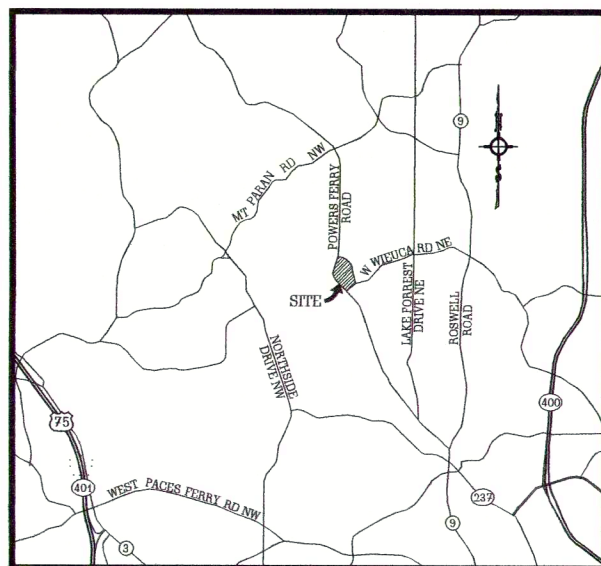


# PROPOSED MODIFICATIONS OF THE FACILITIES OF CHASTAIN HORSE PARK

FOR  
**THE BOARD OF DIRECTORS**  
 ON A PORTION OF PARCEL #17 0118 LL021,  
 4371 POWERS FERRY ROAD  
 ATLANTA, GEORGIA 30327  
 PROJECT NO. 19-003



LOCATION MAP  
 NOT TO SCALE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE LAYOUT PLAN
C4	PHASES PLAN
C5	GRADING AND DRAINAGE PLAN
C6	WALKWAY ALIGNMENT AND PROFILE
C7	STORMWATER PIPE PROFILES - SHEET 1 OF 2
C8	STORMWATER PIPE PROFILES - SHEET 2 OF 2
C9	UTILITIES PLAN
C9A	FIRE SITE PLAN
C10	E, S & P CONTROL PLAN - CLEARING PHASE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C11	E, S & P CONTROL PLAN - GRADING PHASE
C12	E, S & P CONTROL PLAN - FINAL PHASE
C13	E, S & P CONTROL PLAN - NOTES
C14	E, S & P CONTROL PLAN - DETAILS
C15	PRE-DEVELOPMENT DRAINAGE AREAS
C16	POST-DEVELOPMENT DRAINAGE AREAS
C17	POST-DEVELOPMENT DRAINAGE AREAS 10% RULE
C18	RECEIVING WATERS
C19	DETAILS - SHEET 1 OF 4
C20	DETAILS - SHEET 2 OF 4
C21	DETAILS - SHEET 3 OF 4
C22	DETAILS - SHEET 4 OF 4

**PROJECT NARRATIVE**

- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
- PROJECT AREA: ±15.497 ACRES, DISTURBED AREA: ±5.0 ACRES.
- PROPERTY IS LOCATED IN LAND LOTS #118 AND #119, 17TH L.D., 4371 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N, LONGITUDE: 84.3668° W.
- CURRENT PROPERTY USE: HORSE PARK
- CURRENT ZONING: R-3 RESIDENTIAL - SINGLE FAMILY
- BUILDING SETBACK LINES:  
 FRONT = 50' FROM PROPERTY LINE;  
 REAR = 20' FROM PROPERTY LINE;  
 SIDE = 10' FROM PROPERTY LINE.
- PROJECT OWNER/24 HOUR CONTACT:  
 OWNER:  
 THE BOARD OF DIRECTORS  
 CHASTAIN HORSE PARK  
 4371 POWERS FERRY ROAD  
 ATLANTA, GA 30327  
 24 HOUR CONTACT:  
 MS. TRISHA GROSS  
 EXECUTIVE DIRECTOR  
 TEL: (206) 850-5686

**V D W E**  
**VAN DER WATT**  
**ENGINEERING, LLC**  
 CONSULTING CIVIL ENGINEERS  
 84 BENT OAK CIRCLE  
 THOMASVILLE, GA 31757-9502  
 TEL: (229) 551-0363  
 FAX: (229) 227-6593  
 E-MAIL: J.J@VDWENGINEERS.COM  
 CERT. OF AUTH. GA # PE004845

PROJECT:  
**PROPOSED ALTERATIONS  
 TO CHASTAIN PARK  
 EQUESTRIAN PARK**  
 4371 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK  
 ATLANTA, GA**

DRAWING TITLE:  
**COVER  
 SHEET**

PROJ. No.: 19-003 DRAWN BY: JJ  
 DWG NAME: COVER.dwg CHECKED BY: JJ  
 SCALE: NO SCALE DATE: 26 JUL 2024

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	09/26/2021	JJ	CHANGE ALL PROPOSED NEW FACILITIES
2.	08/18/2021	JJ	ADD SHEET C0A TO SHEET LIST TABLE

RELEASED FOR CONSTRUCTION  
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 DOCUMENTS OF PUBLIC RECORD MAY BE COPIED BUT NOT ALTERED.

SHEET NO. **C0**

REGISTERED PROFESSIONAL ENGINEER  
 No. 030867  
 J. VAN DER WATT

**PROJECT OWNER/24 HOUR CONTACT:**

**OWNER:**  
 CITY OF ATLANTA  
 68 MITCHELL STREET SW, SUITE 1350  
 ATLANTA, GA 30303

**MANAGER:**  
 THE BOARD OF DIRECTORS  
 CHASTAIN HORSE PARK  
 4371 POWERS FERRY ROAD  
 ATLANTA, GA 30327

**24 HOUR CONTACT:**  
 ATTN: MS. TRISHA GROSS  
 EXECUTIVE DIRECTOR  
 TEL : (206) 850-5686

The dumpster/compactor pad construction and all solid waste storage must conform to the Fulton County Code of Ordinances, Chapter 34, Article X, Solid Waste

30 cu. yd. dumpster(s)/compactor(s) are required with a minimum frequency of collection of 2 times per week. The size and number of dumpsters/compactors and/or frequency of collection may be altered as the need is determined by the Fulton County Environmental Health Services Division. A hose bibb equipped with an approved backflow preventer is required within 50 feet of a dumpster/compactor.

**APPROVED**  
 FULTON COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION  
 SOLID WASTE DISPOSAL

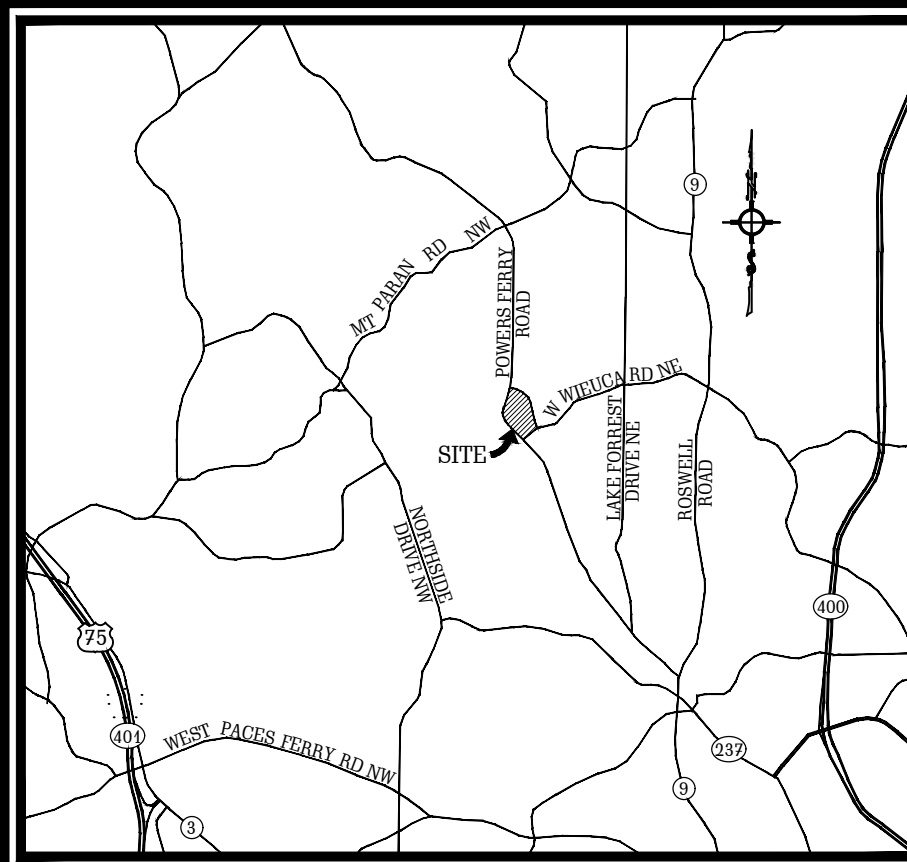
DATE 9/20/21 BY Nicole Kelly

**EROSION CONTROL CERTIFICATION**

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.  
 BY J. Van Der Watt  
 JEREN JA 308 VAN DER WATT REGISTERED GEORGIA ENGINEER No. PE030867  
 LEVEL II CERTIFIED DESIGN PROFESSIONAL - CERTIFICATION NUMBER 6496



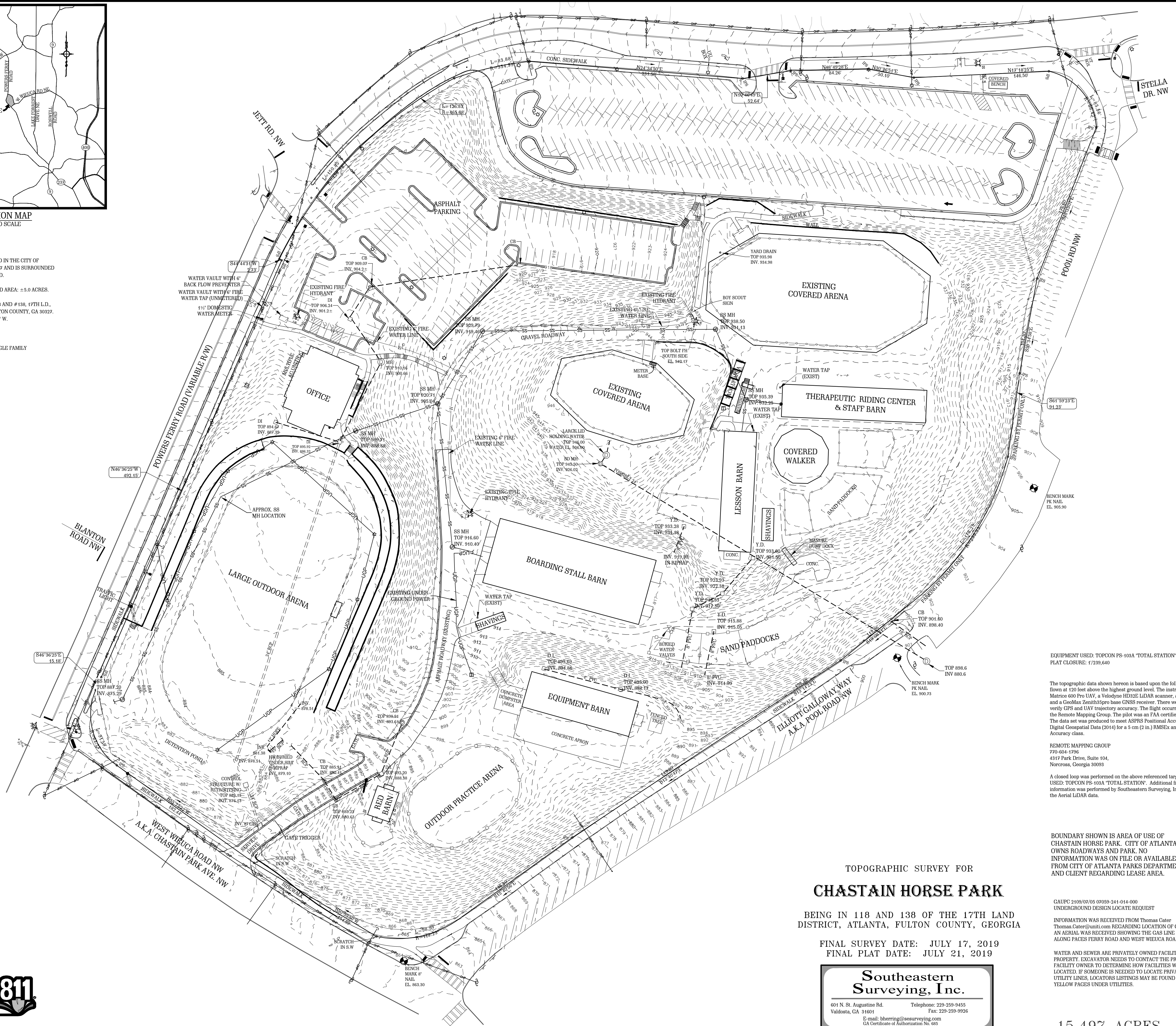
Know what's below.  
 Call before you dig.



LOCATION MAP  
NOT TO SCALE

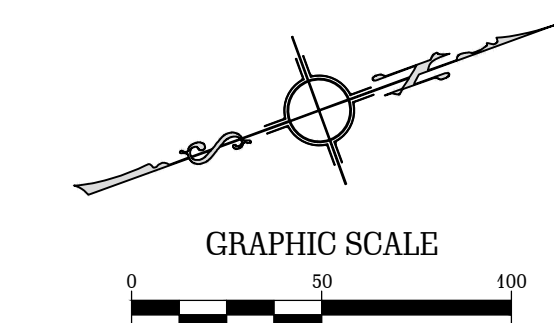
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2. PROJECT AREA: ± 15.497 ACRES, DISTURBED AREA: ± 5.0 ACRES.
3. PROPERTY IS LOCATED IN LAND LOTS #118 AND #138, 17TH L.D., 4374 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N, LONGITUDE: 84.3956° W.
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REAR = 20' FROM PROPERTY LINE,  
SIDE = 10' FROM PROPERTY LINE.
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OWNER:  
THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4374 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRISHA CROSS  
EXECUTIVE DIRECTOR  
TEL.: (206) 850-5686



**LEGEND**

- IRON PIN SET
- SIGN WITH STONE BASE
- POWER POLE
- SIGN
- UNDERGROUND GAS
- LIGHT
- UNDERGROUND TELEPHONE
- STONE BASE - NO SIGN
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- CLEAN OUT
- SANITARY SEWER
- SEWER MANHOLE
- STORM PIPE/STRUCTURE
- STORM MANHOLE
- DROP INLET
- CHAIN LINK FENCE
- WOOD/PVC RAIL FENCE
- IRRIGATION VALVE
- GAS VALVE
- CATCH BASIN



**V D W E**  
**VAN DER WATT**  
**ENGINEERING, LLC**  
**CONSULTING CIVIL ENGINEERS**  
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 THOMASVILLE, GA 31757-9502  
 TEL: (229) 551-0363  
 FAX: (229) 227-6593  
 E-MAIL: JVDW@VWENGINEERS.COM  
 CERT. OF AUTH. GA # PEFO04845

PROJECT:  
**PROPOSED ALTERATIONS  
 TO CHASTAIN PARK  
 EQUESTRIAN PARK**  
 4374 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK  
 ATLANTA, GA**

DRAWING TITLE:  
**EXISTING CONDITIONS  
 PLAN**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	EXISTING CONDITIONS.dwg	CHECKED BY:	jj
SCALE:	1" = 50'	DATE:	26 JUL 2021

REVISIONS

NO.	DATE	INITIALS	DESCRIPTION

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SHEET NO.  
**C1**

EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION"  
 FLAT CLOSURE: 1/239,640

The topographic data shown hereon is based upon the following: Aerial LIDAR flown at 120 feet above the highest ground level. The instruments used were a DJI Matrice 600 Pro UAV, a Volantex Breeze LIDAR scanner, a Novatel SPAN600 IMU and a GeoMax Zenith35pro base GNSS receiver. There were 11 aerial targets set to verify GPS and UAV trajectory accuracy. The flight occurred on June 19, 2019, by the Remote Mapping Group. The pilot was an FAA certified Remote Pilot. The data set was produced to meet ASPRS Positional Accuracy Standards for Digital Geospatial Data (2014) for a 5 cm (2 in.) RMSEx and RMSEy Horizontal Accuracy class.

REMOTE MAPPING GROUP  
 770-604-1798  
 4317 Park Drive, Suite 104,  
 Norcross, Georgia 30093

A closed loop was performed on the above referenced targets using EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION". Additional field run topographic information was performed by Southeastern Surveying, Inc. and incorporated into the Aerial LIDAR data.

BOUNDARY SHOWN IS AREA OF USE OF CHASTAIN HORSE PARK. CITY OF ATLANTA OWNS ROADWAYS AND PARK. NO INFORMATION WAS ON FILE OR AVAILABLE FROM CITY OF ATLANTA PARKS DEPARTMENT AND CLIENT REGARDING LEASE AREA.

GAUPC 2109/07/05 07059-241-014-000  
 UNDERGROUND DESIGN LOCATE REQUEST

INFORMATION WAS RECEIVED FROM Thomas Cater  
 Thomas.Cater@unh.com REGARDING LOCATION OF GAS LINES.  
 AN AERIAL WAS RECEIVED SHOWING THE GAS LINE RUNNING  
 ALONG PACES FERRY ROAD AND WEST WILECA ROAD.

WATER AND SEWER ARE PRIVATELY OWNED FACILITIES ON PROPERTY. EXCAVATOR NEEDS TO CONTACT THE PRIVATE FACILITY OWNER TO DETERMINE HOW FACILITIES WILL BE LOCATED. IF SOMEONE IS NEEDED TO LOCATE PRIVATE UTILITY LINES, LOCATORS LISTINGS MAY BE FOUND IN THE YELLOW PAGES UNDER UTILITIES.

TOPOGRAPHIC SURVEY FOR  
**CHASTAIN HORSE PARK**

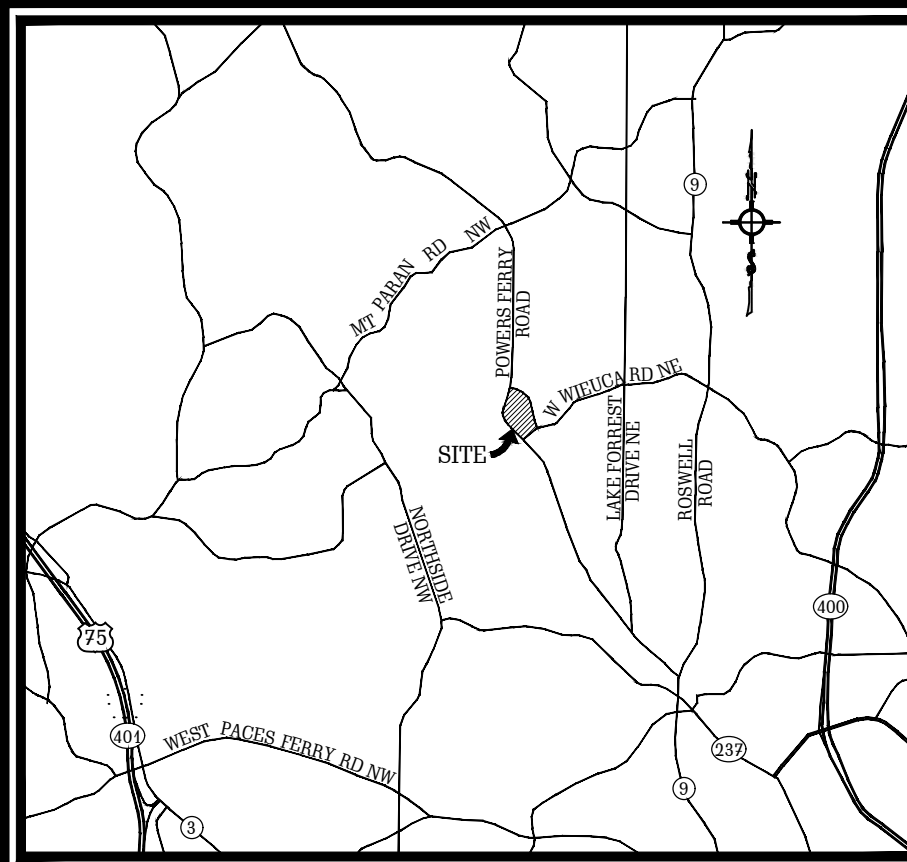
BEING IN 118 AND 138 OF THE 17TH LAND DISTRICT, ATLANTA, FULTON COUNTY, GEORGIA

FINAL SURVEY DATE: JULY 17, 2019  
 FINAL PLAT DATE: JULY 21, 2019

**Southeastern  
 Surveying, Inc.**  
 601 N. St. Augustine Rd. Telephone: 229-259-9455  
 Valdosta, GA 31604 Fax: 229-259-8936  
 E-mail: hberring@sesurveying.com  
 GA Certificate of Authorization No. 685

15.497 ACRES

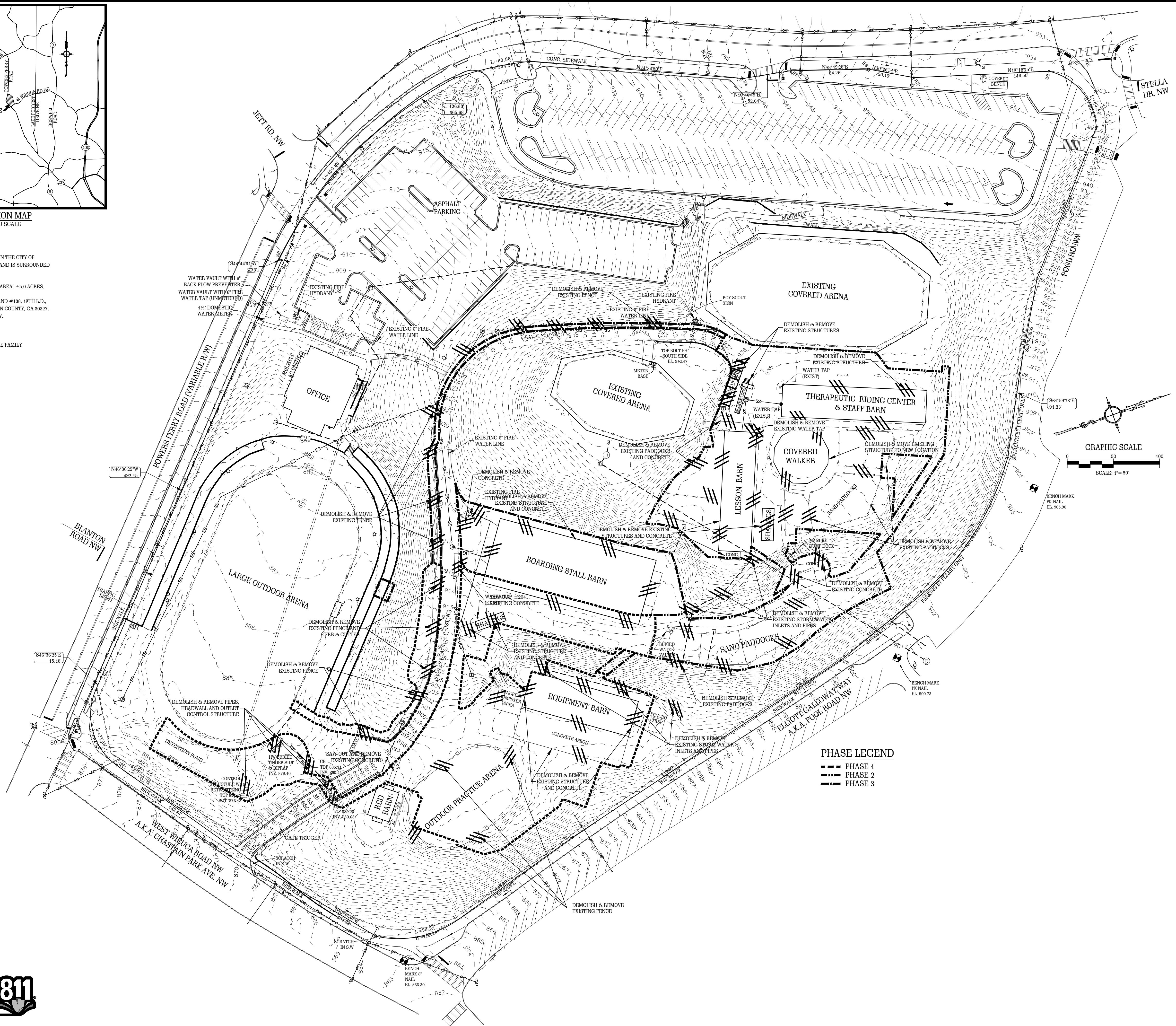
**GEORGIA811**  
 Utilities Protection Center, Inc.  
 Know what's below.  
 Call before you dig.



