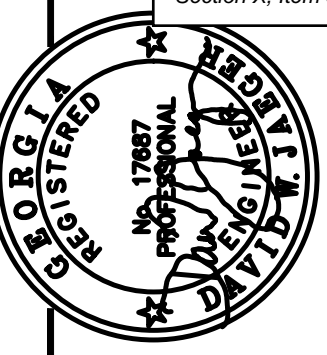
Mallett Consulting, Inc.
 101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
 PHONE: 770.719.3333
 FAX: 770.719.3377



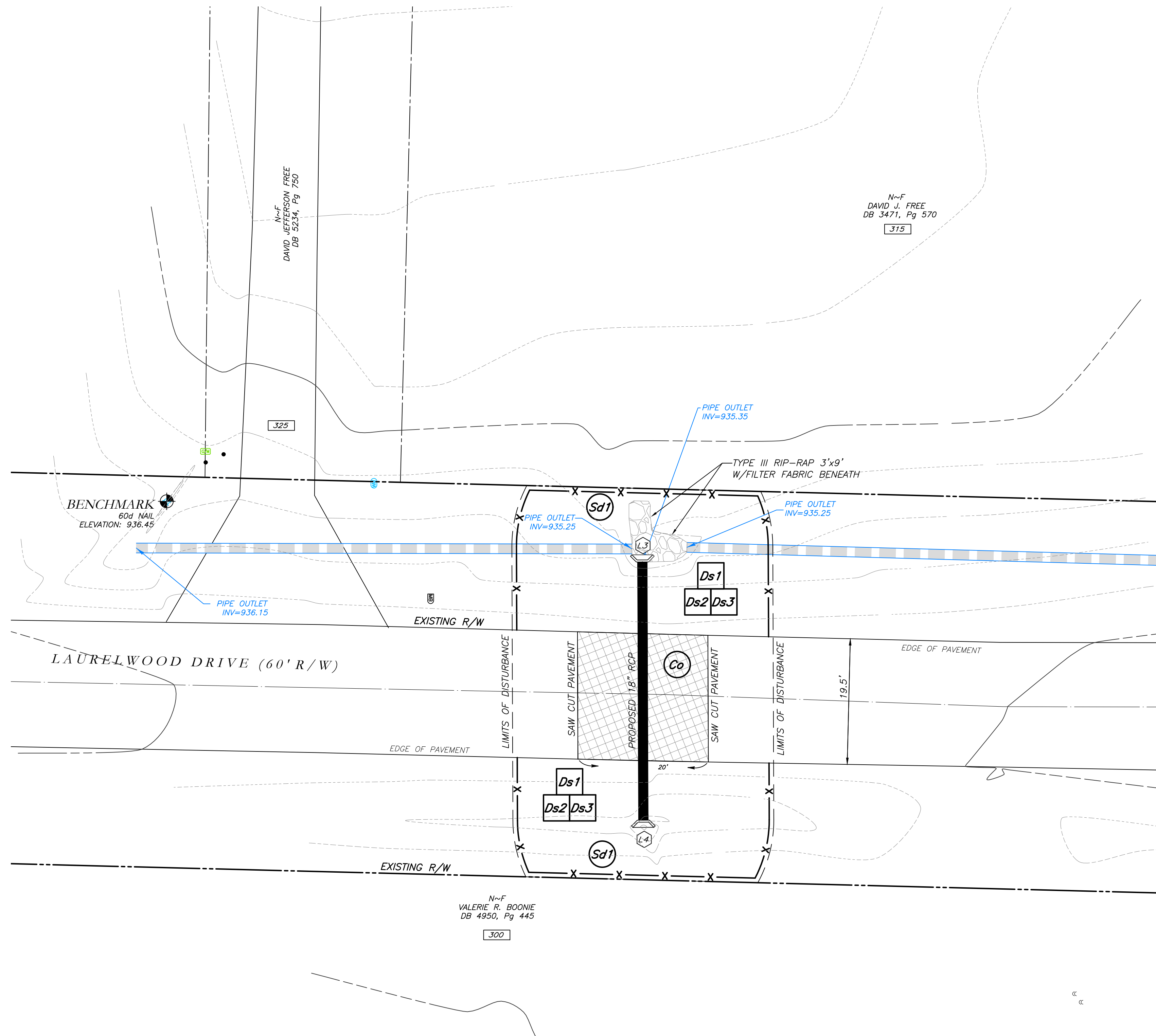
EROSION CONTROL PLAN FOR CROSS DRAIN AT 300 & 325 LAURELWOOD DR TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE



PROJECT NUMBER PW-20	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
BY	APPD
DATE	
REV. NO.	
DESCRIPTION	
DATE	
SCALE	
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	



THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

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

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.

REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

Co CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = 0.05

24 Hour Erosion Control Contact:
NAME: Scott Langford
ADDRESS: 950 Senoia Road
Tyrone, GA 30290
PHONE: (770)-487-4038

Cross Drain Replacement
for Town of Tyrone, Georgia
Laurelwood Drive (2)
Erosion Control Plan

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770-719-3333
FAX: 770-719-3377



Know what's below.
Call before you dig.

LEGEND

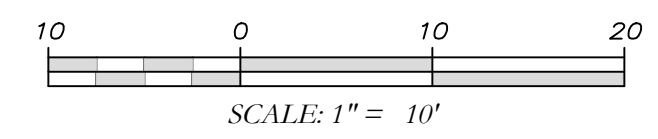
POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RBF	REBAR FOUND	⊗	GAS METER
MNF	MAG NAIL FOUND	⊗	POWER METER
MNS	MAG NAIL SET	⊗	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊗	POWER POLE
CTF	OPEN TOP PIPE FOUND	⊗	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊗	GUY WIRE
DI	DROP INLET	⊗	ROOF DRAIN
CI	CATCH INLET	⊗	DROP INLET
YI	YARD INLET	⊗	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊗	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊗	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊗	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊗	FLARED END SECTION
HW	HEADWALL	⊗	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊗	UNDERGROUND WATER LINE
CMP	CONCRETE METAL PIPE	⊗	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	⊗	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E.	WATER EASEMENT	⊗	FENCE
		⊗	BOLLARD
		⊗	SPOT ELEVATION

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W Jaeger
Level II Certified Design Professional

CERTIFICATION NUMBER 0000024056
ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS





Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE BAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR...

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR...

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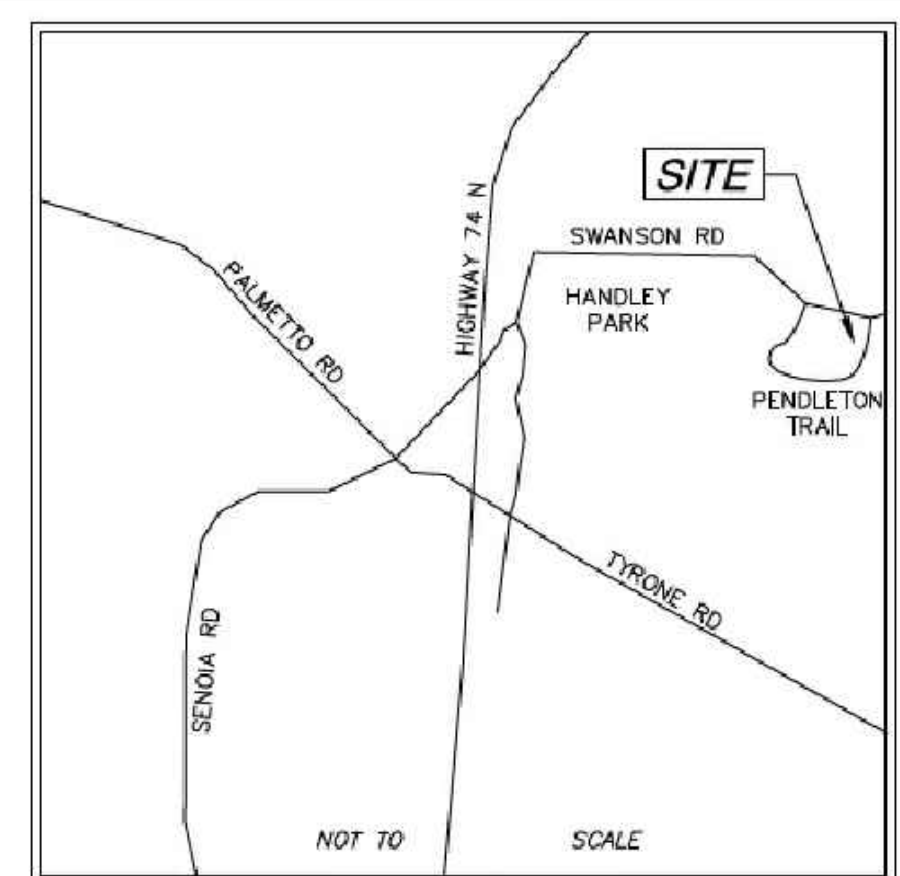
ATWELL logo and contact information: 866.650.4200, www.atwell-group.com

LOCATED IN TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

STORM DRAIN REPLACEMENT EXISTING CONDITIONS 135 PENDLETON TRAIL TYRONE, GEORGIA 30290

Table with columns for DATE (12/30/2022), REVISIONS, and DWG. JCB, CH. JTB

LIMITED SURVEY OF STORM DRAIN REPLACEMENT 135 PENDLETON TRAIL TYRONE, GEORGIA 30290

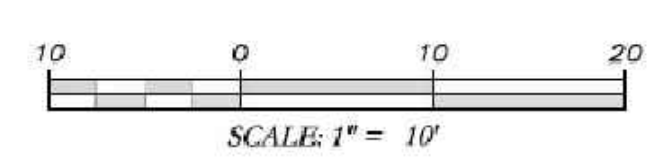
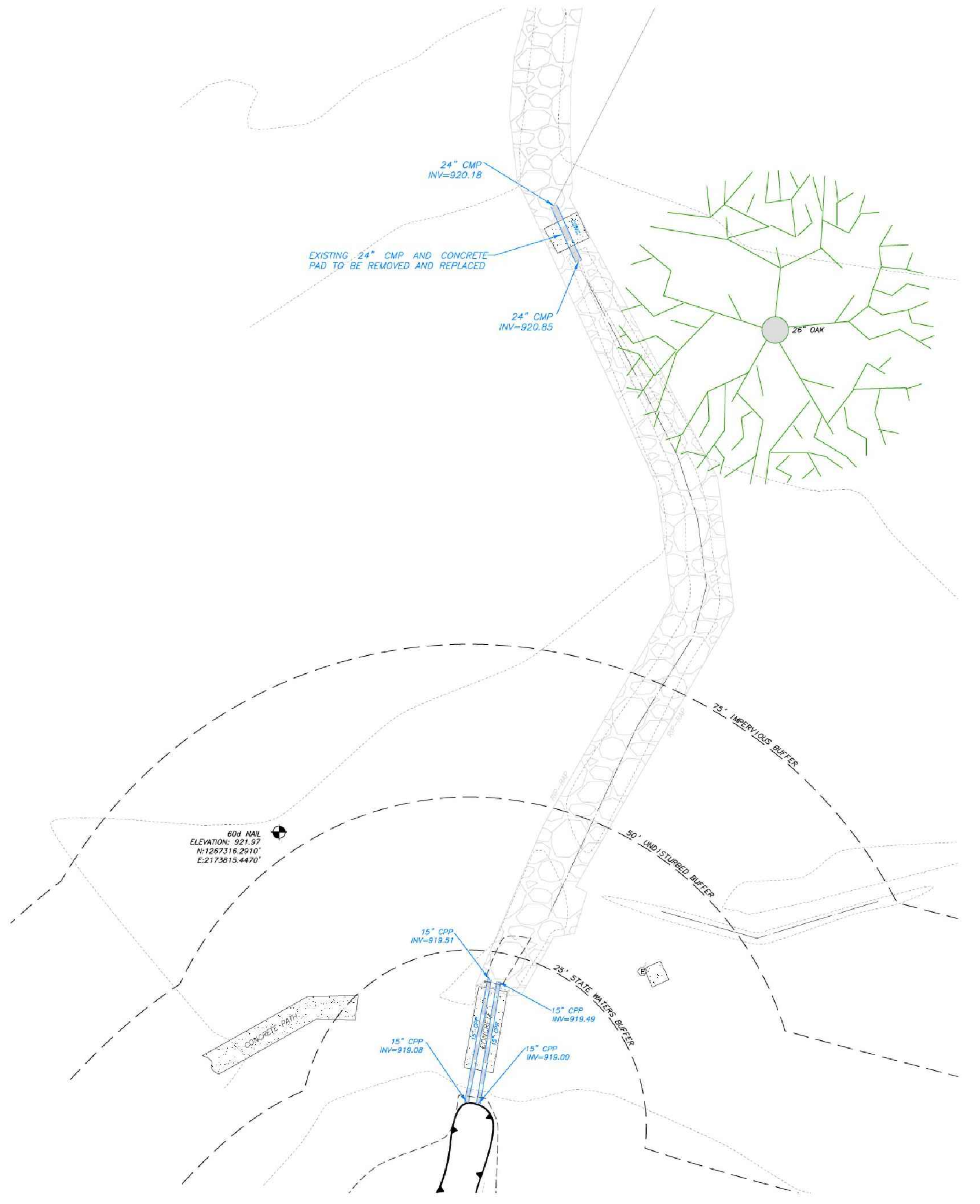


VICINITY MAP

SURVEY NOTES

- 1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON...
2. NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83)...
3. CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD88)...

RESERVED FOR CLERK OF COURT



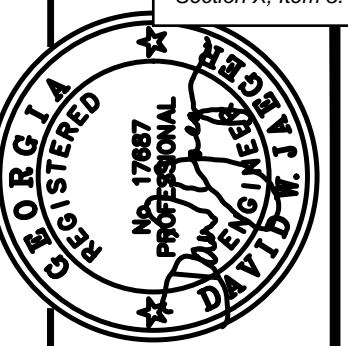
LEGEND table listing symbols for various survey features such as Point of Beginning, Easements, Pipes, and Structures.



SURVEYOR'S CERTIFICATION: THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL...

FILE NAME: G:\202006046 - Tyrone Green Structures\202006046 Tyrone Green Structures\JOB SET\1410.DWG: 12/30/2022 9:46 PM PLOTTED BY: JTB... DATE: 12/30/2022

PROPOSED REPLACEMENT OF STORM DRAIN AT PENDLETON LAKE TYRONE, GEORGIA 30290



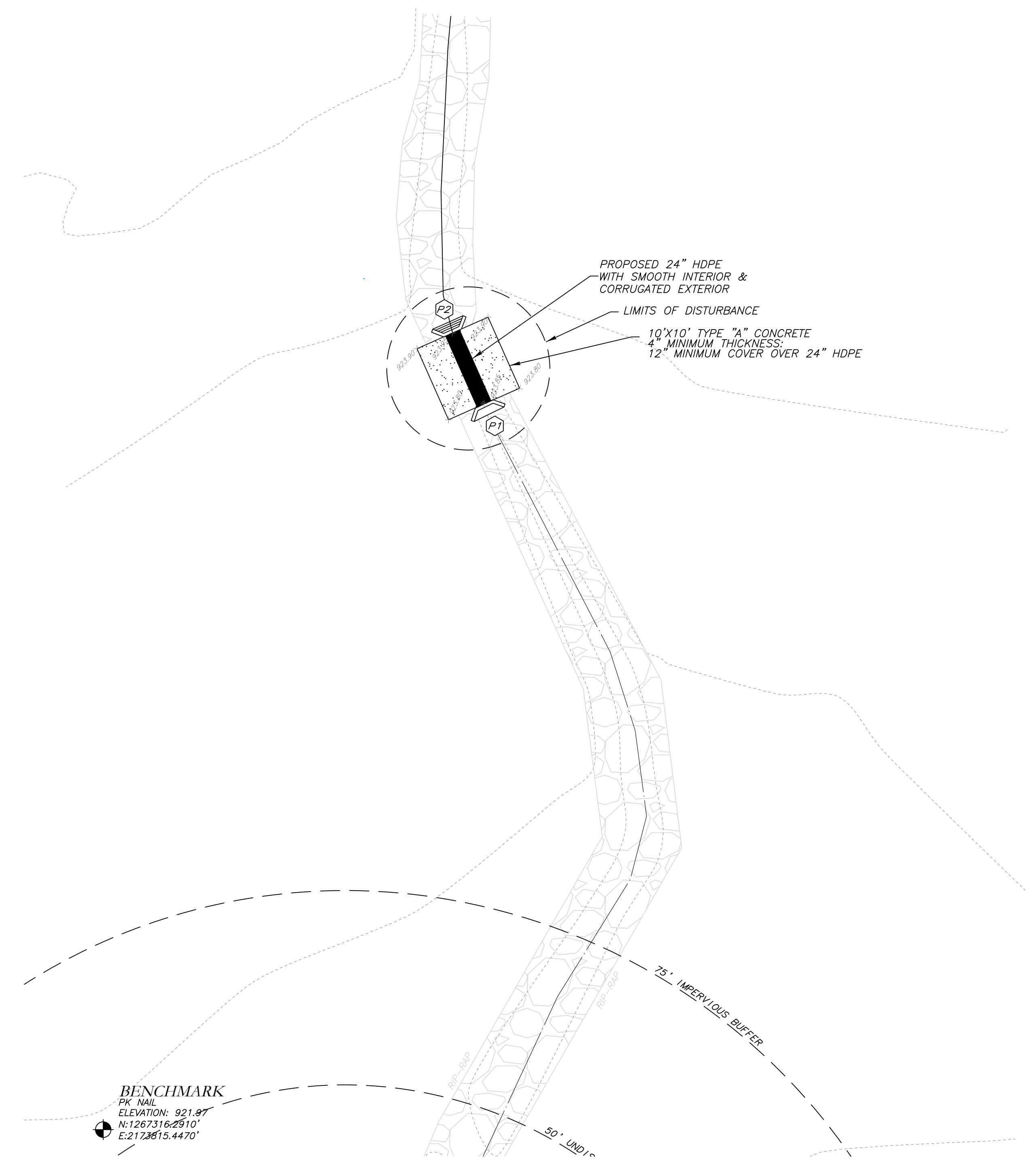
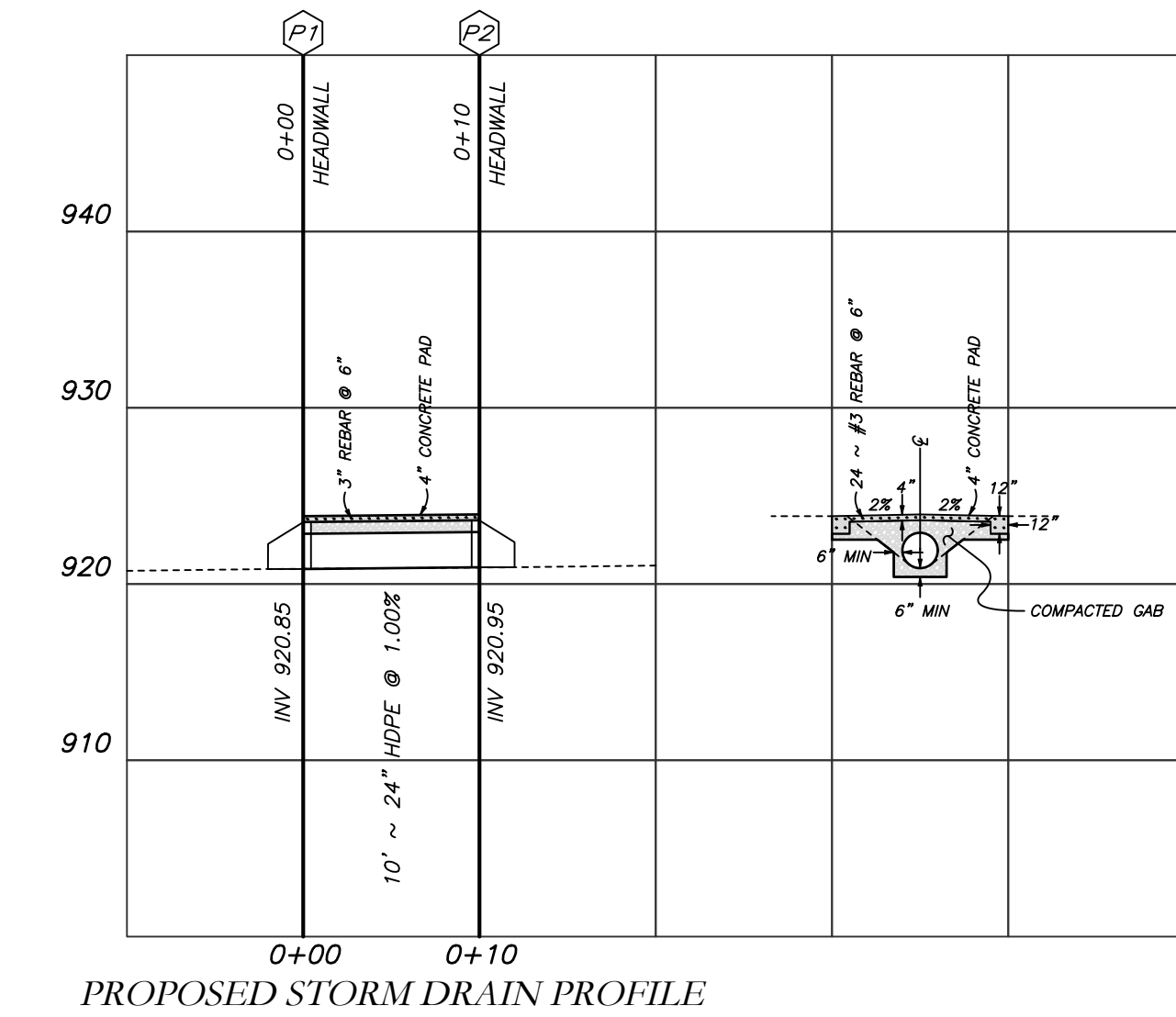
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DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
BY	APPD
DATE	
REV. NO.	
DESCRIPTION	
DATE	
SCALE	
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

PROJECT NUMBER PW-20	SCALE
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
BY	APPD
DATE	
REV. NO.	
DESCRIPTION	
DATE	

**Cross Drain Replacement
for Town of Tyrone, Georgia
Pendleton Lake
Proposed Conditions**

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377

SHEET NO.
30 OF 43



- NOTES:**
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
 - EXISTING PAVEMENT SHALL BE SAW CUT AT LIMITS OF DEMOLITION ACTIVITIES. LOCATION OF SAW CUTS SHALL BE APPROVED IN ADVANCE BY THE TOWN ENGINEER.
 - CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.
 - ALL DEMOLITION MATERIALS, WASTE SOILS AND SEDIMENT SHALL BE HAULED AWAY AND DISPOSED OF OFFSITE AT A SUITABLE LOCATION, SELECTED BY THE CONTRACTOR. THIS SHALL BE DONE AT NO ADDITIONAL CHARGE.
 - GRADED AGGREGATE BASE BELOW NEW SLAB SHALL BE COMPACTED WITH MECHANICAL VIBRATORY COMPACTION EQUIPMENT AND INSPECTED BY DESIGN ENGINEER PRIOR TO PLACING CONCRETE FOR NEW SLAB.



LEGEND			
POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RBF	REBAR FOUND	⊗	GAS METER
MNF	MAG NAIL FOUND	⊗	POWER METER
MNS	MAG NAIL SET	⊗	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊗	POWER POLE
CTF	OPEN TOP PIPE FOUND	⊗	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊗	GUY WIRE
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JB	JUNCTION BOX	⊗	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊗	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊗	FLARED END SECTION
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F.M.E.	FORCE MAIN EASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E.	WATER EASEMENT	⊗	FENCE
		⊗	BOLLARD
		⊗	SPOT ELEVATION

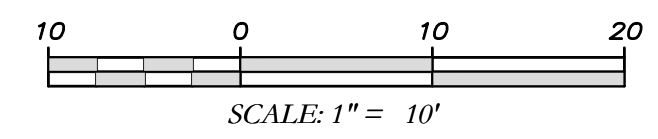
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W Jaeger
Level II Certified Design Professional

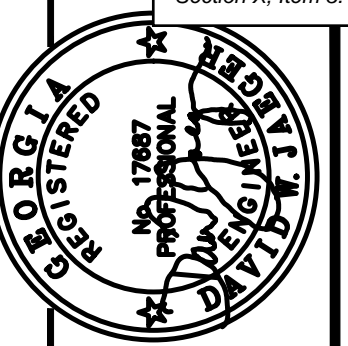
CERTIFICATION NUMBER: 0000024056
ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS

David Jaeger



EROSION CONTROL PLAN FOR STORM DRAIN AT PENDLETON LAKE TYRONE, GEORGIA 30290

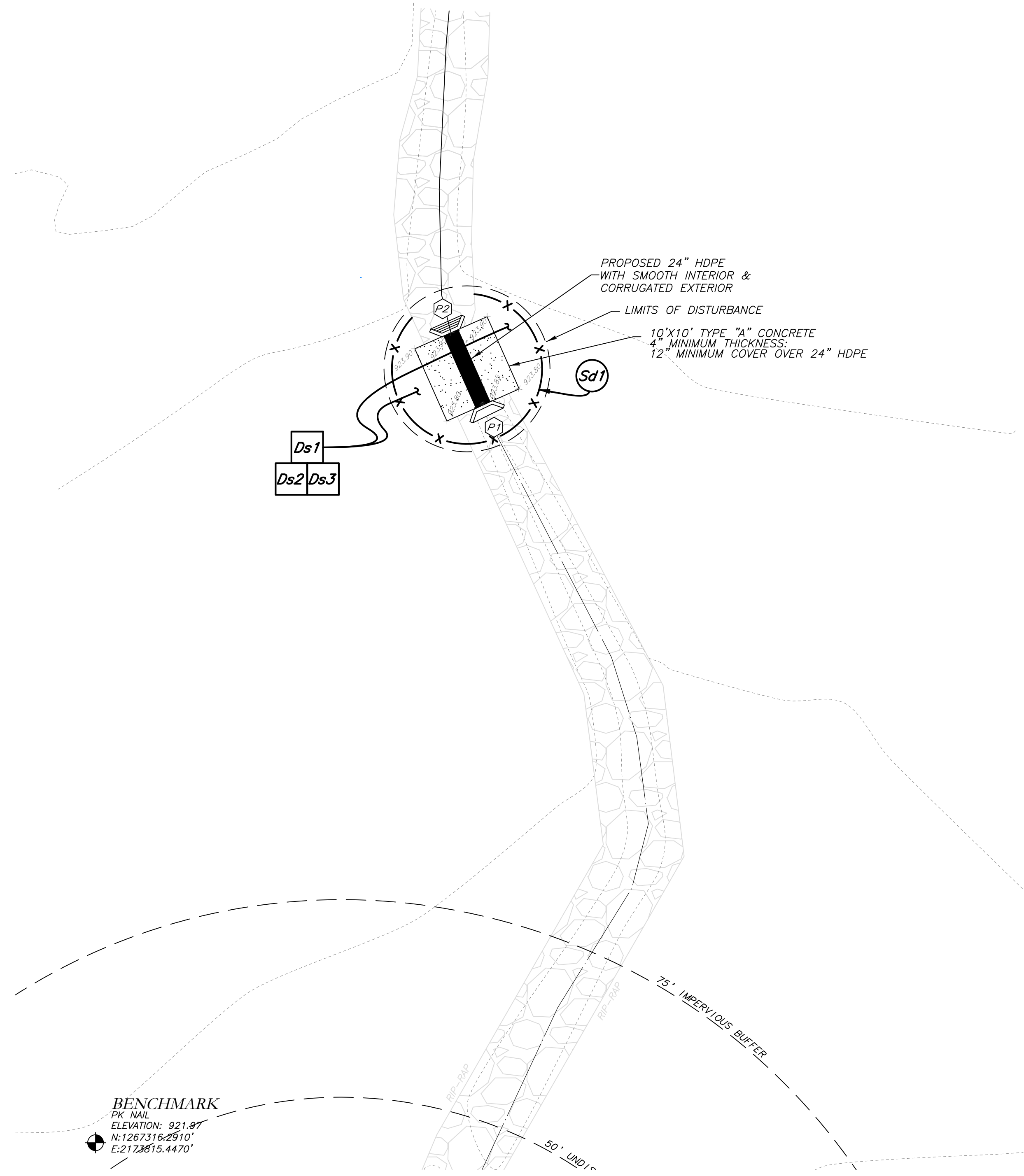


PROJECT NUMBER PW-20	SCALE
DESIGN MCI	DATE 01/16/23
DRAWN ALG	FILE NO. 21101-16
CHECK DWJ	SHEET NO.
APPROVED DWJ	BY APP'D

REV. NO.	DATE	DESCRIPTION

**Cross Drain Replacement
for Town of Tyrone, Georgia
Pendleton Lake
Erosion Control Plan**

Mallett Consulting, Inc.
101 DEVAUNT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770-719-3333
FAX: 770-719-3377



THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

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

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.

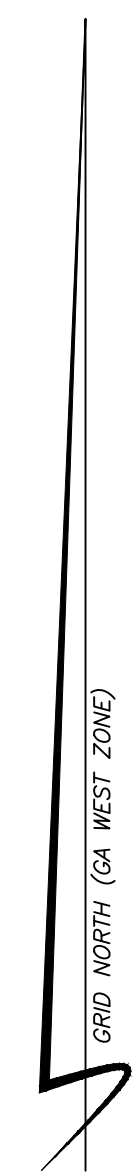
REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

Ⓞ CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = 0.01

24 Hour Erosion Control Contact:

NAME: Scott Langford
ADDRESS: 950 Senoia Road
Tyrone, GA 30290
PHONE: (770)-487-4038



LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTF	CRIMP TOP PIPE FOUND
CTP	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
CI	CATCH INLET
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F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	GAS METER
⊕	POWER METER
⊕	ELECTRICAL BOX
⊕	POWER POLE
⊕	OVERHEAD UTILITIES
⊕	GUY WIRE
⊕	ROOF DRAIN
⊕	DROP INLET
⊕	JUNCTION BOX
⊕	SINGLE WING CATCH BASIN
⊕	DOUBLE WING CATCH BASIN
⊕	HEADWALL
⊕	FLARED END SECTION
⊕	UNDERGROUND GAS LINE
⊕	UNDERGROUND WATER LINE
⊕	UNDERGROUND ELECTRIC LINE
⊕	UNDERGROUND TELECOM
⊕	SANITARY SEWER LINE
⊕	SANITARY SEWER MANHOLE
⊕	CLEAN OUT
⊕	GREASE TRAP
⊕	FENCE
⊕	BOLLARD
⊕	SPOT ELEVATION

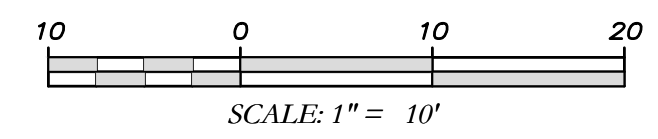
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W. Jaeger
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
ISSUED: 12/14/2021 EXPIRES: 12/14/2024

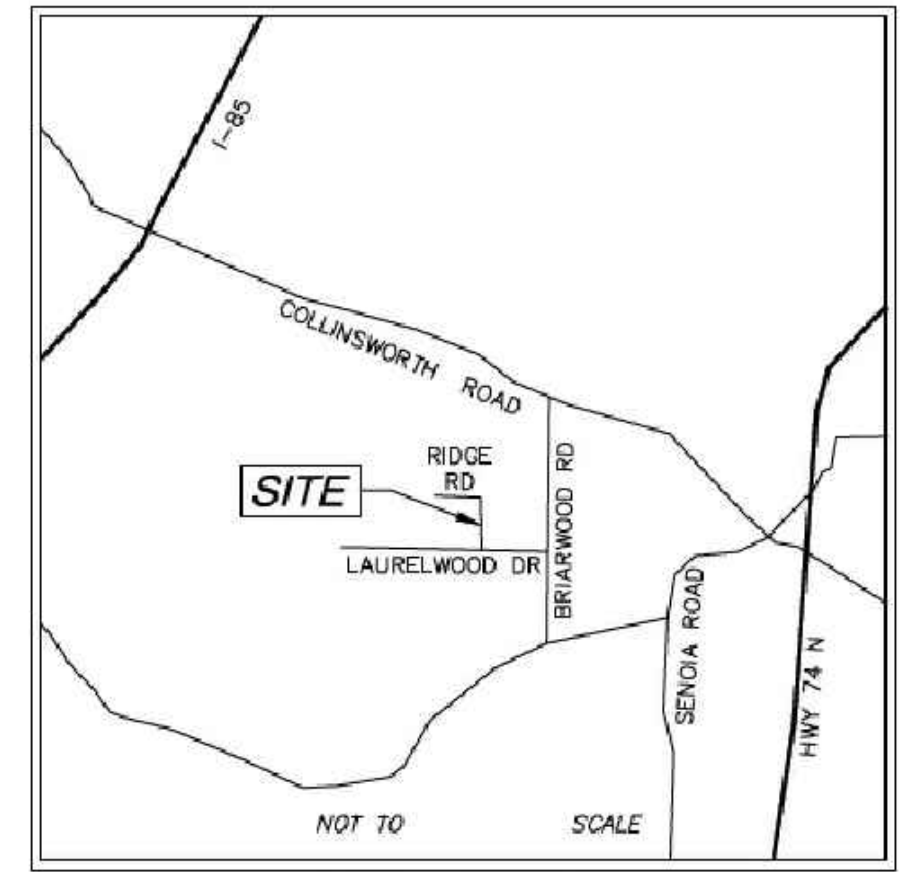
I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS

David Jaeger

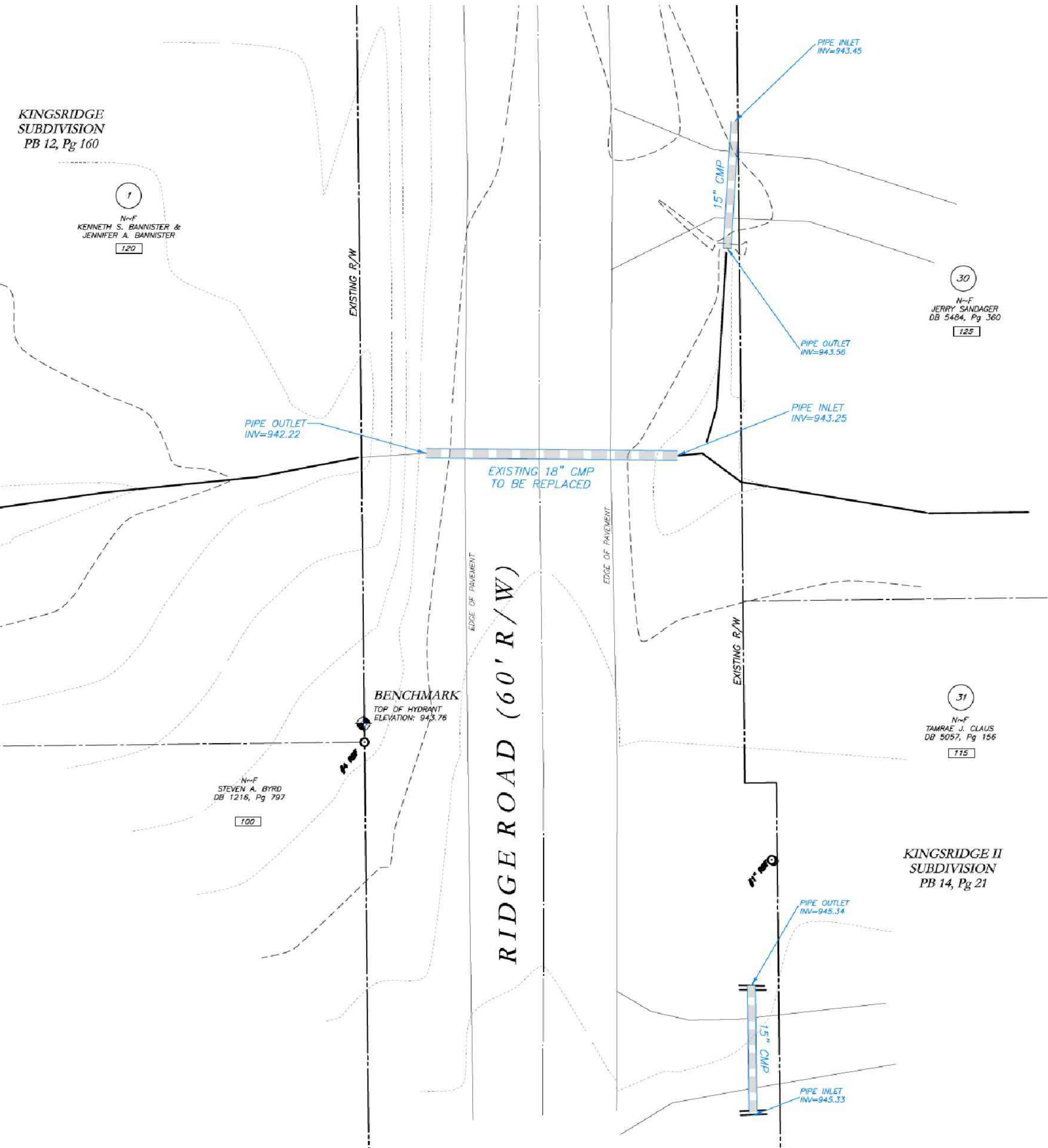


LIMITED SURVEY OF STORM DRAIN RE PLACEMENT 100, 115, 120 & 125 RIDGE ROAD TYRONE, GEORGIA 30290

RESERVED FOR CLERK OF COURT



VICINITY MAP



- SURVEY NOTES**
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
 - NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83), US FOOT, USING GLOBAL POSITIONAL SYSTEM AND OBTAINED BY RTK OBSERVATIONS ON OCTOBER 20, 2022 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET. DATUMS: HORIZONTAL: GRID NORTH, NAD83; VERTICAL: NAVD88; GEOID: GEOID18 (CONUS).
 - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD88). THE SITE BENCHMARKS ARE AS SHOWN HEREON.
 - WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
 - THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE R10/S8 ROBOTIC TOTAL STATION
LINEAR: TRIMBLE R10/S8 ROBOTIC TOTAL STATION
GPS: TRIMBLE R10 GPS RECEIVER
 - STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 - THERE ARE NO STATE WATERS ON THIS SITE.

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE ADDRESSEES. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
TYRONE, GA 30290
770.423.0807

LOCATED IN	TOWN OF TYRONE
STORM DRAIN REPLACEMENT	FAYETTE COUNTY, GEORGIA

EXISTING CONDITIONS	100, 115, 120 & 125 RIDGE ROAD
	TYRONE, GEORGIA 30290

DATE	12/30/2022
REVISIONS	
DWG. JCB	CH. JTB
P.M. JTB	
CODE	TP
JOB	22006046
SHEET NO.	1 OF 1

SURVEYOR'S CERTIFICATION

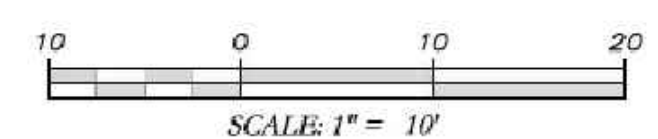
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

JTB
JOSEPH T. BAKER, LS
GEORGIA LICENSE #2674
DATE 12/27/21



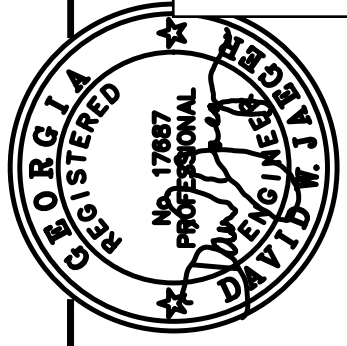
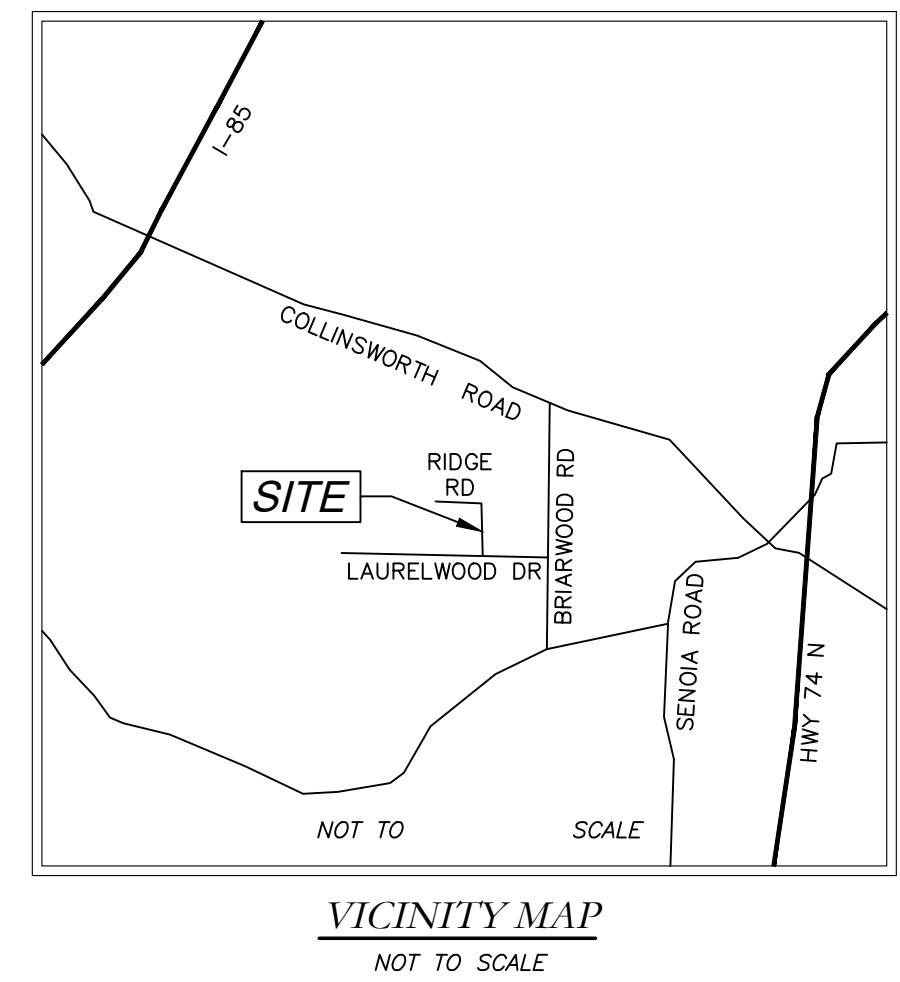
LEGEND

POB	POINT OF BEGINNING	FW	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	WV	WATER VALVE
ARS	ARBITR SET	WM	WATER METER
RFB	REBAR FOUND	GM	GAS METER
ANF	ANGL NAIL FOUND	PM	POWER METER
WNS	WAG NAIL SET	EB	ELECTRICAL BOX
CTP	CRAMP TOP PIPE FOUND	PP	POWER POLE
OTF	OPEN TOP PIPE FOUND	CU	CUT WIRE
CMF	CONCRETE MONUMENT FOUND	OW	OVERHEAD UTILITIES
DI	DROP INLET	RD	ROOF DRAIN
CI	CATCH INLET	GR	GRIND INLET
YI	YARD INLET	JB	JUNCTION BOX
OS	OUTLET CONTROL STRUCTURE	SWCB	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	HW	HEADWALL
DWCB	DOUBLE WING CATCH BASIN	FE	FLARED END SECTION
HW	HEADWALL	UGL	UNDERGROUND GAS LINE
FE	FLARED END SECTION	UGW	UNDERGROUND WATER LINE
UGL	UNDERGROUND GAS LINE	UGEL	UNDERGROUND ELECTRIC LINE
UGW	UNDERGROUND WATER LINE	UGT	UNDERGROUND TELECOM
UGEL	UNDERGROUND ELECTRIC LINE	SS	SANITARY SEWER LINE
UGT	UNDERGROUND TELECOM	F.M.E.	FURCH MAIN EASEMENT
SS	SANITARY SEWER LINE	S.S.E.	SANITARY SEWER EASEMENT
F.M.E.	FURCH MAIN EASEMENT	D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT	W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT	BS	BOLLARD
W.E.	WATER EASEMENT	SE	SPOT ELEVATION

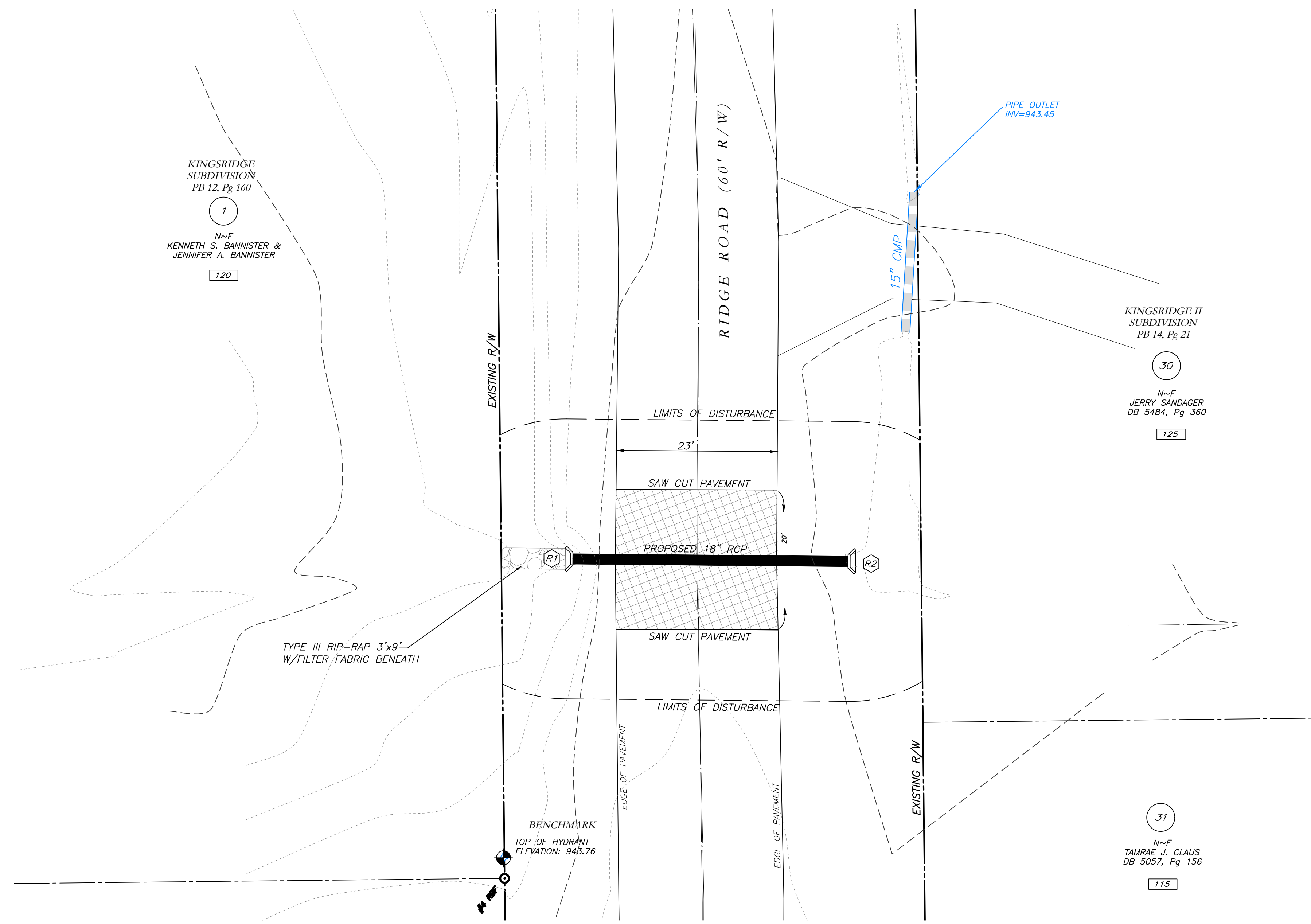


FILE NAME: L:\20200646 - Tyrone Cross Drain\DWG\SURVEY\22006046.dwg; DATE: 12/28/2022 11:53 PM; PLOTTED BY: JTB; PLOT DATE: 12/28/2022 11:53 PM; PLOT SCALE: 1\"/>

PROPOSED REPLACEMENT OF CROSS DRAIN AT 120 & 125 RIDGE ROAD TYRONE, GEORGIA 30290



PROJECT NUMBER PW-20		SCALE	
DESIGN	MCI	DATE	01/16/23
DRAWN	ALG	FILE NO.	21101-16
CHECK	DWJ	SHEET NO.	
APPROVED	DWJ	DATE	
BY	APPD	DESCRIPTION	
REV. NO.	DATE		



GRID NORTH (GA WEST ZONE)

**Know what's below.
Call before you dig.**

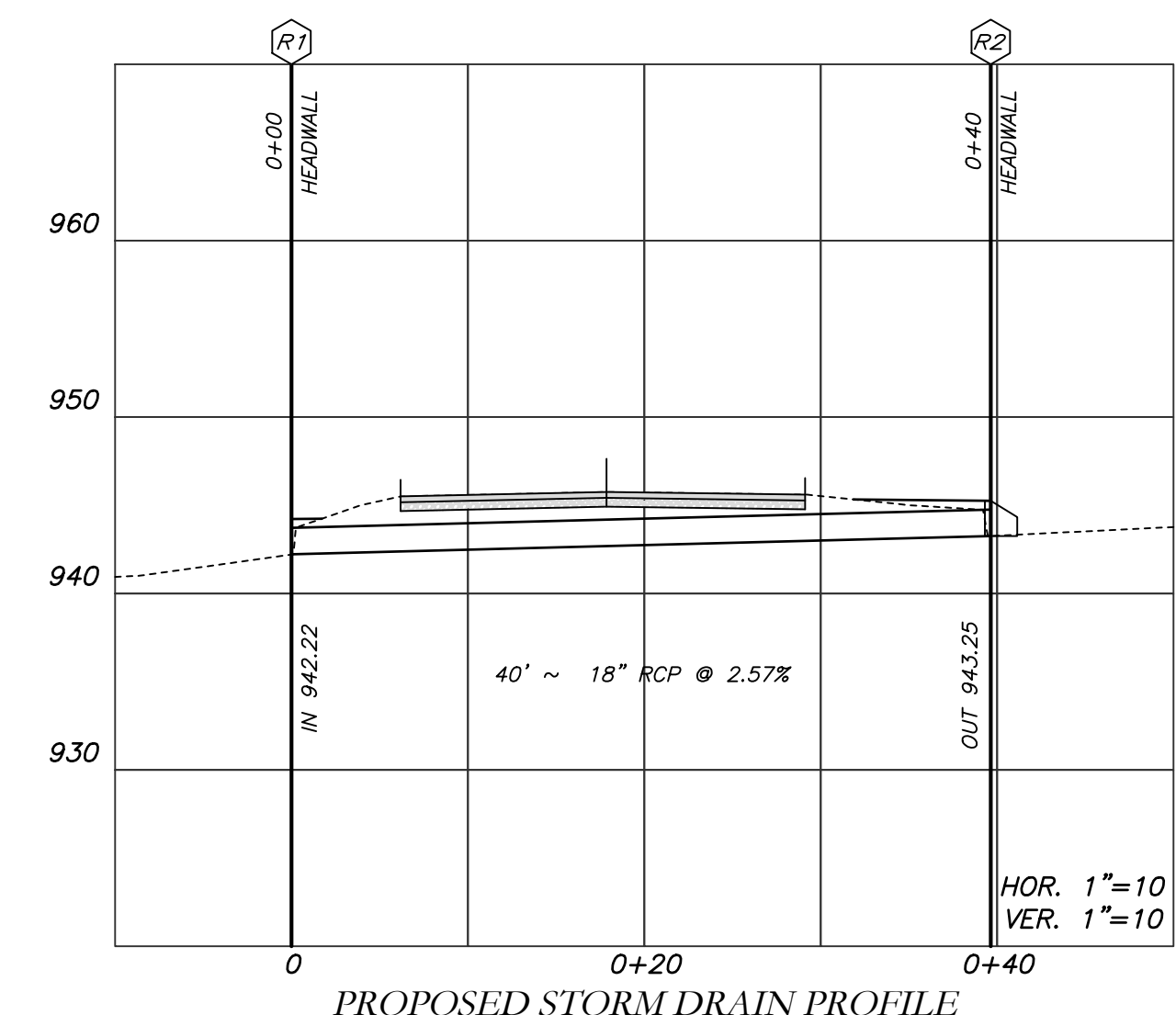
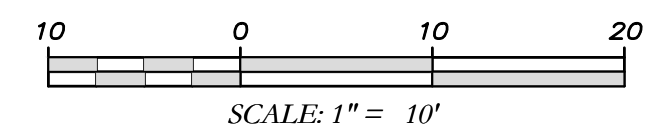
LEGEND			
POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
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RCP	REINFORCED CONCRETE PIPE	⊗	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E.	FORCE MAIN CASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E.	WATER EASEMENT	⊗	FENCE
		⊗	BOLLARD
		⊗	SPOT ELEVATION

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CERTIFICATION NUMBER: 0000024056
ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS

David W. Jaeger

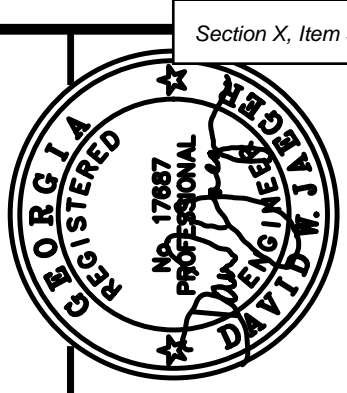


- NOTES:**
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
 - EXISTING PAVEMENT SHALL BE SAW CUT AT LIMITS OF DEMOLITION ACTIVITIES. LOCATION OF SAW CUTS SHALL BE APPROVED IN ADVANCE BY THE TOWN ENGINEER.
 - CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.
 - ALL DEMOLITION MATERIALS, WASTE SOILS AND SEDIMENT SHALL BE HAULED AWAY AND DISPOSED OF OFFSITE AT A SUITABLE LOCATION, SELECTED BY THE CONTRACTOR. THIS SHALL BE DONE AT NO ADDITIONAL CHARGE.
 - TEMPORARY TRAFFIC CONTROL STRIPING, SIGNAGE AND DEVICES ARE REQUIRED DURING TRANSITION FROM EXISTING CONDITION TO COMPLETION OF PROJECT. PROVIDE CERTIFIED TRAFFIC CONTROL FLAGMEN DURING TEMPORARY LANE CLOSURES. BOTH LANES SHALL BE OPEN WHEN FLAGMEN ARE NOT PRESENT AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE.
 - PAVEMENT WITHIN SAW CUT LINES TO BE REMOVED AND REPLACED.