LOCATION MAP  
NOT TO SCALE

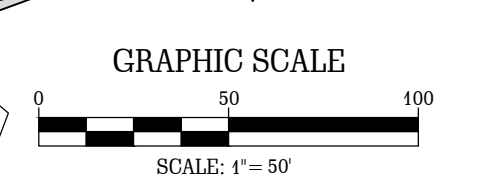
**PROJECT NARRATIVE**

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6. BUILDING SETBACK LINES:  
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7. PROJECT OWNER/24 HOUR CONTACT:  
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THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRISHA GROSS  
EXECUTIVE DIRECTOR  
TEL: (206) 850-5686



**PHASE LEGEND**  
 - - - PHASE 1  
 - - - PHASE 2  
 - - - PHASE 3

LEGEND	
EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	- W - PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	- F - PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	- V - PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	- M - PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	- SS - PROPOSED SANITARY SEWER
- W - EXISTING WATER MAIN	- S - PROPOSED SANITARY SEWER MANHOLE
- F - EXISTING FIRE HYDRANT	- CP - PROPOSED CONCRETE PIPE
- V - EXISTING WATER VALVE	- ST - PROPOSED STORM SEWER MANHOLE
- M - EXISTING WATER METER	- UCT - PROPOSED UNDERGROUND TELEPHONE LINE BURIED UNDER GROUND
- SS - EXISTING SANITARY SEWER	- UGP - PROPOSED UNDERGROUND POWER
- S - EXISTING SANITARY SEWER MANHOLE	- UCT - EXISTING TELEPHONE LINE BURIED UNDER GROUND
- CP - EXISTING CONCRETE PIPE	- CTV - EXISTING CABLE
- ST - EXISTING STORM SEWER MANHOLE	- 100 - EXISTING CONTOUR
- UCT - EXISTING UNDERGROUND TELEPHONE LINE BURIED UNDER GROUND	- 101 - EXISTING TREE
- UGP - EXISTING UNDERGROUND POWER	- 102 - EXISTING CONTOUR
- 100 - EXISTING CONTOUR	- 103 - PROPOSED TREE
- 101 - EXISTING TREE	
- S - SOILS LINES	
- 100-YR FLOODPLAIN BOUNDARY	
- EXISTING ITEMS TO BE DEMOLISHED	- PROPOSED FLARED END SECTION
- EXISTING FLARED END SECTION	- R/W - PROPOSED RIGHT OF WAY
- R/W - EXISTING RIGHT OF WAY	- O - PROPOSED LOT BOUNDARY CORNER
- O - EXISTING LOT BOUNDARY CORNER	- F - PROPOSED FENCE
- F - EXISTING FENCE	- C/L - CENTERLINE
- C/L - EXISTING CENTERLINE	- X - SILT FENCE
	- RIP-RAP



**V D W E**  
**VAN DER WATT**  
**ENGINEERING, LLC**  
 CONSULTING CIVIL ENGINEERS  
 84 BENT OAK CIRCLE,  
 THOMASVILLE, GA 31757-9502  
 TEL: (229) 551-0363  
 FAX: (229) 227-6593  
 E-MAIL: J@VDWEENGINEERS.COM  
 CERT. OF AUTH. GA # PEF004845

PROJECT:  
**PROPOSED ALTERATIONS  
 TO CHASTAIN PARK  
 EQUESTRIAN PARK  
 4371 POWERS FERRY ROAD  
 ATLANTA, GA 30327**

CLIENT:  
**CHASTAIN PARK  
 ATLANTA, GA**

DRAWING TITLE:  
**DEMOLITION  
 PLAN**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	DEMOLITION.dwg	CHECKED BY:	jj
SCALE:	1" = 50'	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	09/20/2021	jj	REVISE PHASE LIMITS
2.	06/14/2022	jj	OMIT DEMOLITION OF CONCRETE SIDEWALK AT LOWER DUMPSTER PAD

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SHEET NO. **C2**

**GENERAL NOTES:**

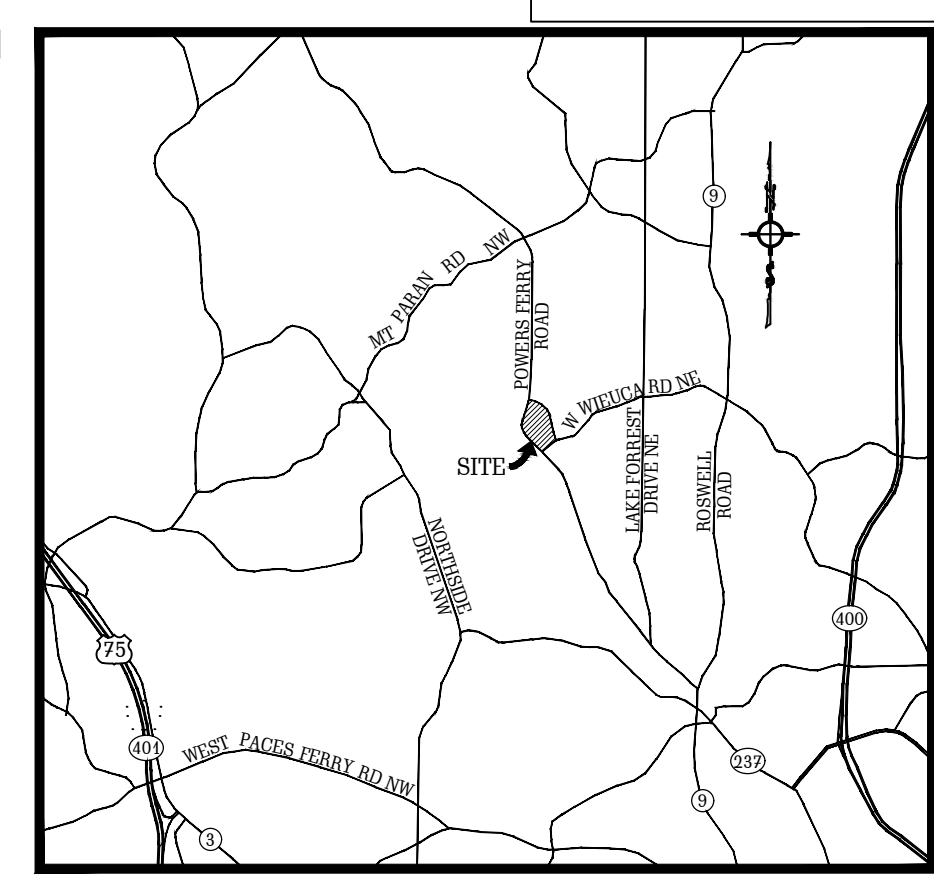
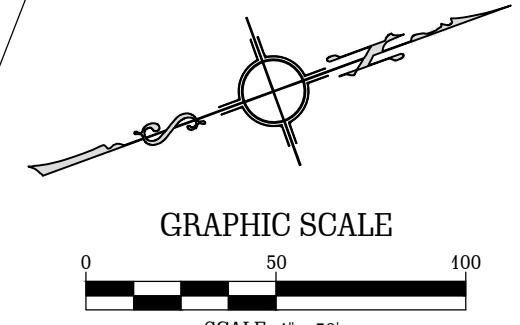
- PERMITS**  
CONSTRUCTION OF ANY SORT WILL NOT BE ALLOWED WITHOUT OBTAINING THE REQUIRED PERMITS FROM ALL AUTHORITIES CONCERNED.
- EXISTING UTILITIES**  
BEFORE COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND PROTECTION CENTER AT 811 AND VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT HIS OWN COST. HE SHALL ALSO NOTIFY THE APPLICABLE GOVERNMENTAL PUBLIC WORKS AND PUBLIC UTILITY DEPARTMENT AT LEAST 48 HOURS PRIOR TO START OF WORK ON THE PROJECT. THE LOCATION OF ANY EXISTING UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS (WATER, SEWER, GAS, POWER, TELEPHONE OR ANY OTHER UTILITIES) WHICH ARE LOCATED ABOVE, UNDERNEATH, ALONG AND WITHIN THE LIMITS OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND IF THEY ARE SHOWN, THEIR LOCATIONS ARE ONLY APPROXIMATE. IF THERE APPEARS TO BE A CONSTRUCTION CONFLICT OR IF ANY UTILITY NOT SHOWN ON THE DRAWINGS IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE DONE TO ANY STRUCTURES OR PROPERTY THROUGH HIS CARELESSNESS OR NEGLIGENCE. ANY GRADE STAKES, RIBS, ETC. DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PROPOSED UTILITIES**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY CONSTRUCTION DIVISION AND SCHEDULING A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK ON THIS PROJECT. ALL WORK SHALL BE SUBJECT TO INSPECTION BY LOCAL AUTHORITY INSPECTORS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS. AFTER GRADING IS COMPLETED AND APPROVED AND BEFORE ANY BASE IS APPLIED, ALL OF THE UNDERGROUND WORK (ELECTRIC DISTRIBUTION SYSTEM, WATER MAINS, GAS MAINS, SEWER MAINS AND ALL SERVICE CONNECTIONS) SHALL BE INSTALLED COMPLETELY AND APPROVED THROUGHOUT THE LENGTH OF THE ROAD AND ACROSS THE FLAT SECTION.
- CLEARING AND GRUBBING**  
ALL PROPOSED GRADED, PAVED AND BUILDING AREAS SHOWN ON THE DRAWINGS WILL BE CLEARED AND GRUBBED OF ALL TREES, VEGETATION AND OTHER OBJECTIONABLE DEBRIS. ALL TREES, BRANCHES, VEGETATION AND DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER ACCEPTABLE TO THE OWNER AND ENGINEER. IF A BURNING PERMIT IS REQUIRED, THE CONTRACTOR WILL OBTAIN ONE AT HIS EXPENSE. ALL TREES AND VEGETATION THAT OBSTRUCT SIGHT AT ROAD INTERSECTIONS SHALL BE REMOVED TO SUCH AN EXTENT THAT THE REQUIRED SIGHT DISTANCE IS OBTAINED. ALL CLEARING AND GRUBBING WITHIN THE UTILITY EASEMENT AND FILL AREAS SHALL BE TO THE DIMENSIONS NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THE DRAWINGS.
- MATERIALS AND WORKMANSHIP**  
ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL RELEVANT STANDARDS AND SPECIFICATIONS, E.G. GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRANSPORTATION SYSTEMS, APPLICABLE LOCAL AUTHORITY ORDINANCES AND REGULATIONS AND THE LATEST RULES AND REGULATIONS GOVERNING CONSTRUCTION, DEMOLITION AND EXCAVATION AS ADOPTED BY THE SAFETY CODES OF THE STATE OF GEORGIA AND OSHA.
- DEVIATION FROM PLANS**  
NO DEVIATION FROM THE DRAWINGS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER, ENGINEER AND AFFECTED GOVERNMENTAL AGENCIES.
- SCALING**  
SOME COMPONENTS OF THE DRAWINGS ARE SHOWN SCHEMATICALLY AND/OR NOT DRAWN TO SCALE AND THEREFORE NO SCALING FROM HARD COPIES AND/OR ELECTRONIC FILES OF THE DRAWINGS IS ALLOWED.
- DISCREPANCIES**  
THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND ON THE DRAWINGS TO THE ENGINEER BEFORE CONSTRUCTION STAKING.

**PROJECT NARRATIVE**

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4374 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. THISHA GROSS  
EXECUTIVE DIRECTOR  
TEL.: (206) 850-5686

**LEGEND**

EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	- W - PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	- F - PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	- V - PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	- M - PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	- SS - PROPOSED SANITARY SEWER
- W - EXISTING WATER MAIN	- S - PROPOSED SANITARY SEWER MANHOLE
- F - EXISTING FIRE HYDRANT	- CP - PROPOSED CONCRETE PIPE
- V - EXISTING WATER VALVE	- ST - PROPOSED STORM SEWER MANHOLE
- M - EXISTING WATER METER	- UCT - PROPOSED UNDERGROUND UTILITY
- SS - EXISTING SANITARY SEWER	- UGP - PROPOSED UNDERGROUND POWER
- S - EXISTING SANITARY SEWER MANHOLE	- UCT - EXISTING TELEPHONE LINE BURIED UNDER GROUND
- CP - EXISTING CONCRETE PIPE	- CTW - EXISTING CABLE
- ST - EXISTING STORM SEWER MANHOLE	- 100 - EXISTING CONTOUR
- UCT - EXISTING UNDERGROUND UTILITY	- T - EXISTING TREE
- UGP - EXISTING UNDERGROUND POWER	- S - EXISTING SOILS LINES
- UCT - EXISTING TELEPHONE LINE BURIED UNDER GROUND	- 100-YR FLOODPLAIN BOUNDARY
- CTW - EXISTING CABLE	- X - EXISTING ITEMS TO BE DEMOLISHED
- 100 - EXISTING CONTOUR	- F - EXISTING FLARED END SECTION
- T - EXISTING TREE	- R/W - EXISTING RIGHT OF WAY
- S - EXISTING SOILS LINES	- C - EXISTING LOT BOUNDARY CORNER
- 100-YR FLOODPLAIN BOUNDARY	- F - EXISTING FENCE
- X - EXISTING ITEMS TO BE DEMOLISHED	- C/L - EXISTING CENTERLINE
- F - EXISTING FLARED END SECTION	- W - PROPOSED WATER MAIN
- R/W - EXISTING RIGHT OF WAY	- F - PROPOSED FIRE HYDRANT
- C - EXISTING LOT BOUNDARY CORNER	- V - PROPOSED WATER VALVE
- F - EXISTING FENCE	- M - PROPOSED WATER METER
- C/L - CENTERLINE	- SS - PROPOSED SANITARY SEWER
- X - SILT FENCE	- S - PROPOSED SANITARY SEWER MANHOLE
- RIP-RAP	- CP - PROPOSED CONCRETE PIPE
	- ST - PROPOSED STORM SEWER MANHOLE
	- UCT - PROPOSED UNDERGROUND UTILITY
	- UGP - PROPOSED UNDERGROUND POWER
	- UCT - PROPOSED TELEPHONE LINE BURIED UNDER GROUND
	- CTW - PROPOSED CABLE
	- 101 - PROPOSED CONTOUR
	- T - PROPOSED TREE



**V D W E**  
**VAN DER WATT ENGINEERING, LLC**  
CONSULTING CIVIL ENGINEERS  
84 BENT OAK CIRCLE,  
THOMASVILLE, GA 31757-9502  
TEL: (229) 551-0363  
FAX: (229) 227-6593  
E-MAIL: JVDW@VWENGINEERS.COM  
CERT. OF AUTH. GA # PEFO04845

PROJECT:  
**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
4374 POWERS FERRY ROAD  
ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK ATLANTA, GA**

DRAWING TITLE:  
**SITE LAYOUT PLAN**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	SITE LAYOUT.dwg	CHECKED BY:	jj
SCALE:	1" = 50'	DATE:	26 JUL 2021

REVISIONS

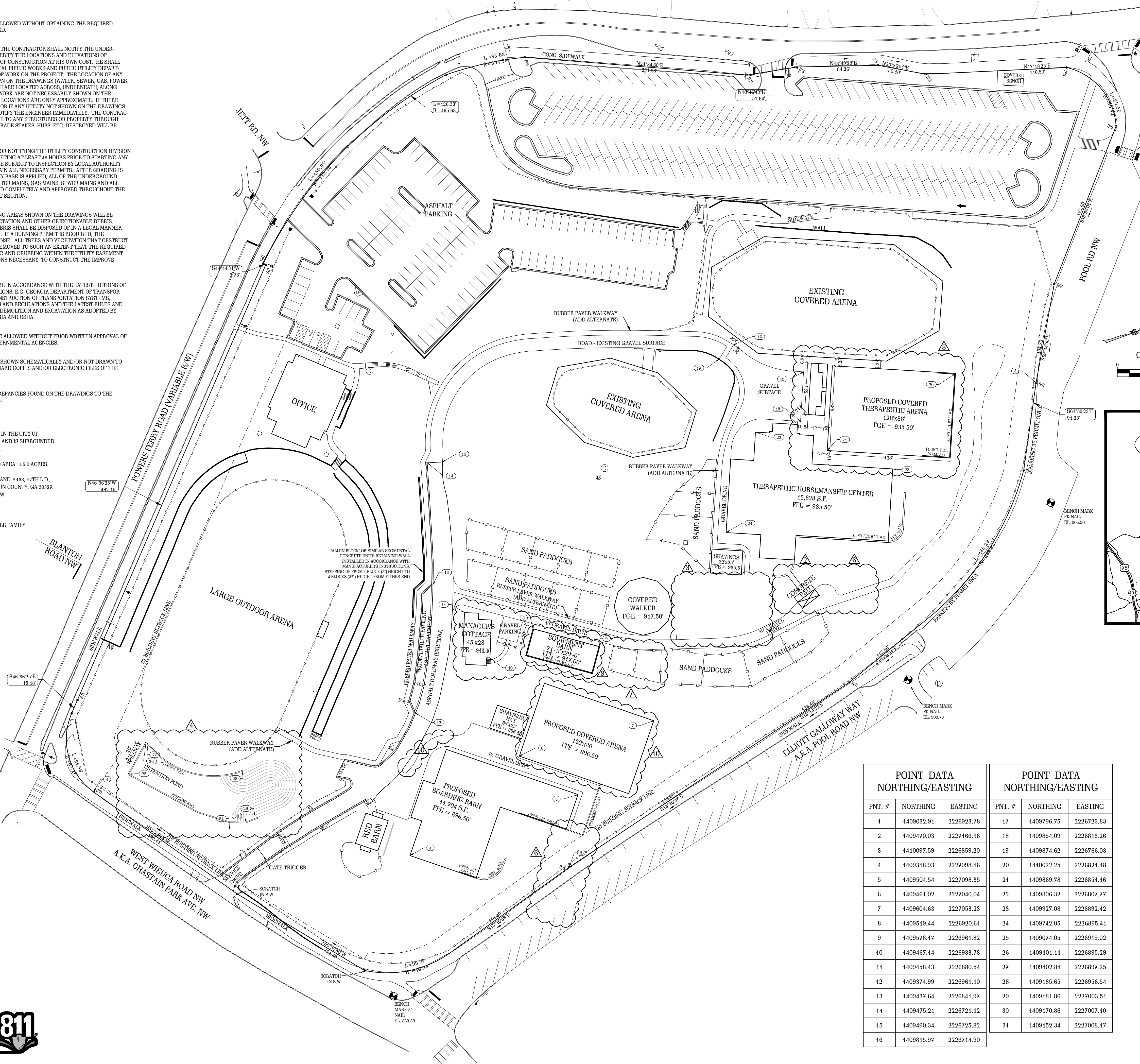
NO.	DATE	INITIALS	DESCRIPTION
1.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES TO BE CONSTRUCTED AS FUTURE CONSTRUCTION
2.	06/10/2022	jj	SHOW STEP SECTION OF RUBBER PAVED WALKWAY AS POSSIBLE FUTURE WORK
3.	09/17/2021	jj	RECONFIGURE DETENTION FUND
4.	09/20/2021	jj	ADD ADA NOTE
5.	09/10/2021	jj	REMOVE DUMPSTER PAD & RETAINING WALL 7 AND CHANGE LABEL OF CONCRETE PAD
6.	06/19/2022	jj	RELOCATE MANAGERS OFFICE AND PARKING REMOVE RETAINING WALL #6, RESIZE EQUIPMENT BARN, REMOVE DUMPSTER PAD AND ADD SAND PADDOCKS
7.	08/15/2022	jj	REVISE COVERED THERAPEUTIC ARENA
8.	10/12/2022	jj	RELOCATE MANAGERS OFFICE AND PARKING REMOVE RETAINING WALL #6, RESIZE EQUIPMENT BARN, REMOVE DUMPSTER PAD AND ADD SAND PADDOCKS

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SHEET NO. **C3**

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
No. 036867  
J. VAN DER WATT

**GEORGIA811**  
Utilities Protection Center, Inc.  
Know what's below.  
Call before you dig.



POINT DATA NORTHING/EASTING			POINT DATA NORTHING/EASTING		
PNT. #	NORTHING	EASTING	PNT. #	NORTHING	EASTING
1	1409032.91	2226923.78	17	1409796.75	2226723.83
2	1409470.03	2227166.16	18	1409854.09	2226813.26
3	1410097.59	2226859.20	19	1409874.62	2226766.03
4	1409318.93	2227098.16	20	1410022.25	2226821.48
5	1409504.54	2227098.35	21	1409869.78	2226851.16
6	1409461.02	2227040.04	22	1409806.32	2226807.77
7	1409604.63	2227053.23	23	1409927.08	2226892.42
8	1409519.44	2226920.61	24	1409742.05	2226895.41
9	1409578.17	2226961.82	25	1409074.05	2226919.02
10	1409467.14	2226933.73	26	1409101.11	2226895.29
11	1409458.43	2226880.54	27	1409102.81	2226897.25
12	1409374.99	2226961.10	28	1409185.65	2226956.54
13	1409437.64	2226884.17	29	1409181.86	2227003.51
14	1409475.21	2226721.12	30	1409170.86	2227007.10
15	1409490.34	2226725.82			
16	1409815.97	2226714.90			

**RETAINING WALLS NOTE:**  
ALL RETAINING WALLS TO BE DESIGNED BY STRUCTURAL ENGINEER, INCLUDING DRAINAGE AND WATERPROOFING OF SAME

**PAVEMENTS NOTE:**  
ALL PAVEMENT LAYERS FOR ASPHALT AND CONCRETE PAVEMENT AND RUBBER PAVERS TO BE DESIGNED BY GEOTECHNICAL ENGINEER.