**Cross Drain Replacement
for Town of Tyrone, Georgia
Ridge Road
Proposed Conditions**

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377

EROSION CONTROL PLAN FOR
CROSS DRAIN AT
120 & 125 RIDGE RD
 TYRONE, GEORGIA 30290



VICINITY MAP
 NOT TO SCALE

PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

REV. NO.	DATE	DESCRIPTION	BY	APP'D

**Cross Drain Replacement
 for Town of Tyrone, Georgia
 Ridge Road
 Erosion Control Plan**

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

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

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.

REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

Co CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

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.

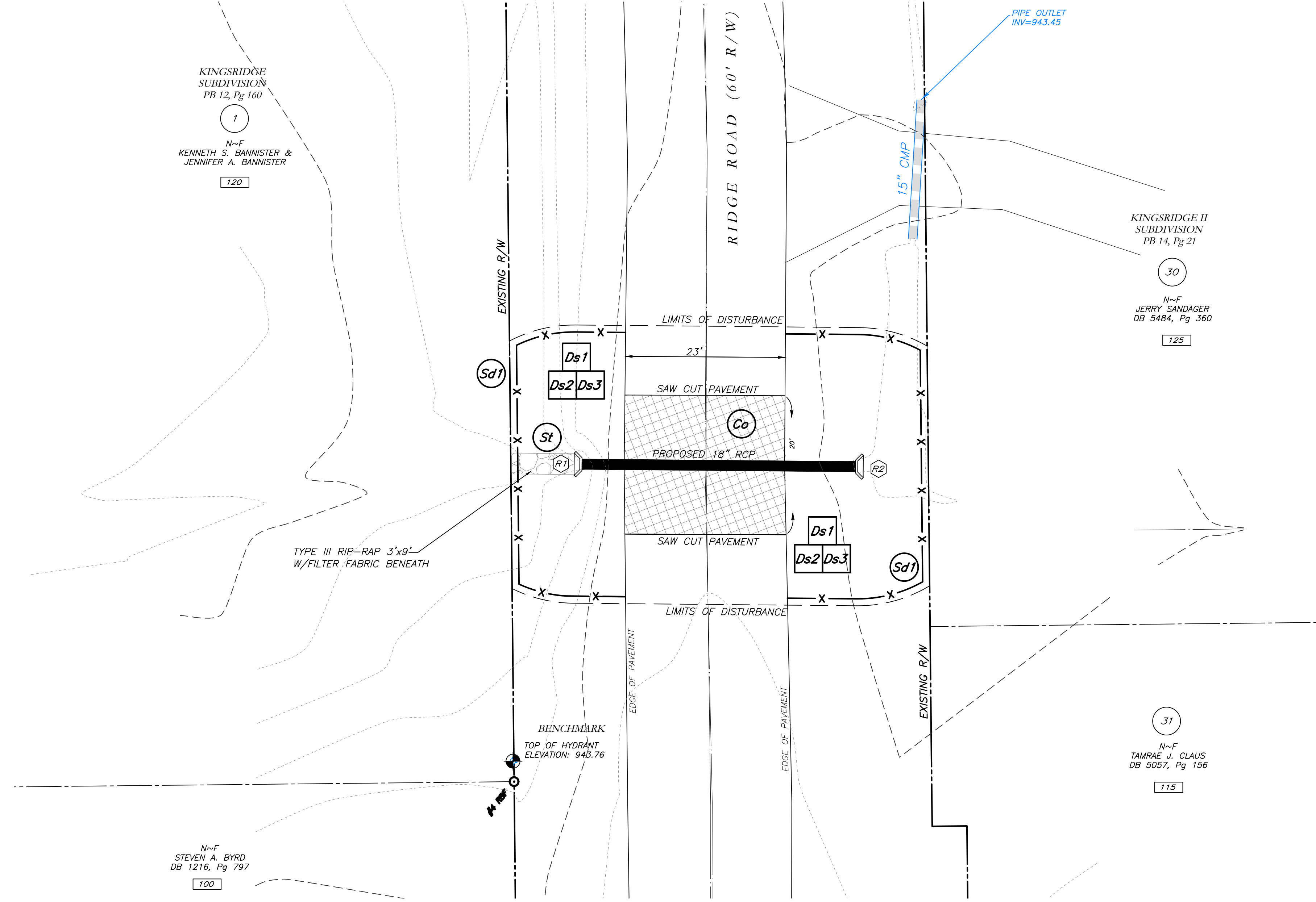
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GRID NORTH (GA WEST ZONE)



**Know what's below.
 Call before you dig.**

LEGEND

POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RF	REBAR FOUND	⊗	GAS METER
MNF	MAG NAIL FOUND	⊗	POWER METER
MNS	MAG NAIL SET	⊗	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊗	POWER POLE
OTF	OPEN TOP PIPE FOUND	⊗	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊗	GUY WIRE
DI	DROP INLET	⊗	ROOF DRAIN
CI	CATCH INLET	⊗	DROP INLET
YI	YARD INLET	⊗	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊗	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊗	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊗	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊗	FLARED END SECTION
HW	HEADWALL	⊗	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊗	UNDERGROUND WATER LINE
CMP	CONCRETE MONUMENT FOUND	⊗	UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	⊗	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E.	WATER EASEMENT	⊗	FENCE
		⊗	BOLLARD
		⊗	SPOT ELEVATION

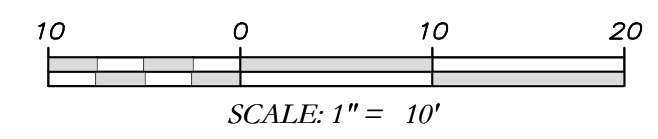
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W. Jaeger
 Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
 ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS

David Jaeger



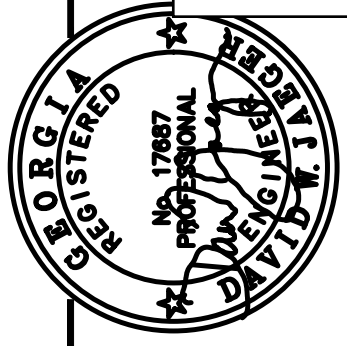
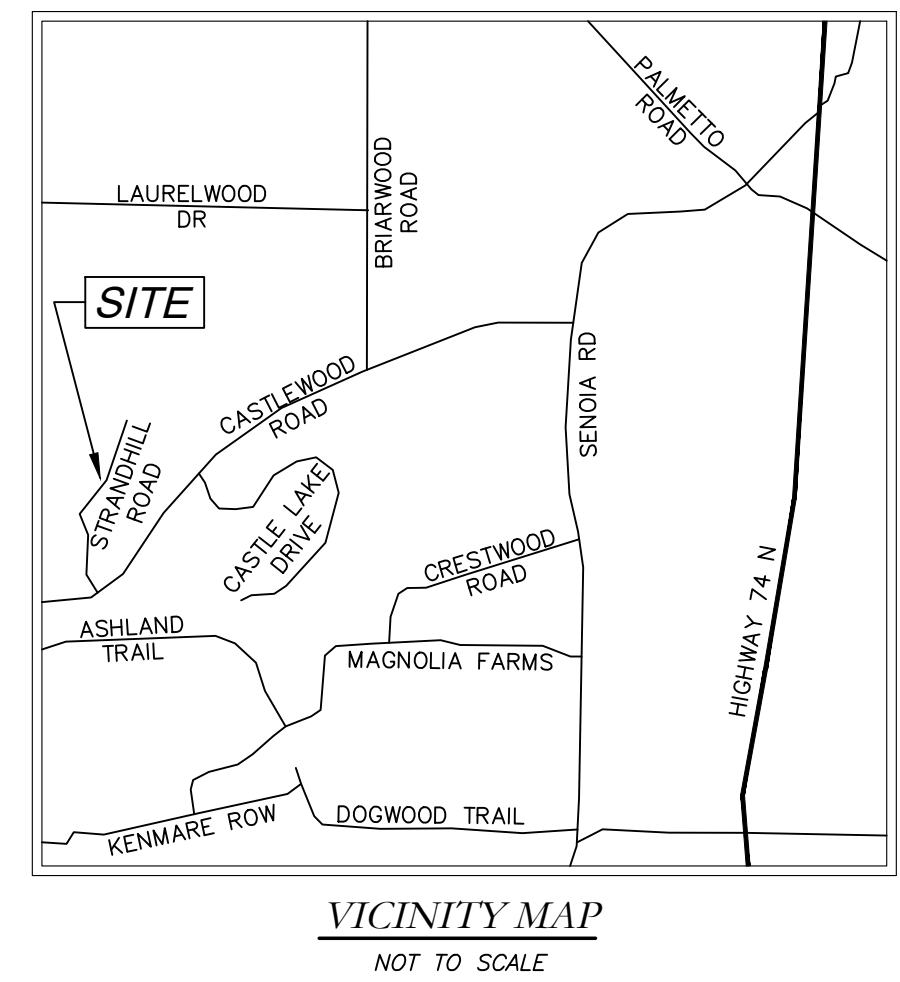
TOTAL DISTURBED ACRES = 0.05

24 Hour Erosion Control Contact:

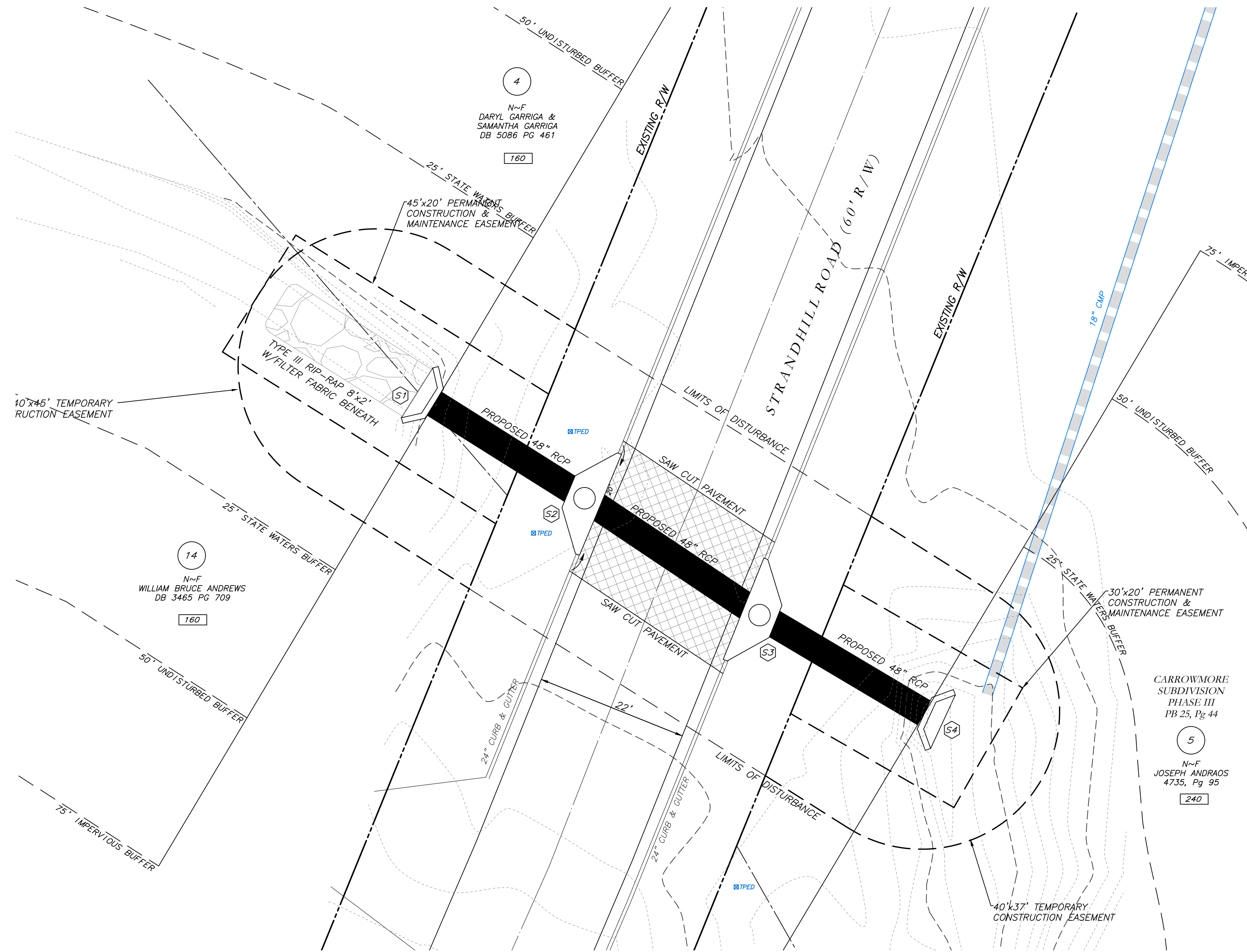
NAME: Scott Langford
 ADDRESS: 950 Senoia Road
 Tyrone, GA 30290
 PHONE: (770)-487-4038

Mallett Consulting, Inc.
 101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
 PHONE: 770-719-3333
 FAX: 770-719-3377

PROPOSED REPLACEMENT OF CROSS DRAIN AT 165, 170, & 160 STRANDHILL ROAD TYRONE, GEORGIA 30290



PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	



GRID NORTH (GA WEST ZONE)

Cross Drain Replacement for Town of Tyrone, Georgia Strand Hill Road Proposed Conditions

REV. NO.	DATE	DESCRIPTION	BY	APPD



**Know what's below.
Call before you dig.**

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RBF	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTF	CRIMP TOP PIPE FOUND
OTF	OPEN TOP PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
CI	CATCH INLET
YI	YARD INLET
OCS	OUTLET CONTROL STRUCTURE
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
FES	FLARED END SECTION
CMP	CONCRETE METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	GAS METER
⊕	POWER METER
⊕	ELECTRICAL BOX
⊕	POWER POLE
⊕	OVERHEAD UTILITIES
⊕	GUY WIRE
⊕	ROOF DRAIN
⊕	DROP INLET
⊕	JUNCTION BOX
⊕	SINGLE WING CATCH BASIN
⊕	DOUBLE WING CATCH BASIN
⊕	FLARED END SECTION
⊕	UNDERGROUND GAS LINE
⊕	UNDERGROUND WATER LINE
⊕	UNDERGROUND ELECTRIC LINE
⊕	UNDERGROUND TELECOM
⊕	SANITARY SEWER LINE
⊕	SANITARY SEWER MANHOLE
⊕	CLEAN OUT
⊕	GREASE TRAP
⊕	FENCE
⊕	BOLLARD
⊕	SPOT ELEVATION

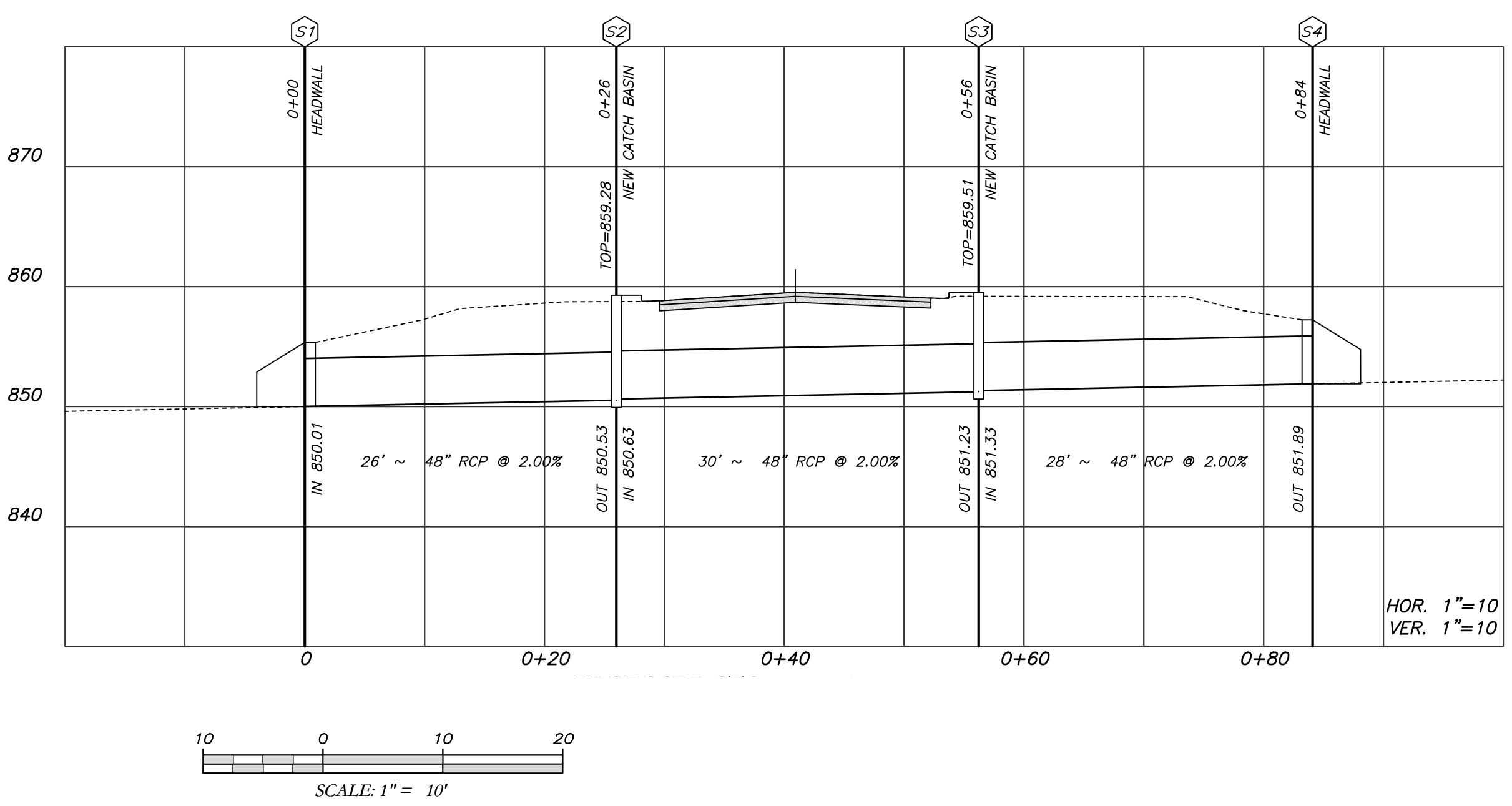
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W. Jaeger
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
ISSUED: 12/14/2021 EXPIRES: 12/14/2024

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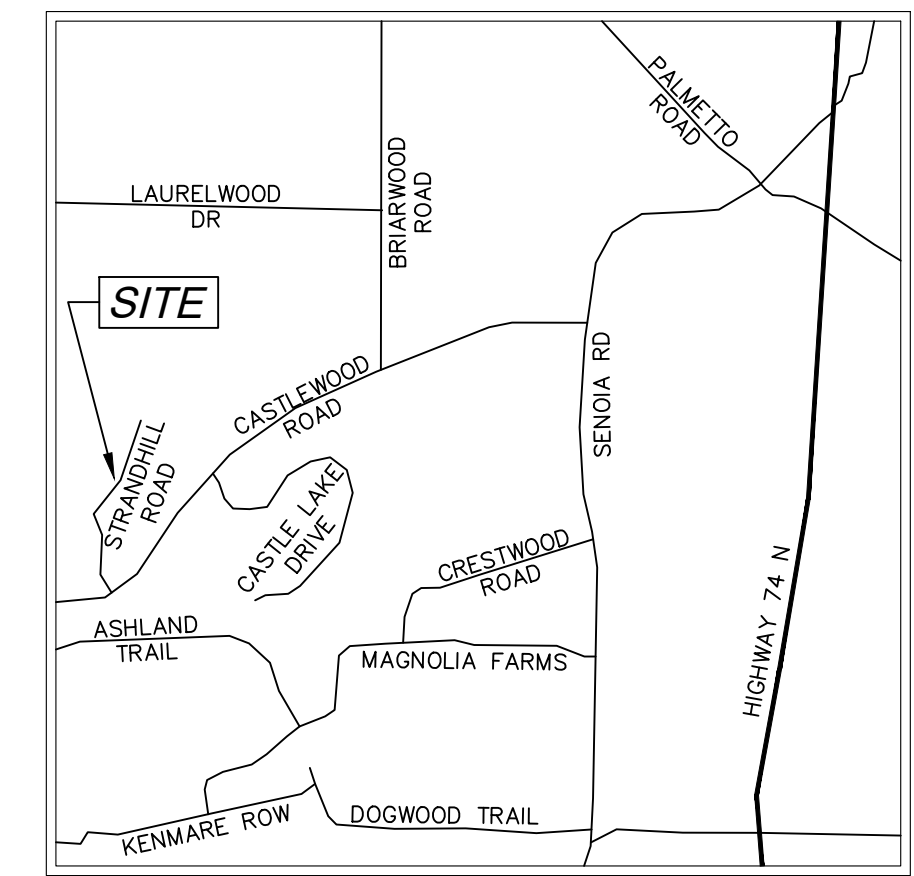
David Jaeger



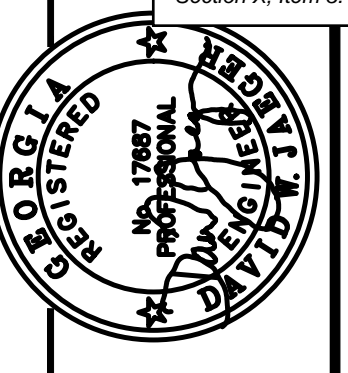
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101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377