**WALKWAY NOTE:**  
REFER TO SHEET C6 FOR WALKWAY STAKEOUT INFORMATION.

**ADA NOTE:**  
ALL WORK TO COMPLY WITH ADA CODE REQUIREMENTS

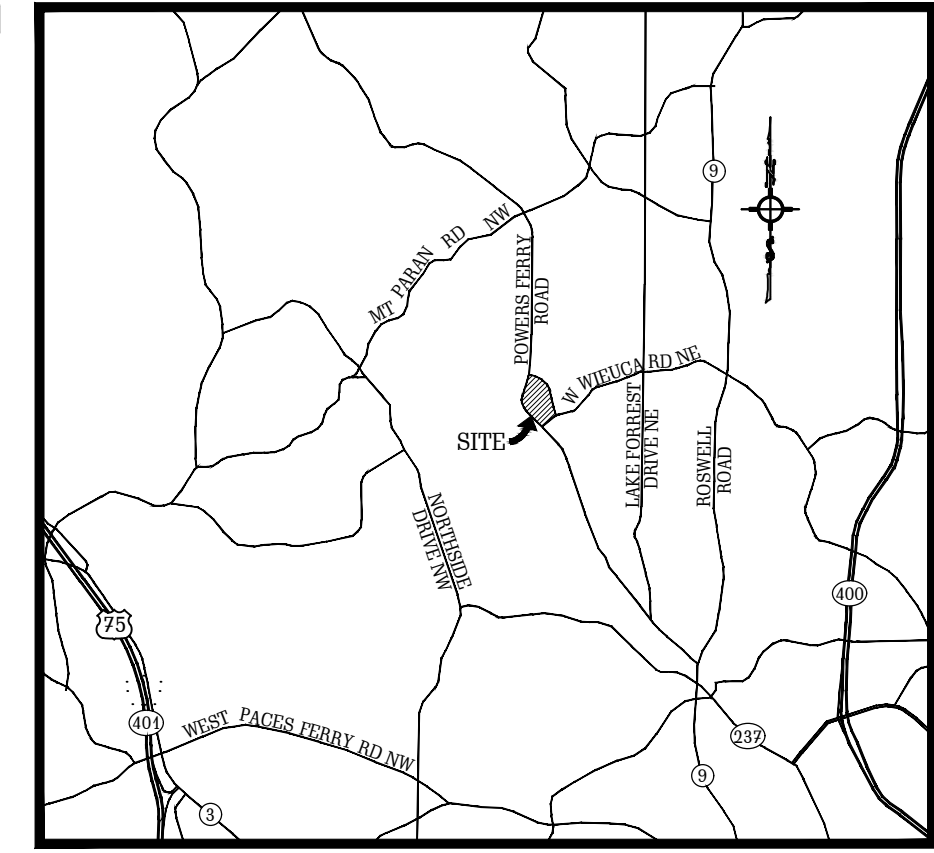
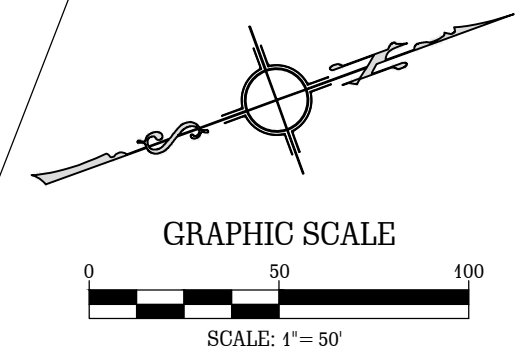
**GENERAL NOTES:**

- PERMITS**  
CONSTRUCTION OF ANY SORT WILL NOT BE ALLOWED WITHOUT OBTAINING THE REQUIRED PERMITS FROM ALL AUTHORITIES CONCERNED.
- EXISTING UTILITIES**  
BEFORE COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND PROTECTION CENTER AT 811 AND VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT HIS OWN COST. HE SHALL ALSO NOTIFY THE APPLICABLE GOVERNMENTAL PUBLIC WORKS AND PUBLIC UTILITY DEPARTMENT AT LEAST 48 HOURS PRIOR TO START OF WORK ON THE PROJECT. THE LOCATION OF ANY EXISTING UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS (WATER, SEWER, GAS, POWER, TELEPHONE OR ANY OTHER UTILITIES) WHICH ARE LOCATED ACROSS, UNDERNEATH, ALONG AND WITHIN THE LIMITS OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND IF THEY ARE SHOWN, THEIR LOCATIONS ARE ONLY APPROXIMATE. IF THERE APPEARS TO BE A CONSTRUCTION CONFLICT OR IF ANY UTILITY NOT SHOWN ON THE DRAWINGS IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE DONE TO ANY STRUCTURES OR PROPERTY THROUGH HIS CARELESSNESS OR NEGLIGENCE. ANY GRADE STAKES, RIBS, ETC. DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PROPOSED UTILITIES**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY CONSTRUCTION DIVISION AND SCHEDULING A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK ON THIS PROJECT. ALL WORK SHALL BE SUBJECT TO INSPECTION BY LOCAL AUTHORITY INSPECTORS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS. AFTER GRADING IS COMPLETED AND APPROVED AND BEFORE ANY BASE IS APPLIED, ALL OF THE UNDERGROUND WORK (ELECTRIC DISTRIBUTION SYSTEM, WATER MAINS, GAS MAINS, SEWER MAINS AND ALL SERVICE CONNECTIONS) SHALL BE INSTALLED COMPLETELY AND APPROVED THROUGHOUT THE LENGTH OF THE ROAD AND ACROSS THE FLAT SECTION.
- CLEARING AND GRUBBING**  
ALL PROPOSED GRADED, PAVED AND BUILDING AREAS SHOWN ON THE DRAWINGS WILL BE CLEARED AND GRUBBED OF ALL TREES, VEGETATION AND OTHER OBSTRUCTIONABLE DEBRIS. ALL TREES, BRANCHES, VEGETATION AND DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER ACCEPTABLE TO THE OWNER AND ENGINEER. IF A BURNING PERMIT IS REQUIRED, THE CONTRACTOR WILL OBTAIN ONE AT HIS EXPENSE. ALL TREES AND VEGETATION THAT OBSTRUCT SIGHT AT ROAD INTERSECTIONS SHALL BE REMOVED TO SUCH AN EXTENT THAT THE REQUIRED SIGHT DISTANCE IS OBTAINED. ALL CLEARING AND GRUBBING WITHIN THE UTILITY EASEMENT AND FILL AREAS SHALL BE TO THE DIMENSIONS NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THE DRAWINGS.
- MATERIALS AND WORKMANSHIP**  
ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL RELEVANT STANDARDS AND SPECIFICATIONS, E.G. GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRANSPORTATION SYSTEMS, APPLICABLE LOCAL AUTHORITY ORDINANCES AND REGULATIONS AND THE LATEST RULES AND REGULATIONS GOVERNING CONSTRUCTION, DEMOLITION AND EXCAVATION AS ADOPTED BY THE SAFETY CODES OF THE STATE OF GEORGIA AND OSHA.
- DEVIATION FROM PLANS**  
NO DEVIATION FROM THE DRAWINGS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER, ENGINEER AND AFFECTED GOVERNMENTAL AGENCIES.
- SCALING**  
SOME COMPONENTS OF THE DRAWINGS ARE SHOWN SCHEMATICALLY AND/OR NOT DRAWN TO SCALE AND THEREFORE NO SCALING FROM HARD COPIES AND/OR ELECTRONIC FILES OF THE DRAWINGS IS ALLOWED.
- DISCREPANCIES**  
THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND ON THE DRAWINGS TO THE ENGINEER BEFORE CONSTRUCTION STAKING.

**PROJECT NARRATIVE**

- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
- PROJECT AREA: = 15.497 ACRES, DISTURBED AREA: = 5.0 ACRES.
- PROPERTY IS LOCATED IN LAND LOTS #116 AND #138, 47TH L.D., 4374 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N, LONGITUDE: 84.3938° W.
- CURRENT PROPERTY USE: HORSE PARK
- CURRENT ZONING: R-3 RESIDENTIAL - SINGLE FAMILY
- BUILDING SETBACK LINES:**  
FRONT = 50' FROM PROPERTY LINE.  
REAR = 20' FROM PROPERTY LINE.  
SIDE = 10' FROM PROPERTY LINE.
- PROJECT OWNER/24 HOUR CONTACT:**  
OWNER:  
THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4374 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. THISHA GROSS  
EXECUTIVE DIRECTOR  
TEL.: (206) 850-5686

LEGEND	
EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	- W - PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	- F - PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	- V - PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	- M - PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	- SS - PROPOSED SANITARY SEWER
- W - EXISTING WATER MAIN	- S - PROPOSED SANITARY SEWER MANHOLE
- F - EXISTING FIRE HYDRANT	- SC - PROPOSED STORM SEWER
- V - EXISTING WATER VALVE	- ST - PROPOSED STORM SEWER MANHOLE
- M - EXISTING WATER METER	- SPP - PROPOSED POWER POLE (P.P.)
- SS - EXISTING SANITARY SEWER	- OHP - PROPOSED OVER HEAD POWER
- S - EXISTING SANITARY SEWER MANHOLE	- UGP - PROPOSED UNDERGROUND POWER
- SC - EXISTING STORM SEWER	- UCT - EXISTING TELEPHONE LINE BURIED UNDER GROUND
- ST - EXISTING STORM SEWER MANHOLE	- CTW - EXISTING CABLE
- SPP - EXISTING POWER POLE (P.P.)	- 100 - EXISTING CONTOUR
- OHP - EXISTING OVER HEAD POWER	- T - EXISTING TREE
- UGP - EXISTING UNDERGROUND POWER	- S - EXISTING SOILS LINES
- UCT - EXISTING TELEPHONE LINE BURIED UNDER GROUND	- 100-YR FLOODPLAIN BOUNDARY
- CTW - EXISTING CABLE	- EXISTING ITEMS TO BE DEMOLISHED
- 100 - EXISTING CONTOUR	- EXISTING FLARED END SECTION
- T - EXISTING TREE	- R/W - EXISTING RIGHT OF WAY
- S - EXISTING SOILS LINES	- EXISTING LOT BOUNDARY CORNER
- 100-YR FLOODPLAIN BOUNDARY	- EXISTING FENCE
- EXISTING ITEMS TO BE DEMOLISHED	- C/L - EXISTING CENTERLINE
- EXISTING FLARED END SECTION	
- R/W - EXISTING RIGHT OF WAY	- PROPOSED FLARED END SECTION
- EXISTING LOT BOUNDARY CORNER	- R/O - PROPOSED RIGHT OF WAY
- EXISTING FENCE	- R/W - PROPOSED LOT BOUNDARY CORNER
- C/L - EXISTING CENTERLINE	- P - PROPOSED FENCE
	- C/L - CENTERLINE
	- X - SILT FENCE
	- RIP-RAP



**V D W E**  
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 CERT. OF AUTH. GA # PEFO04845

PROJ: **PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
 4374 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT: **CHASTAIN PARK ATLANTA, GA**

DRAWING TITLE: **PHASES PLAN**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	SITE LAYOUT.dwg	CHECKED BY:	jj
SCALE:	1" = 50'	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES AND PHASES
2.	08/12/2021	jj	ADD BUILDING SETBACK LINES
3.	09/17/2021	jj	MAKE MINOR CHANGES TO PHASE LINES
4.	09/20/2021	jj	RELOCATE SWING STORMWATER PIPELINES AND RECONFIGURE DETENTION POND
5.	06/14/2022	jj	CHANGE PHASE 1 BOUNDARY DUE TO REMOVAL OF LOWER DUMPSTER PAD
6.	08/15/2022	jj	RELOCATE MANAGERS COTTAGE AND PARKING; REMOVE RETAINING WALL #6; RESIZE EQUIPMENT BARN; REMOVE DUMPSTER PAD AND ADD SAND PADDOCKS
7.	10/12/2022	jj	REVISE COVERED THERAPEUTIC ARENA
8.	04/24/2023	jj	REMOVE WORKSHOP AND BUNK ROOM FROM EQUIPMENT BARN AND RESIZE SAME

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SHEET NO. **C4**

**GEORGIA811**  
 Utilities Protection Center, Inc.  
 Know what's below.  
 Call before you dig.

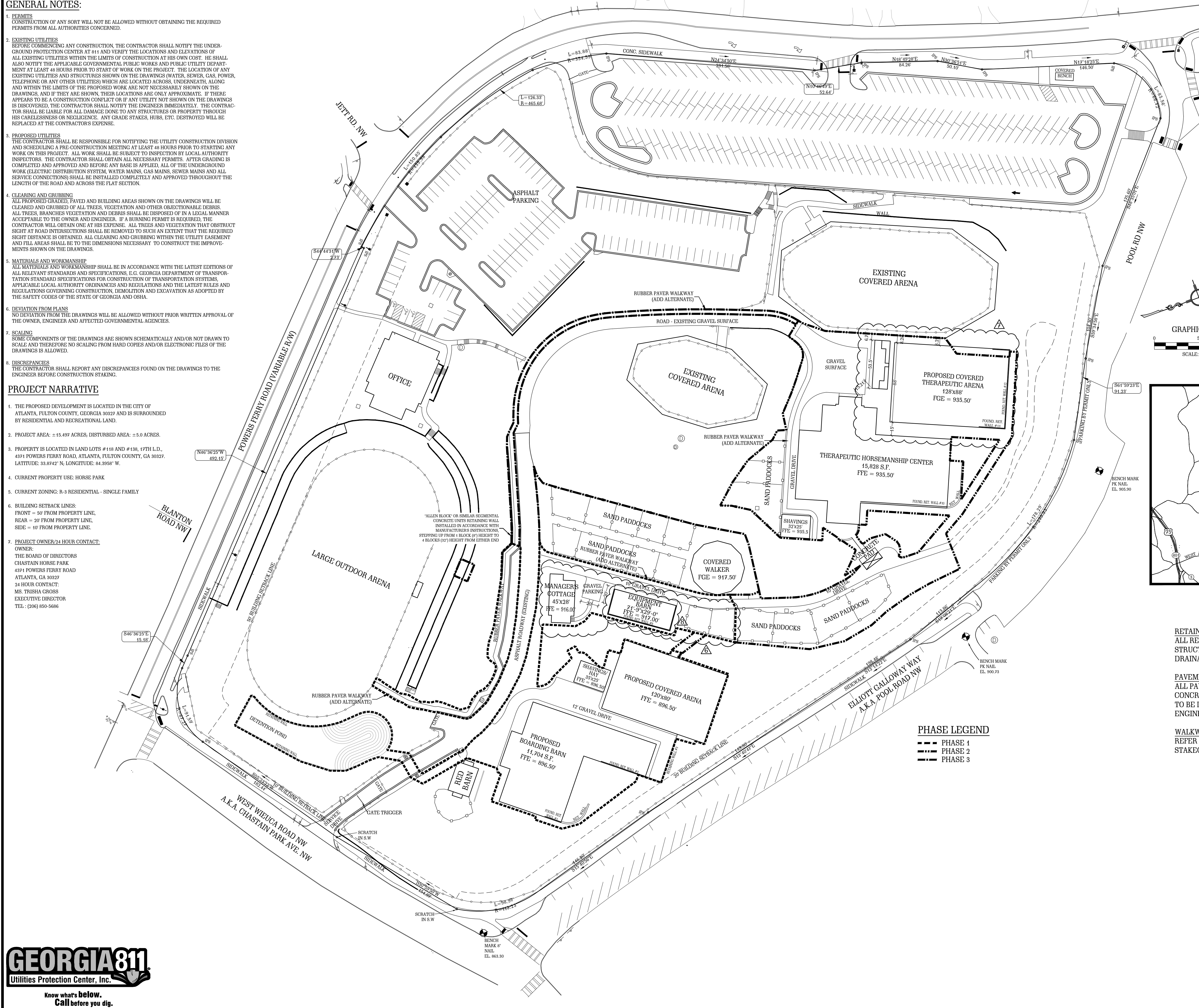
**PHASE LEGEND**

---	PHASE 1
---	PHASE 2
---	PHASE 3

**RETAINING WALLS NOTE:**  
 ALL RETAINING WALLS TO BE DESIGNED BY STRUCTURAL ENGINEER, INCLUDING DRAINAGE AND WATERPROOFING OF SAME

**PAVEMENTS NOTE:**  
 ALL PAVEMENT LAYERS FOR ASPHALT AND CONCRETE PAVEMENT AND RUBBER PAVERS TO BE DESIGNED BY GEOTECHNICAL ENGINEER.

**WALKWAY NOTE:**  
 REFER TO SHEET C6 FOR WALKWAY STAKEOUT INFORMATION.



**GRADING NOTES:**

- PERMITS:**  
ALL PERMITS REQUIRED TO CONSTRUCT THIS PROJECT SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
- CONSTRUCTION STAKING AND DATUM:**  
ALL ELEVATIONS ON THE DRAWINGS ARE BASED ON TOPOGRAPHIC INFORMATION OBTAINED FROM THE LAND SURVEYOR, AND THE DATUM FOR CONSTRUCTION STAKING WILL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.
- STRIPPING OF TOPSOIL:**  
TOPSOIL SHALL BE STRIPPED TO ITS ENTIRE DEPTH FROM ALL AREAS TO BE GRADED OR FILLED. TOPSOIL SHALL BE STOCKPILED OR REMOVED FROM THE SITE AT OWNER'S DIRECTION.
- GRADING:**  
ROADWAYS, EASEMENT AND FILL AREAS SHALL BE GRADED AND COMPACTED TO THE FINISHED GRADES SHOWN ON THE DRAWINGS. REPRESENTATIVE SUB-GRADE COMPACTION TESTS SHALL BE CONDUCTED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER AND/OR ANY AFFECTED GOVERNMENTAL AGENCIES. IF ANY TEST FALLS BELOW THE REQUIRED STANDARDS, ROAD PAVEMENT DESIGN MAY HAVE TO BE REVISED TO MEET WITH THE ACTUAL SOIL CONDITIONS ENCOUNTERED. ANY UNSUITABLE MATERIAL ENCOUNTERED WITHIN THE ROADWAY, PARKING AREA OR ANY FILL AREA SHALL BE REMOVED FROM THE RELEVANT AREA AND REPLACED WITH SELECT BACKFILL SUITABLE FOR ROADWAY OR BUILDING SITE CONSTRUCTION AS PER THE REQUIREMENTS OF CDOT, THE LOCAL AUTHORITY, OWNER, ENGINEER, AND/OR ANY AFFECTED GOVERNMENTAL AGENCY. IMPORTED FILL AND BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STD. PROCTOR DENSITY AT OPTIMUM MOISTURE ± 2% UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. BACK SLOPES AT ROAD INTERSECTIONS IN A CUT SECTION SHALL BE CUT BACK AT SLOPES AT LEAST 3:1 TO PROVIDE THE BEST POSSIBLE SIGHT DISTANCE, AND ALL GRADING OPERATIONS SHALL BE DONE IN A MANNER PROVIDING POSITIVE DRAINAGE AT ALL TIMES.
- DISTURBED AREA STABILIZATION:**  
TEMPORARY VEGETATION - IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING, 10-15-10 ANALYSIS FERTILIZER SHALL BE SPREAD ON THE DISTURBED AREA AT A RATE OF 15 POUNDS PER 1000 S.F. AND MIXED INTO THE TOP 4 INCHES OF THE SOIL BY HARROWS. PEARL MILLET SEED SHALL BE SOWN AT THE RATE OF 1 POUND PER 1000 S.F. WITHIN 24 HRS. FOLLOWING AN APPLICATION OF FERTILIZER AND PREPARATION OF SEED BED IF WEATHER PERMITS.  
PERMANENT VEGETATION - IMMEDIATELY AFTER COMPLETION OF FINAL GRADING, 10-10-10 ANALYSIS FERTILIZER SHALL BE SPREAD ON THE DISTURBED AREA AT A RATE OF 15 POUNDS PER 1000 S.F. AND MIXED INTO THE TOP 4 INCHES OF THE SOIL BY HARROWS. A MIXTURE OF 1/2 UNHILLED COMMON BERMUDA GRASS, 1/2 CENTIPEDIA GRASS AND 1/2 ANNUAL KYRGESS SHALL BE SOWN AT THE RATE OF 1 POUND PER 1000 S.F. WITHIN 24 HRS. FOLLOWING AN APPLICATION OF FERTILIZER AND PREPARATION OF SEED BED, IF WEATHER PERMITS. A STRAW OR HAY MULCH SHALL BE APPLIED TO ALL PERMANENT VEGETATION AREAS AT A RATE OF 25 TONS PER ACRE.

**QUANTITIES:**  
TOTAL CUT VOLUME = 4,566 CU.YD.  
TOTAL FILL VOLUME = 3,082 CU.YD.  
NET CUT VOLUME = 1,484 CU.YD.

**DRAINAGE NOTES:**

- EXCAVATION:**  
TRENCHES SHALL BE EXCAVATED TO A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE PIPE. SELECTED BEDDING MATERIAL SUITABLE TO MEET THE REQUIREMENTS OF CDOT STANDARDS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS. ALL STORM SEWERS SHALL HAVE A MINIMUM OF 4 INCHES OF SELECTED BEDDING MATERIAL. PIPE TRENCHES SHALL BE EXCAVATED 8 INCHES WIDER THAN THE OUTSIDE DIAMETER OF THE PIPE.
- DRAINAGE STRUCTURES:**  
ALL PIPE CULVERTS AND STORM SEWER SYSTEMS SHALL HAVE A MINIMUM COVER OF 1 FOOT AND SHALL BE MANUFACTURED FROM THE MATERIAL SPECIFIED ON THE DRAWINGS.
- BACKFILL:**  
BACKFILL FOR ALL STORM DRAINAGE STRUCTURES SHALL BE PLACED IN ACCORDANCE WITH CA D.O.T. AND LOCAL AUTHORITY UTILITY SPECIFICATIONS. FURTHERMORE, NO TRENCH SHALL BE BACKFILLED UNTIL AUTHORIZED BY THE INSPECTOR OR OWNER OR HIS AUTHORIZED REPRESENTATIVE. MATERIALS USED FOR BACKFILL FROM THE TRENCH BOTTOM TO 12 INCHES ABOVE THE PIPE SHALL BE SELECTED MATERIAL, FREE FROM FROST, LARGE CLUMPS, STONES, AND DEBRIS. IT SHALL BE THOROUGHLY AND CAREFULLY COMPACTED TO INSURE A SOUND BACKFILL AROUND AND OVER THE PIPE. BACKFILL SHALL BE COMPACTED MECHANICALLY THROUGHOUT THE DEPTH OF THE TRENCH. THE REQUIRED DENSITY OF THE BACKFILLED MATERIAL IS 95% PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT ± 2%. THIS IS TO PREVENT SUBSIDENCE OF BACKFILL UNDER PROPOSED STREETS AND PARKING AREAS. IF THE MATERIAL FROM THE DITCH EXCAVATION IS NOT SUITABLE FOR BACKFILLING OF TRENCHES FOR UTILITIES, APPROVED MATERIAL SHALL BE IMPORTED FROM ALTERNATIVE SOURCES.

**PROJECT NARRATIVE**

- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
- PROJECT AREA = ±15.489 ACRES, DISTURBED AREA = ±5.0 ACRES.
- PROPERTY IS LOCATED IN LAND LOTS #118 AND #138, 17TH LD., 4371 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N, LONGITUDE: 84.3858° W.
- CURRENT PROPERTY USE: HORSE PARK
- CURRENT ZONING: R-3 RESIDENTIAL - SINGLE FAMILY
- BUILDING SETBACK LINES:**  
FRONT = 30' FROM PROPERTY LINE,  
REAR = 20' FROM PROPERTY LINE,  
SIDE = 10' FROM PROPERTY LINE.
- PROJECT OWNER/24 HOUR CONTACT:**  
OWNER:  
THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRISHA GROSS  
EXECUTIVE DIRECTOR  
TEL: (206) 850-5686

**INFILTRATION TRENCHES (SEE DETAILS ON SHEET C20)**

TRENCH #	1	2	3
INVERT ELEVATION (FT)	888.00	911.50	905.00
SOIL INFILTRATION RATE (IN/HR)	1.03	0.56	0.56
DEPTH OF #3 STONE IN TRENCH (FT)	5.00	3.33	3.33
TIME TO DRAIN (HR)	58.25	71.36	71.36
PLAIN VIEW AREA (SQ.FT.)	900	1,200	900
VOLUME OF STONE IN TRENCH (CU.FT.)	4,500	3,996	3,997
VOIDS IN STONE (%)	40	40	40
RvV CAPACITY (CU.FT.)	1,800	1,598	1,499
TOTAL RvV CAPACITY IN 3 TRENCHES (CU.FT.)	4,597		

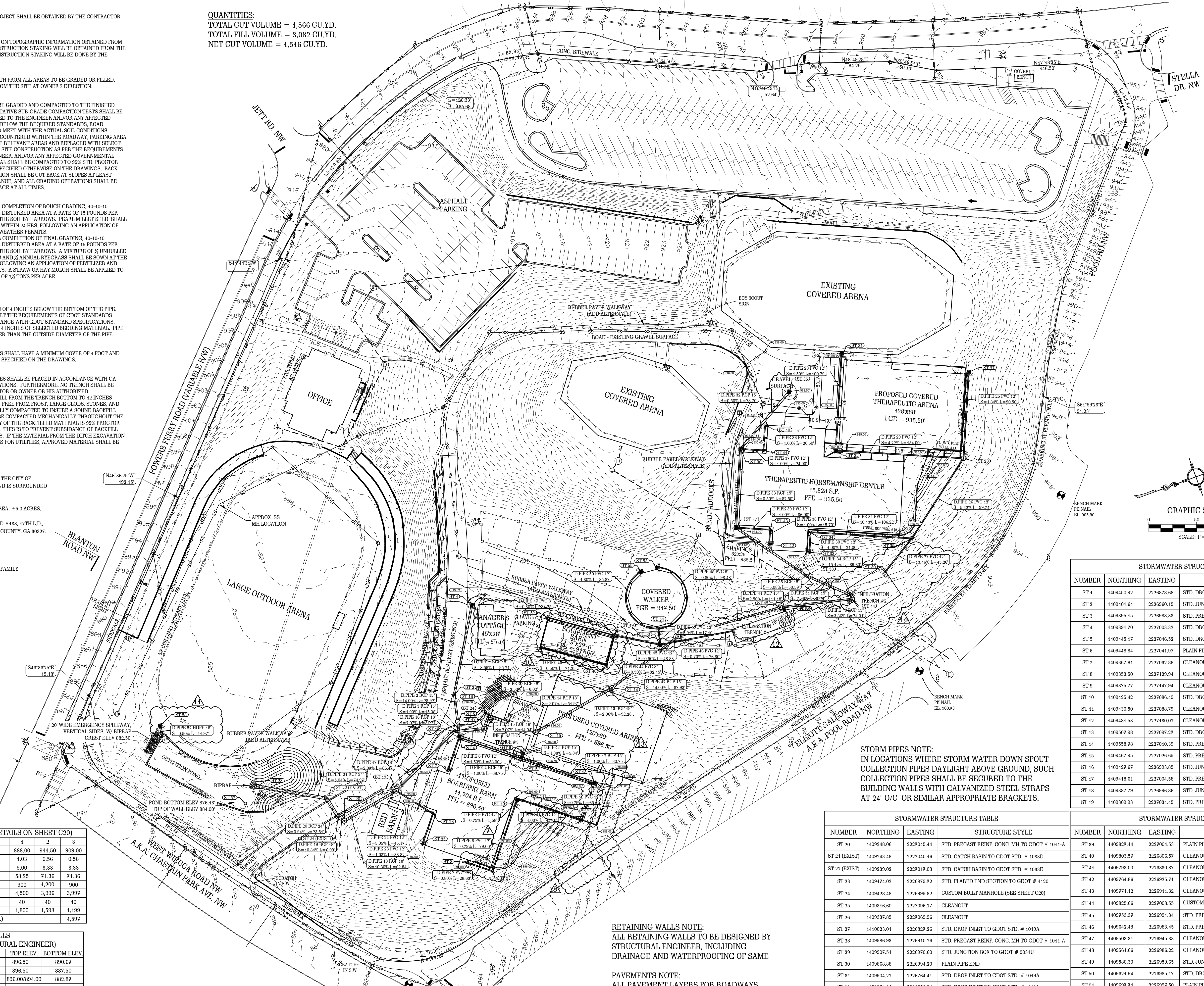
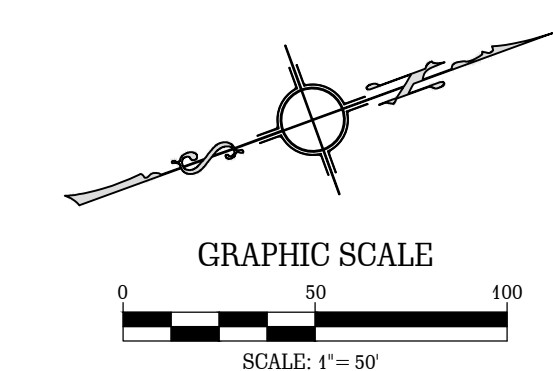
**RETAINING WALLS (TO BE DESIGNED BY STRUCTURAL ENGINEER)**

LOCATION	TOP ELEV.	BOTTOM ELEV.
BOARDING BARN RETAINING WALL #1	896.50	880.67
BOARDING BARN RETAINING WALL #2	896.50	887.50
BOARDING BARN RETAINING WALL #3	896.00/894.00	882.87
OPEN ARENA RETAINING WALL #4	896.50	892.00
OPEN ARENA RETAINING WALL #5	896.50	892.00
OPEN ARENA RETAINING WALL #6	899.75	896.50
DUMPSTER PAD RETAINING WALL #7	896.00	880.80
MANAGER'S COTTAGE RETAINING WALL #8	916.00	909.25
EQUIP. BARN/WORKSH. RETAINING WALL #9	917.00	912.00
HORSEMANSHIP CENT. RETAINING WALL #10	935.50	926.35
COVERED THEAT. ARENA RETAINING WALL #11	935.50	929.75
COVERED THEAT. ARENA RETAINING WALL #12	935.50	929.75



**LEGEND**

EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	-W- - PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	⊗ - PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	⊗ - PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	⊗ - PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	-SS- - PROPOSED SANITARY SEWER
-W- - EXISTING WATER MAIN	⊗ - PROPOSED SANITARY SEWER MANHOLE
⊗ - EXISTING FIRE HYDRANT	-C- - PROPOSED CONCRETE PIPE
⊗ - EXISTING WATER VALVE	⊗ - PROPOSED STORM SEWER MANHOLE
⊗ - EXISTING WATER METER	⊗ - PROPOSED POWER POLE (P.P.)
-SS- - EXISTING SANITARY SEWER	-OHP- - PROPOSED OVER HEAD POWER
⊗ - EXISTING SANITARY SEWER MANHOLE	-UCP- - PROPOSED UNDERGROUND POWER
-C- - EXISTING CONCRETE PIPE	-UGT- - PROPOSED TELEPHONE LINE BURIED UNDER GROUND
⊗ - EXISTING STORM SEWER MANHOLE	-CTV- - PROPOSED CABLE
⊗ - EXISTING POWER POLE (P.P.)	-100- - PROPOSED CONTOUR
-OHP- - EXISTING OVER HEAD POWER	⊗ - PROPOSED TREE
-UCP- - EXISTING UNDERGROUND POWER	
-UGT- - EXISTING TELEPHONE LINE BURIED UNDER GROUND	
-CTV- - EXISTING CABLE	
-100- - EXISTING CONTOUR	
⊗ - EXISTING TREE	
- - - - - SOILS LINES	
- - - - - 100-YR FLOODPLAIN BOUNDARY	
⊗ - EXISTING ITEMS TO BE DEMOLISHED	⊗ - PROPOSED FLARED END SECTION
⊗ - EXISTING FLARED END SECTION	R/W - PROPOSED RIGHT OF WAY
R/W - EXISTING RIGHT OF WAY	⊗ - PROPOSED LOT BOUNDARY CORNER
⊗ - EXISTING LOT BOUNDARY CORNER	⊗ - PROPOSED FENCE
⊗ - EXISTING FENCE	C/L - CENTERLINE
C/L - EXISTING CENTERLINE	X - SILT FENCE
	⊗ - RIP-RAP



**STORM PIPES NOTE:**  
IN LOCATIONS WHERE STORM WATER DOWN SPOUT COLLECTION PIPES DAYLIGHT ABOVE GROUND, SUCH COLLECTION PIPES SHALL BE SECURED TO THE BUILDING WALLS WITH GALVANIZED STEEL STRAPS AT 24" O/C OR SIMILAR APPROPRIATE BRACKETS.

**RETAINING WALLS NOTE:**  
ALL RETAINING WALLS TO BE DESIGNED BY STRUCTURAL ENGINEER, INCLUDING DRAINAGE AND WATERPROOFING OF SAME

**PAVEMENTS NOTE:**  
ALL PAVEMENT LAYERS FOR ROADWAYS, DRIVEWAYS AND RUBBER PAVERS TO BE DESIGNED BY GEOTECHNICAL ENGINEER.

**ADA NOTE:**  
ALL WORK TO COMPLY WITH ADA CODE REQUIREMENTS

**STORMWATER STRUCTURE TABLE**

NUMBER	NORTHING	EASTING	STRUCTURE STYLE
ST 1	1409450.92	2226878.68	STD. STD. DROP INLET TO GDOT STD. # 1019A
ST 2	1409401.64	2226960.15	STD. JUNCTION BOX TO GDOT # 903U
ST 3	1409395.15	2226888.33	STD. PRECAST REINF. CONC. MH TO GDOT # 1011-A
ST 4	1409391.70	2227003.32	STD. STD. DROP INLET TO GDOT STD. # 1019A
ST 5	1409445.17	2227046.52	STD. STD. DROP INLET TO GDOT STD. # 1019A
ST 6	1409448.84	2227041.97	PLAIN PIPE END
ST 7	1409367.81	2227032.88	CLEANOUT
ST 8	1409355.50	2227129.94	CLEANOUT
ST 9	1409375.72	2227147.94	CLEANOUT
ST 10	1409425.42	2227086.49	STD. DROP INLET TO GDOT STD. # 1019A
ST 11	1409450.50	2227088.79	CLEANOUT
ST 12	1409481.53	2227130.02	CLEANOUT
ST 13	1409502.98	2227097.27	STD. STD. DROP INLET TO GDOT STD. # 1019A
ST 14	1409558.78	2227010.39	STD. PRECAST REINF. CONC. MH TO GDOT # 1011-A
ST 15	1409467.95	2227026.69	STD. PRECAST REINF. CONC. MH TO GDOT # 1011-A
ST 16	1409427.62	2226993.85	STD. JUNCTION BOX TO GDOT # 903U
ST 17	1409418.61	2227004.58	STD. PRECAST REINF. CONC. MH TO GDOT # 1011-A
ST 18	1409387.79	2226996.86	STD. JUNCTION BOX TO GDOT # 903U
ST 19	1409308.93	2227034.45	STD. PRECAST REINF. CONC. MH TO GDOT # 1011-A

**STORMWATER STRUCTURE TABLE**

NUMBER	NORTHING	EASTING	STRUCTURE STYLE
ST 20	1409248.06	2227045.44	STD. PRECAST REINF. CONC. MH TO GDOT # 1011-A
ST 21 (EXIST)	1409243.48	2227040.16	STD. CATCH BASIN TO GDOT STD. # 103SD
ST 22 (EXIST)	1409239.02	2227017.08	STD. CATCH BASIN TO GDOT STD. # 103SD
ST 23	1409174.02	2226979.72	STD. FLARED END SECTION TO GDOT # 1120
ST 24	1409428.48	2226999.82	CUSTOM BUILT MANHOLE (SEE SHEET C20)
ST 25	1409316.60	2227096.27	CLEANOUT
ST 26	1409337.85	2227069.96	CLEANOUT
ST 27	1410023.01	2226827.26	STD. DROP INLET TO GDOT STD. # 1019A
ST 28	1409986.93	2226910.26	STD. PRECAST REINF. CONC. MH TO GDOT # 1011-A
ST 29	1409907.51	2226970.60	STD. JUNCTION BOX TO GDOT # 903U
ST 30	1409968.88	2226994.20	PLAIN PIPE END
ST 31	1409904.22	2226764.41	STD. DROP INLET TO GDOT STD. # 1019A
ST 32	1409864.04	2226856.84	STD. DROP INLET TO GDOT STD. # 1019A
ST 33	1409801.72	2226947.53	CLEANOUT
ST 34	1409810.10	2226928.26	CLEANOUT
ST 35	1409839.44	2226782.47	STD. DROP INLET TO GDOT STD. # 1019A
ST 36	1409770.99	2226821.30	STD. DROP INLET TO GDOT STD. # 1019A
ST 37	1409738.10	2226898.92	STD. DROP INLET TO GDOT STD. # 1019A
ST 38	1409790.50	2226969.65	STD. JUNCTION BOX TO GDOT # 903U

**STORMWATER STRUCTURE TABLE**

NUMBER	NORTHING	EASTING	STRUCTURE STYLE
ST 39	1409827.14	2227004.53	PLAIN PIPE END
ST 40	1409808.57	2226806.57	CLEANOUT
ST 41	1409793.00	2226830.87	CLEANOUT
ST 42	1409764.86	2226925.71	CLEANOUT
ST 43	1409774.12	2226911.32	CLEANOUT
ST 44	1409825.66	2227008.55	CUSTOM BUILT MANHOLE (SEE SHEET C20)
ST 45	1409753.37	2226991.34	STD. PRECAST REINF. CONC. MH TO GDOT # 1011-A
ST 46	1409642.48	2226983.45	STD. PRECAST REINF. CONC. MH TO GDOT # 1011-A
ST 47	1409503.91	2226945.33	CLEANOUT
ST 48	1409561.66	2226986.22	CLEANOUT
ST 49	1409580.30	2226959.65	STD. JUNCTION BOX TO GDOT # 903U
ST 50	1409621.94	2226985.17	STD. DROP INLET TO GDOT STD. # 1019A
ST 51	1409697.74	2226997.50	PLAIN PIPE END
ST 52	1409520.34	2226917.58	CLEANOUT
ST 53	1409645.87	2226907.77	CLEANOUT
ST 54	1409625.96	2226968.53	STD. JUNCTION BOX TO GDOT # 903U
ST 55	1409629.81	2226906.30	STD. DROP INLET TO GDOT STD. # 1019A
ST 56	1409756.31	2226995.48	CUSTOM BUILT DROP INLET (SEE SHEET C20)
ST 57	1409157.09	2226992.85	OUTLET CONTROL STRUCTURE (SEE SHEET C20)

**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327

**CHASTAIN PARK**  
ATLANTA, GA

**GRADING AND DRAINAGE PLAN**

PROJ. No.: 19-003 DRAWN BY: DRAWN BY  
DWG NAME: GRADING AND DRAINAGE DWG CHECKED BY: CHECKED BY  
SCALE: 1" = # DATE: DATE

**REVISIONS**

NO.	DATE	INITIALS	DESCRIPTION
1	09/26/2021		CHANGE ALL PROPOSED NEW FACILITIES
2	08/12/2021		ADD BUILDING SETBACK LINES
3	08/20/2021		RELOCATE SOME STORMWATER PIPELINES AND RECONSTRUCT DETENTION POND
5	03/10/2022		ADD ADA NOTE
4	04/27/2022		CHANGE ALL STORM PIPES SMALLER THAN 48" TO DEP AND CHANGE ALL STORM PIPES 48" AND LARGER TO RFP
6	05/09/2022		CHANGE ALL STORM PIPES SMALLER THAN 48" TO PVC
7	05/19/2022		CHANGE ROUTING OF STORM PIPES FROM ST 1 TO ST 5
8	06/04/2022		REMOVE DUMPSTER PAD & RETAINING WALL 7
9	02/12/2022		RECONSTRUCT DETENTION POND
10	06/15/2022		CHANGE GRADING AND STORMWATER PIPELINES AND EQUIPMENT BARN
11	12/02/2022		ADD ST 58 AND PIPE 52
12	04/24/2023		RESIZE EQUIPMENT BARN, MOVE INLET TRENCH #3 AND MOVE ALL CONNECTING PIPES AND STRUCTURES
13	05/10/2023		REMOVE TRENCH #10 AND PROPOSED BARN COVERED
14	05/10/2023		CHANGE INFILTRATION TRENCH #3 AND MOVE ST 58

**RELEASED FOR CONSTRUCTION**

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SHEET NO. **C5**

**PROJECT NARRATIVE**

1. THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
2. PROJECT AREA: ±15.497 ACRES; DISTURBED AREA: ±5.0 ACRES.
3. PROPERTY IS LOCATED IN LAND LOTS #118 AND #138, 17TH L.D., 4371 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N; LONGITUDE: 84.3958° W.
4. CURRENT PROPERTY USE: HORSE PARK
5. CURRENT ZONING: R-3 RESIDENTIAL - SINGLE FAMILY
6. BUILDING SETBACK LINES:  
FRONT = 50' FROM PROPERTY LINE,  
REAR = 20' FROM PROPERTY LINE,  
SIDE = 10' FROM PROPERTY LINE.
7. PROJECT OWNER/24 HOUR CONTACT:  
OWNER:  
THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRISHA GROSS  
EXECUTIVE DIRECTOR  
TEL. (770) 850-5686

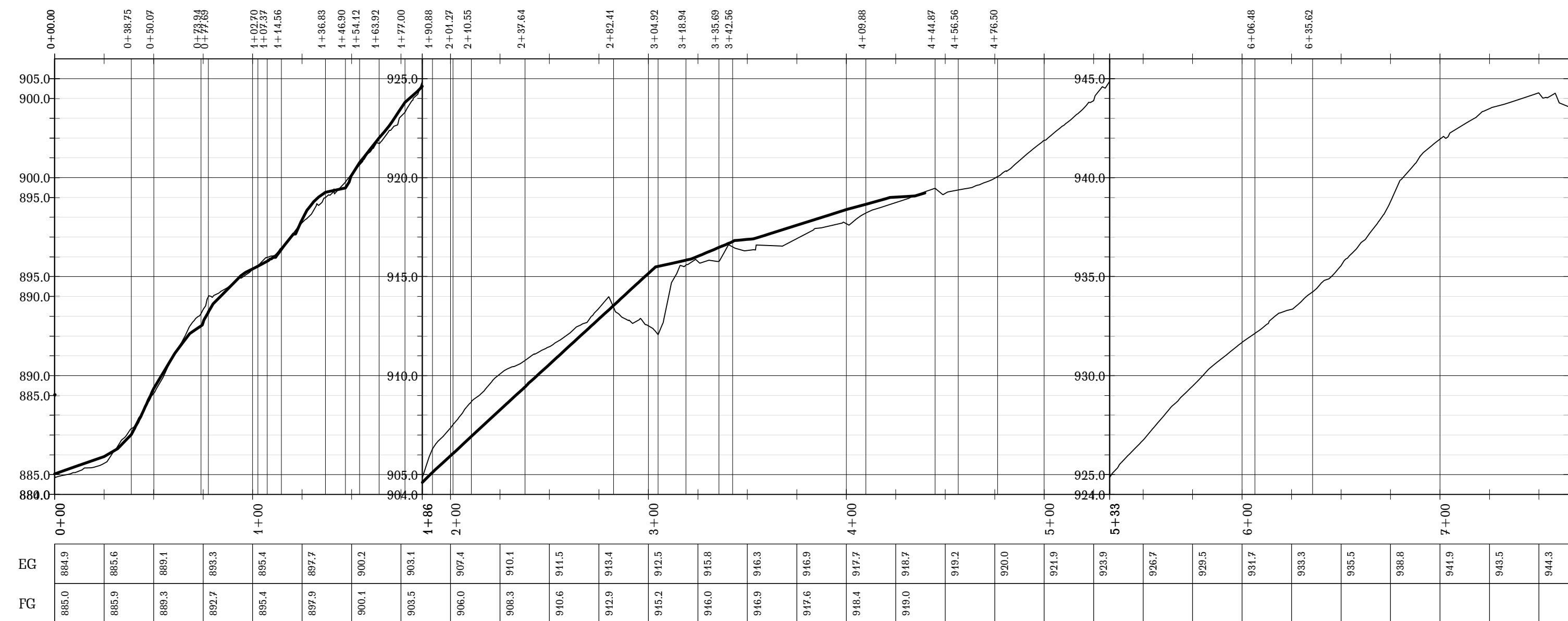
STAKE OUT TABLE: WALKWAY									
NUMBER	START STATION	END STATION	LENGTH	RADIUS	LINE / CHORD BEARING	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	0+00.000	0+38.748	38.748		N49° 39' 36.85"E	1409233.248	2226927.626	1409258.331	2226916.79
C1	0+38.75	0+50.07	11.322	38.400	N41° 12' 49.33"E	1409258.33	2226957.16	1409266.82	2226964.59
L2	0+50.070	0+73.945	23.875		N32° 46' 01.81"E	1409266.817	2226964.593	1409286.893	2226972.515
L3	0+73.945	0+77.690	3.745		N17° 18' 08.37"E	1409286.893	2226972.515	1409290.469	2226978.629
L4	0+77.690	1+02.702	25.012		N32° 18' 08.37"E	1409290.469	2226978.629	1409311.610	2226991.995
L5	1+02.702	1+07.366	4.664		N34° 49' 24.62"E	1409311.610	2226991.995	1409315.439	2226994.658
C2	1+07.37	1+14.56	7.197	5.500	N2° 39' 54.04"W	1409315.44	2226994.66	1409322.13	2226994.35
L6	1+14.564	1+36.826	22.262		N40° 09' 12.69"W	1409322.126	2226994.347	1409339.141	2226999.992
L7	1+36.826	1+46.898	10.073		N2° 24' 50.92"E	1409339.141	2226999.992	1409349.205	2226990.416
L8	1+46.898	1+54.116	7.218		N40° 25' 45.87"W	1409349.205	2226980.416	1409354.699	2226975.735
L9	1+54.116	1+63.916	9.801		N40° 25' 46.11"W	1409354.699	2226975.735	1409362.159	2226969.380
L10	1+63.916	1+76.998	13.082		N48° 01' 48.78"W	1409362.159	2226969.380	1409370.908	2226959.633
L11	1+76.998	1+90.880	13.882		S86° 58' 09.71"W	1409370.908	2226959.633	1409370.174	2226945.791
L12	1+90.880	2+01.270	10.390		N55° 05' 59.89"W	1409370.174	2226945.791	1409376.118	2226937.269
L13	2+01.270	2+10.550	9.280		N55° 06' 00.22"W	1409376.118	2226937.269	1409381.428	2226929.658
L14	2+10.550	2+37.637	27.087		N6° 15' 12.22"W	1409381.428	2226929.658	1409394.316	2226905.834
L15	2+37.637	2+82.409	44.772		N65° 15' 43.84"W	1409394.316	2226905.834	1409413.052	2226885.171
L16	2+82.409	3+04.922	22.513		N67° 38' 43.81"W	1409413.052	2226885.171	1409421.614	2226844.350
L17	3+04.922	3+18.940	14.018		N22° 45' 24.19"W	1409421.614	2226844.350	1409434.541	2226838.928
L18	3+18.940	3+35.692	16.753		N69° 00' 13.76"W	1409434.541	2226838.928	1409440.544	2226823.287