EROSION CONTROL PLAN FOR CROSS DRAIN AT 160, 165, & 170 STRANDHILL ROAD TYRONE, GEORGIA 30290



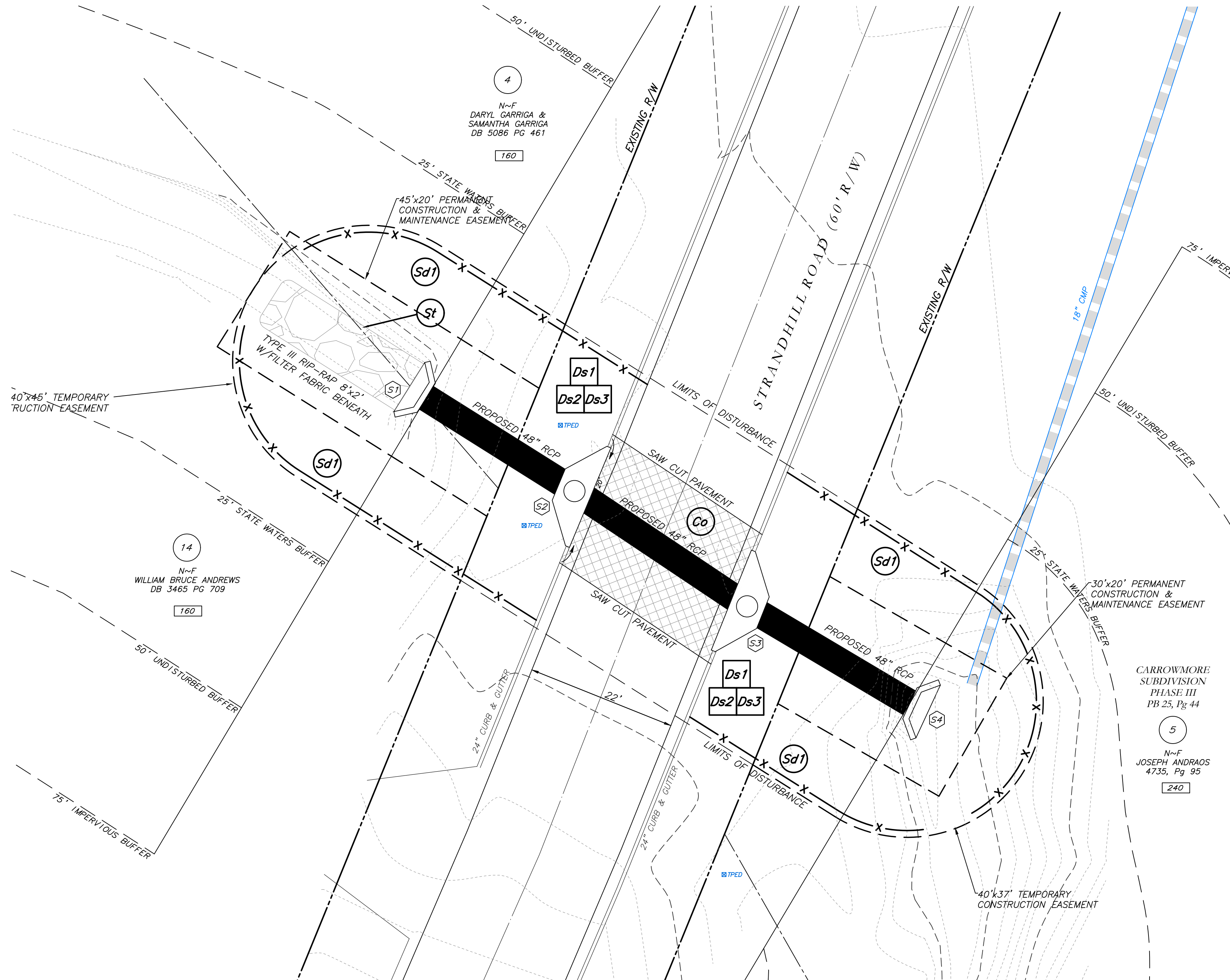
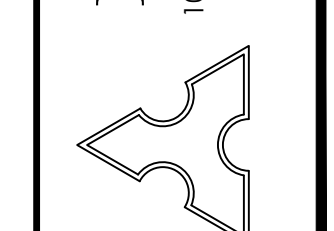
VICINITY MAP
NOT TO SCALE



PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
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TOTAL DISTURBED ACRES = 0.11

24 Hour Erosion Control Contact:
NAME: Scott Langford
ADDRESS: 950 Senoia Road
Tyrone, GA 30290
PHONE: (770)-487-4038



LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RF	REBAR FOUND
MNF	MAG NAIL FOUND
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S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
⊗	FIRE HYDRANT
⊕	WATER VALVE
⊙	WATER METER
⊚	GAS METER
⊛	POWER METER
⊜	ELECTRICAL BOX
⊝	POWER POLE
⊞	OVERHEAD UTILITIES
⊟	GUY WIRE
⊠	ROOF DRAIN
⊡	DROP INLET
⊢	JUNCTION BOX
⊣	SINGLE WING CATCH BASIN
⊤	DOUBLE WING CATCH BASIN
⊥	FLARED END SECTION
⊦	UNDERGROUND GAS LINE
⊧	UNDERGROUND WATER LINE
⊨	UNDERGROUND ELECTRIC LINE
⊩	UNDERGROUND TELECOM
⊪	SANITARY SEWER LINE
⊫	SANITARY SEWER MANHOLE
⊬	CLEAN OUT
⊭	GREASE TRAP
⊮	FENCE
⊯	BOLLARD
⊰	SPOT ELEVATION

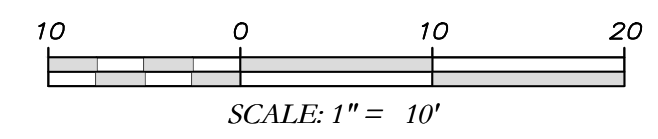
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W Jaeger
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
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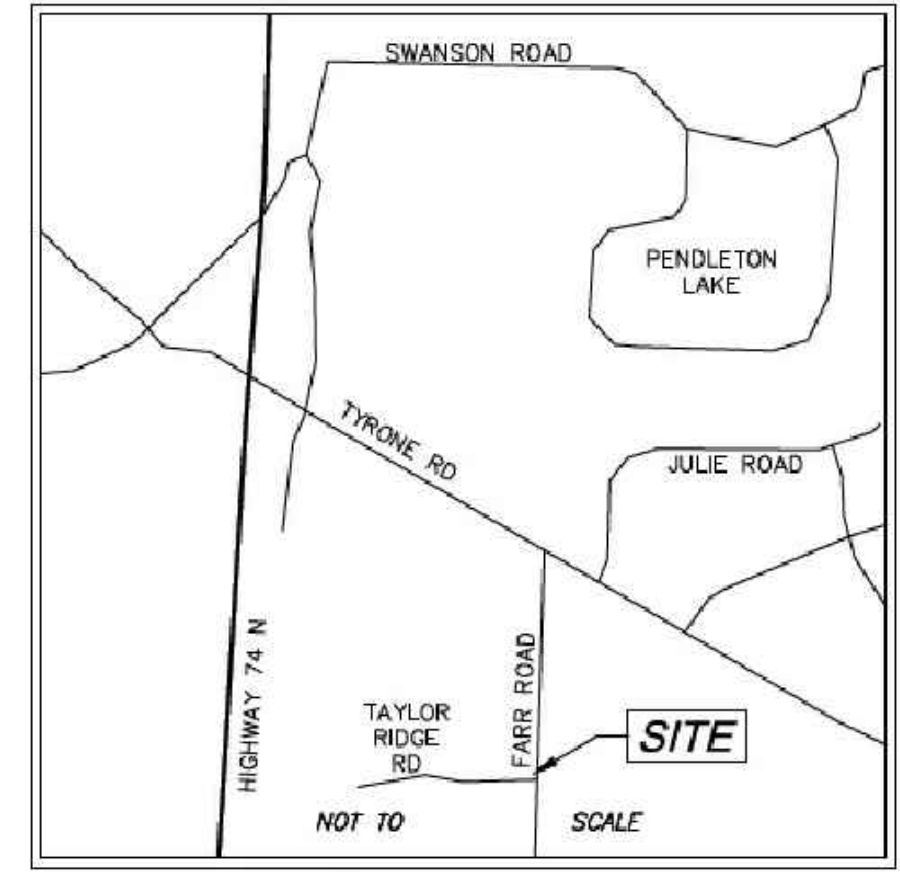
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David Jaeger

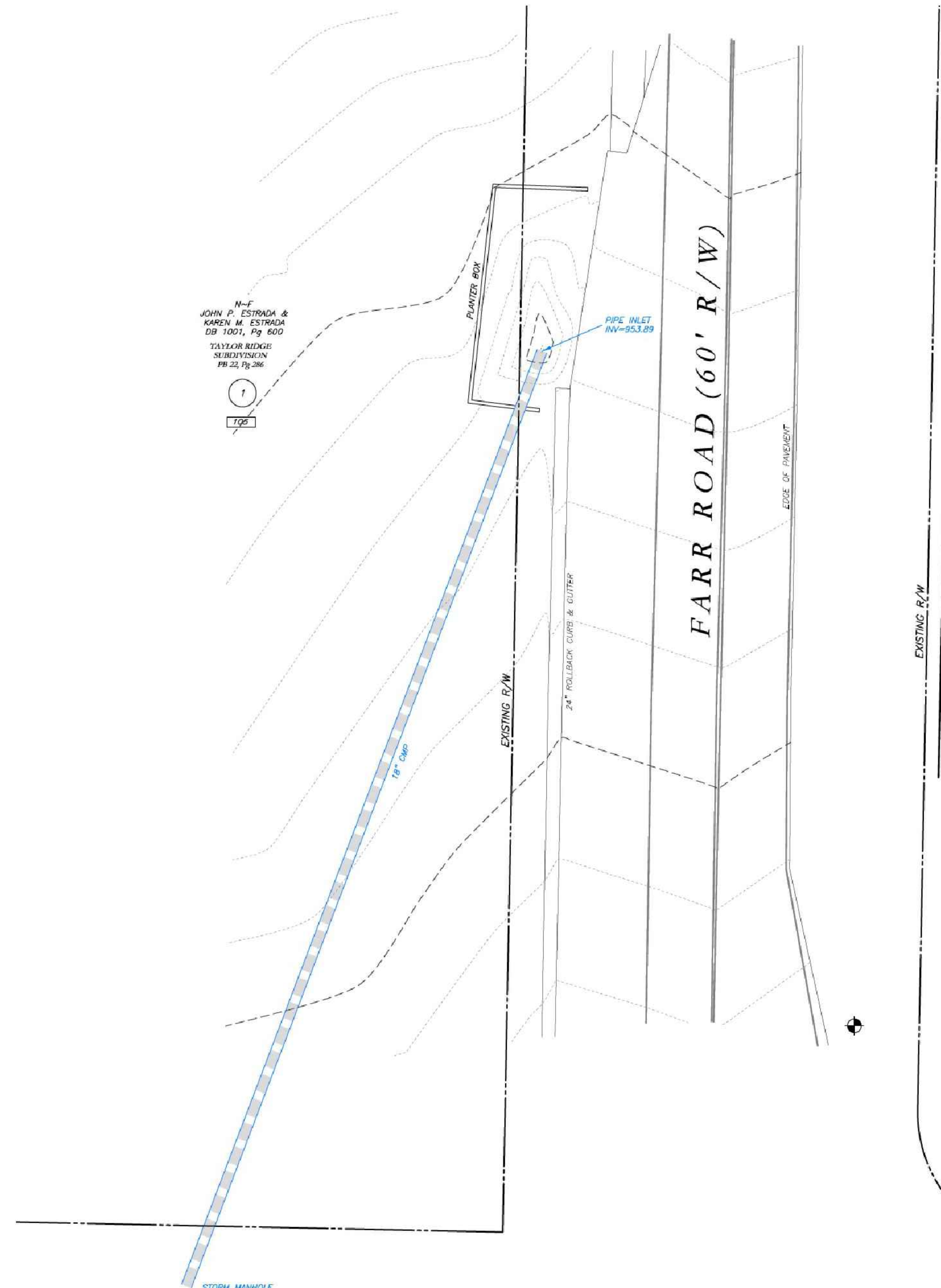


LIMITED SURVEY OF STORM DRAIN REPLACEMENT 105 TAYLOR RIDGE COURT TYRONE, GEORGIA 30290

RESERVED FOR CLERK OF COURT



VICINITY MAP



N-F
JOHN P. ESTRADA &
KAREN M. ESTRADA
DB 1001, Pg 600
TAYLOR RIDGE
SUBDIVISION
PB 23, Pg 266

- SURVEY NOTES**
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
 - NORTH ARROW AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATES (NAD83), US FOOT, USING GLOBAL POSITIONAL SYSTEM AND OBTAINED BY RTK OBSERVATIONS ON OCTOBER 20, 2022 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED US SURVEY FEET
DATUMS:
HORIZONTAL: GRID NORTH, NAD83
VERTICAL: NAVD88
GEOID: GEOID18 (CONUS)
 - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S.G.S. DATUM (NAVD88). THE SITE BENCHMARKS ARE AS SHOWN HEREON.
 - WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
 - THERE WAS NO EVIDENCE OF RECENT CONSTRUCTION ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - NO FIELD DELINEATED WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE R10/S8 ROBOTIC TOTAL STATION
LINEAR: TRIMBLE R10/S8 ROBOTIC TOTAL STATION
GPS: TRIMBLE R10 GPS RECEIVER
 - STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 - THERE ARE NO STATE WATERS ON THIS SITE.

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
1800 PARKWAY PLACE, SUITE 700
770-423-0807
www.atwell-group.com

LOCATED IN
TOWN OF TYRONE
FAYETTE COUNTY, GEORGIA

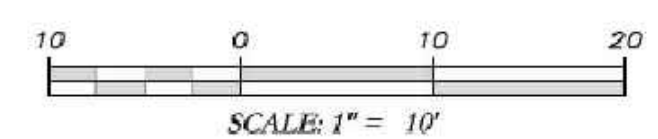
STORM DRAIN REPLACEMENT
EXISTING CONDITIONS
105 TAYLOR RIDGE COURT
TYRONE, GEORGIA 30290

DATE	12/30/2022
REVISIONS	
DWG.	JCB
CH.	JTB
P.M.	JTB
CODE	TP
JOB	22006046
SHEET NO.	1 OF 1

LEGEND

POB	POINT OF BEGINNING	FW	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	WV	WATER VALVE
RSB	REBAR SET	WM	WATER METER
RFN	REBAR FOUND	GM	GAS METER
MNF	MAG NAIL FOUND	PM	POWER METER
MNS	MAG NAIL SET	EB	ELECTRICAL BOX
CTP	CORAMP TOP PIPE FOUND	PP	POWER POLE
OTF	OPEN TOP PIPE FOUND	OU	OVERHEAD UTILITIES
CMF	CONCRETE FOUNDMENT FOUND	GW	GUY WIRE
DI	DRAIN INLET	RD	ROOF DRAIN
CI	CATCH INLET	RI	ROOF INLET
JY	JUNCTION BOX	JB	JUNCTION BOX
OS	OUTLET CONTROL STRUCTURE	SWCB	SINGLE WING CATCH BASIN
JP	JUNCTION BOX	DCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	HW	HEADWALL
DCB	DOUBLE WING CATCH BASIN	TES	FLARED END SECTION
HW	HEADWALL	UL	UNDERGROUND GAS LINE
TES	FLARED END SECTION	UW	UNDERGROUND WATER LINE
CMP	CORRUGATED METAL PIPE	UE	UNDERGROUND ELECTRIC LINE
RCF	REINFORCED CONCRETE PIPE	UT	UNDERGROUND TELECOM
SS	SANITARY SEWER	SL	SANITARY SEWER LINE
F.M.E.	FORCES MAIN EASEMENT	SM	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	CO	CLEAN OUT
D.E.	DRAINAGE EASEMENT	OT	ODOR TRAP
W.E.	WATER EASEMENT	F	FENCE
		B	BOLLARD
		SE	SPOT ELEVATION

TAYLOR RIDGE COURT



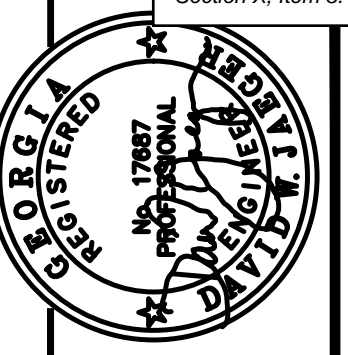
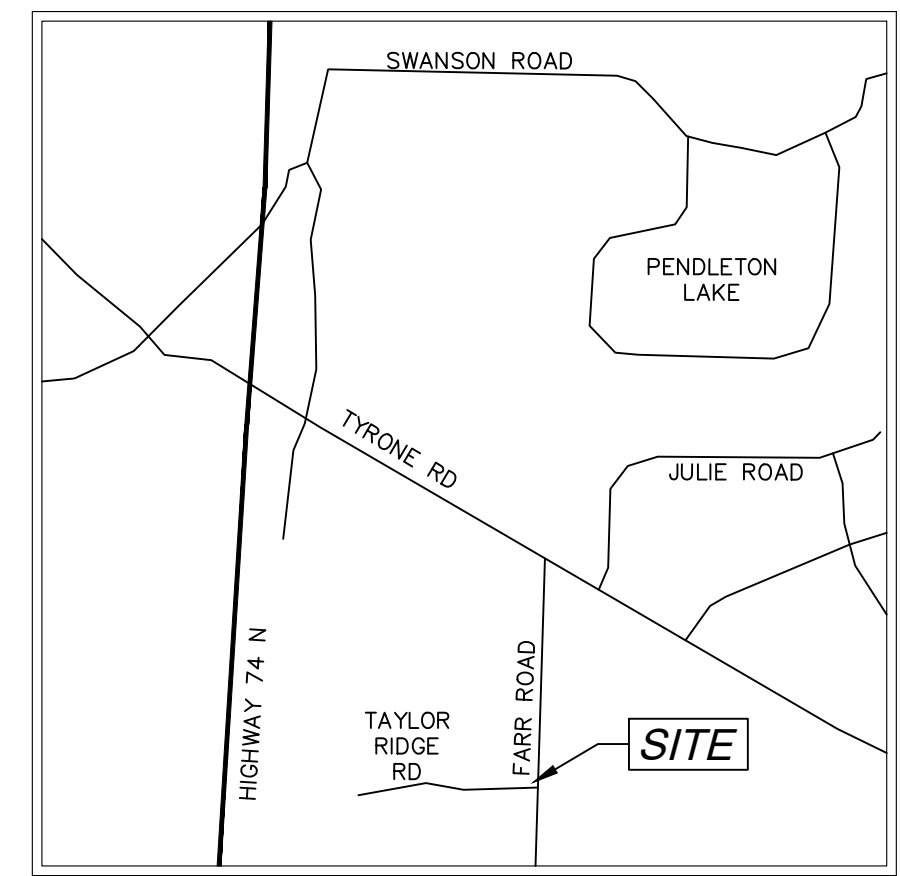
SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON RECORDED. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

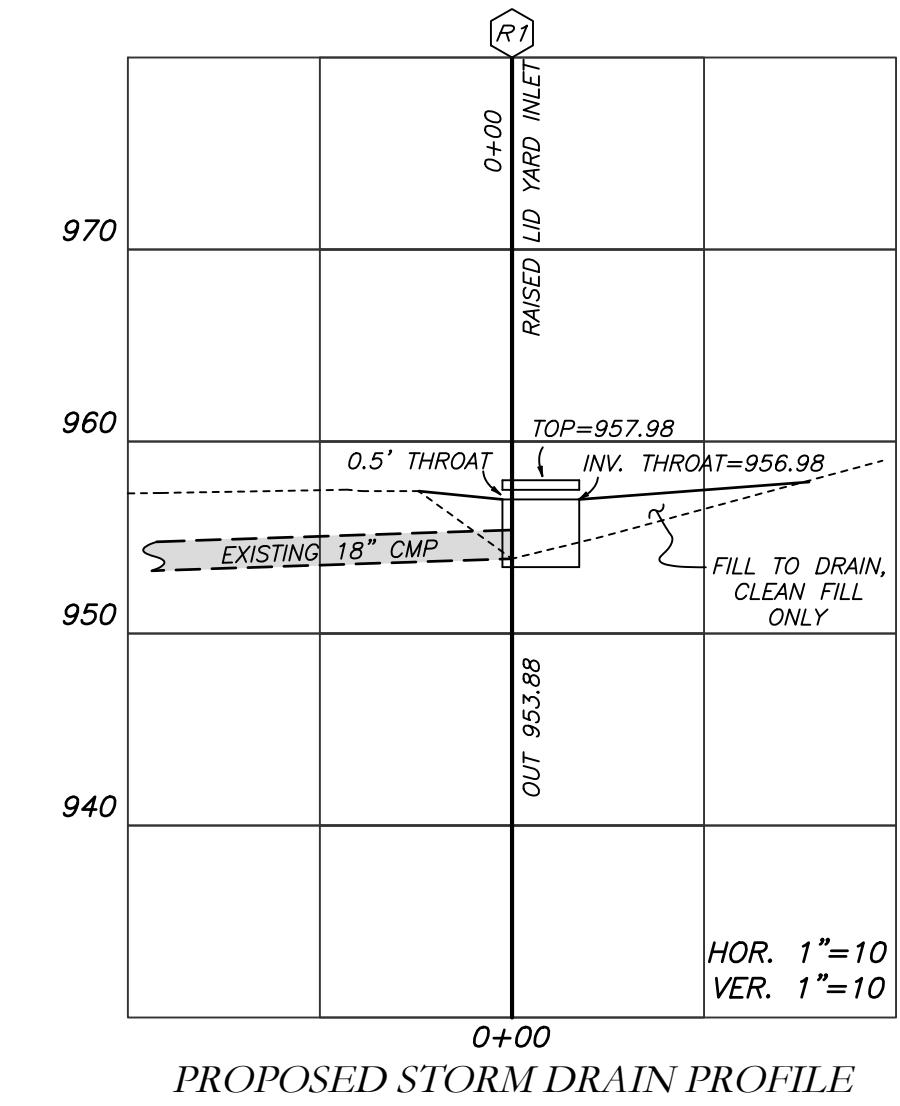
JTB
JOSEPH T. BAKER, LS
GEORGIA LICENSE #2674

12/27/21
DATE

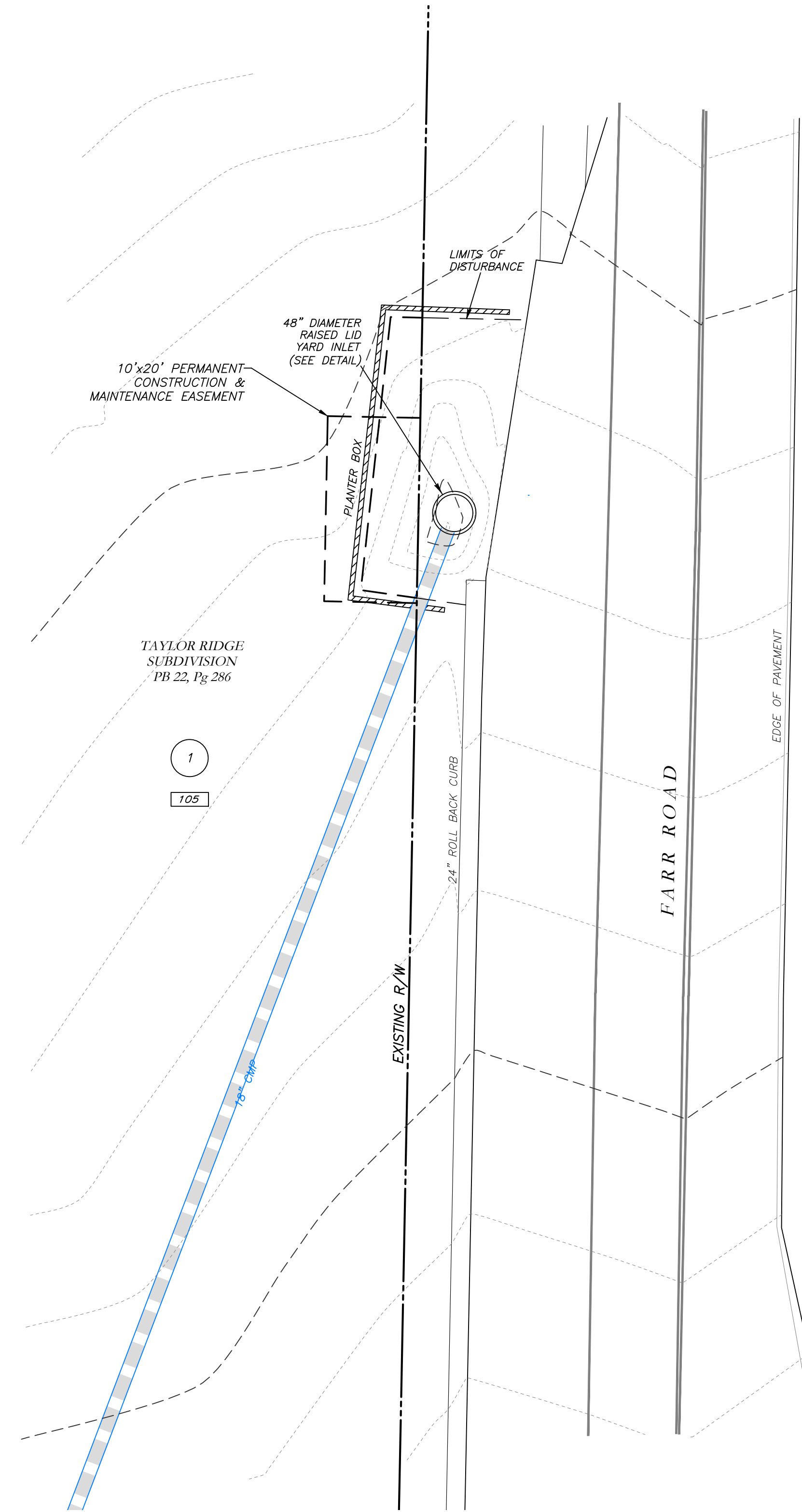
PROPOSED REPLACEMENT OF CROSS DRAIN AT TAYLOR RIDGE RD TYRONE, GEORGIA 30290



PROJECT NUMBER	PW-20
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
BY	APPD
SCALE	
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	



GRID NORTH (GA WEST ZONE)



**Know what's below.
Call before you dig.**

LEGEND			
POB	POINT OF BEGINNING	⊗	FIRE HYDRANT
POC	POINT OF COMMENCEMENT	⊗	WATER VALVE
RBS	REBAR SET	⊗	WATER METER
RF	REBAR FOUND	⊗	GAS METER
MNF	MAG NAIL FOUND	⊗	POWER METER
MNS	MAG NAIL SET	⊗	ELECTRICAL BOX
CTF	CRIMP TOP PIPE FOUND	⊗	POWER POLE
OTF	OPEN TOP PIPE FOUND	⊗	OVERHEAD UTILITIES
CMF	CONCRETE MONUMENT FOUND	⊗	GUY WIRE
DI	DROP INLET	⊗	ROOF DRAIN
CI	CATCH INLET	⊗	DROP INLET
YI	YARD INLET	⊗	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE	⊗	SINGLE WING CATCH BASIN
JB	JUNCTION BOX	⊗	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN	⊗	HEAD WALL
DWCB	DOUBLE WING CATCH BASIN	⊗	FLARED END SECTION
HW	HEADWALL	⊗	UNDERGROUND GAS LINE
FES	FLARED END SECTION	⊗	UNDERGROUND WATER LINE
CMP	CONCRETE MONUMENT FOUND	⊗	UNDERGROUND ELECTRIC LINE
RCPP	REINFORCED CONCRETE PIPE	⊗	UNDERGROUND TELECOM
SS	SANITARY SEWER	⊗	SANITARY SEWER LINE
F.M.E.	FORCE MAIN EASEMENT	⊗	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT	⊗	CLEAN OUT
D.E.	DRAINAGE EASEMENT	⊗	GREASE TRAP
W.E.	WATER EASEMENT	⊗	FENCE
		⊗	BOLLARD
		⊗	SPOT ELEVATION

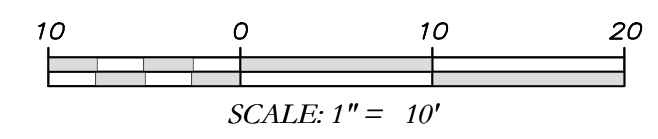
GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

David W Jaeger
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000024056
ISSUED: 12/14/2021 EXPIRES: 12/14/2024

I CERTIFY AS THE PLAN DESIGNER THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE ES&PC PLANS

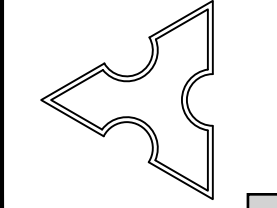
David W Jaeger



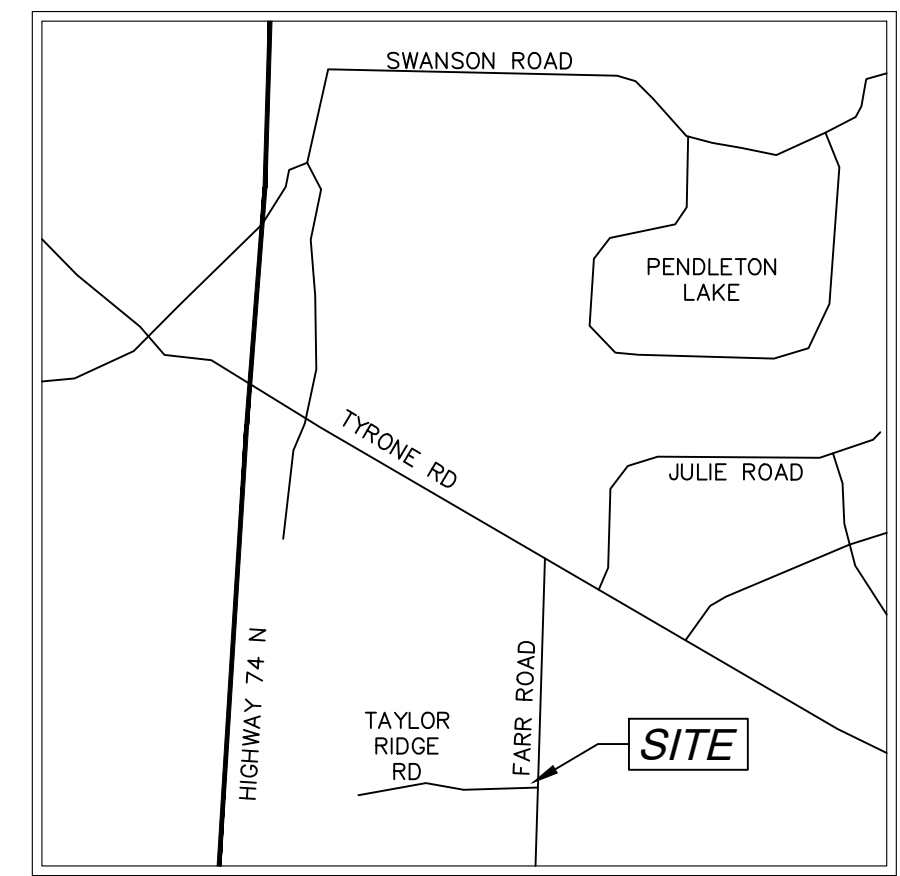
- NOTES:**
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
 - EXISTING PAVEMENT SHALL BE SAW CUT AT LIMITS OF DEMOLITION ACTIVITIES. LOCATION OF SAW CUTS SHALL BE APPROVED IN ADVANCE BY THE TOWN ENGINEER.
 - CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.
 - ALL DEMOLITION MATERIALS, WASTE SOILS AND SEDIMENT SHALL BE HAULED AWAY AND DISPOSED OF OFFSITE AT A SUITABLE LOCATION, SELECTED BY THE CONTRACTOR. THIS SHALL BE DONE AT NO ADDITIONAL CHARGE.
 - TEMPORARY TRAFFIC CONTROL STRIPING, SIGNAGE AND DEVICES ARE REQUIRED DURING TRANSITION FROM EXISTING CONDITION TO COMPLETION OF PROJECT. PROVIDE CERTIFIED TRAFFIC CONTROL FLAGMEN DURING TEMPORARY LANE CLOSURES. BOTH LANES SHALL BE OPEN WHEN FLAGMEN ARE NOT PRESENT AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE.
 - PAVEMENT WITHIN SAW CUT LINES TO BE REMOVED AND REPLACED.

Cross Drain Replacement for Town of Tyrone, Georgia

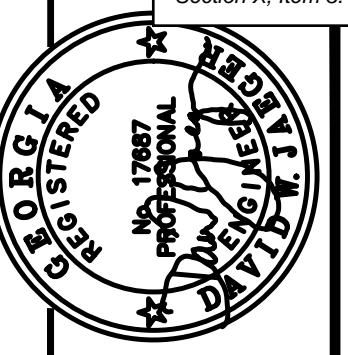
Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770.719.3333
FAX: 770.719.3377



EROSION CONTROL PLAN FOR STORM DRAIN AT TAYLOR RIDGE ROAD TYRONE, GEORGIA 30290



VICINITY MAP
NOT TO SCALE

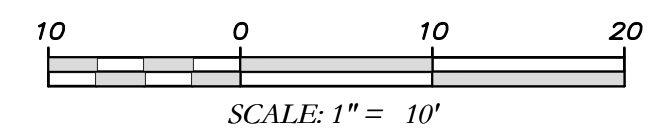
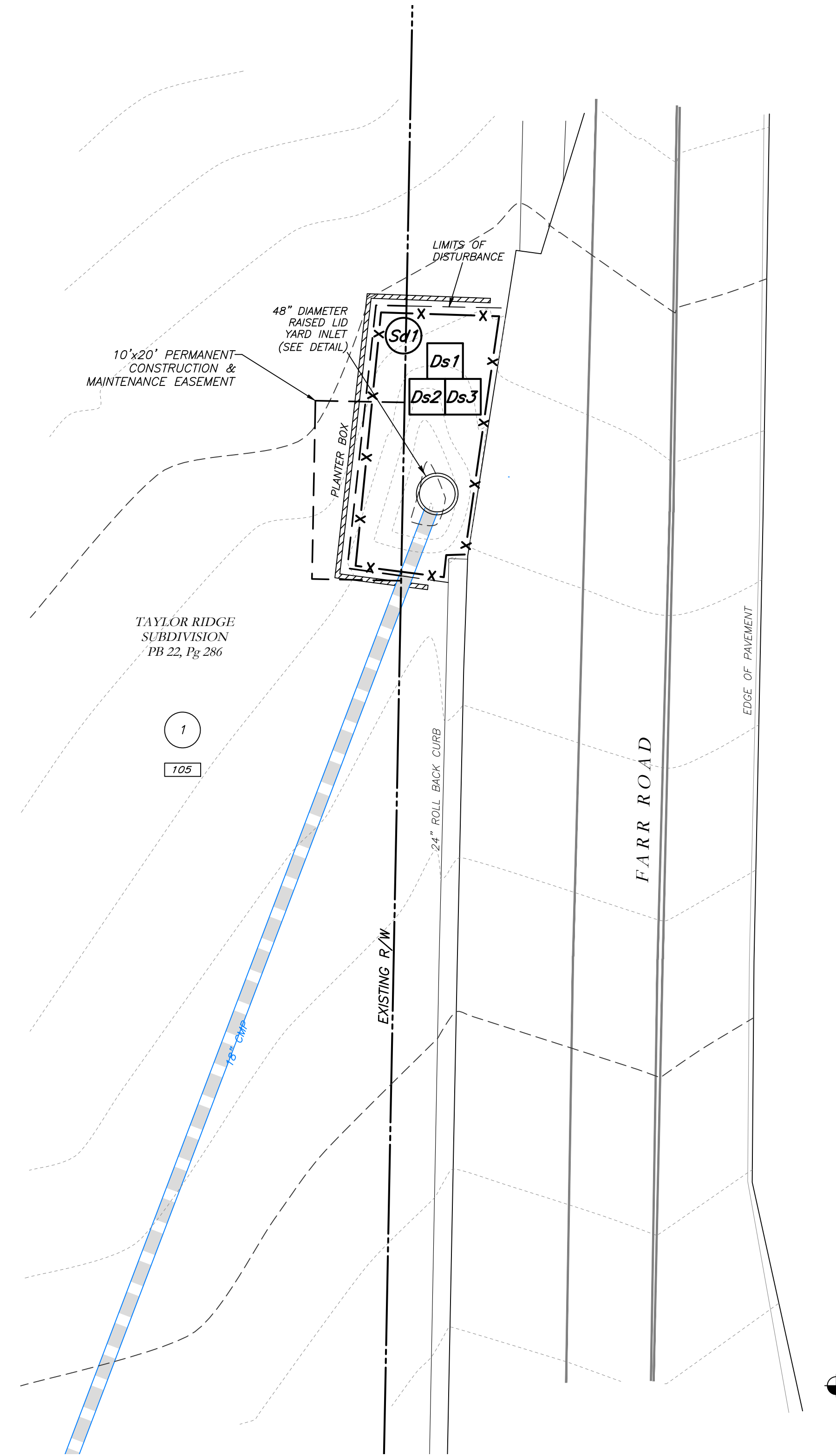


PROJECT NUMBER	PW-20
SCALE	
DESIGN	MCI
DRAWN	ALG
CHECK	DWJ
APPROVED	DWJ
DATE	01/16/23
FILE NO.	21101-16
SHEET NO.	

REV. NO.	DATE	DESCRIPTION	BY	APP'D

**Cross Drain Replacement
for Town of Tyrone, Georgia**

Mallett Consulting, Inc.
101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770-719-3333
FAX: 770-719-3377



THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

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

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

CONTRACTOR TO STOCKPILE EXISTING RIP-RAP AND REUSE WHEN PRACTICAL.

REMOVE Sd1 WHEN GRASS HAS BEEN ESTABLISHED TO AT LEAST 85% COVERAGE.

Ⓞ CONSTRUCTION EXIT TO BE MAINTAINED WITHIN SAW CUT LINES.

TOTAL DISTURBED ACRES = N/A

24 Hour Erosion Control Contact:

NAME: Scott Langford
ADDRESS: 950 Senoia Road
Tyrone, GA 30290
PHONE: (770)-487-4038



LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RBS	REBAR SET
RFB	REBAR FOUND
MNF	MAG NAIL FOUND
MNS	MAG NAIL SET
CTF	CRIMP TOP PIPE FOUND
CTP	OPEN TOP PIPE FOUND
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YI	YARD INLET
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SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
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FES	FLARED END SECTION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
F.M.E.	FORCE MAIN EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	GAS METER
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⊕	UNDERGROUND GAS LINE
⊕	UNDERGROUND WATER LINE
⊕	UNDERGROUND ELECTRIC LINE
⊕	UNDERGROUND TELECOM
⊕	SANITARY SEWER LINE
⊕	SANITARY SEWER MANHOLE
⊕	CLEAN OUT
⊕	GREASE TRAP
⊕	FENCE
⊕	BOLLARD
⊕	SPOT ELEVATION

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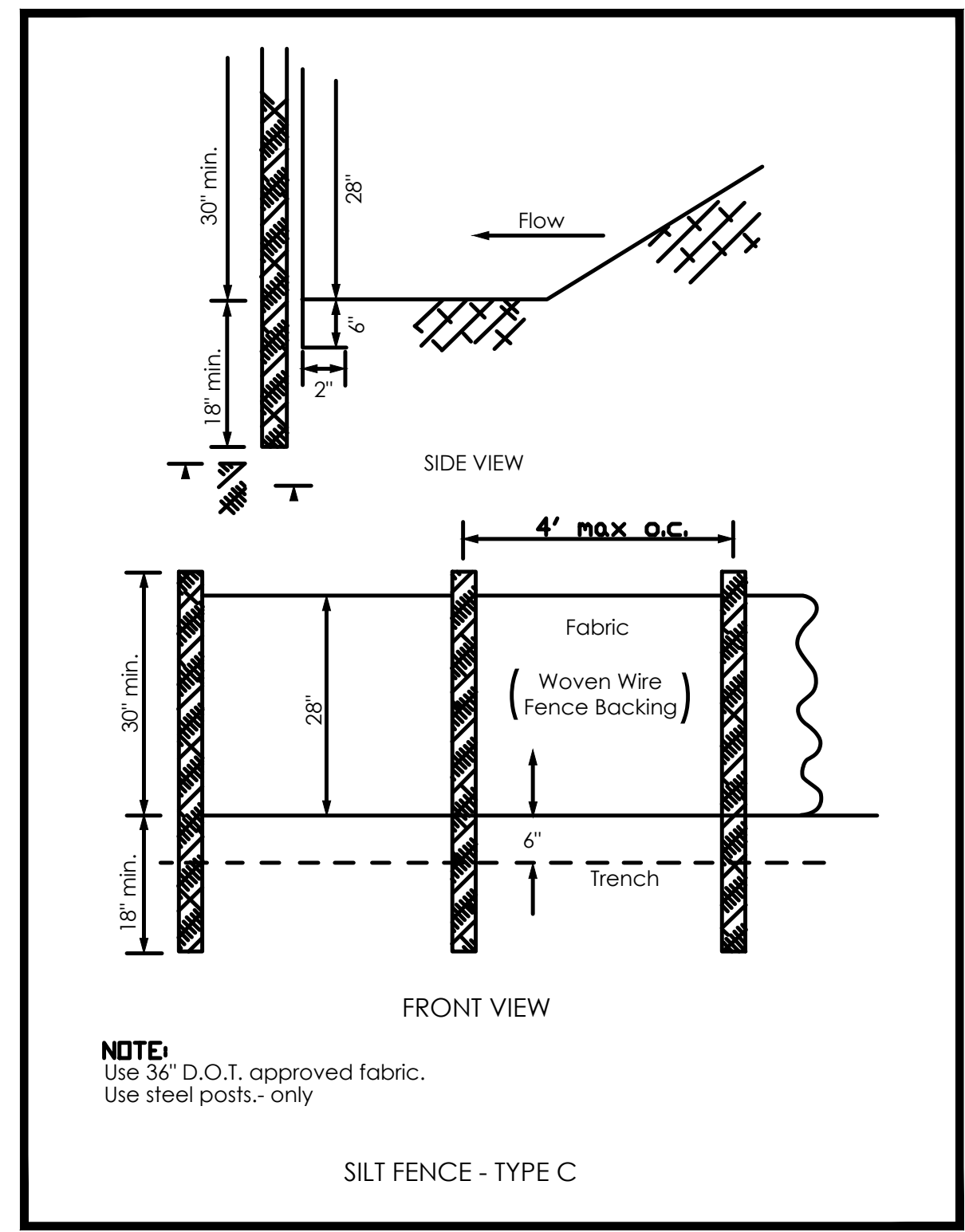
David Jaeger

GEORGIA UNIFORM CODING SYSTEM

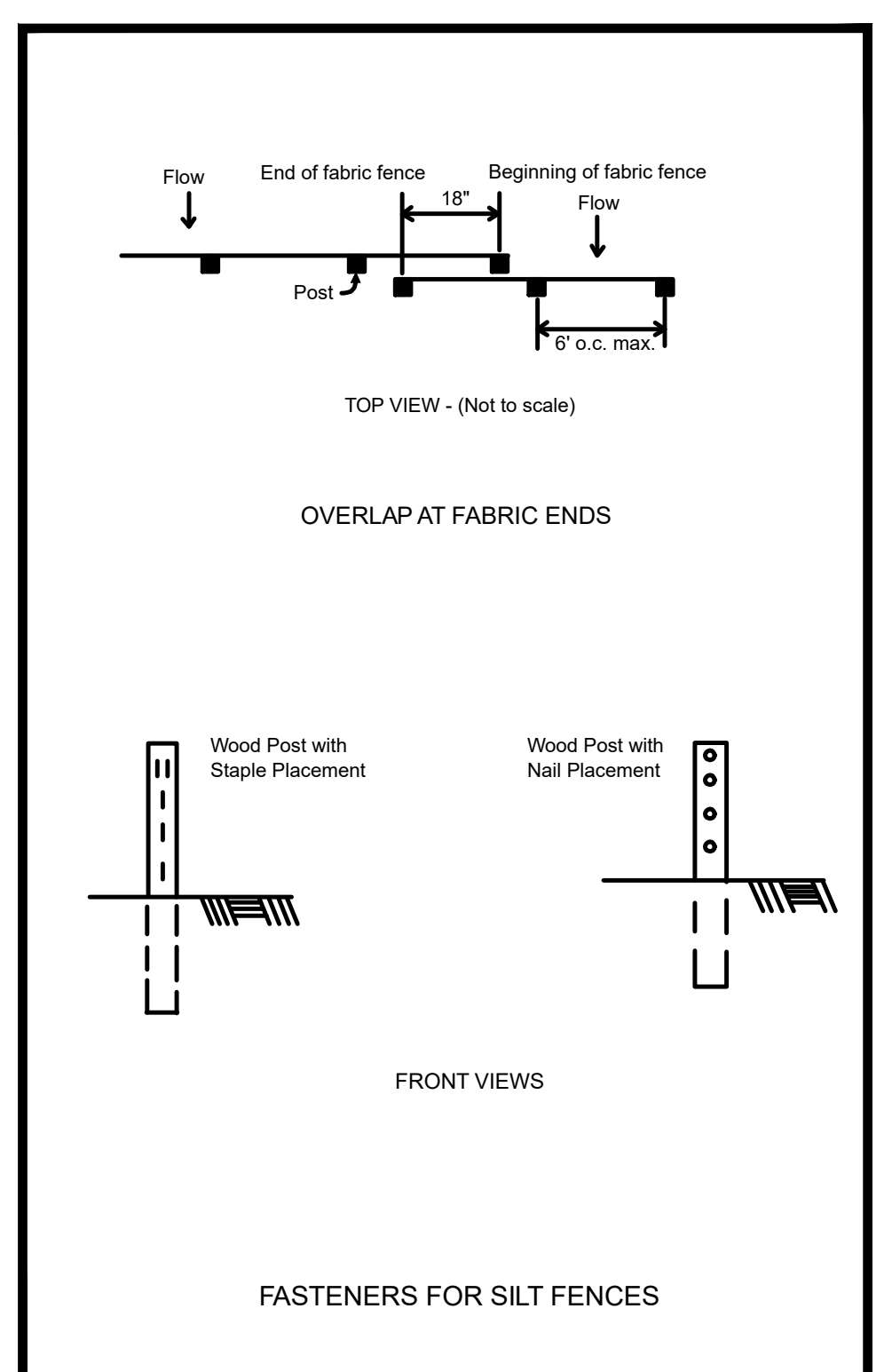
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
 GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES					STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION	CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECK DAM			A small temporary barrier or dam constructed across a small drainage ditch or area of concentrated flow.	S	TEMPORARY STORM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.	Sp	STORMRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.	Su	SURFACE ROCKING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Cr	CONSTRUCTION ROAD STABILIZATION			Materials placed as part of a construction site during access roads, subdivision roads, parking areas and other on-site vehicle transportation roads.	Tc	TURBIDITY CURTAIN			A floating or stacked barrier installed within the outlet of a storm drain system preventing erosion from the concentrated runoff.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.	Td	TOPSOILING			The practice of stripping off the more fertile topsoil layer and then spreading it over the disturbed area after completion of construction activities.
Dl	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.	Tp	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Dn1	TEMPORARY SCOURPROOF STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to convey runoff down a slope. This is a temporary and inexpensive.	W	WATERWAY OR STORMWATER CONVEYANCE			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.
Dn2	PERMANENT SCOURPROOF STRUCTURE			A paved chute, pipe, sectioned conduit or similar material designed to safely conduct surface runoff down a slope.					
Fr	FILTER RINGS			A temporary stone barrier constructed at storm drain inlets and pond outlets.					
Ga	GARDEN			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.					
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways when otherwise the slope would be sufficient for the running water to form gullies.					
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.					
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small drainage or drainageways.					
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.					
Rt	RETRO FITTING			A device or structure placed in front of a permanent structure to reduce and water structures serve as a temporary sediment filter.					
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or silt berms.					
Sd2	INLET SEDIMENT TRAP			An intercepting area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.					
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.					
Sd4	CONCRETE SEDIMENT TRAP			A small temporary pond that detains a disturbed area so the sediment on site can be properly handled. Incorporating a temporary sediment trap from a temporary sediment basin to the back of a pipe or manhole.					
Sk	FLOATING SURFACE SKIMMER			A device that removes debris from the surface of a stream, pond, trap, or basin at a controlled rate of flow.					
Spp	SEED BERM			A linear control device constructed at a stream entrance to the erosion of a stream or waterway. It traps and retains, while creating multiple vegetative channels with the employment of permeable dikes.					

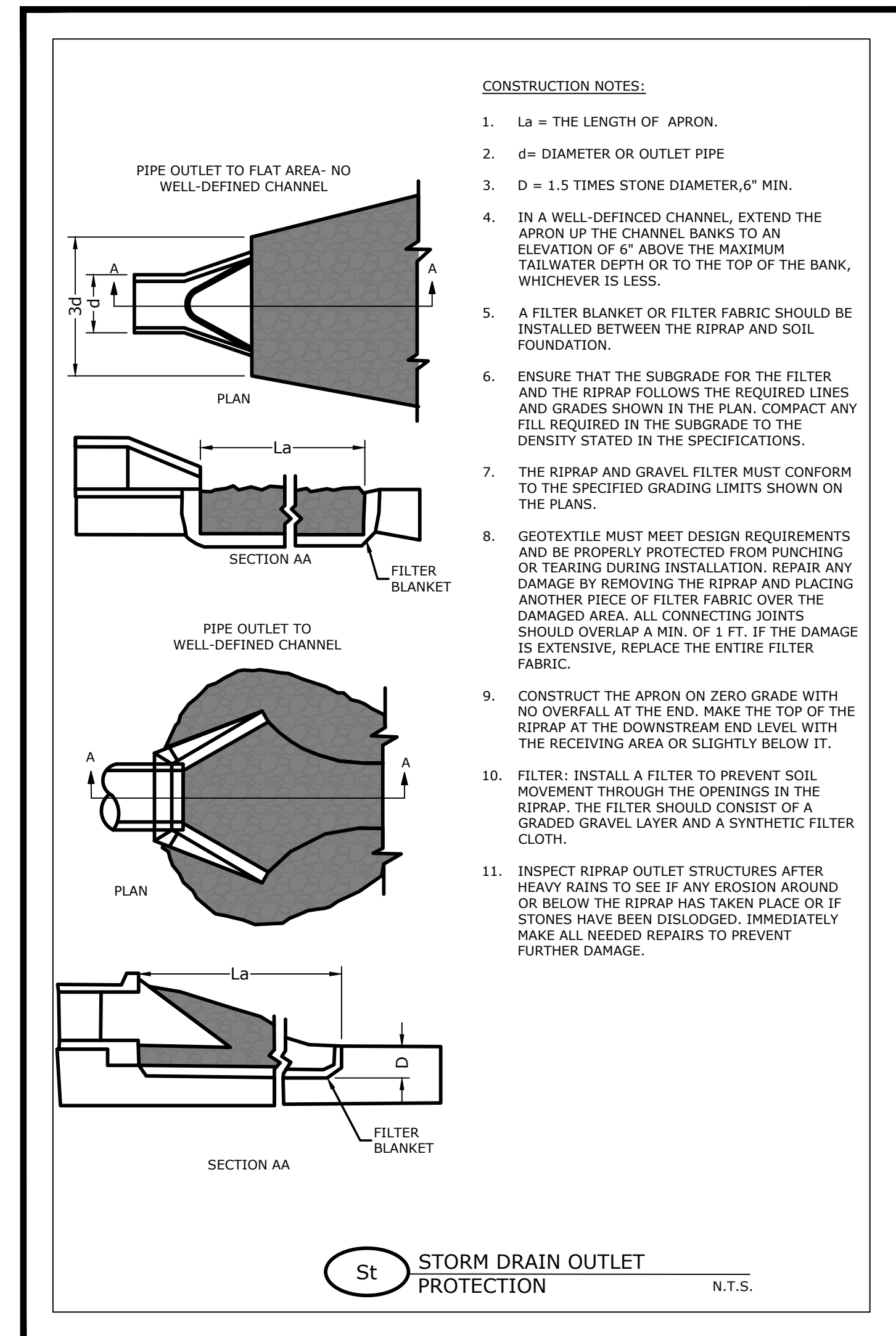
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bartering stream.
Cs	CELTIC STONE VEGETATION			Planting vegetation on dunes that are denuded or eroded, constructed, or re-vegetated.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion reducing cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TREE PROTECTION)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH MULCHING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH MULCHING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
F-Cd	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the collection/separation of suspended particles in solution.
Sb	SEDIMENTATION BASIN			The use of readily available native plant material to stabilize and enhance streambanks, or to prevent, restore and repair small streambank erosion problems.
Ss	SOIL STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKLING AND PROTECTIVE			Substance used to anchor drives or hay mulch by causing the organic material to bind together.