STAKE OUT TABLE: WALKWAY									
NUMBER	START STATION	END STATION	LENGTH	RADIUS	LINE / CHORD BEARING	START NORTHING	START EASTING	END NORTHING	END EASTING
C3	3+35.69	3+42.56	6.865	92.000	N71° 08' 30.90"W	1409440.54	2226823.29	1409442.76	2226816.79
L19	3+42.558	4+09.877	67.319		N73° 16' 46.24"W	1409442.762	2226816.792	1409462.130	2226752.319
L20	4+09.877	4+44.870	34.994		N74° 23' 54.50"W	1409462.130	2226752.319	1409471.541	2226718.615
L21	4+44.870	4+56.559	11.688		N44° 23' 54.50"W	1409471.541	2226718.615	1409479.893	2226710.437
C4	4+56.56	4+76.50	19.942	147.065	N69° 21' 41.11"W	1409479.89	2226710.44	1409486.92	2226691.79
C5	4+76.50	6+06.48	129.979	107.306	N30° 46' 32.55"W	1409486.92	2226691.79	1409591.89	2226629.27
O6	6+06.48	6+35.62	29.140	142.040	N9° 48' 08.72"E	1409591.89	2226629.27	1409620.55	2226634.23
C7	6+35.62	7+65.73	130.107	1301.468	N18° 37' 36.43"E	1409620.55	2226634.23	1409743.85	2226675.59
L22	7+65.726	8+06.307	41.181		N21° 28' 42.19"E	1409743.853	2226675.586	1409762.174	2226690.665
C8	8+06.91	8+41.40	34.494	66.000	N36° 27' 02.68"E	1409762.17	2226690.66	1409809.60	2226710.93
L23	8+41.401	8+45.975	4.574		N51° 25' 23.16"E	1409809.605	2226710.936	1409812.457	2226714.502
L24	8+45.975	8+61.709	15.734		S38° 34' 36.84"E	1409812.457	2226714.502	1409800.157	2226724.313
L25	8+61.709	8+63.999	2.290		N51° 25' 23.16"E	1409800.157	2226724.313	1409801.585	2226726.103
C9	8+64.00	9+19.86	55.862	38.293	S86° 47' 04.63"E	1409801.58	2226726.10	1409798.72	2226777.06
L26	9+19.861	9+37.531	17.670		S44° 59' 32.42"E	1409798.722	2226777.061	1409786.226	2226789.554
C10	9+37.53	9+88.24	50.707	135.044	S55° 44' 57.30"E	1409786.23	2226789.55	1409757.85	2226831.21
L27	9+88.238	10+67.463	79.225		S66° 30' 22.17"E	1409757.854	2226831.222	1409726.271	2226803.880
L28	10+67.463	10+93.887	26.424		N23° 29' 37.95"E	1409726.271	2226803.880	1409750.505	2226814.414
C11	10+93.89	11+08.27	14.387	9.470	N72° 34' 28.57"E	1409750.51	2226814.41	1409754.41	2226826.86
L29	11+08.274	11+27.665	19.390		S66° 31' 05.28"E	1409754.411	2226826.858	1409746.685	2226844.642

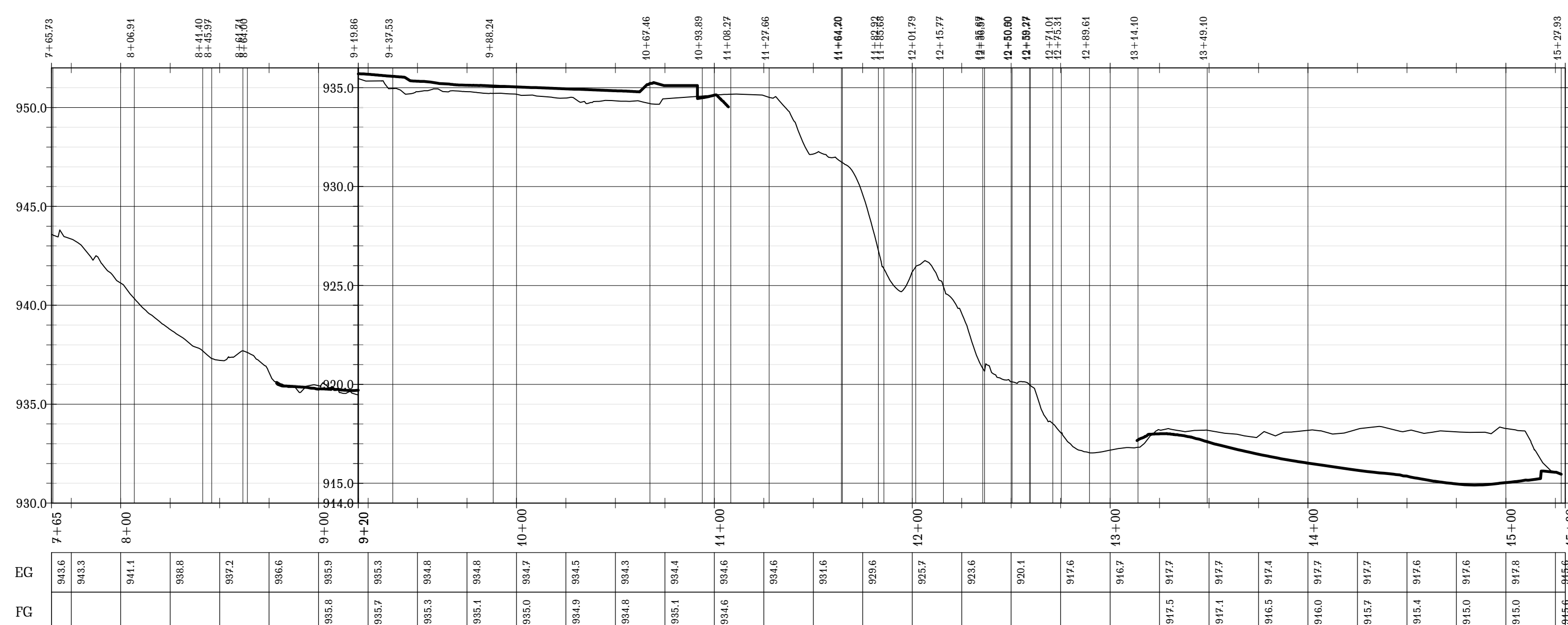
STAKE OUT TABLE: WALKWAY									
NUMBER	START STATION	END STATION	LENGTH	RADIUS	LINE / CHORD BEARING	START NORTHING	START EASTING	END NORTHING	END EASTING
L37	12+89.608	13+14.007	24.400		S19° 41' 53.56"W	1409656.339	2226976.817	1409633.282	2226971.562
C20	13+14.10	13+49.10	35.001	98.000	S24° 49' 41.11"W	1409633.28	2226971.56	1409601.69	2226956.94
L38	13+49.098	15+27.934	178.836		S35° 09' 07.87"W	1409601.685	2226956.944	1409455.464	2226853.979

**LEGEND**

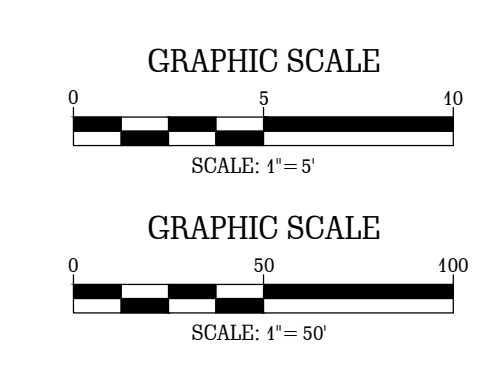
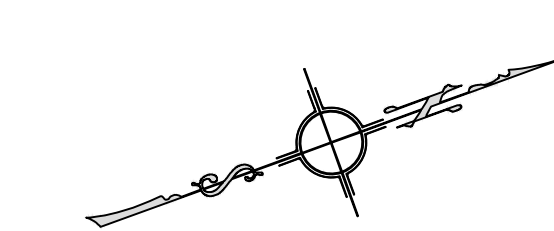
EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	-W- PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	- PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	- PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	- PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	- SS - PROPOSED SANITARY SEWER
-W- EXISTING WATER MAIN	- PROPOSED SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT	- EXISTING CONCRETE PIPE
- EXISTING WATER VALVE	- PROPOSED STORM SEWER MANHOLE
- EXISTING WATER METER	- PROPOSED POWER POLE (P.P.)
- SS - EXISTING SANITARY SEWER	- OHP - PROPOSED OVER HEAD POWER
- EXISTING SANITARY SEWER MANHOLE	- UGP - PROPOSED UNDERGROUND POWER
- EXISTING CONCRETE PIPE	- UCT - EXISTING TELEPHONE LINE BURIED UNDER GROUND
- EXISTING STORM SEWER MANHOLE	- CTW - EXISTING CABLE
- EXISTING POWER POLE (P.P.)	- 100' - EXISTING CONTOUR
- OHP - EXISTING OVER HEAD POWER	- EXISTING TREE
- UGP - EXISTING UNDERGROUND POWER	- PROPOSED TREE
- UCT - EXISTING TELEPHONE LINE BURIED UNDER GROUND	
- CTW - EXISTING CABLE	
- 100' - EXISTING CONTOUR	
- EXISTING TREE	
- PROPOSED TREE	
- SOILS LINES	
- 100-YR FLOODPLAIN BOUNDARY	
- EXISTING ITEMS TO BE DEMOLISHED	- PROPOSED FLARED END SECTION
- EXISTING FLARED END SECTION	- PROPOSED RIGHT OF WAY
R/W - EXISTING RIGHT OF WAY	- EXISTING LOT BOUNDARY CORNER
- EXISTING LOT BOUNDARY CORNER	- PROPOSED FENCE
- EXISTING FENCE	- C/L - CENTERLINE
- C/L - EXISTING CENTERLINE	- X - SILT FENCE
	- RIP-RAP



**WALKWAY**  
STATION RANGE: 0+00.00' - 7+65.00'  
SCALE: HOR- 1"=50' VERT- 1"=5'



**WALKWAY**  
STATION RANGE: 7+65.00' - 15+30.00'  
SCALE: HOR- 1"=50' VERT- 1"=5'



**V D W E**  
**VAN DER WATT**  
**ENGINEERING, LLC**  
CONSULTING CIVIL ENGINEERS  
84 BENT OAK CIRCLE,  
THOMASVILLE, GA 31757-9502  
TEL: (229) 551-0363  
FAX: (229) 227-6593  
E-MAIL: JVDW@VWENGINEERS.COM  
CERT. OF AUTH. GA # PEFO04845

PROJECT:  
**PROPOSED ALTERATIONS  
TO CHASTAIN PARK  
EQUESTRIAN PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327**

CLIENT:  
**CHASTAIN PARK  
ATLANTA, GA**

DRAWING TITLE:  
**WALKWAY ALIGNMENT  
AND PROFILE**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	GRADING AND DRAINAGE.dwg	CHECKED BY:	jj
SCALE:	1" = 50' & 1" = 5'	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
i.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES

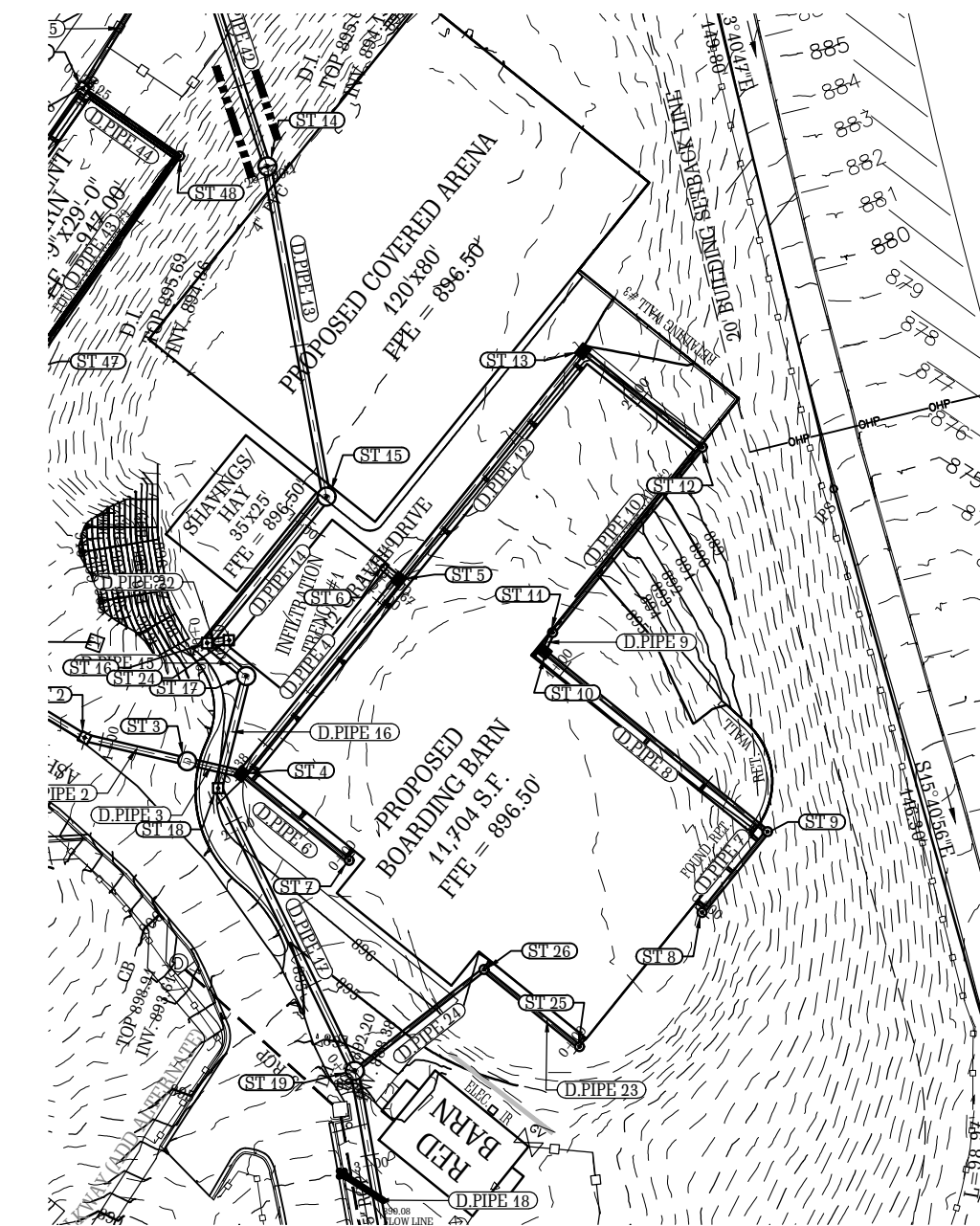
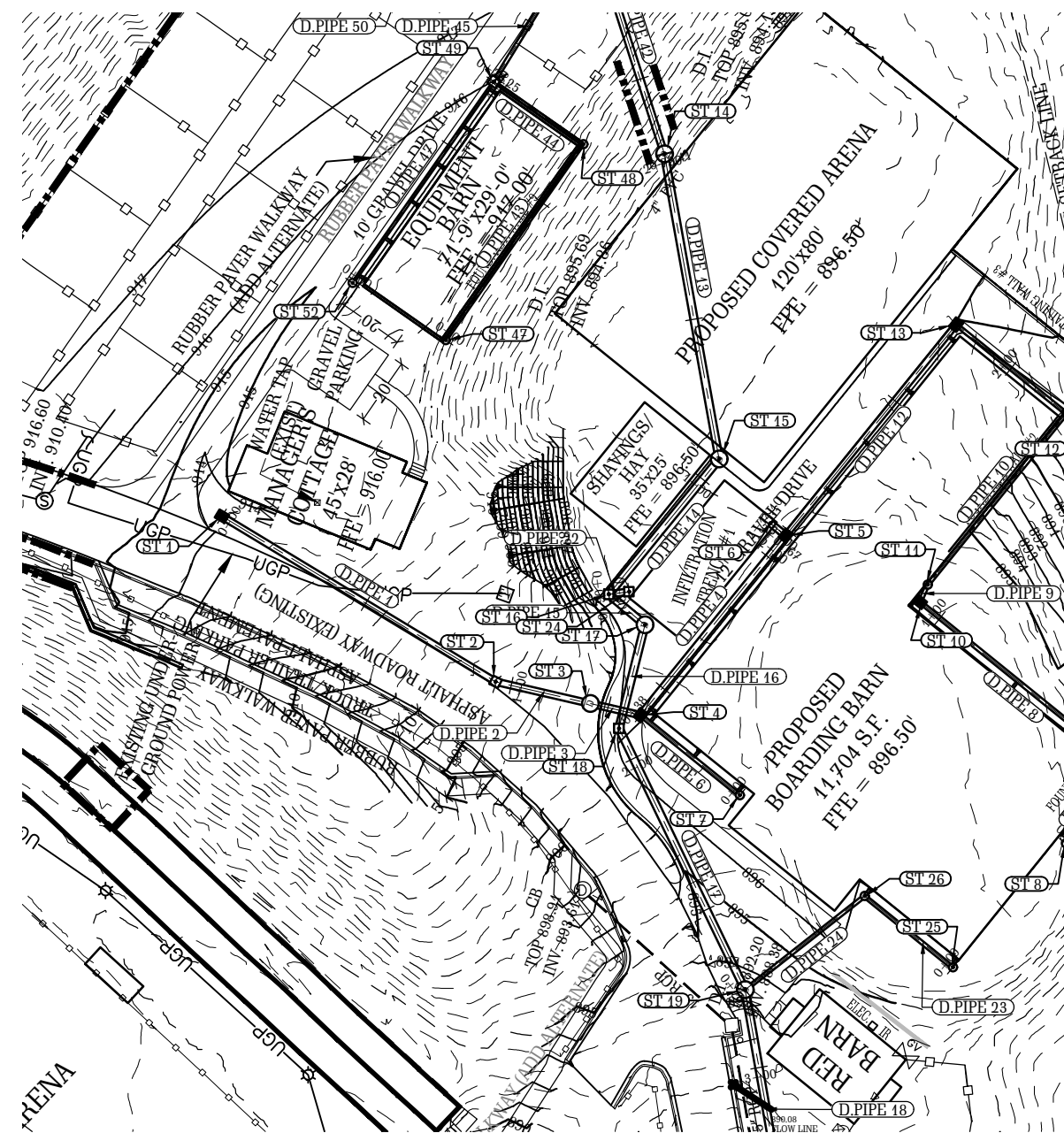
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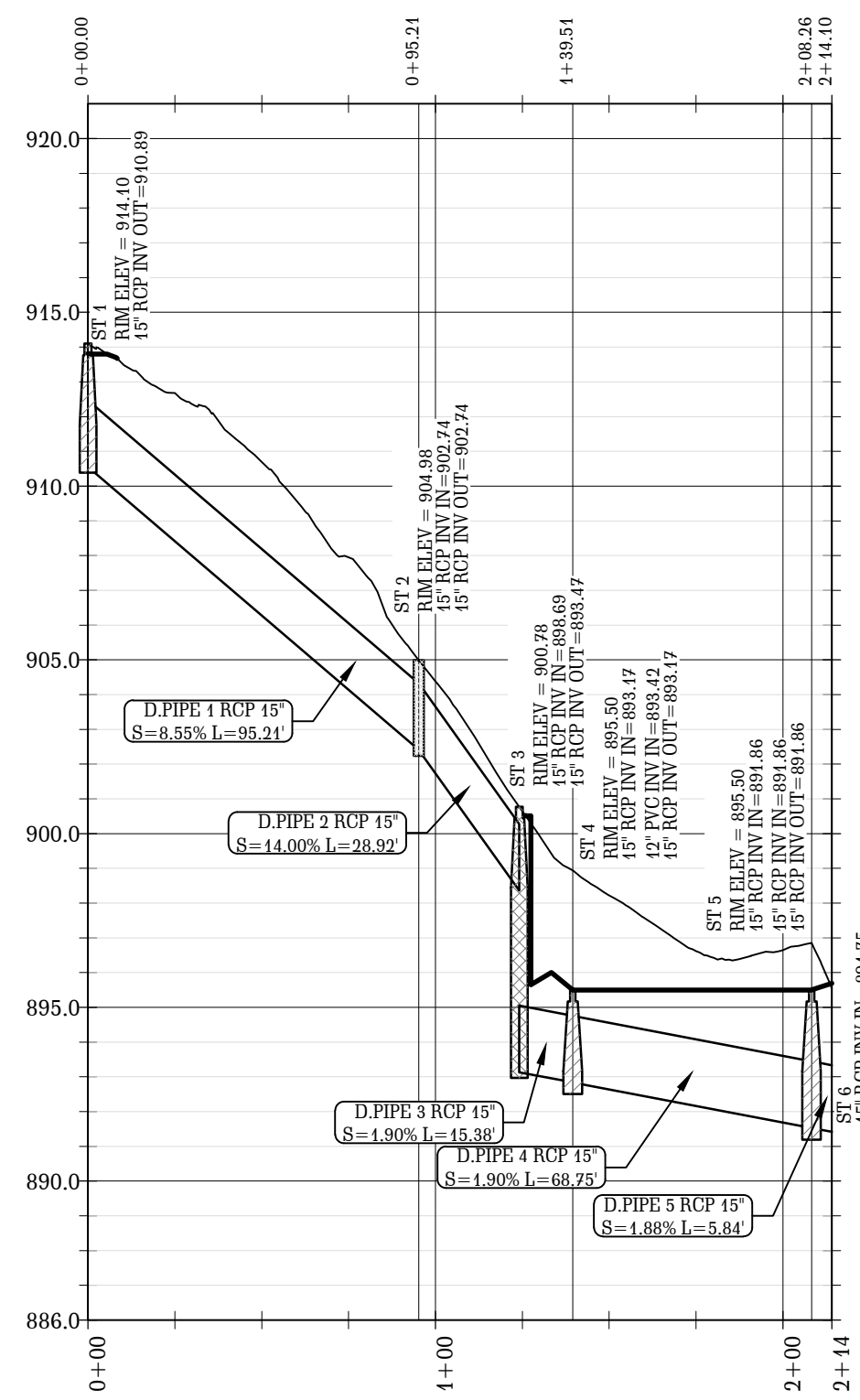
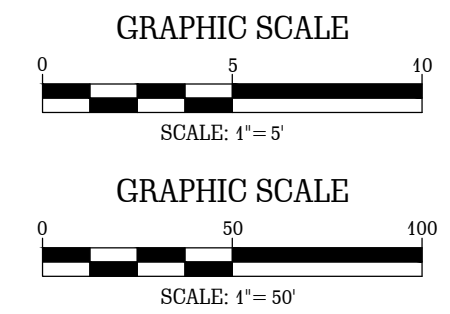
SHEET NO.  
**C6**

REGISTERED PROFESSIONAL ENGINEER  
J. VAN DER WATT

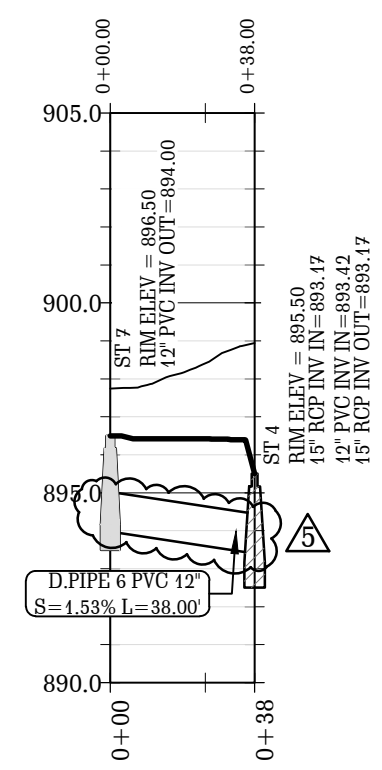
**GEORGIA811**  
Utilities Protection Center, Inc.  
Know what's below.  
Call before you dig.