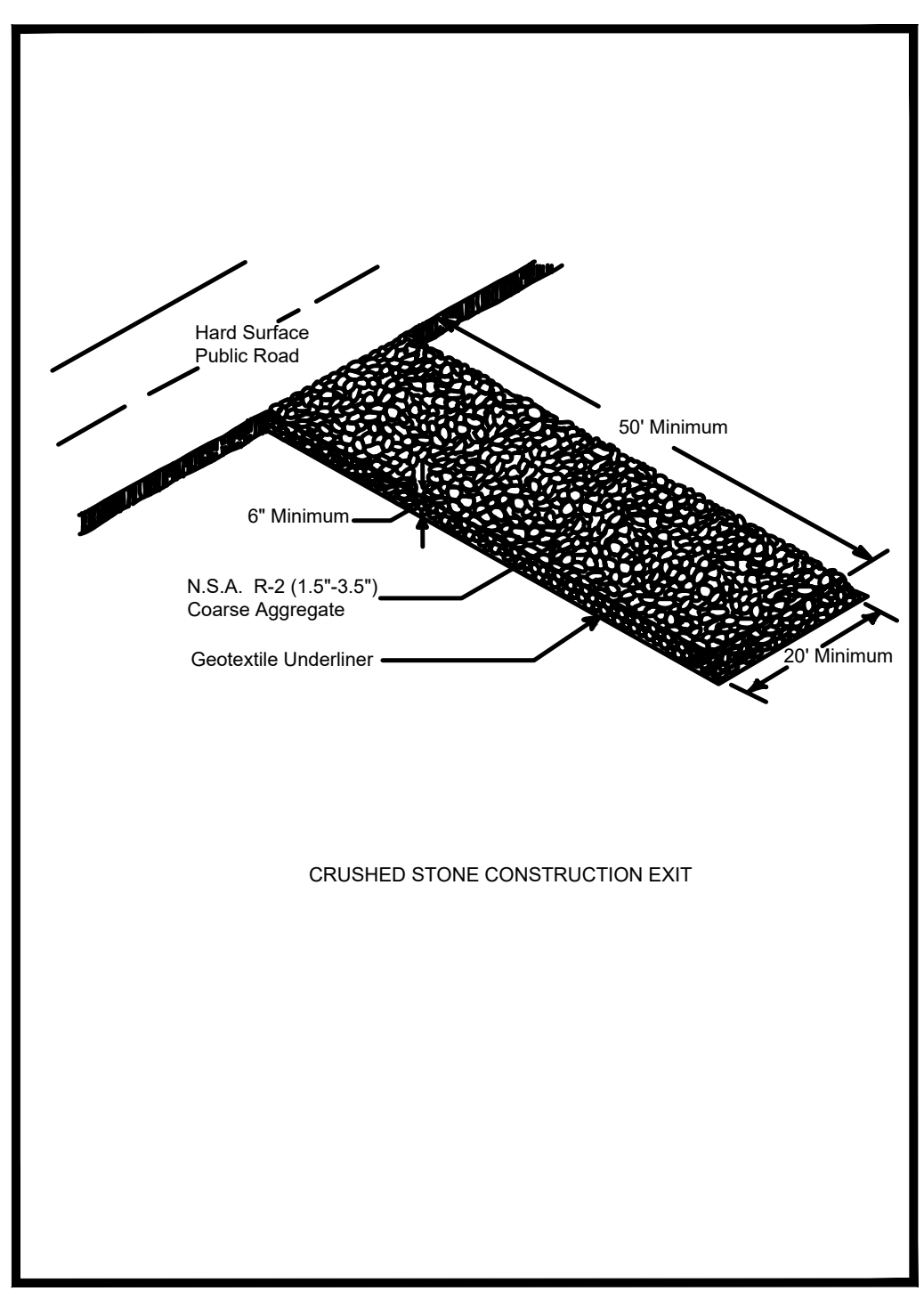
(Sd1) SILT FENCE - TYPE "C"



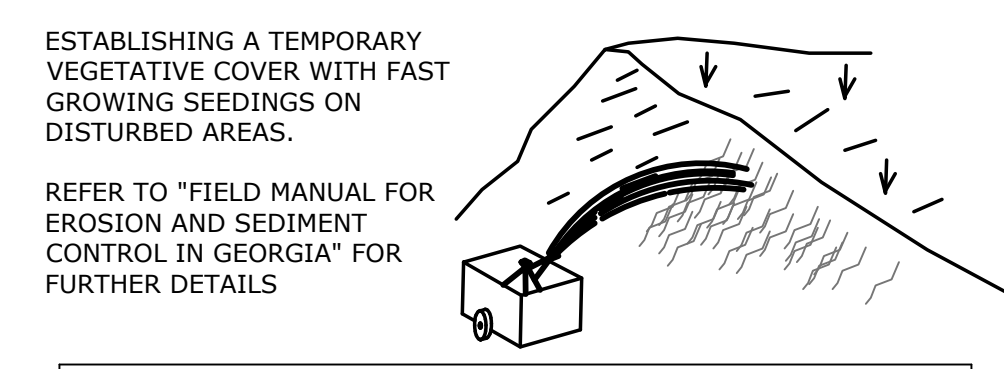
(Sd1) FASTENERS FOR SILT FENCES



(St) STORM DRAIN OUTLET PROTECTION



(Co) CONSTRUCTION EXIT TO BE USED FOR CONSTRUCTION TRAFFIC AS DIRECTED BY THE ENGINEER

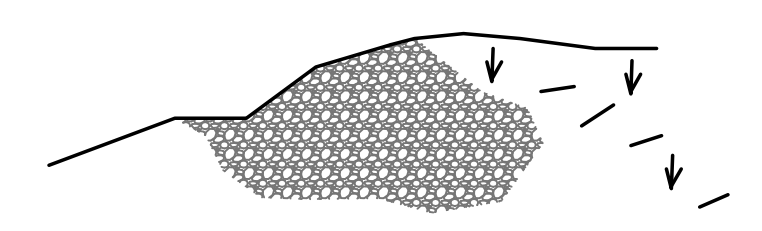


REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEeping LOVEGRASS	0.1 LBS.	3/7-6/21	1 TON/AC

*HYDROSEED ON ALL 2:1 (H:V) SLOPES.
 *FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER ACRE

(3) DISTURBED AREA STABILIZATION W/TEMPORARY SEEDING SCALE: NONE (Ds2)



(5) DISTURBED AREA STABILIZATION W/TEMPORARY MULCHING SCALE: NONE (Ds1)

ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS

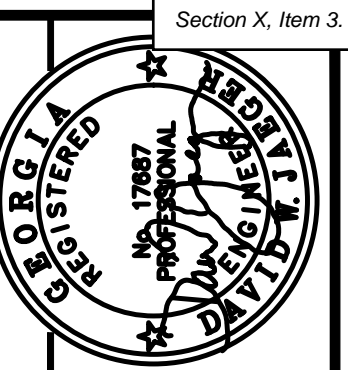
REFER TO "FIELD MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" FOR FURTHER DETAILS

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES - FERTILIZER			
	N-P-K	RATE (LBS/AC)	TOP DRESSING (LBS/AC)
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	-
MAINTENANCE	10-10-10	400	30

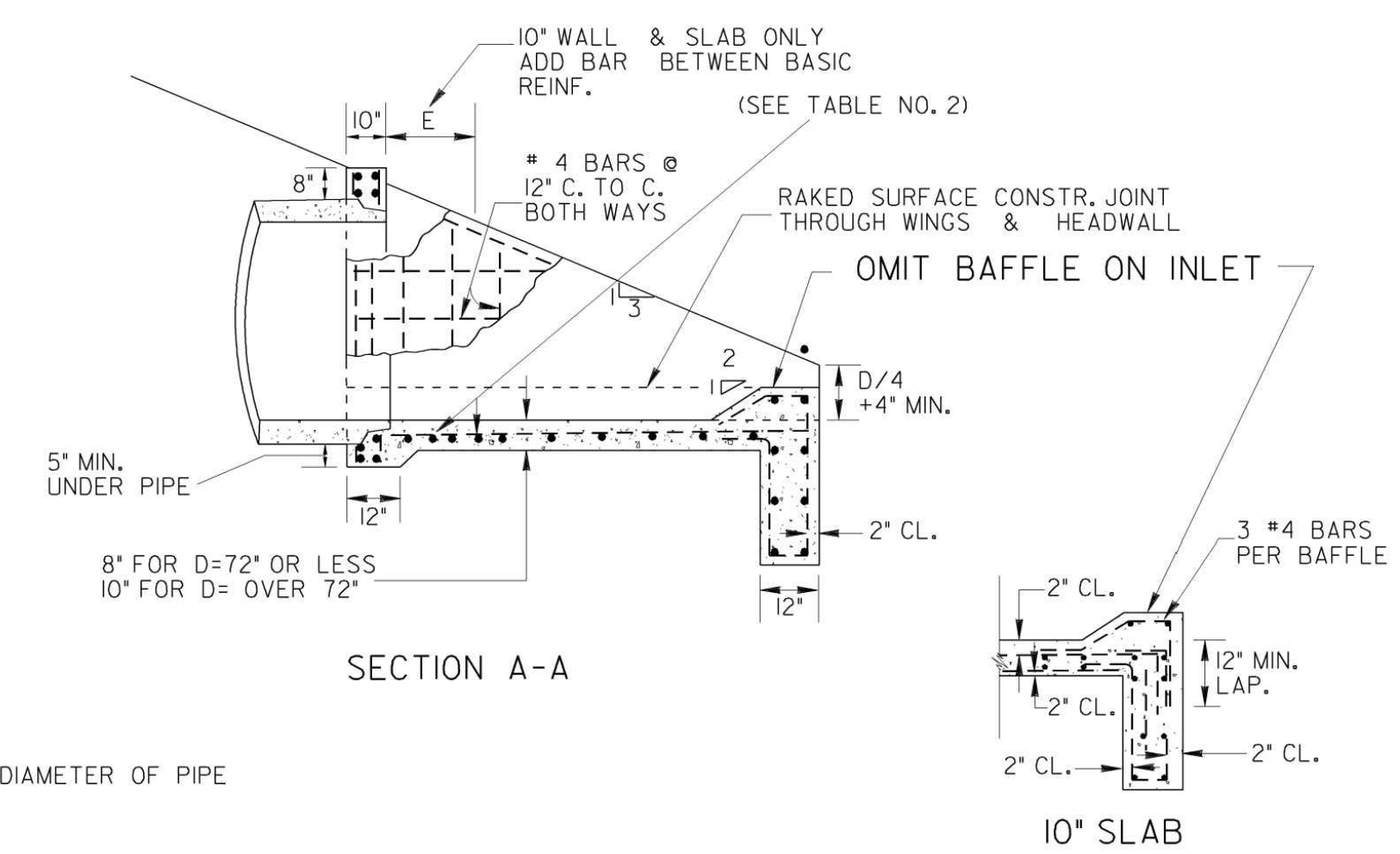
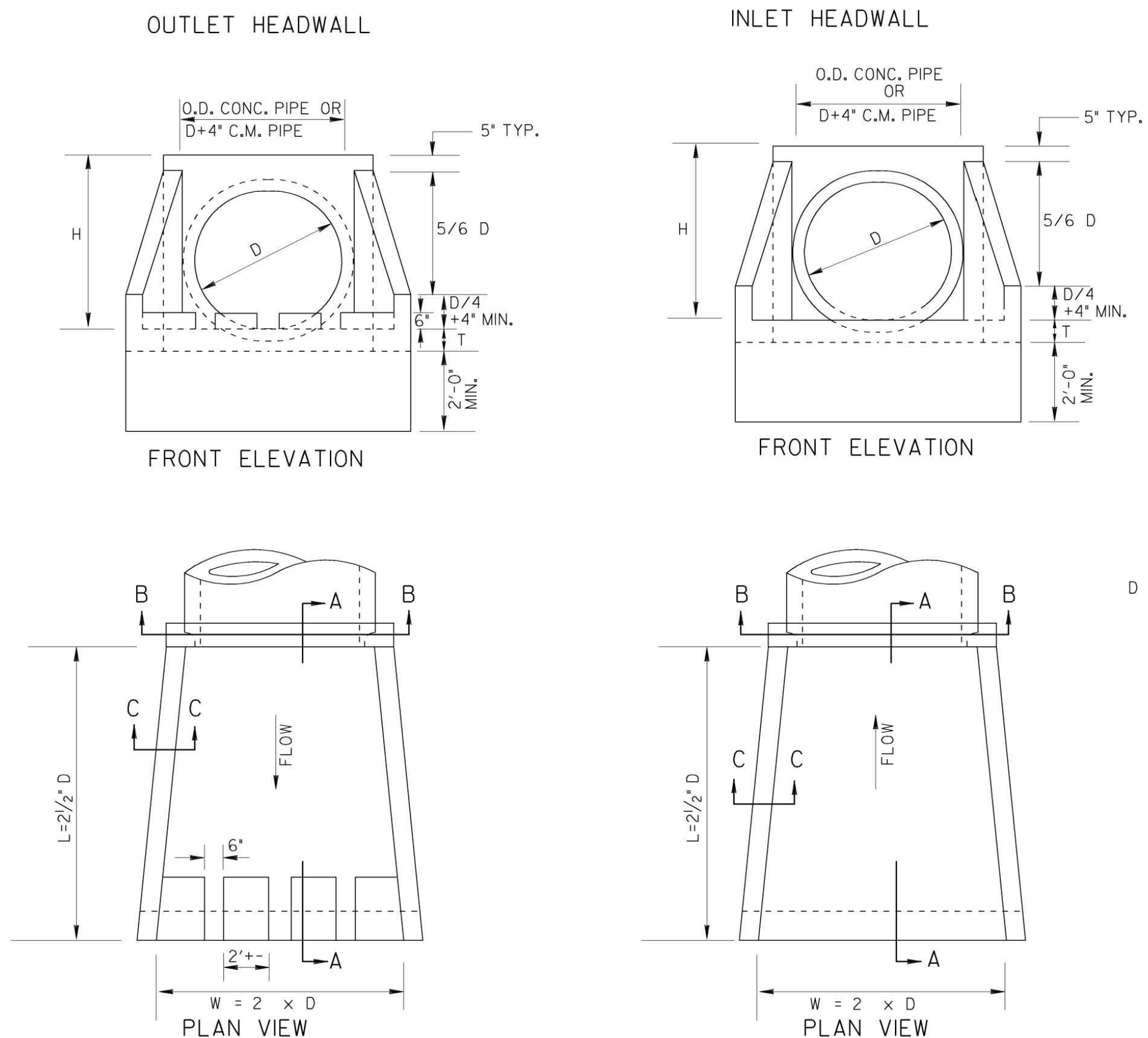
WARM SEASON GRASSES - FERTILIZER			
	N-P-K	RATE (LBS/AC)	TOP DRESSING (LBS/AC)
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

(7) DISTURBED AREA STABILIZATION W/PERMANENT VEGETATION SCALE: NONE (Ds3)

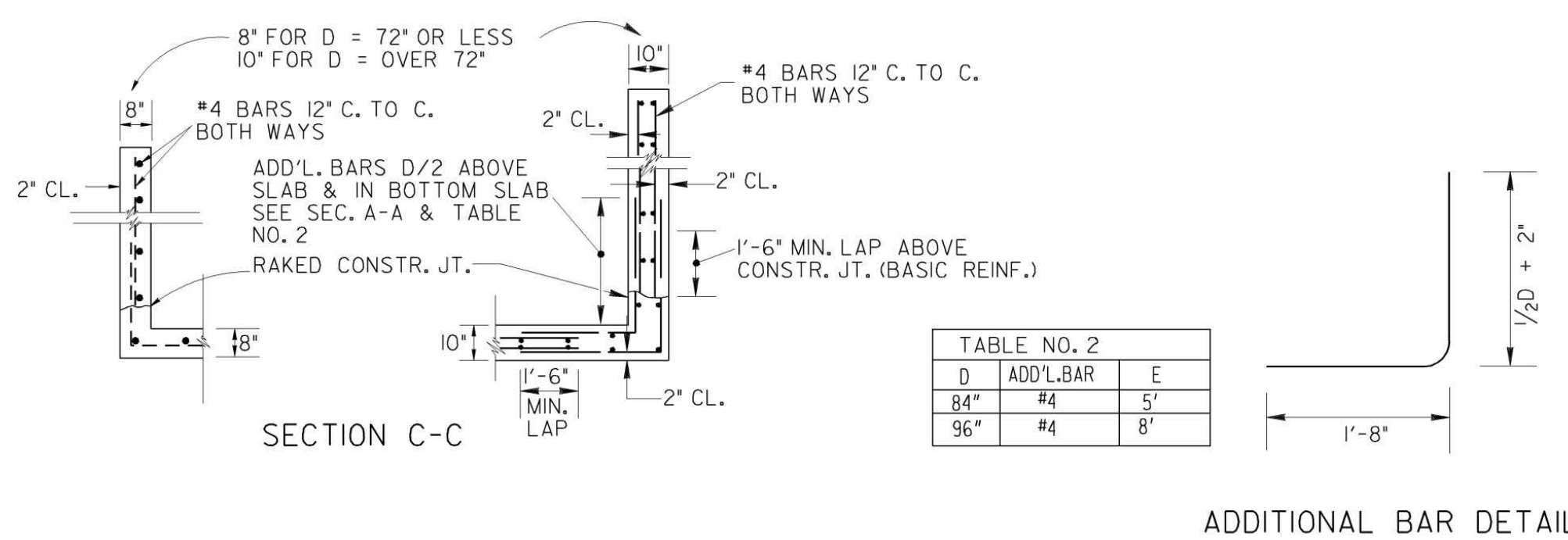
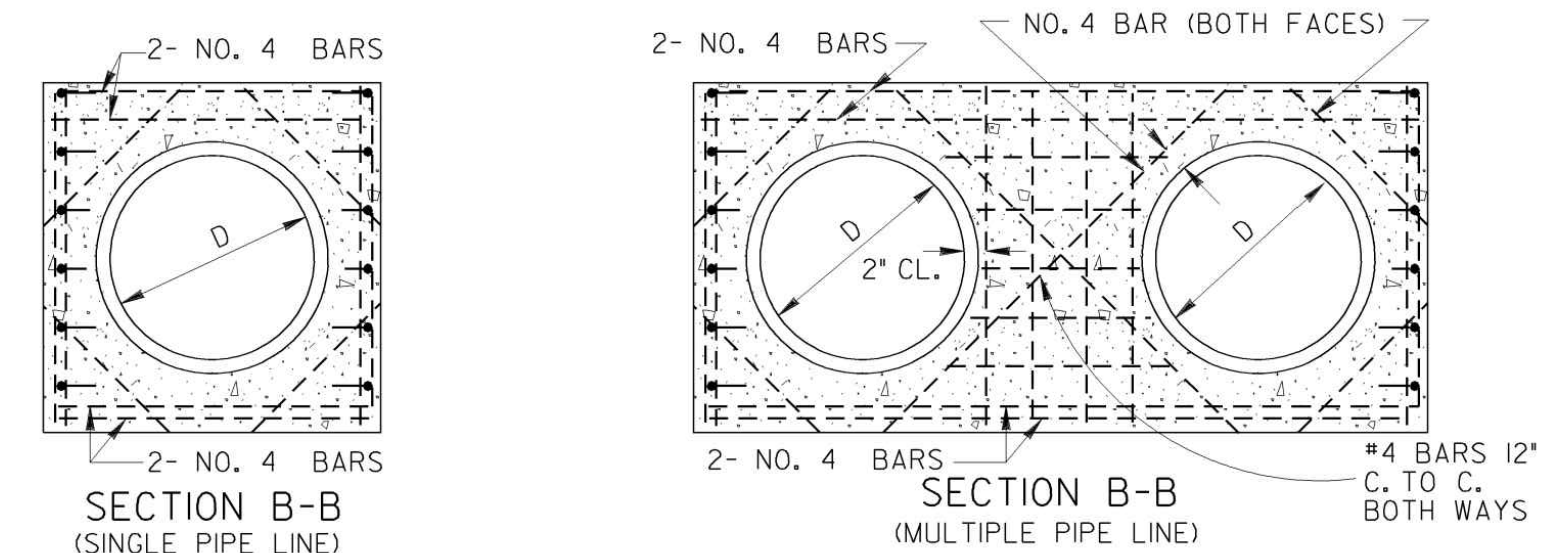


7/7/2004 10:49:45 AM \\GDOT\DSN\GDPLOT\QCF\GO_TIFF_OUTPUT_QCF\GOWENS_M\GARY\ENGLISH STANDARDS_UPDATED_AND_UPDATED_INDEX\1125.PRF 00-R06

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			



D = INSIDE DIAMETER OF PIPE



D	CU. YDS. CONCRETE (PAY QUANTITIES)				LBS. STEEL (GIVEN FOR INFORMATION ONLY)			
	FOR SINGLE LINE		ADD FOR ADD'L LINE		FOR SINGLE LINE		ADD FOR EACH ADD'L LINE	
15"	0.87	0.93	0.60	0.66	102	113	73	83
18"	1.10	1.16	0.85	0.93	106	117	93	104
24"	1.61	1.69	1.29	1.37	127	138	124	134
30"	2.21	2.32	1.83	1.96	170	180	154	164
36"	2.92	3.05	2.49	2.63	238	254	196	212
42"	3.73	3.87	3.00	3.17	290	306	231	247
48"	4.62	4.80	3.58	3.74	335	351	265	281
54"	5.63	5.83	4.17	4.38	407	428	319	340
60"	6.72	6.95	4.82	5.01	456	477	360	391
72"	9.22	9.48	6.24	6.46	623	649	475	494
84"	14.84	15.19	9.05	9.29	1517	1539	1017	1044
96"	18.88	19.27	11.13	11.41	2188	2150	1323	1350

*NOTE: QUANTITIES SHOWN WILL BE ACTUAL PAY QUANTITIES FOR CLASS "A" CONCRETE, INCLUDING REINFORCED STEEL. NO ADJUSTMENT WILL BE MADE FOR AS BUILT QUANTITIES.

D - INSIDE DIAMETER OF PIPE CULVERT
 H = D + 10" MIN. FOR C.M. PIPE
 H = D + PIPE WALL THICKNESS + 8" FOR CONC. PIPE (13/12 D + 9" TYP.)
 T = 8" FOR D = 72" OR LESS
 T = 10" FOR D = OVER 72"

NOTE: CONSTRUCTOR MAY SUBSTITUTE PRECAST HEADWALL. SUCCESSFUL BIDDER SHALL SUBMIT TO ENGINEER FOR APPROVAL BEFORE BEGINNING WORK

DEPARTMENT OF TRANSPORTATION
 STATE OF GEORGIA

STANDARD TAPERED INLET HEADWALL - OUTLET HEADWALL (BUILT-IN-PLACE)

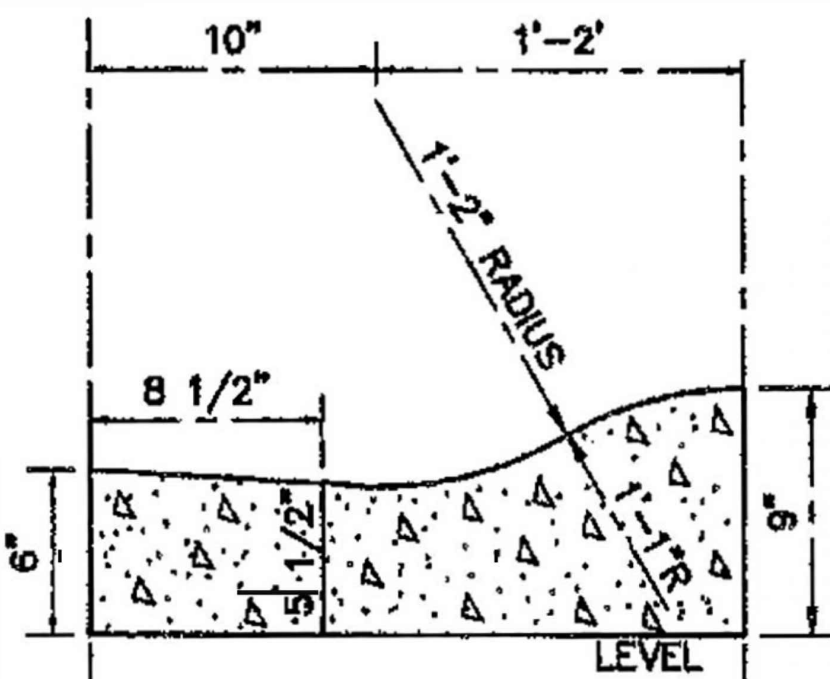
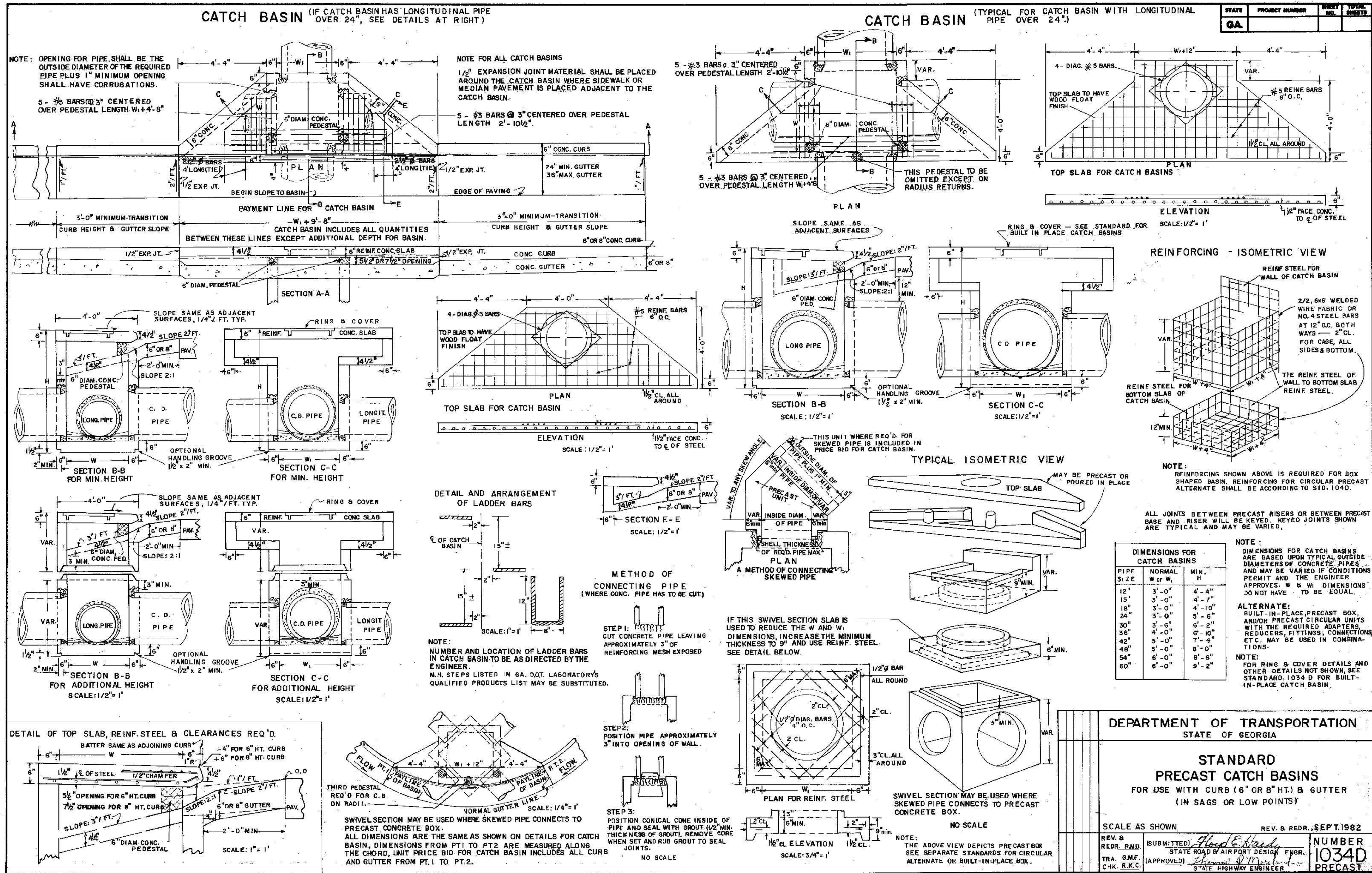
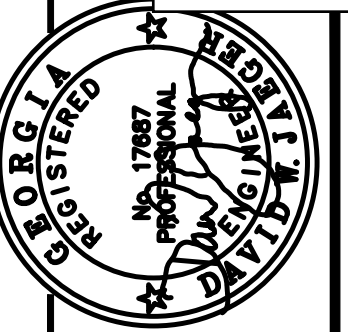
NO SCALE REV. & REDR. OCT., 1999

DES. (SUBMITTED) *James L. Ballew* NUMBER 1125
 TR. STATE ROAD & AIRPORT DESIGN ENGR.
 CHK. (APPROVED) *Tom J. Ballew* CHIEF ENGINEER

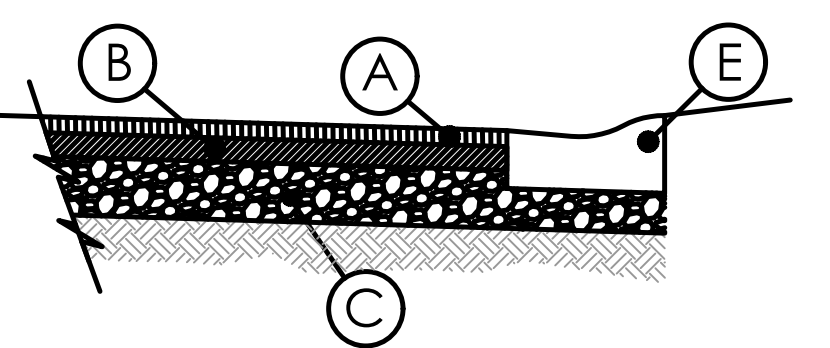
PROJECT NUMBER	SCALE	DESIGN	MCI	DATE	FILE NO.	SHEET NO.
PW-20				01/16/23	21101-16	
		DRAWN	ALG			
		CHECK	DWJ			
		APPROVED	DWJ			
		BY	APPD			
		DESCRIPTION		DATE		

Cross Drain Replacement for Town of Tyrone, Georgia
 Construction Details

Mallett Consulting, Inc.
 101 DEVAULT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
 PHONE: 770.719.3333
 FAX: 770.719.3377



NTS ROLLOVER CURB
DETAIL



- (A) 165 LB/SY RECYCLED ASPH CONC 1 1/2" SUPERPAVE, GP 1 OR 2 INCL BITUM MATL & H LIME
- (B) 220 LBS/SY RECYCLED ASPH. CONC. 2" SUPERPAVE, GP 1 OR 2.
- (C) COMPACTED G.A.B., 10" THICK.
- (D) SOIL SUBGRADE SHALL BE BACKFILLED IN 8" THICK LOOSE LAYERS AND COMPACTED TO 95% STD PROCTOR. APPROVAL BY GEOTECHNICAL ENGINEER REQUIRED PRIOR TO PLACEMENT OF G.A.B.
- (E) MATCH EXISTING 24" ROLLBACK CURB

PROJECT NUMBER PW-20

DESIGN	SCALE	DATE	FILE NO.	SHEET NO.
MCI		01/16/23		
ALG				
DWJ				
DWJ				

DESCRIPTION

DATE

REV. NO.

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for Town of Tyrone, Georgia
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PHONE: 770.719.3333
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COUNCIL AGENDA ITEM COVER SHEET

Meeting Type: Council - Regular

Meeting Date: October 19, 2023

Agenda Item Type: Presentation

Staff Contact: April Spradlin and Randy Mundy

STAFF REPORT

AGENDA ITEM:

Purchase of Server and Associated Installation and Migration of Current Data

BACKGROUND:

See attached

FUNDING:

100-20-54-2001

STAFF RECOMMENDATION:

The purchase of a Server and Associated Installation and Migration of Current Data not to exceed the cost of \$41,000 formally allocated for the purchase of scanning court documents and LaseFische Database.

ATTACHMENTS:

Click or tap here to enter text.

PREVIOUS DISCUSSIONS:

The approval of scanning court documents and purchasing Laserfische searchable database.



October 19, 2023

To: Mayor and Council

CC:

From: April Spradlin, Clerk of Court and Randy Mundy, Chief of Police

Re: Purchase of Server, Installation, and Migration of Current Data

Mayor and Council approved the expense of \$41,000 for the intended purpose of the Municipal Court scanning court documents and purchasing LaseFische as a search database for those documents. However, the Municipal Court Clerk has determined that with the help of technology currently in place and the use of Courtware the expense of the requested \$41,000 from the Municipal Court is not needed. On March 29, 2023, our body worn camera vendor, Watchguard, informed us that our current body camera systems were at the end of useful life and would no longer be able to be serviced. As several of our cameras have become inoperative, we are forced to purchase new equipment. Mayor and Council approved the purchase of new equipment. However, and not previously disclosed, we were informed that the new equipment would not operate on our current PD server which is also near its end of life. Consequently, we are tasked with the purchase and installation of a significantly new and robust server to handle the requirements of our new body worn cameras. On September 19, 2023 a quote from VC3 was requested for the needed server. As of this request, despite several follow up request by email and phone, we have still not received that quote. Because of this delay, we have now also sought a quote from Dell under state contract.

Incorporated 1911

950 Senoia Road | Suite B | Tyrone, Georgia
30290 Phone: (770) 487-4038 | Fax: (770)
487-4529
www.tyrone.org



COUNCIL ITEM AGENDA REQUEST FORM

Department: Community Development/DDA

Meeting Date: 10/16/2023

Staff Contact: Phillip Trocquet

Agenda Section: New

Business

Staff Report:

Item Description:

Background/History:

The Town’s ordinances per Sec. 109-84 require that any non-residential development within the SR-74 overlay obtain a Certificate of Appropriateness based on *“how the proposed development relates to the surrounding environment to ensure visual continuity and how the development will of approved, be in compliance with the SR-74 Quality Growth District special requirements.”*

The SR-74 requirements have been included in this package.

The applicant, Mr. Steven Gulas, has submitted conceptual information on a proposed 9tended stay hotel for the property with a conceptual site plan and example images of other hotels for architectural reference.

Findings/Current Activity:

The property lies within the Commercial Corridor character area which encourages commercial development consistent with the Town’s C-1, C-2, CMU, and O-I zoning classifications to maintain a high standard of architecture, landscaping, and sign controls that also accommodate pedestrian and traffic circulation throughout the developments

Although extended stay hotels are not considered by our ordinance, hotels are listed as a permitted use in both C-1 and C-2 zoning classifications. This property is zoned C-2. The submitted conceptual site plan appears to be generally consistent with the Town’s zoning ordinance save an apparent buffer encroachment within the 75' buffer requirement, but will require a full, in-depth, site plan review by the Town’s Technical Review Committee and Planning Commission.

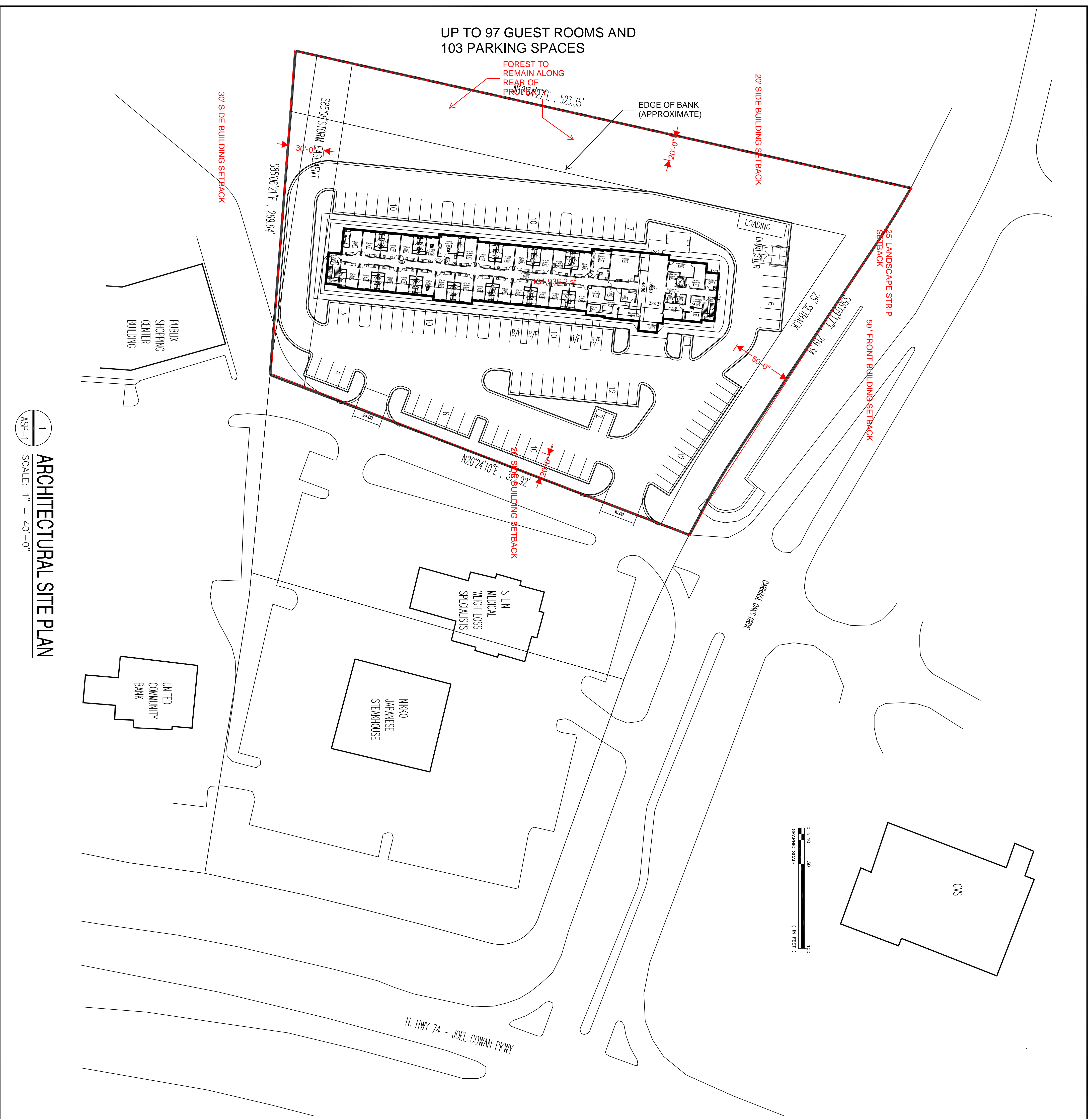
Proximity to the neighborhood and relationship to the surrounding development is a major consideration for this development. The neighborhood does have a large, wooded buffer and the site plan reflects the maintenance of an additional buffer along the rear of the property, but does not reflect whether it is 75' as stipulated in the C-2 zoning district.

Pedestrian connectivity to the Publix Shopping center as well as the existing sidewalk network will be required. The conceptual/example structures provided show both buildings at 4 stories which does not meet the Town's height restrictions. The site plan reflects a 3-story hotel. The proposed images reflect one building that does not meet the Town's architectural requirements (prototype) and another depicted as all brick which could meet the Town's architectural requirements.

Staff Determination:

Any hotel or structure within the SR-74 overlay must adhere to the Town's architectural standards, which include 70% Class A materials on all sides. Structures should not surpass 3 stories or 35 feet in height. The conceptual site plan showcases a 3-story building, but the images do not align with the Town's height restrictions.

Staff concludes that a hotel could be appropriate if aligned with the comprehensive plan and zoning ordinance's intent which does not reference extended stay hotels. Approval of any certificate of appropriateness should consider meeting the architectural, size, and height criteria of our ordinance.



UP TO 97 GUEST ROOMS AND
103 PARKING SPACES

FOREST TO
REMAIN ALONG
REAR OF
PROPERTY

EDGE OF BANK
(APPROXIMATE)

20' SIDE BUILDING SETBACK

25' LANDSCAPE STRIP
SETBACK

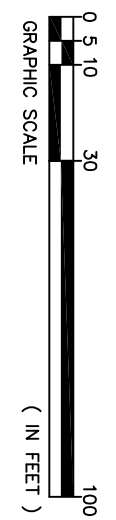
50' FRONT BUILDING SETBACK

25' SIDE BUILDING SETBACK

30' SIDE BUILDING SETBACK

S85°06'21"E, 289.64'

N20°24'10"E, 382.92'



N. HWY 74 - JOEL COWAN PKWY

CARRIAGE OAKS DRIVE

CNS

PUBLIC
SHOPPING
CENTER
BUILDING

UNITED
COMMUNITY
BANK

STEIN
MEDICAL
WEIGHT LOSS
SPECIALISTS

NINKO
JAPANESE
STEAKHOUSE

SITE ANALYSIS

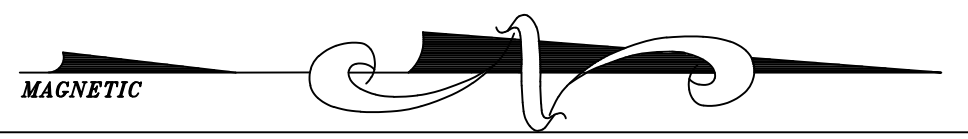
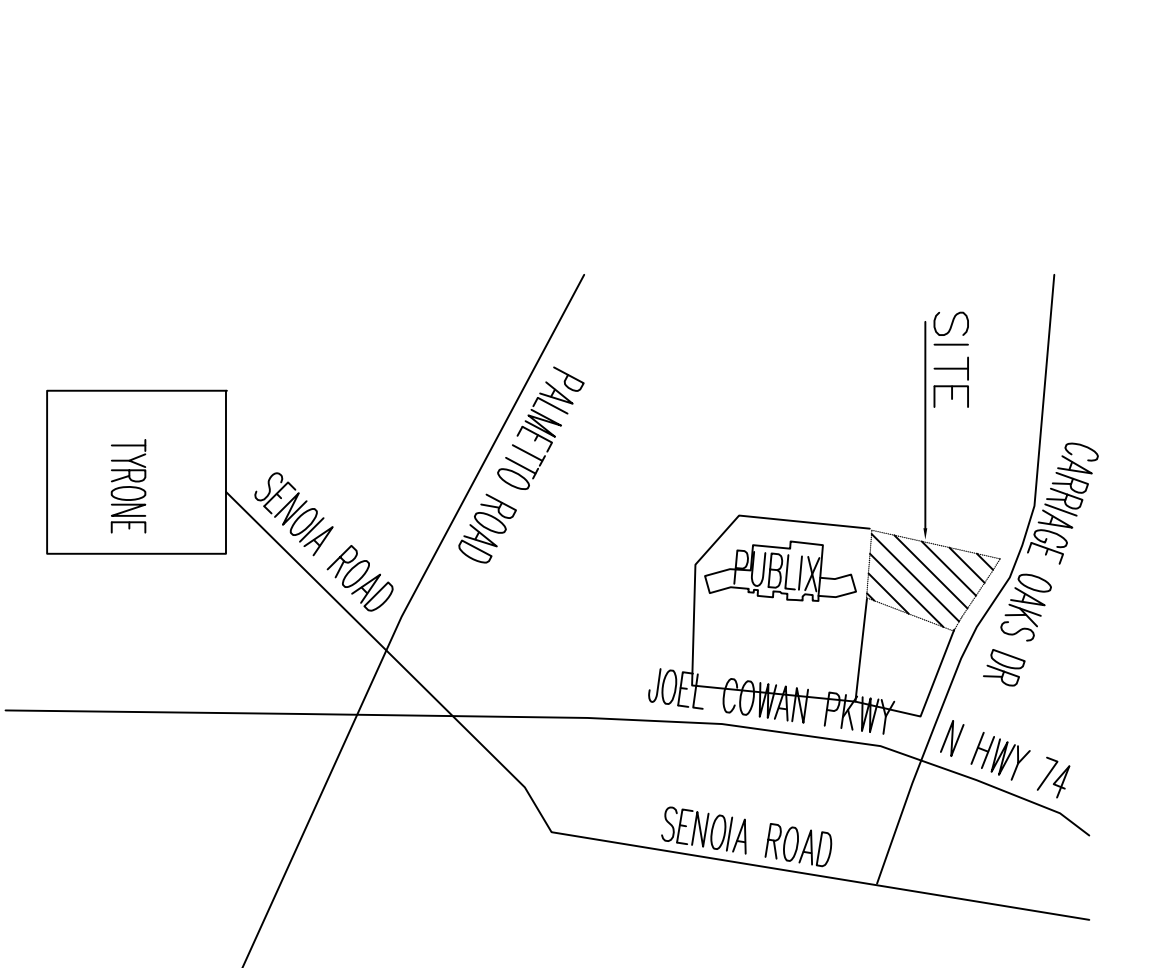
SITE ANALYSIS:	
TOTAL SITE AREA	= 131,116 SF (3.01 ACRES)
BUILDING FOOTPRINT	= 16,335 SF, 12.5 % OF THE SITE AREA
WALKS AND PARKING	= 59,141 SF, 45.1 % OF THE SITE AREA
GREEN SPACE	= 55,640 SF, 42.4 % OF THE SITE AREA
IMPERVIOUS AREA	= 12.5 % + 45.1 % = 57.6 % (70 % ALLOWABLE)
RENTAL ROOMS	= 97 UNITS
PARKING SPACES	= 103 SPACES (1 SPACE PER RENTAL UNIT REQUIRED)

PROPERTY INFO

PROPERTY INFORMATION:
 • INFORMATION TAKEN FROM PUBLIC - FAYETTE COUNTY, GA
 • A PRELIMINARY SITE SKETCH PROVIDED, AND
 • OTHER SOURCES

PARCEL NUMBER: 0728 051
 LOCATION ADDRESS: CARRIAGE OAKS DR
 LEGAL DESCRIPTION: 3.01 ACRES CARRIAGE OAKS DR
 PROPERTY CLASS: C3 - COMMERCIAL LOTS
 SUBDIVISION:
 TAX DISTRICT: 03
 ZONING: C C2
 ADRES: 3.01
 HOMESTEAD: N

LOCATION PLAN

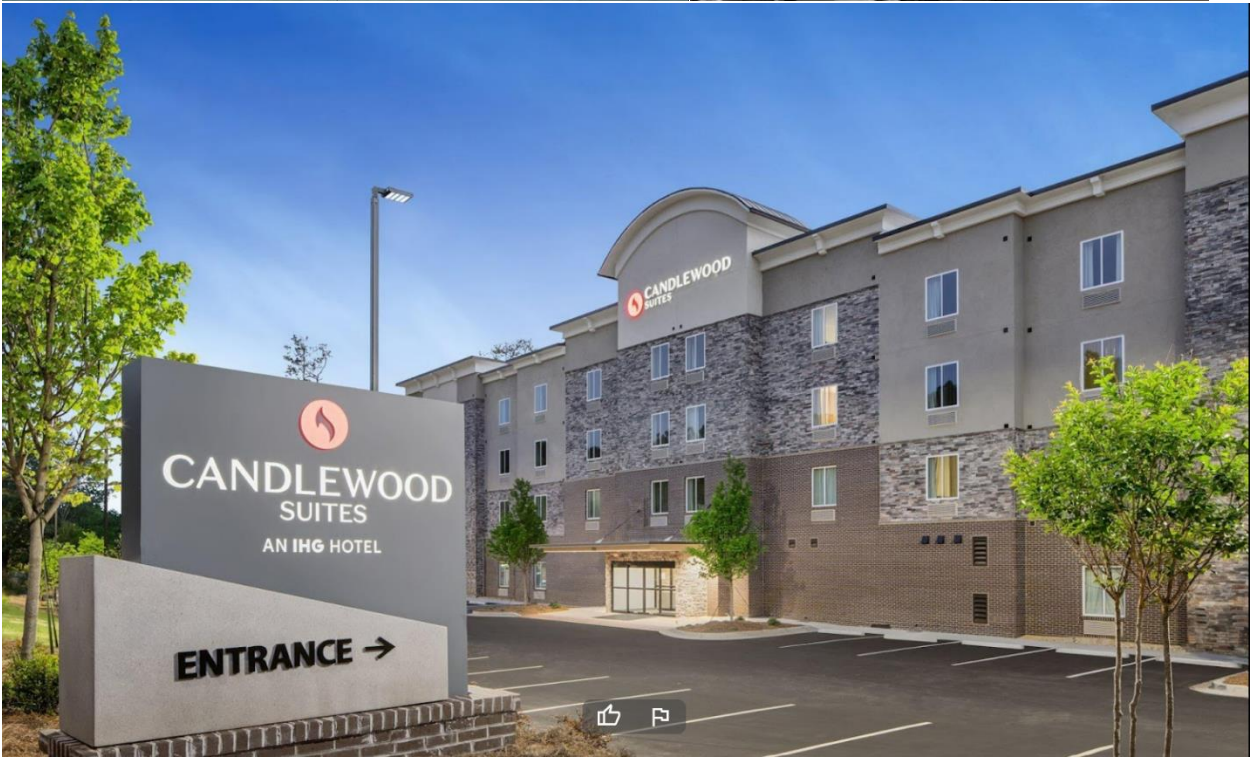




Candlewood Suites brick hotel, previous prototype

IHG does not have three story Candlewood Suites hotels with mostly brick and stone so they provided this four story hotel as best example of mostly brick veneer. Candlewood Suites hotel will have 80% brick/stone/glass to meet Highway 74 quality corridor standards.

Candlewood Newnan GA



CANDLEWOOD SUITES, SALT LAKE CITY, NEW PROTOTYPE

IHG's new Candlewood Suites prototype has not yet been built as a mostly brick or stone three story hotel. Candlewood Tyrone will be the first.