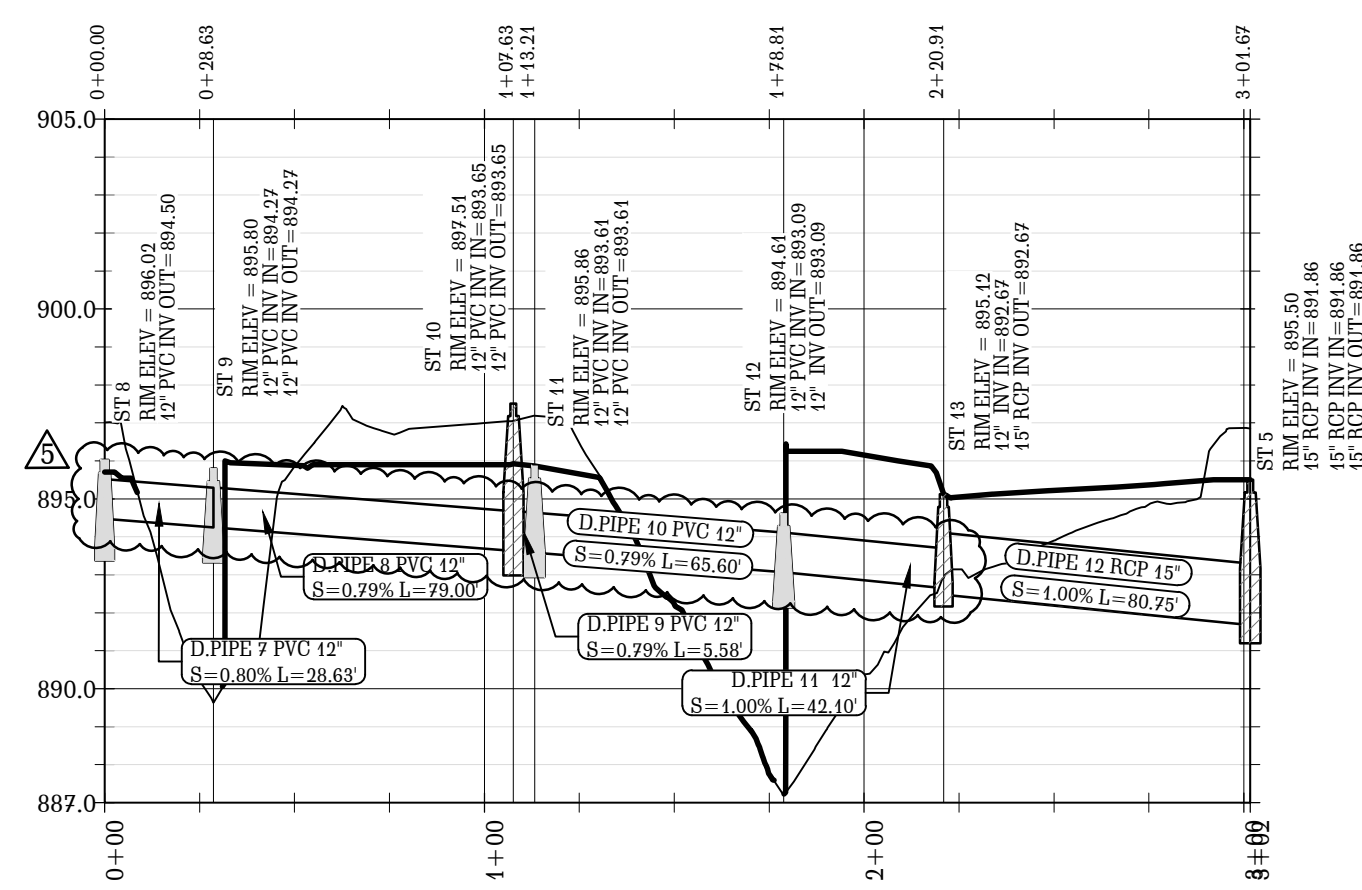
**STORM PIPES NOTE:**  
 IN LOCATIONS WHERE STORM WATER DOWN SPOUT COLLECTION PIPES DAYLIGHT ABOVE GROUND, SUCH COLLECTION PIPES SHALL BE SECURED TO THE BUILDING WALLS WITH GALVANIZED STEEL STRAPS AT 24" O/C OR SIMILAR APPROPRIATE BRACKETS.



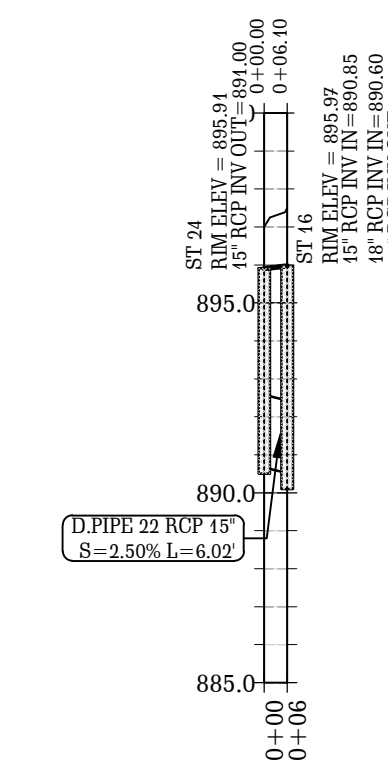
ST 1 - ST 6  
 STATION RANGE: 0+00.00' - 2+14.10'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 7 - ST 4  
 STATION RANGE: 0+00.00' - 0+38.00'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 8 - ST 5  
 STATION RANGE: 0+00.00' - 3+01.67'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 24 - ST 16  
 STATION RANGE: 0+00.00' - 0+06.10'  
 SCALE: HOR- 1"=50' VERT- 1"=5'

**V D W E**  
**VAN DER WATT**  
**ENGINEERING, LLC**  
 CONSULTING CIVIL ENGINEERS  
 84 BENT OAK CIRCLE,  
 THOMASVILLE, GA 31757-9502  
 TEL: (229) 551-0363  
 FAX: (229) 227-6593  
 E-MAIL: J@VDWEENGINEERS.COM  
 CERT. OF AUTH. GA # PEFO04845

PROJECT:  
**PROPOSED ALTERATIONS  
 TO CHASTAIN PARK  
 EQUESTRIAN PARK**  
 4371 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK  
 ATLANTA, GA**

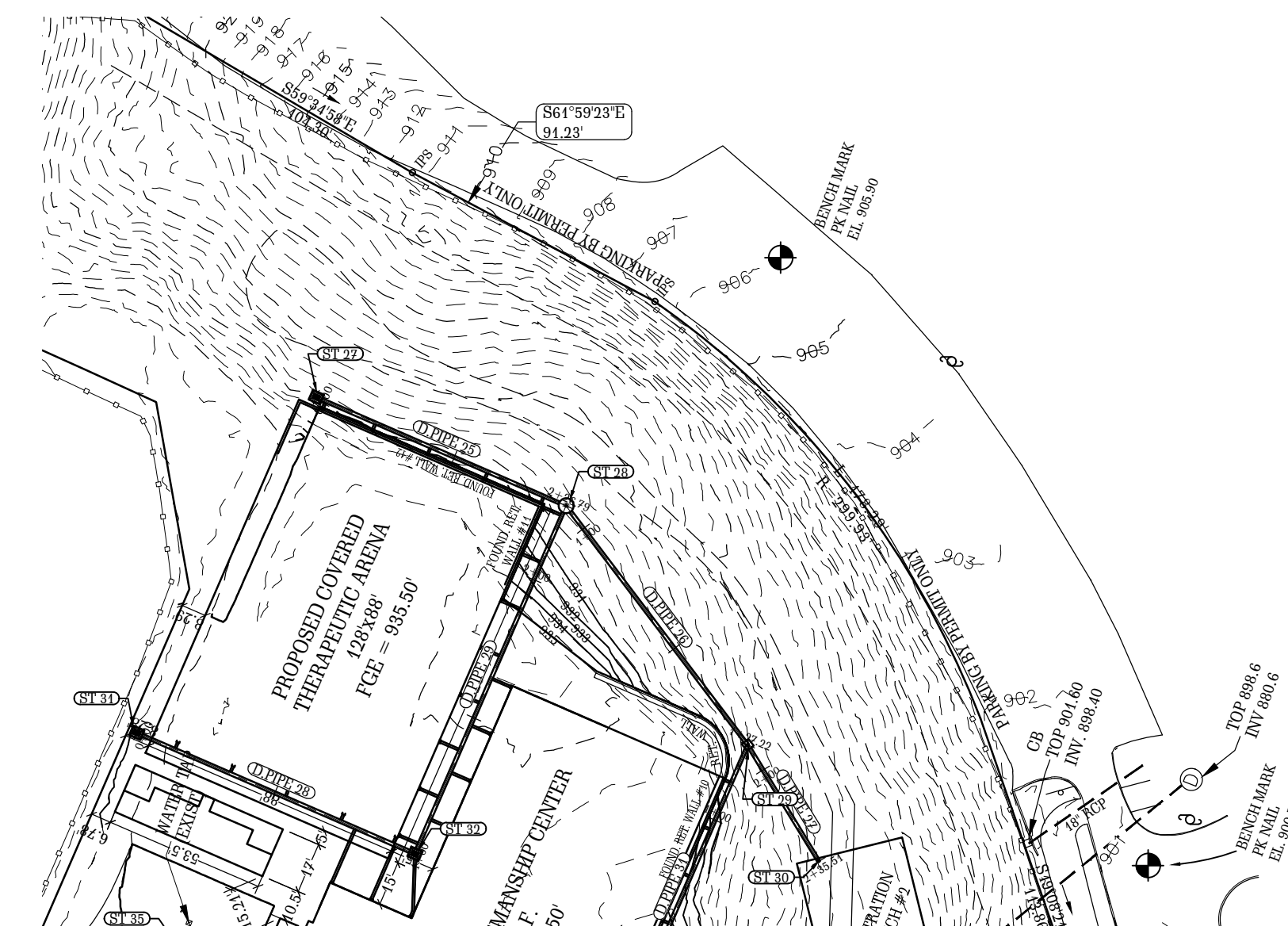
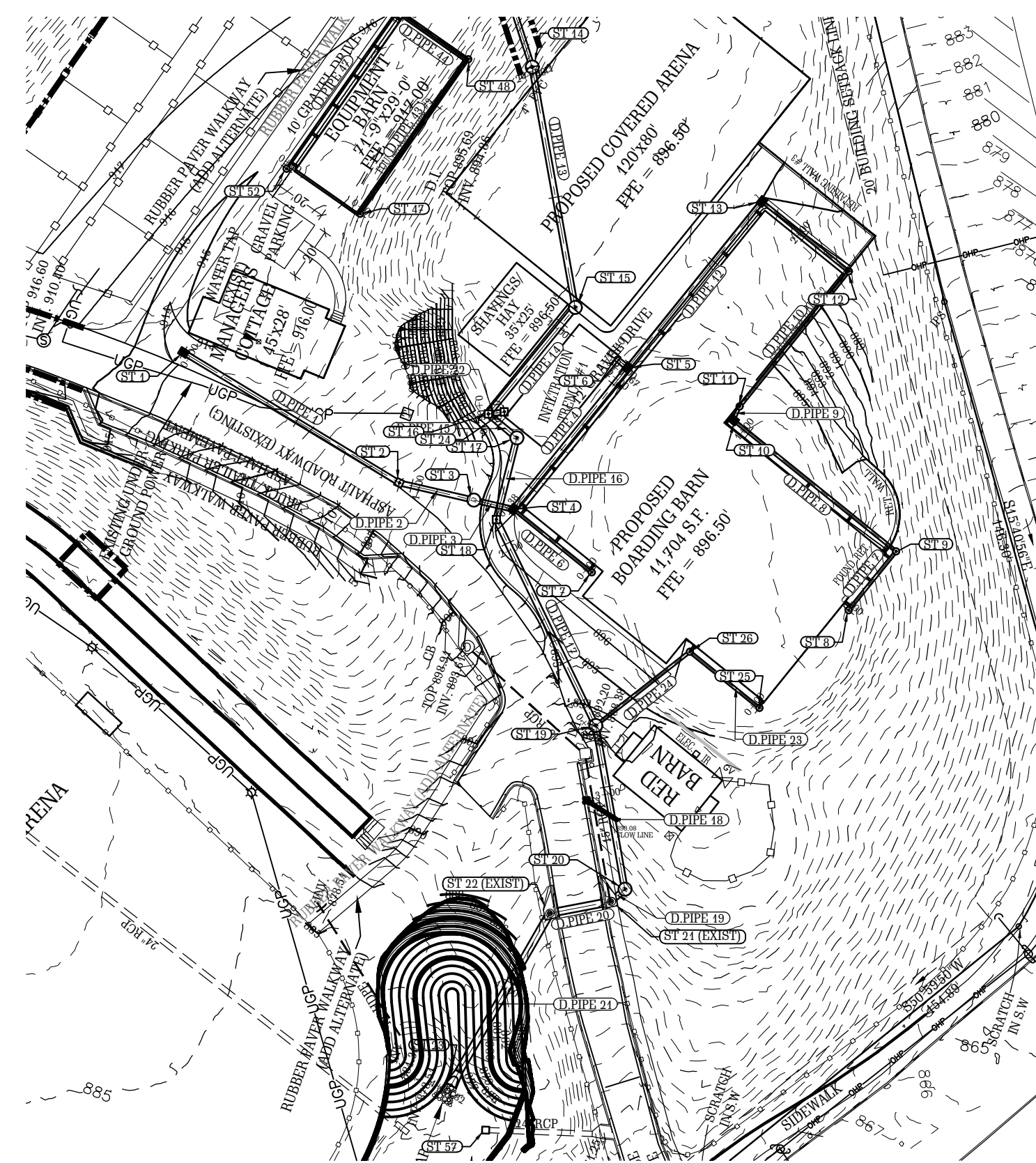
DRAWING TITLE:  
**STORMWATER PIPE PROFILES  
 SHEET 1 OF 4**

PROJ. No.: 19-003 DRAWN BY: jj  
 DWG NAME: GRADING AND DRAINAGE.dwg CHECKED BY: jj  
 SCALE: 1" = 50' & 1" = 5' DATE: 26 JUL 2021

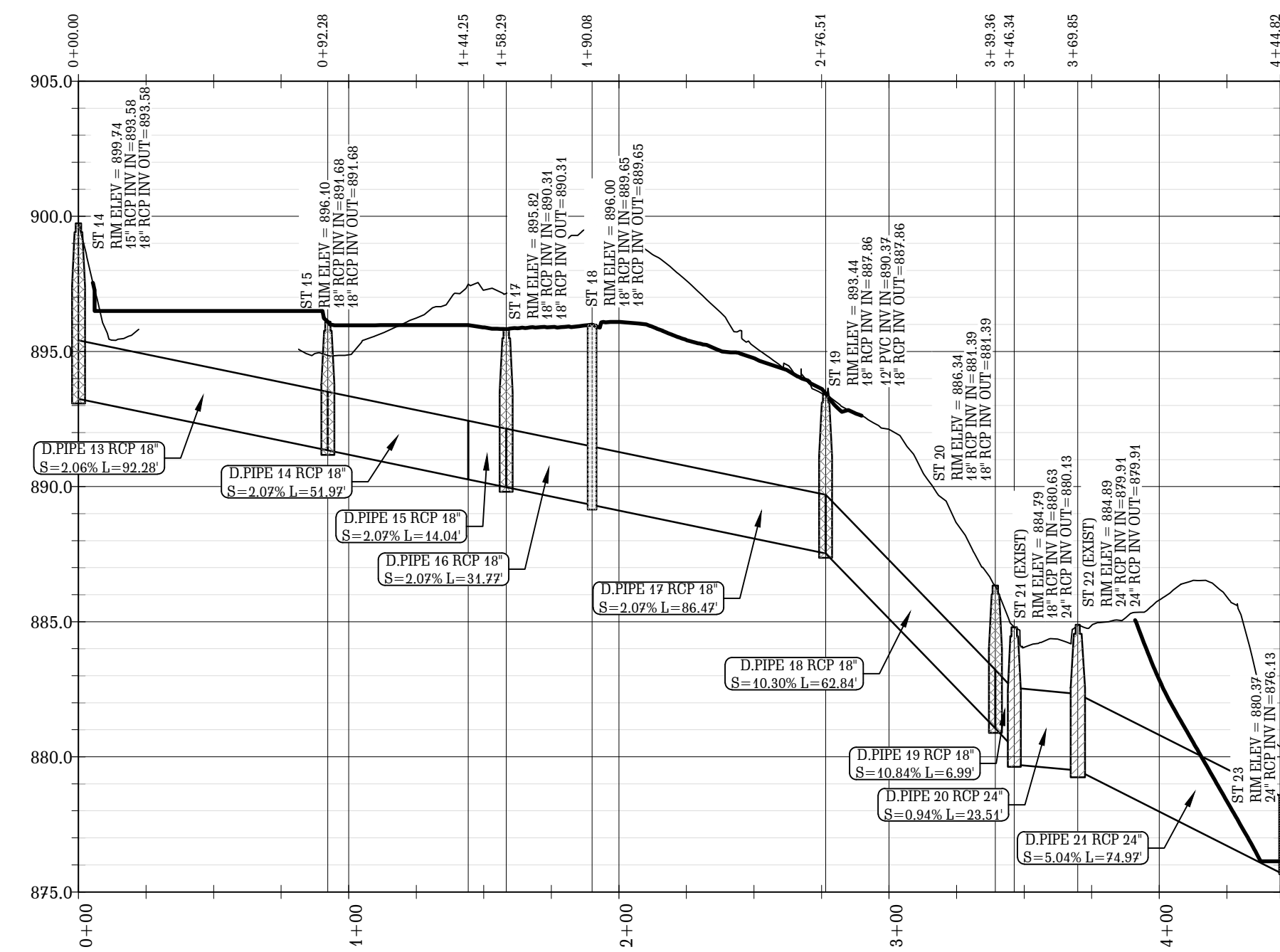
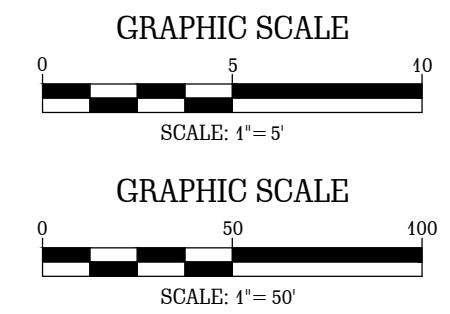
REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES
2.	09/20/2021	jj	REVISE PROFILES OF REROUTED STORMWATER PIPELINES
3.	01/27/2022	jj	CHANGE ALL STORM PIPES SMALLER THAN 15" TO DIP AND CHANGE ALL STORM PIPES 15" AND LARGER TO RCP
4.	03/10/2022	jj	ADD PLANS
5.	05/09/2022	jj	CHANGE ALL STORM PIPES SMALLER THAN 15" TO PVC

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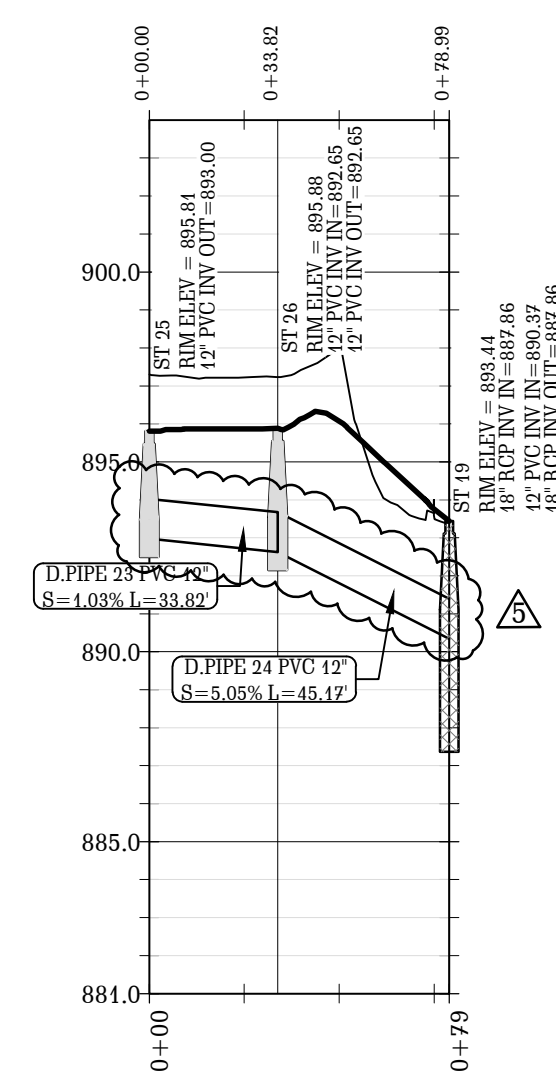
SHEET NO. **C7**



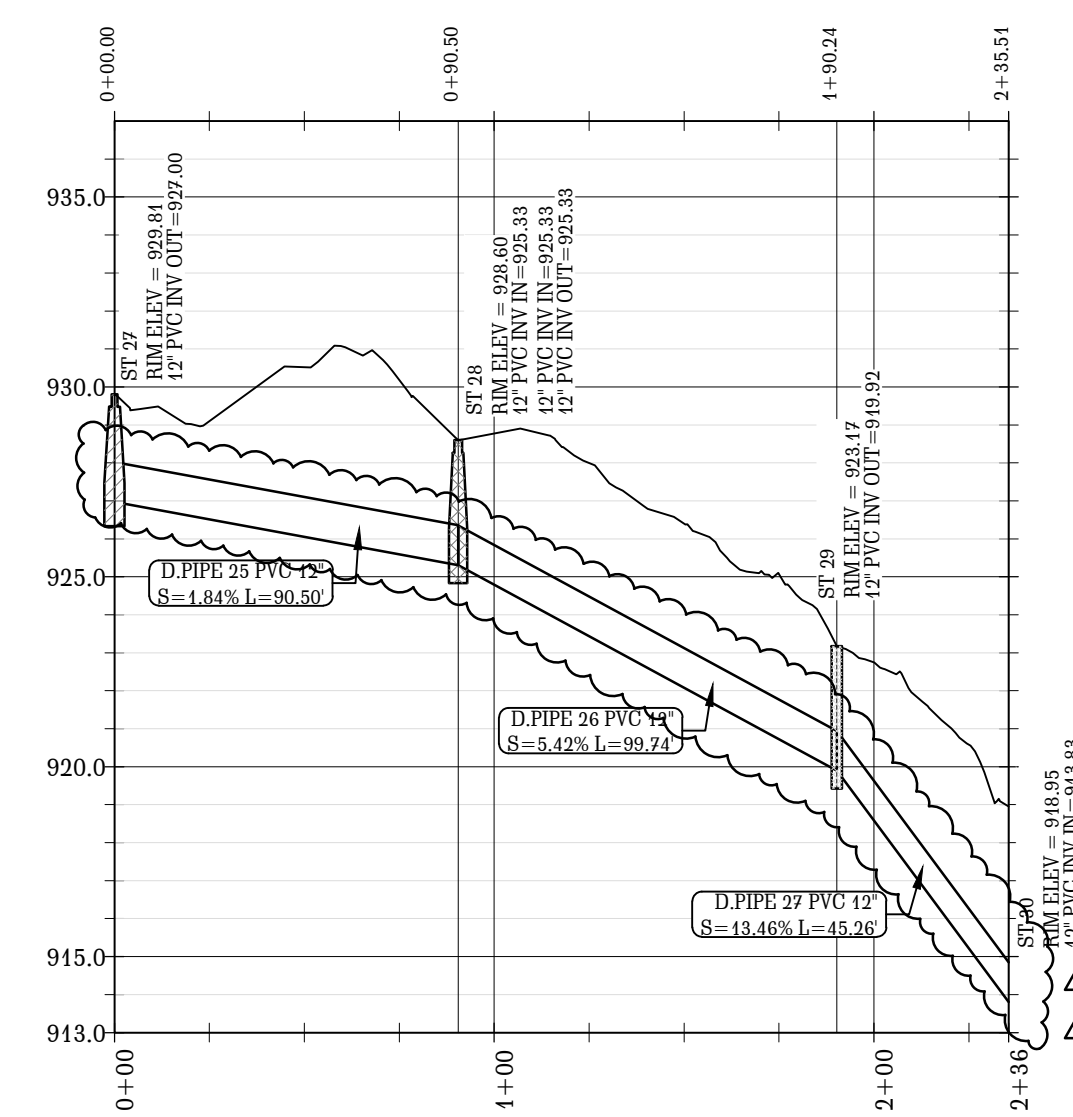
**STORM PIPES NOTE:**  
 IN LOCATIONS WHERE STORM WATER DOWN SPOUT COLLECTION PIPES DAYLIGHT ABOVE GROUND, SUCH COLLECTION PIPES SHALL BE SECURED TO THE BUILDING WALLS WITH GALVANIZED STEEL STRAPS AT 24" O/C OR SIMILAR APPROPRIATE BRACKETS.