Site Plan Application & Checklist

PROJECT: CANDLEWOOD SUITES, IHG HOTEL (THREE STORY UP TO 97 ROOMS AND UP TO 103 PARKING SPACES)

APPLICANT: STEVEN GULAS OF MAP EQUITIES LLC AND KAMLESH PATEL

ADDRESS: 500 WEST LANIER AVE, STE 910, FAYETTEVILLE GA 30214

PHONE: 770-722-6789

EMAIL ADDRESS: GULASSTEVEN@GMAIL.COM

Item Checklist

One PDF copy of the Site Plan / Revised Plan (Signed and Sealed by Architect)	ATTACHED 3 STORY CANDLEWOOD SUITES IHG HOTEL SITE PLAN
Digital copies of Recorded Warranty Deed of Subject Property/Properties	OBTAINING DEED PRIOR TO SPLIT OFFS
Digital Copy of latest Approved and Recorded Plat for Subject Property (Legal description on warranty deed should match boundaries of recorded plat)	ATTACHED SHOPPING CENTER PLAT (OUTPARCEL 3)
Property Owner Consent & Agent Authorization (Included in packet)	ATTACHED
Letter of Intent	PROPERTY IS UNDER CONTRACT FOR SALE TO KAMLESH PATEL AND MAP EQUITIES (STEVEN GULAS).
Development of Regional Impact	N/A OUTPARCEL ORIGINAL CONCEPT DESIGN FOR THE SITE WAS RETAIL BUILDING WITH 90 PARKING SPACES;HOTEL WILL HAVE LESS TRIPS THAN A LARGE RETAIL BUILDING
One PDF copy of a Hydrology Report	ATTACHED HYDROLOGY REPORT CALCULATING BASED ON THE SOUTHAMPTON HYDROLOGY REPORT; APPLICANT ACKNOWLEDGES THE POND DOES NOT SATISFY WATER QUALITY REQUIREMENTS
Stormwater Plan	THERE IS A STORM PIPE GOING THROUH SOUTH END OF PROPERTY WE WILL TIE INTO; STORMWATER SYSTEM WILL BE DESIGNED AFTER SITE PLAN APPROVAL WITH CIVIL DRAWINGS
Grading Plan (THE SITE'S SLOPE IS MODERATE AND THE LENGTH OF THE BUILDING IS RUN WITH THE CONTOURS. GRADING PLAN WILL BE DESIGNED AFTER SITE PLAN APPROVAL WITH CIVIL DRAWINGS?
Inspection and Maintenance Agreement	TOWN HAS SOUTHAMPTON MAINTENANCE AGREEMENT ON FILE
Operation and Maintenance Plan	TOWN HAS SOUTHAMPTON MAINTENANCE AGREEMENT ON FILE
Stormwater Management Plan	THERE IS A STORM PIPE GOING THROUH SOUTH END OF PROPERTY WE WILL TIE INTO; CAN WE DRAW STORM SYSTEM LATER WHEN WE DO CIVIL DRAWINGS?

SUBJECT PROPERTY

SITE ADDRESS: CARRIAGE OAKS DR., TYRONE, GA 30290

TRACT 2S: 3.0163 ACRES ±
 TRACT 3S A: 1.6570 ACRES ±
 TRACT 3S B: 1.1583 ACRES ±
 OVERALL TRACT 3S (A & B): 2.8153 ACRES ±

ZONED: PUD

SURVEYOR'S ACKNOWLEDGEMENT

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; THIS PLAT CONFORMS TO ALL REQUIREMENTS FO GEORGIA PLAT ACT.

BY _____
 REGISTERED GEORGIA PROFESSIONAL
 LAND SURVEYOR NO. _____
 DATE _____

THIS PLAT COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR TYRONE.

TOWN ENGINEER _____ DATE _____
 MAYOR _____ DATE _____
 TOWN CLERK _____ DATE _____

OWNER'S ACKNOWLEDGEMENT

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN ON THIS PLAT HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS, AND OTHER GROUND SHOWN.

OWNER: _____ DATE _____

N/F
 JOHN WIELAND HOMES, INC

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCRA 1103 ROBOTIC

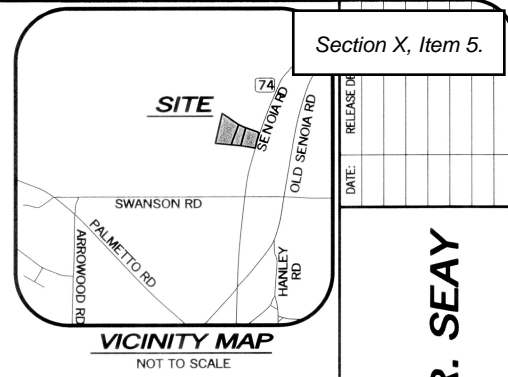
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,962+ FEET AND AN ANGULAR ERROR OF 3.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

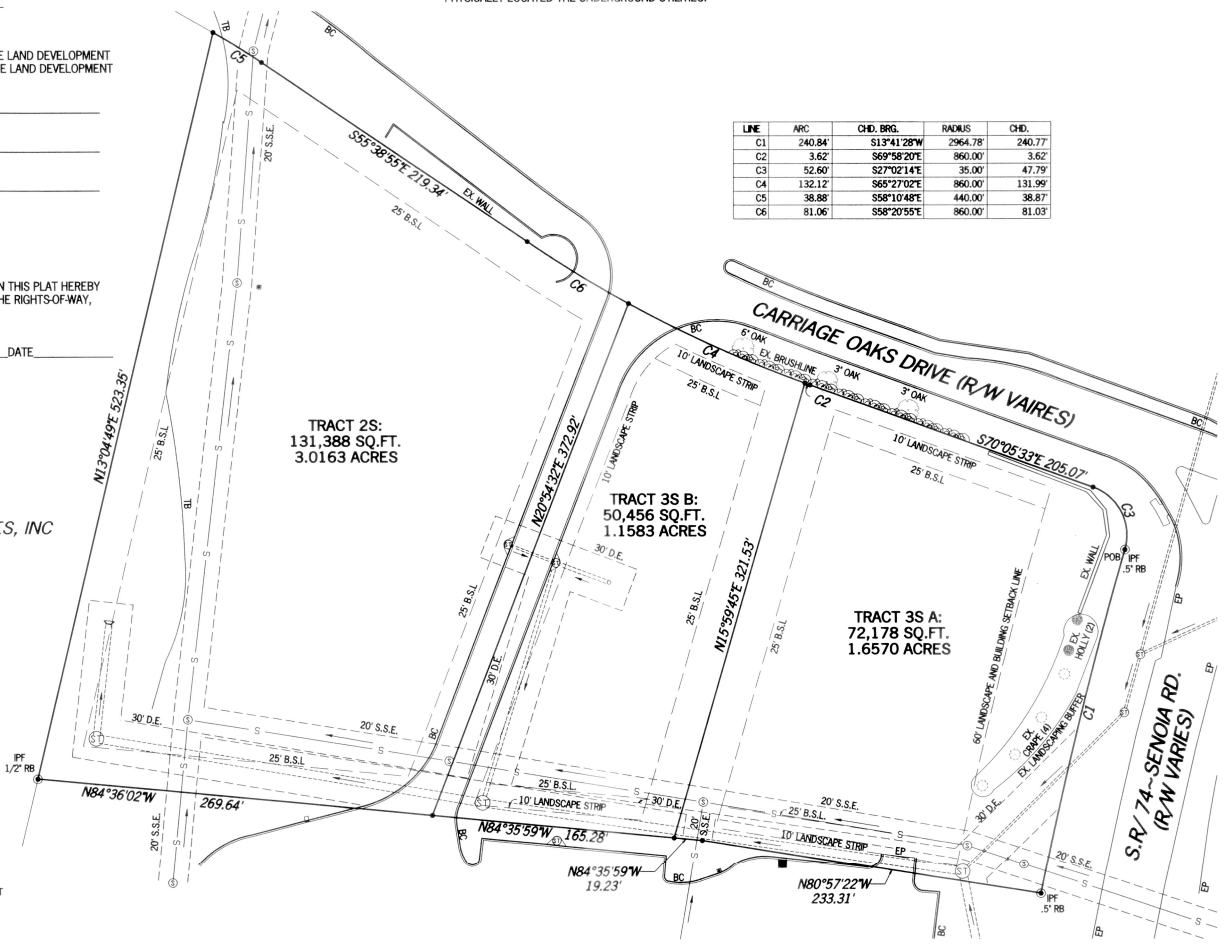
BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA 83 WEST ZONE)

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13113000400 DATED 03/18/1996.

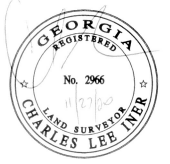
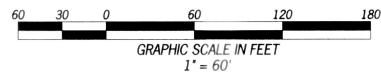
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LINE	ARC	CHD. BRG.	RADIUS	CHD.
C1	240.84'	S13°41'28"W	2964.78'	240.77'
C2	3.62'	S69°58'20"E	860.00'	3.62'
C3	52.60'	S27°02'14"E	35.00'	47.79'
C4	132.12'	S65°27'02"E	860.00'	131.99'
C5	38.88'	S58°10'48"E	440.00'	38.87'
C6	81.06'	S58°20'55"E	860.00'	81.03'



- LEGEND**
- POB POINT OF BEGINNING
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - FP FLAG POLE
 - SSMH SANITARY SEWER MANHOLE
 - SSMWH STORM DRAIN MANHOLE
 - INV INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - BC BACK OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - OU OVERHEAD UTILITY
 - UE UNDERGROUND UTILITY
 - CMF CORRUGATED METAL PIPE
 - ROP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - GW GUY WIRE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - CLF CHAIN LINK FENCE
 - WV WATER VALVE
 - WM WATER METER
 - CO SEWER CLEAN-OUT
 - GV GAS VALVE
 - IRV IRRIGATION VALVE
 - FOC FIBER OPTICS CABLE
 - TSS TRAFFIC SIGNAL BOX
 - TSP TRAFFIC SIGNAL POLE
 - YI YARD INLET
 - B.S.L. BUILDING SETBACK LINE
 - S.S.E. SANITARY SEWER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - ⊙ SAN. SEW. MANHOLE
 - ⊕ STORM DRAIN MANHOLE
 - ⊖ UTILITY POLE
 - ⊗ LIGHT POLE
 - GUY WIRE
 - ⊠ WATER VALVE
 - ⊡ WATER METER
 - ⊢ GAS VALVE
 - ⊣ GAS METER
 - ⊤ GAS PIPE MARKER
 - ⊥ FIRE HYDRANT
 - ⊦ SANITARY SEWER CLEANOUT
 - ⊧ GREASE TRAP MANHOLE
 - H — APPROX. WATER LINE
 - S — SEWER LINE
 - OU — OVERHEAD UTILITIES
 - EP — APPROX. ELECTRIC LINE
 - CO — APPROX. GAS LINE
 - TP — APPROX. TELEPHONE LINE



Section X, Item 5.

DATE: _____ RELEASE D: _____

A FINAL PLAT PREPARED FOR:

PHILLIP R. SEAY

FINAL PLAT PREPARED BY:

POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com

LAND LOT: 116
 DISTRICT: 7TH
 SECTION: N/A
 CITY: TYRONE
 COUNTY: FAYETTE
 STATE: GEORGIA
 DATE: 27 NOV., 2006
 DRAWN BY: KJW
 CHKD BY: C. INER
 APPROVED BY: C. MCCANN
 JOB NO.: 2006.653
 FILE #: 06-C-101
 SHEET NUMBER: **1** OF 1

69

PLOTTED: 27 Nov 2006 AT 2:30PM PROJECT: K2006.6532006.653 Final Plat.dwg

Hovey & Associates, Inc.

130 Howard Lane; Suite B
Fayetteville, Georgia 30214
Ph. # (770) 460-2200
Dghovey@bellsouth.net

Aug. 28, 2023

To: Mr. Steve Gulas

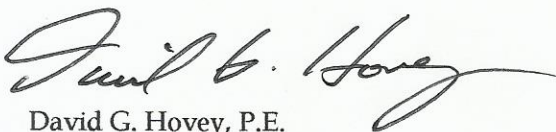
Re: IGH Candlewood extended stay hotel site
Town of Tyrone, Fayette County, Ga.

Mr. Gulas,

As requested, I have analyzed the Hydrological Study for the South Hampton Subdivision (dated July 17, 1998) for the purposes of determining if the site chosen for the potential Candlewood extended stay hotel does indeed meet the requirements for storm water detention as per the mentioned study. The site in question fall within the study basin B which has an overall drainage area considered of 78 acres. For the developed conditions of this basin, 15.4% is considered as residential with a developed runoff curve number of 72, 43.6 % is considered as commercial development with a developed curve number of 92, and 41.0% is considered as offsite areas with a runoff curve number of 61. The proposed Candlewood site falls within the commercial areas having a developed runoff curve number of 92. What constitutes a developed runoff curve number of 92 is that 85% of the site is considered as impervious areas and the remaining 15% is considered as landscaped/open space. The proposed Candlewood site - as depicted in your layout- falls well below the 85% impervious areas, therefore this site can be considered as still being fully detained for in the adjacent detention basin (pond 2 as per the study).

If you have questions concerning this matter please feel free to give me a call.

Sincerely,



David G. Hovey, P.E.
Hovey & Associates, Inc.

Town of Tyrone

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM (Application requires authorization by ALL property owners of subject property)

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property

Phillip R. Seay, Jr., as Executor of the Last Will and Testament of Phillip R. Seay, deceased

Please Print Names

Property Tax identification Number(s) of Subject Property: 0726051

(I am) (We are) the sole owner(s) of the above -referenced property. Subject property is located in the Land Lot(s) _____ of the _____ District, and (if applicable to more than one land district) Land Lot(s) of the _____ District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I)(We) hereby delegate authority to Kamlesh Patel and Steven Gulas act as (my) (our) Agent for this site plan. As Agent, they have the authority to agree to any and all conditions, which may be imposed by the Board.

(I)(We) certify that all of the information field with this application including written statements or showing made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by the Town of Tyrone to process this application.

[Signature] - Executor
Signature of Property Owner 1

[Signature]
Signature of Notary Public



145 Thomas Overby Dr., Sharpsburg GA 30277
Address

September 18, 2020
Date

Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

Date

Signature of Property Owner 4

Signature of Notary Public

Address

Date

Town of Tyrone

Requirements for Site Plan

- A. **Uses and Structures.** No property shall be used and no structures shall be constructed or modified unless it is shown that a proposed use or structure is in compliance with all Town regulations as verified by a Certificate of Zoning Compliance.
- B. **Building Permit.** Before issuing any type of building permit for the site, the Building Official must receive a Certification of Zoning Compliance approved by the Planning Director.
- C. **Site Plan Required.** Prior to the certification of zoning by the Planning Director, the Town must approve a site plan.
- 1) No clearing, grubbing, or grading may be undertaken until a land disturbance permit has been approved by the Town and visible posted at the primary point of access to the property.
 - 2) No clear, grubbing, or grading involving the use of explosives may be undertaken until a special permit has been issued by the fire Marshal.
 - 3) No installation or removal of underground tanks for Class I, II, III flammable liquids shall be undertaken until the appropriate permits and inspections have been conducted by the Fire Marshal.
- D. **Filing of Site Plan.** The Site Plan shall be submitted in accordance with the schedule of established application deadlines and meeting dates, a copy of which is available in the office of the Planning Director. The Site Plan shall be submitted in accordance with the schedule of established application deadlines and meeting dates, a copy of which is included in this packet. The Site Plan shall be deemed filed when the complete packet is submitted and all fees are paid to the Planning Director. Applications should be submitted online through our online permitting system. Instructions can be found at www.tyronega.gov.
- E. **Site Plan Distribution.** All submissions must be completed online. The Planning Director will distribute the plans to the following offices for review.
1. Town Engineer/Public Works Director
 2. Environmental Protection/Planning
 3. Environmental Health Office
 4. Fire Marshal
 5. Water Systems Manager
 6. Planning & Development Director
- F. **Site Plan Contents.** A site plan must be prepared by an engineer or architect who is registered by the state and shall include in addition to the certified property lines, all applicable information as required on the Site Plan review checklist, a copy of which is available at the office of the Planning Director.
- G. **Department Approval.** Upon completion of site plan review by the required departments, each department will return its comments to the Planning Director, who will make the appropriate entries on the on the Site Plan Review Checklist and notify the applicant of approval, administrative conditions of approval, or additional requirements.
- H. **Fee.** A site plan review and compliance fee as specified in this code will be collected and a receipt provided at the time of issuance of the certificate of zoning compliance by the Planning Director and prior to the issuance of a building permit.
- I. **Other plans required.** The building plans and sign plans are not required to be submitted with the Site Plan.
- J. **Verification of lot.** In addition to an approved site plan, an applicant must provide verification that a plat of subdivision has been approved and recorded if required by the subdivision regulations.

- K. **Approval by Planning Director:** Upon approval of the site plan by all required departments, the Planning Director may approve the certificate of zoning compliance
- L. **Certification to Building official.** The certificate of zoning compliance will then be attached to the site plan review checklist and presented to the building official. The applicant will be notified the site plan has been approved.
- M. **Site Plan Changes.** Any deviation from an approved site plan must be shown on a revised site plan and approved by the town employee(s) having jurisdiction over the change. Changes shall be authorized in writing on the revised site plan by the appropriate town employee(s). A copy of the revised site plan will then be given to the building official for inclusion in the project file.
- N. **Fire Marshal approval.** The Fire Marshal shall approve all construction plans and submit to the building department. Prior to any building construction, the applicant must obtain a construction permit through the Bureau of Fire Prevention. This permit will not be in lieu of required permit through the Building Official.
- O. **Certificate of Occupancy.** In no case shall the Building Official issue a certificate of occupancy unless an as- built condition is reflected on an approved site plan.
- P. **Expiration of Certificate of Zoning Compliance.** If no application is made to obtain a building permit from the Building Official within twelve (12) months from said enactment date shall be deemed null and void.

Additional Items Needed for Land Disturbance Permit:

Copy of Erosion Control Card
Copy of Certified Receipt for Notice of Intent
Notice of Intent
Tree Survey and Inventory Plan (Checklist Included in packet)
Tree Protection Plan/ Tree Replacement (Checklist Included in packet)
Landscaping Plan (Checklist Included in packet)
Erosion, Sedimentation & Pollution Control Plan (Checklist Included in packet)

An Architect or Engineer who is registered by the State of Georgia must prepare the site plan and shall include all of the following information :

- { }1. Name and location of the development.
- { }2. Name, address, and telephone number of owner and applicant.
- { }3. Name, address, telephone number and seal of person preparing plan.
- { }4. Name, address and telephone number of the developer.
- { }5. Zoning of adjoining property and adjoining property owners.
- { }6. Vicinity map.
- { }7. Date, scale, north arrow, and number
- { }8. Locations and dimensions of all existing structures (principal and accessory).
- { }9. The limits of a 100-year flood including elevations, and applicable watershed protection buffers and setbacks. A minimum of 1.0 acre or 50% of the minimum lot size of the zoning district, whichever is greater, must be out of the 100-year floodplain. The MFFE must be 3.0 feet above the 100-year elevation.
- { }10. Show existing easements, burial grounds, railroad rights-of-way and the location, width and names of all existing or platted streets or other public ways within or immediately adjacent to the tract to be developed.
- { }11. Zoning of property; rezoning conditions, if applicable, total acreage of site.
- { }12. Locations and dimensions of all proposed structures (principal and accessory) and proposed use (s).
- { }13. Right-of-way, pavement edges, center lines of roadways and all easements.
- { }14. Minimum yards and setback specified in the Zoning Ordinance.
- { }15. Distance between buildings
- { }16. The location and size of any parcels of land proposed to be set aside for park or playground use, greenbelts or other public use, or for the exclusive use of property owners in the proposed property. Indicate areas to be landscaped.
- { }17. Number of stores, square footage per unit size, numbers of units per unit size and total number of units.
- { }18. If multi-family, square footage per unit size, number of units per unit size and total number of units.
- { }19. Exit/Entrances, and internal circulation pattern including traffic lanes, fire lanes, acceleration/deceleration lanes and all dimensions.
- { }20. The location of temporary stakes, if required by the Planning Commission and Town Staff.
- { }21. Parking layout, including handicapped parking and landscaping. Indicate how number of space was determined. If the parking area has more than twelve spaces show landscaped islands
- { }22. Required landscape areas, buffers, and screening.
- { }23. Off- Street loading and screening.
- { }24. Location of refuses collection area(s) and any onsite storage and /or service areas, and how such refuse and storage area will be screened.
- { }25. Storm drainage systems (including detention) and hydrological report or documentation
- { }26. Limits of construction.
- { }27. Use of Building
- { }28. Contour lines based on sea level datum. These shall be drawn at intervals of not more than two (2) feet. Contour lines shall be based on field surveys

and basis for the topographic contour shown shall be specified.

- { } 29. Location of existing and proposed water, sanitary sewer lines and fire hydrants.
- { } 30. Outdoor lighting to include type of fixtures, intensity and locations.
- { } 31. Natural features within the proposed development, including drainage channels, bodies of water, wooded areas (tree lines) and other significant features. On all watercourses entering the tract the direction and acreage of the drainage are above the point of entry shall be noted, and the one hundred-year floodplain shall be outlined.

- { } 32. Show location of septic system / sewer system - including initial and replacement drain fields.
- { } 33. Elevations, if applicable
- { } 34. Right-of-way denotation.
- { } 35. The applicant shall submit information sufficient to permit an adequate evaluation of the development proposal in conformance with these and all other regulations and in conformance with the Town's comprehensive land use plan. Specifically, the applicant shall provide the areas in square feet and acres of the various components of the development, including streets, buildings and other property to be dedicated to the Town.

The Site Plan Should Also Reflect the Following Items:

All adjacent uses, approvals, developments, and zoning districts; all adjacent right of ways and easements; all buffers and requirements; access points; site circulation indication right of way widths, safe sight corners, curve radii; location, area and dimensions of structures or building envelopes; location and dimension of parking and loading spaces; locations and area of open space (i.e. lakes, golf courses, open fields); lot lines; out parcel boundaries; phase lines; easements including type and width; well fields; septic systems' family cemeteries and access; preserve are locations and access; dimension and notes for all improvements and related requirements, location of all landscape material; and other existing natural or manmade features; and , any other information required by code or by conditions of approval.

Comments:

Reviewed by _____ Date _____

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

Site Plan Applicant:

A. Please review the attached "Thresholds: Developments of Regional Impact" established by the State Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.

B. If the project does meet or exceed the established thresholds for the type of development proposed, the applicant is responsible for completing the Atlanta Regional Commission (ARC) **"Developments of Regional Impact: Request for Review Form"** prior to submittal of the site plan application. You may contact ARC at (404)463-3311 to request the form. A copy of the completed form and documentation that the form has been submitted to ARC for review is required to be included with this application.

C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
 The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds.

The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required ARCs DRI Request for Review Form is attached.

Applicant

Date

THRESHOLDS: DEVELOPMENTS OF REGIONAL IMPACT

TYPE OF DEVELOPMENT	ATLANTA REGION	METROPOLITAN AREAS	RURAL AREAS
(1) OFFICE	> 500,000 net square feet	> 400,000 net square feet	> 250,000 net square feet
(2) COMMERCIAL, WHOLESALE & DISTRIBUTION	> 700,000 net square feet	> 560,000 net square feet	> 350,000 net square feet
(3) HOSPITALS	> 600 new beds	> 480 new beds	> 300 new beds
(4) HOUSING	> 500 new lots or units	> 400 new lots or units	>250 new lots or units
(5) INDUSTRIAL	Park or single user > 500 acres, or employing more than 2,000 people, or using more than 100,000 gallons per day of water	> 500 acres, or employing more than 1,600 people, or using reserve capacity of other jurisdictions	> 500 acres, or employing more than 1,000 people, or using reserve capacity of other jurisdictions
(6) HOTELS	> 500 rooms	> 400 rooms	> 250 rooms
(7) MIXED USE	> 500,000 net square feet	Two or more land uses, common ownership, and > 40 acres	Two or more land uses, common ownership, and > 40 acres
(8) AIRPORTS	Any new airport, new runway, or runway extension	Any new airport, new runway, or runway extension	Any new airport with paved runway, or runway additions of more than 25% of existing runway length
(9) ATTRACTIONS OR RECREATIONAL	> 2,000 parking spaces or more than 7,500 permanent seats	> 1,600 parking spaces or more than 6,000 permanent seats	> 1,000 parking spaces or more than 3,750 permanent seats
(10) POST SECONDARY SCHOOLS	New school with capacity of more than 3,000 students, or expansion of this type school by at least 25% of capacity	New school with capacity of more than 2,400 students, or expansion of this type school by at least 20% of capacity	New school with capacity of more than 1,500 students, or expansion of school by 25% or more new full-time students
(11) WASTE DISPOSAL	New facility or expansion of use of an existing facility by 50% or more, intending to accept waste from another jurisdiction	New facility or expansion of use of an existing facility by 50% or more, intending to accept waste from another jurisdiction	New facility or expansion of use of an existing facility by 50% or more, intending to accept waste from another jurisdiction
(12) WASTEWATER FACILITIES, QUARRY, ASPHALT OR CEMENT PLANTS	New facility or expansion of use of existing facility by 50% or more, and located within one-half mile of a government boundary	New facility or expansion of use of existing facility by 50% or more, and located within one-half mile of a government boundary	New facility or expansion of use of existing facility by 50% or more, and located within one-half mile of a government boundary
(13) PETROLEUM STORAGE FACILITY	Petroleum storage > 50,000 barrels, if within 1,000 feet of any water supply, or storage > 200,000 barrels	Petroleum storage > 50,000 barrels, if within 1,000 feet of any water supply, or storage > 200,000 barrels	Petroleum storage > 50,000 barrels, if within 1,000 feet of any water supply, or storage > 200,000 barrels

(14) APPLICANT=S DEMAND ON INFRASTRUCTURE THRESHOLD
 (To be used ONLY if a project DOES NOT fit into one of the above categories)

ELECTRICAL	Any increase in average electrical demand > 100 megawatts	Any increase in average electrical demand > 100 megawatts	Any increase in average electrical demand > 100 megawatts
NATURAL GAS	Any increase in demand for natural gas > 100,000 therms per day	Any increase in demand for natural gas > 100,000 therms per day	Any increase in demand for natural gas > 100,000 therms per day
WATER	Any increase in demand of > 100,000 gallons per day or will absorb the reserve capacity of another jurisdiction	Any increase in demand of > 100,000 gallons per day or will absorb the reserve capacity of another jurisdiction	Any increase in demand of > 100,000 gallons per day or will absorb the reserve capacity of another
WASTEWATER TREATMENT	Any increase in treatment of > 500,000 gallons per day or will absorb the reserve capacity of another jurisdiction	Any increase in treatment of > 400,000 gallons per day or will absorb the reserve capacity of another	Any increase in treatment of > 250,000 gallons per day or will absorb the reserve capacity of another jurisdiction
TRANSPORTATION	Any increase > 1500 peak hour vehicle trips per day	Any increase > 1200 peak hour vehicle trips per day	Any increase > 750 peak hour vehicle trips per day