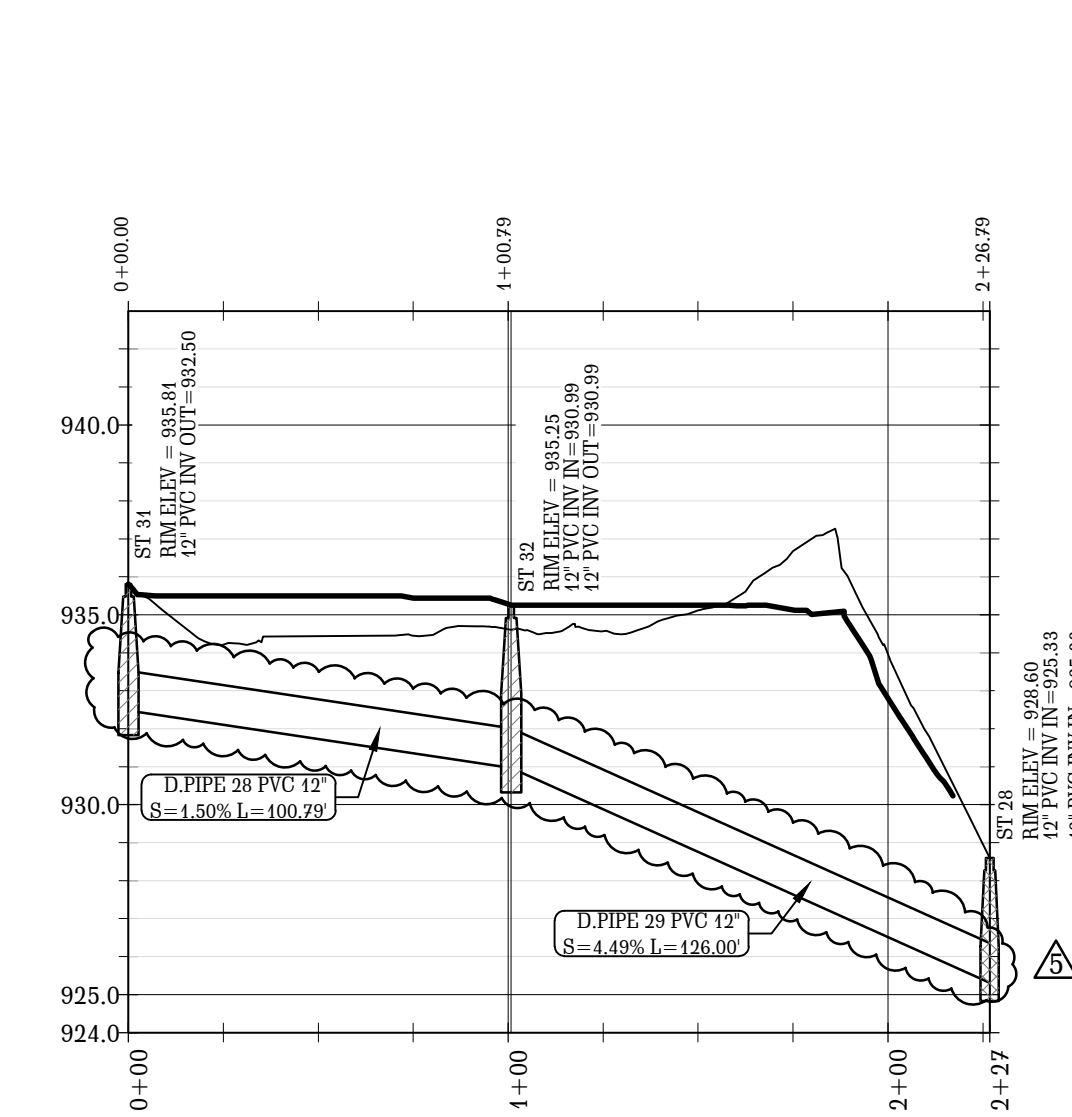
ST 14 - ST 23  
 STATION RANGE: 0+00.00' - 4+44.82'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 25 - ST 19  
 STATION RANGE: 0+00.00' - 0+78.99'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 27 - ST 30  
 STATION RANGE: 0+00.00' - 2+35.51'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 31 - ST 28  
 STATION RANGE: 0+00.00' - 2+26.79'  
 SCALE: HOR- 1"=50' VERT- 1"=5'

**V D W E**  
**VAN DER WATT**  
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 84 BENT OAK CIRCLE,  
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 TEL: (229) 551-0363  
 FAX: (229) 227-6593  
 E-MAIL: J@VDWEENGINEERS.COM  
 CERT. OF AUTH. GA # PEFO04845

PROJECT:  
**PROPOSED ALTERATIONS  
 TO CHASTAIN PARK  
 EQUESTRIAN PARK  
 4374 POWERS FERRY ROAD  
 ATLANTA, GA 30327**

CLIENT:  
**CHASTAIN PARK  
 ATLANTA, GA**

DRAWING TITLE:  
**STORMWATER PIPE PROFILES  
 SHEET 2 OF 4**

PROJ. No.: 19-003 DRAWN BY: jj  
 DWG NAME: GRADING AND DRAINAGE.dwg CHECKED BY: jj  
 SCALE: 1" = 50' & 1" = 5' DATE: 26 JUL 2021

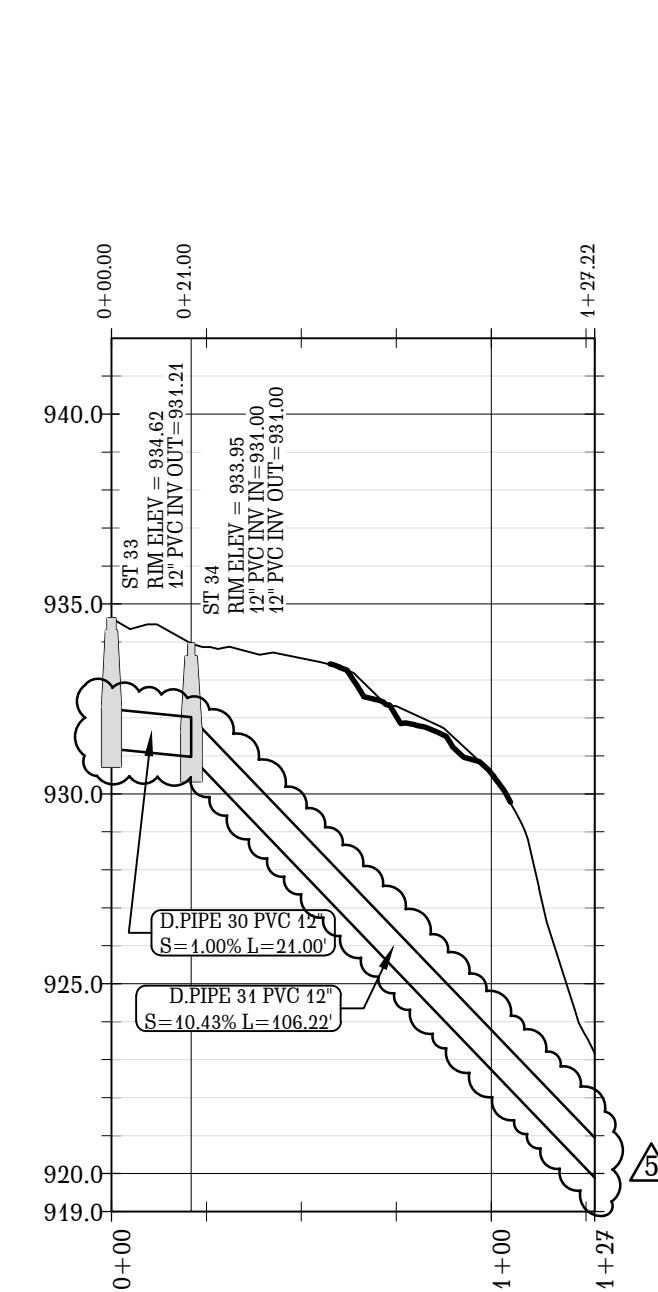
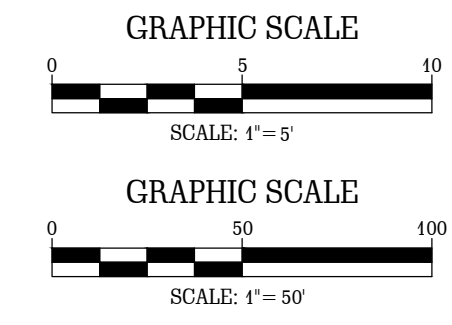
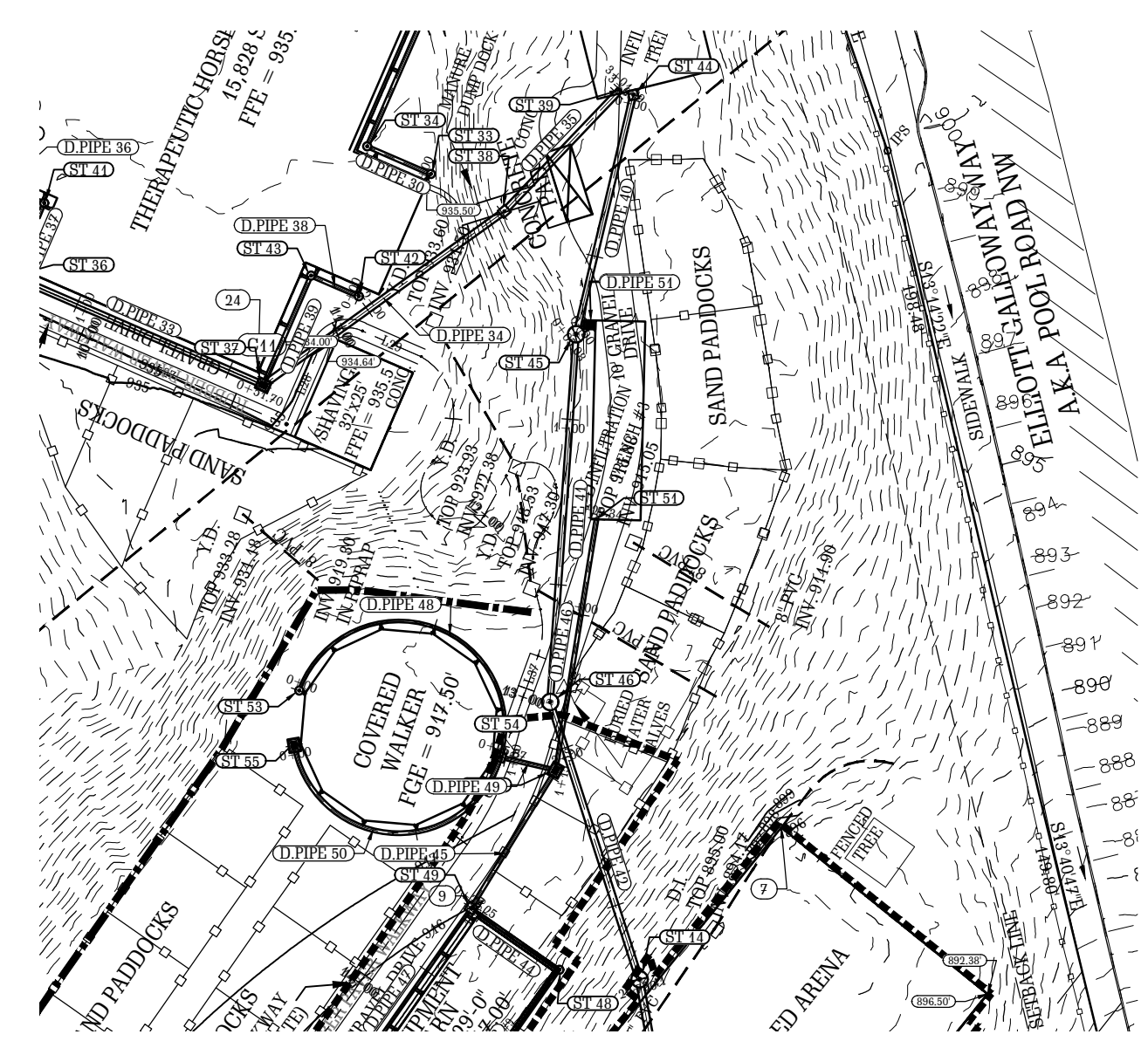
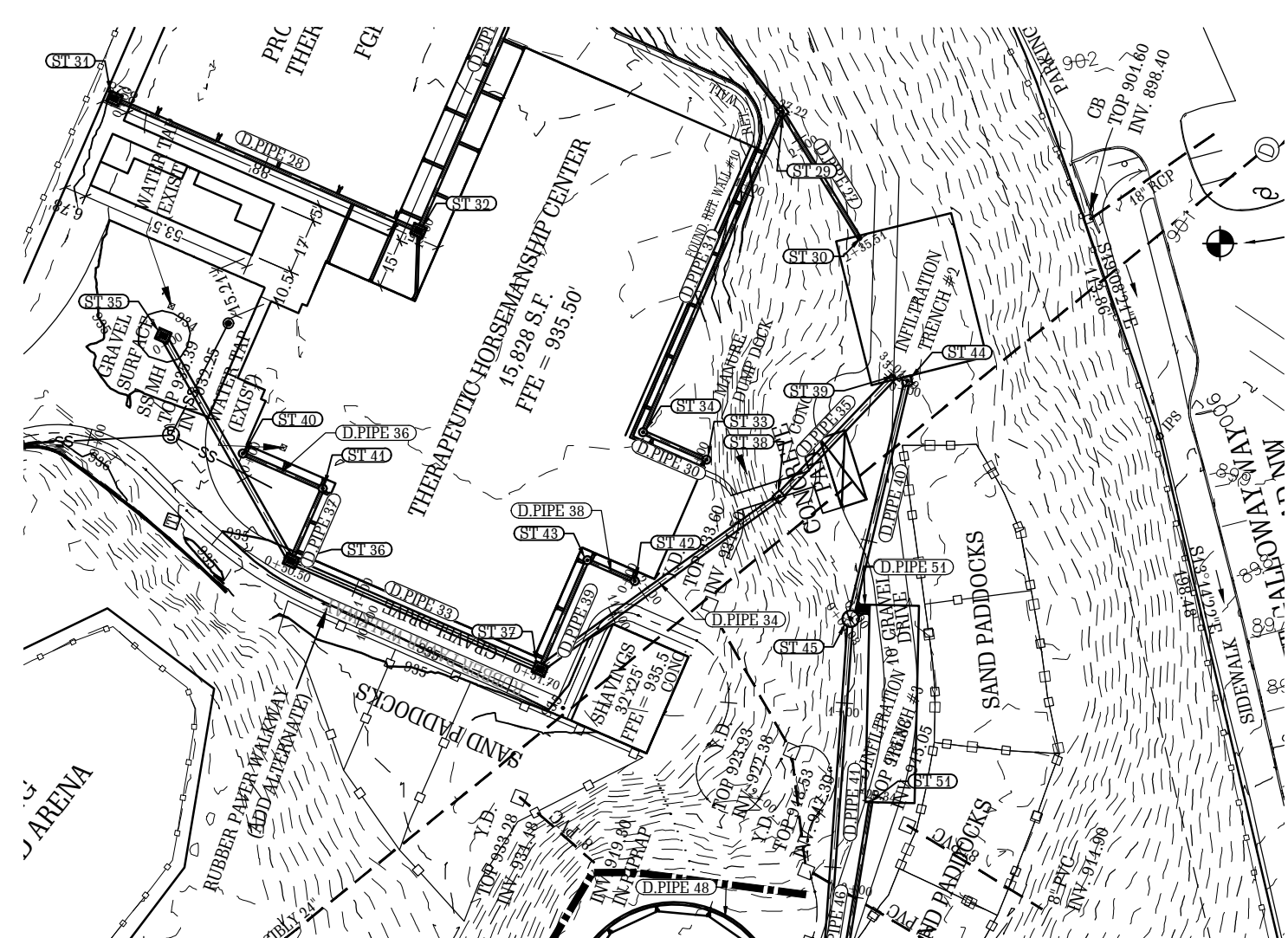
REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES
2.	09/30/2021	jj	REVISE PROFILES OF REROUTED STORMWATER PIPELINES
3.	01/27/2022	jj	CHANGE ALL STORM PIPES SMALLER THAN 15" TO DIP AND CHANGE ALL STORM PIPES 15" AND LARGER TO RCP
4.	03/10/2022	jj	ADD PLANS
5.	05/09/2022	jj	CHANGE ALL STORM PIPES SMALLER THAN 15" TO PVC
6.	05/10/2023	jj	CHANGE SLOPE OF D.P.I.P.E. 27 AND RIM ELEV. OF ST 30

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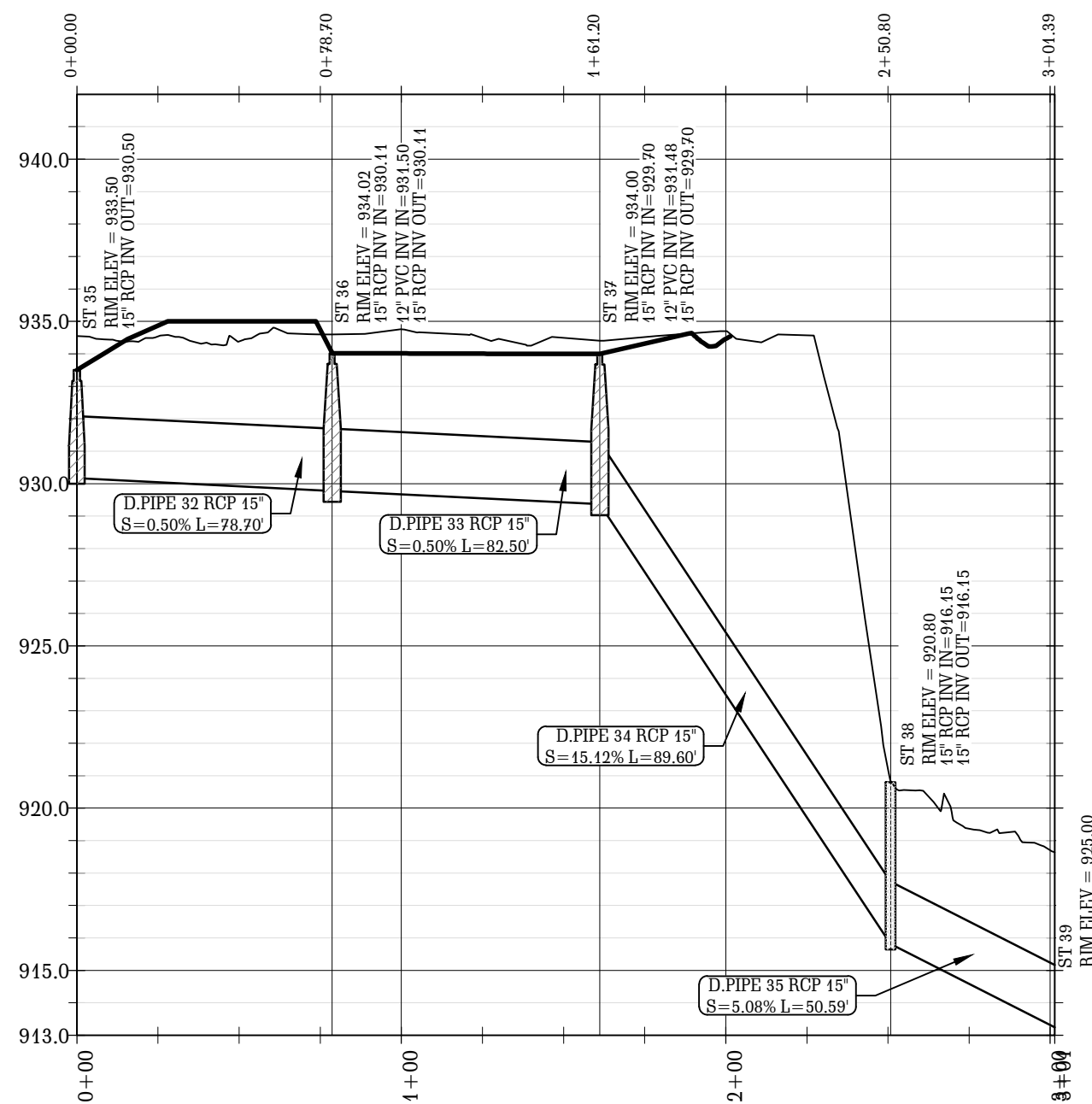
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SHEET NO. **C7A**

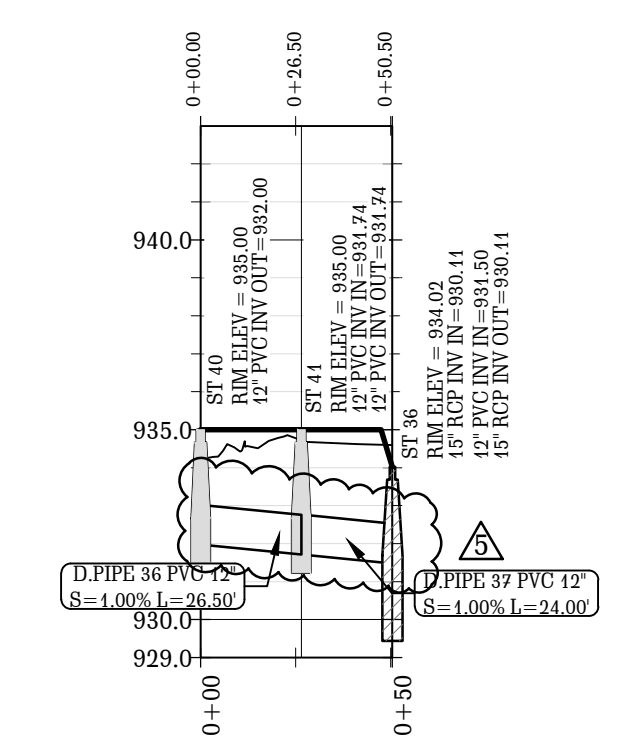
STORM PIPES NOTE:  
 IN LOCATIONS WHERE STORM WATER DOWN SPOUT  
 COLLECTION PIPES DAYLIGHT ABOVE GROUND, SUCH  
 COLLECTION PIPES SHALL BE SECURED TO THE  
 BUILDING WALLS WITH GALVANIZED STEEL STRAPS  
 AT 24" O/C OR SIMILAR APPROPRIATE BRACKETS.



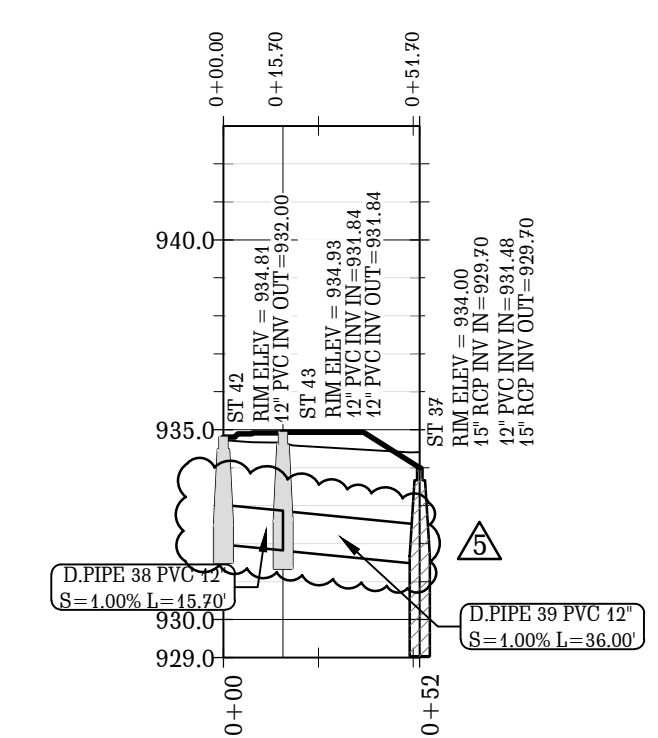
ST 33 - ST 29  
 STATION RANGE: 0+00.00' - 1+27.22'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



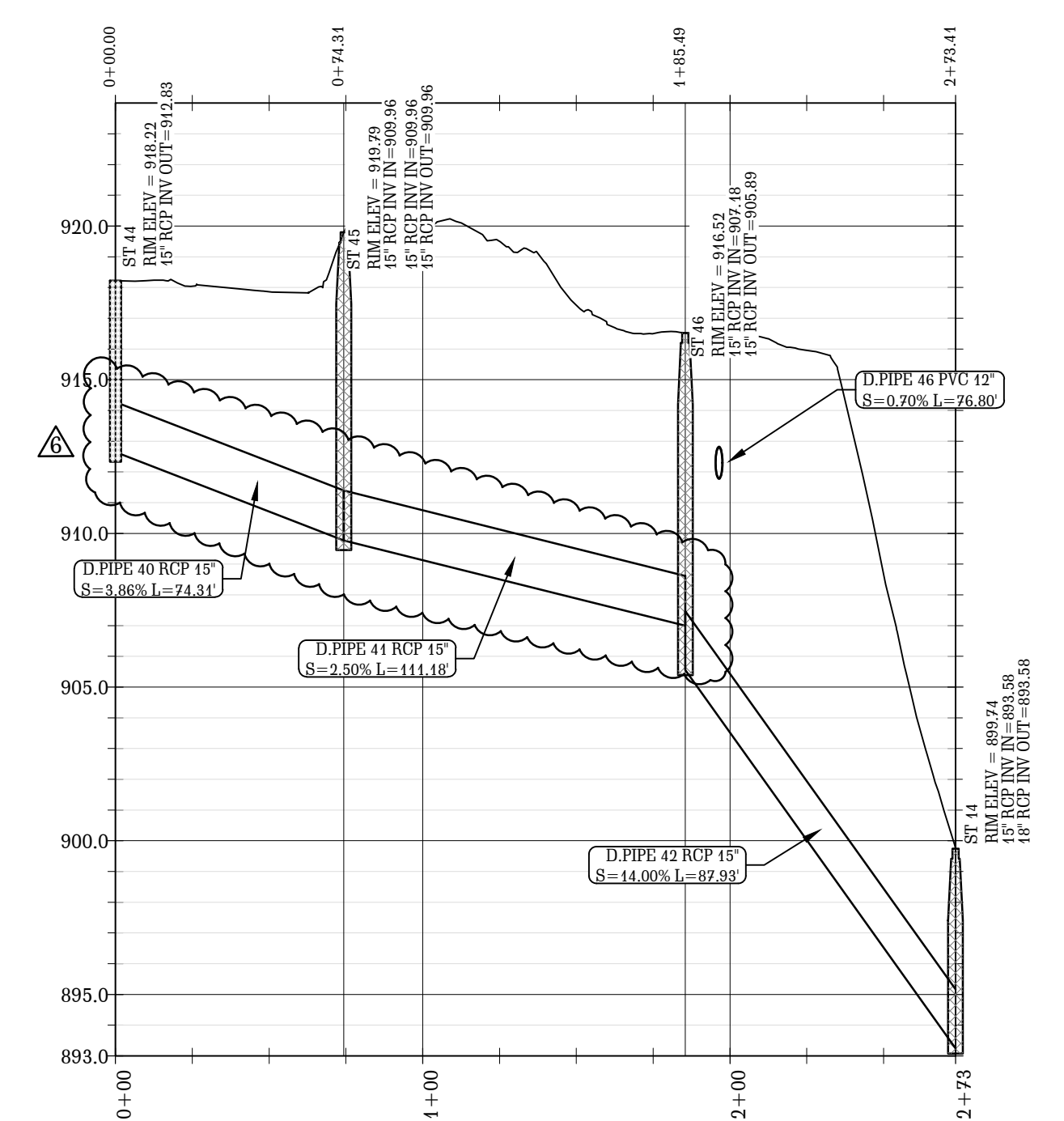
ST 35 - ST 39  
 STATION RANGE: 0+00.00' - 3+01.39'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 40 - ST 36  
 STATION RANGE: 0+00.00' - 0+50.50'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 42 - ST 37  
 STATION RANGE: 0+00.00' - 0+51.70'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 44 - ST 14  
 STATION RANGE: 0+00.00' - 2+73.41'  
 SCALE: HOR- 1"=50' VERT- 1"=5'

**V D W E**  
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 FAX: (229) 227-6593  
 E-MAIL: JVDW@VDWENGINEERS.COM  
 CERT. OF AUTH. GA # PE004845

PROJECT:  
**PROPOSED ALTERATIONS  
 TO CHASTAIN PARK  
 EQUESTRIAN PARK**  
 4374 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK  
 ATLANTA, GA**

DRAWING TITLE:  
**STORMWATER PIPE PROFILES  
 SHEET 3 OF 4**

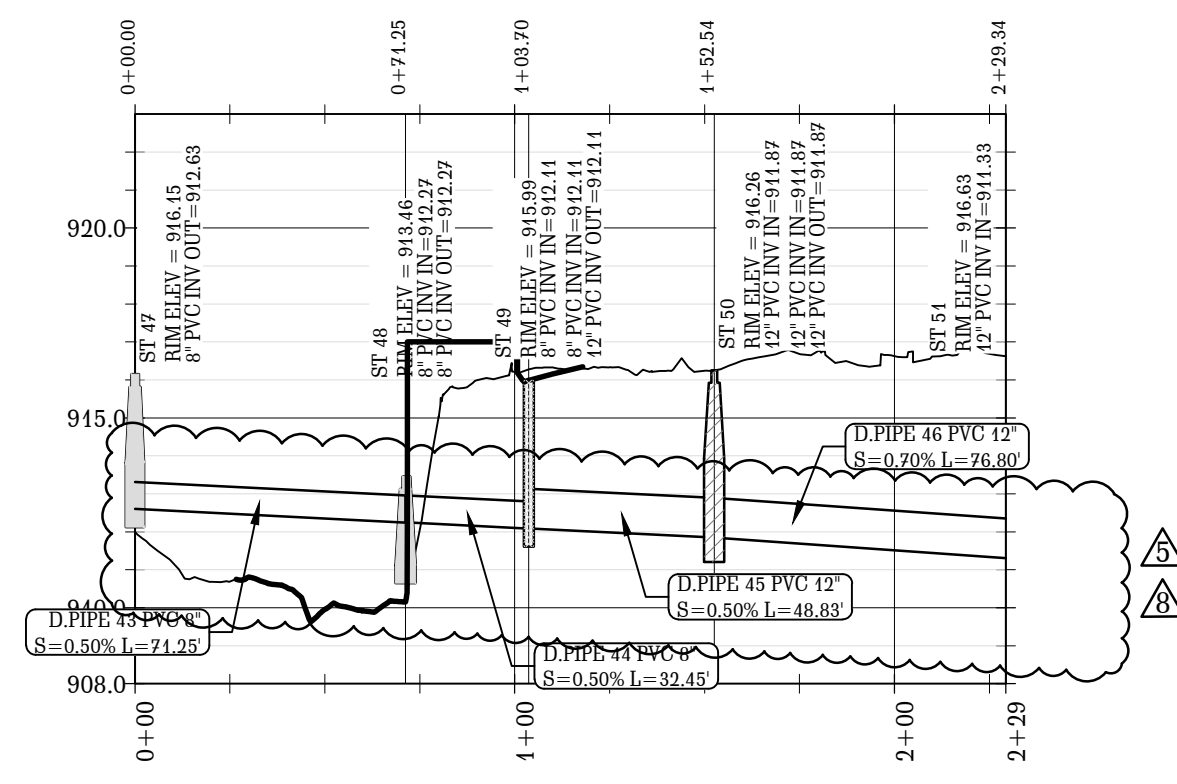
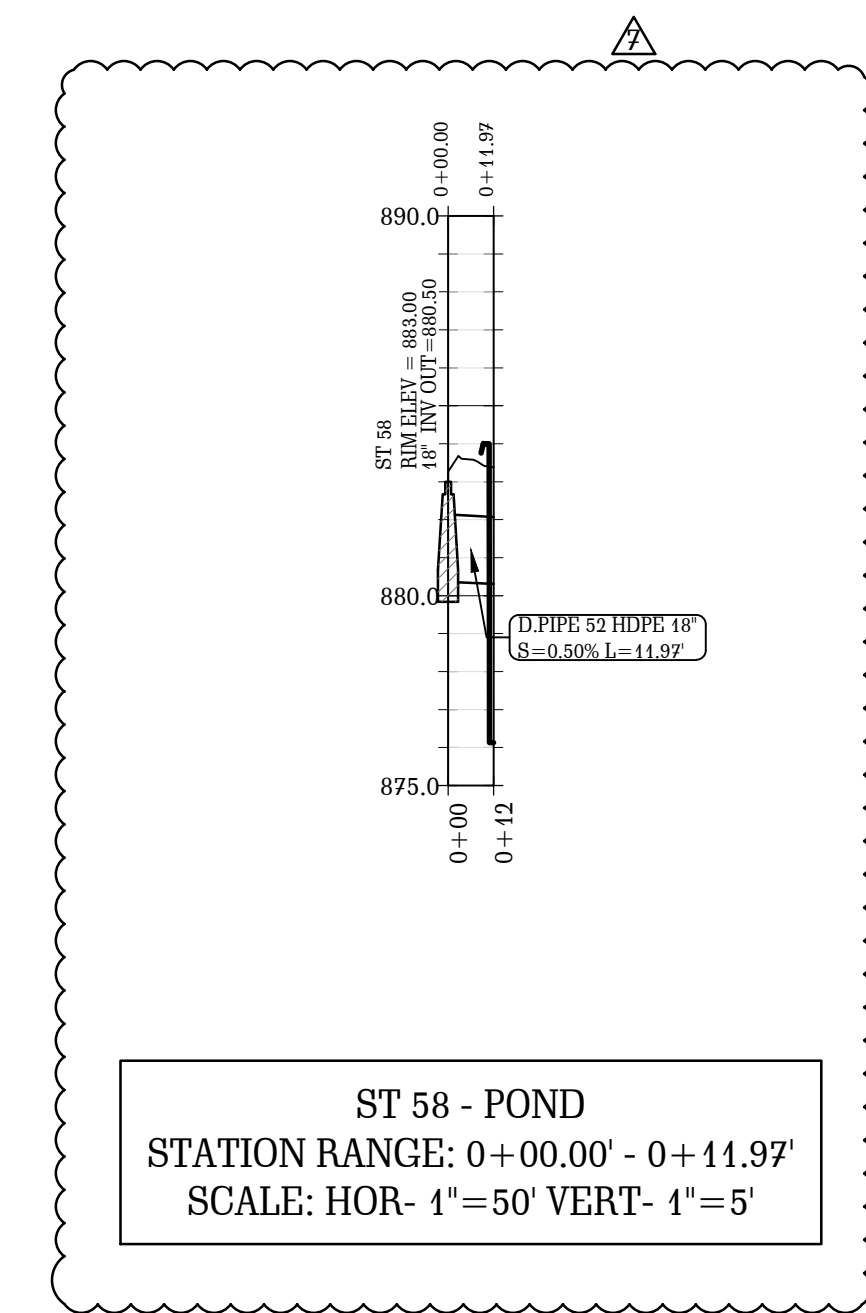
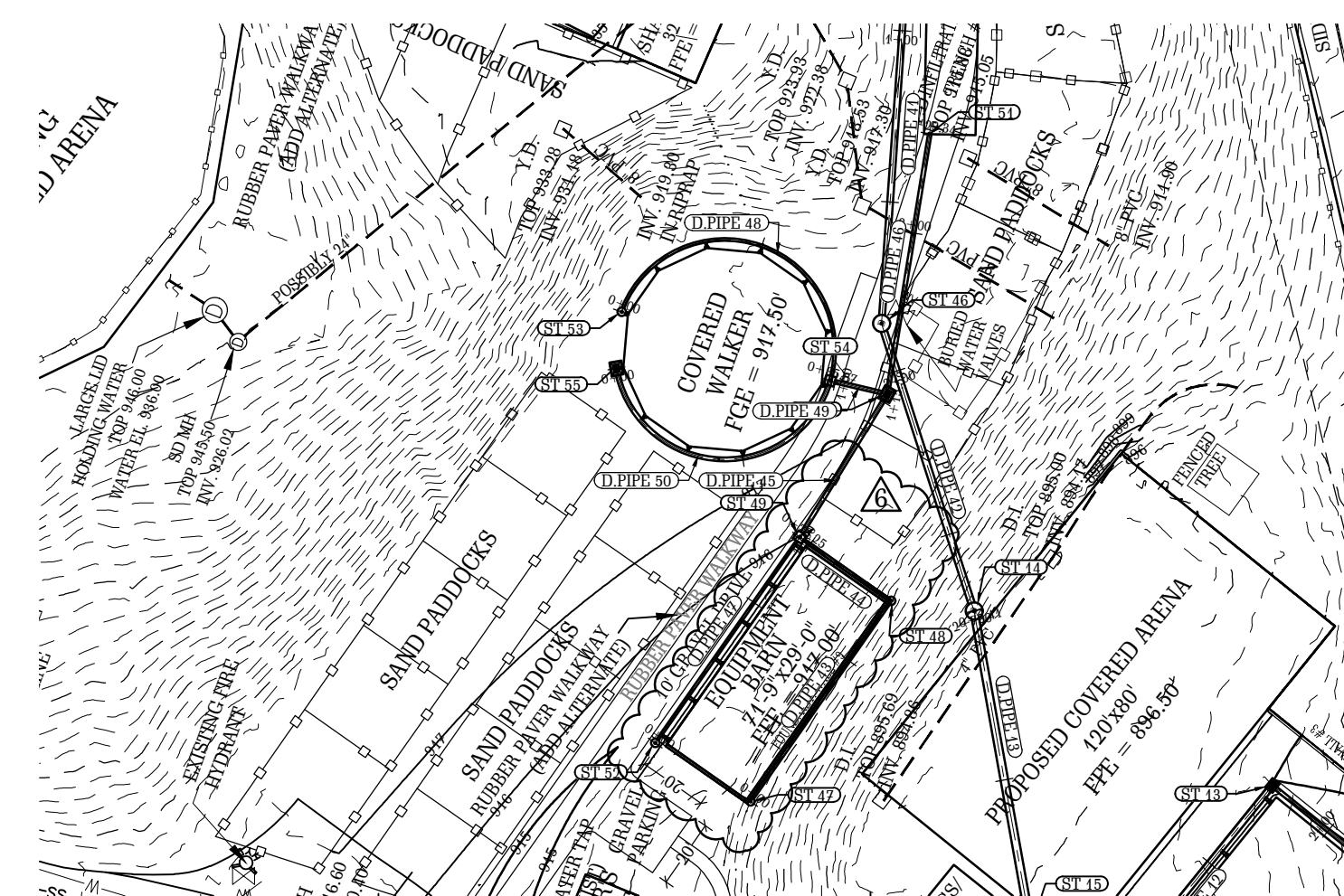
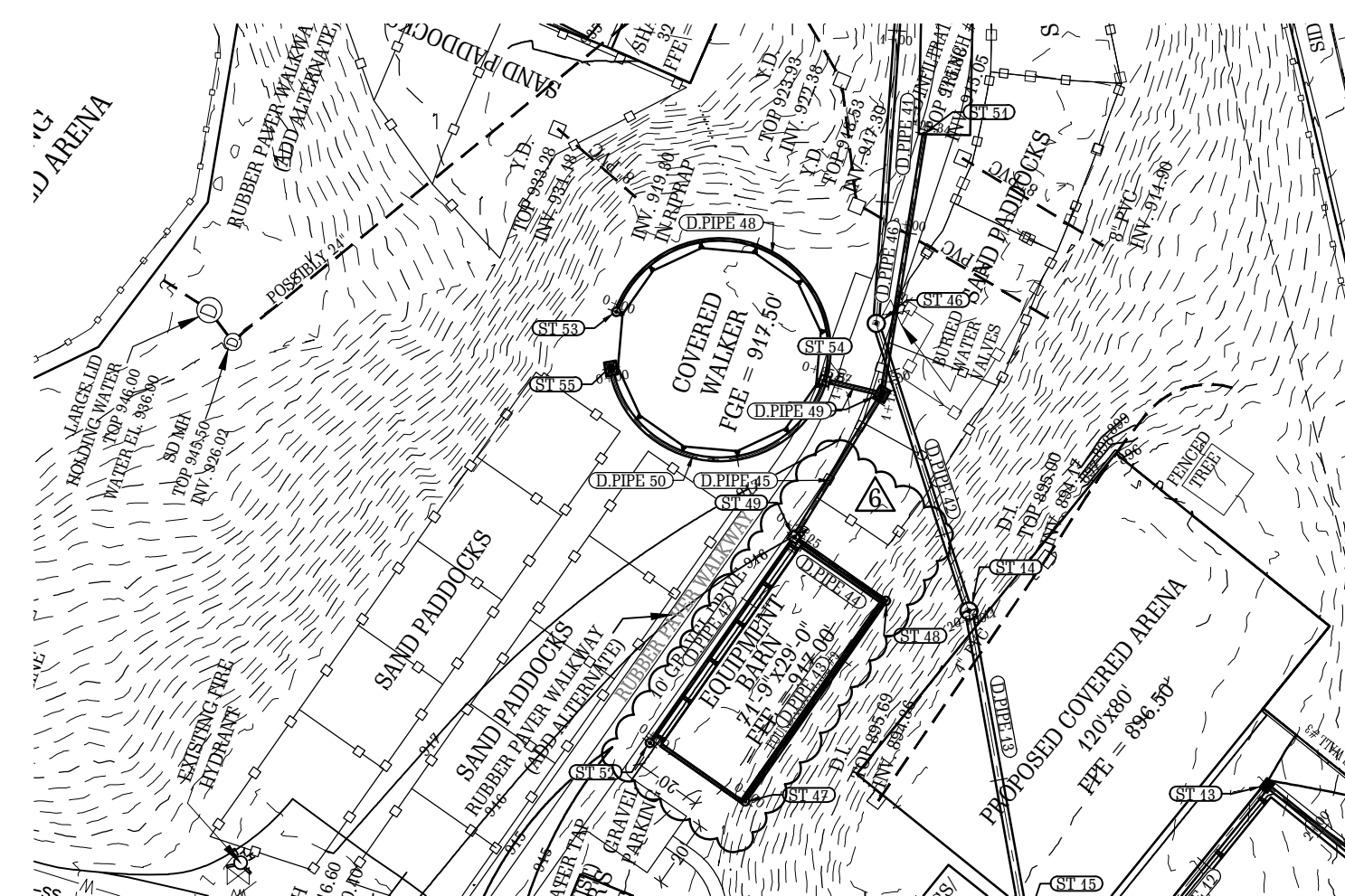
PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	GRADING AND DRAINAGE.dwg	CHECKED BY:	jj
SCALE:	1" = 50' & 1" = 5'	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES
2.	09/17/2021	jj	REVISE PROFILES OF REROUTED STORMWATER PIPELINES
3.	01/27/2022	jj	CHANGE ALL STORM PIPES SMALLER THAN 15" TO DIP AND CHANGE ALL STORM PIPES 15" AND LARGER TO RCP
4.	03/10/2022	jj	CHANGE SLOPE OF D.Pipe 42 TO 1.4% AND ADD PLANS
5.	05/09/2022	jj	CHANGE ALL STORM PIPES SMALLER THAN 15" TO PVC
6.	04/24/2023	jj	CHANGE STORM PIPES D.Pipe 40 AND D.Pipe 41

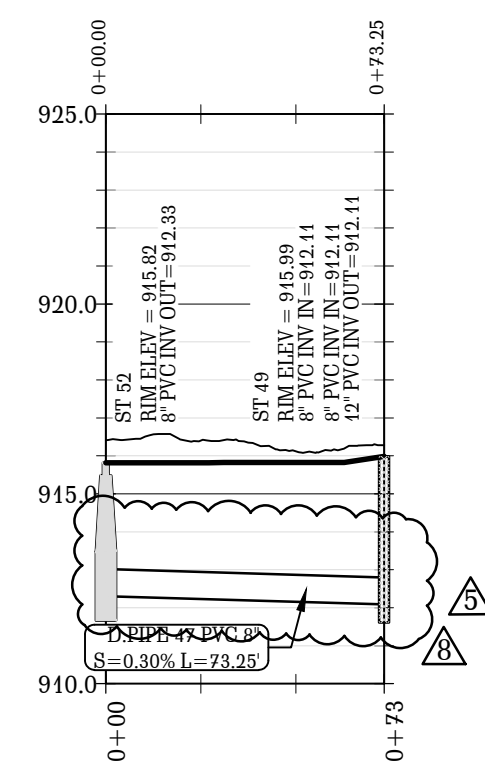
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SHEET NO.  
**C8**

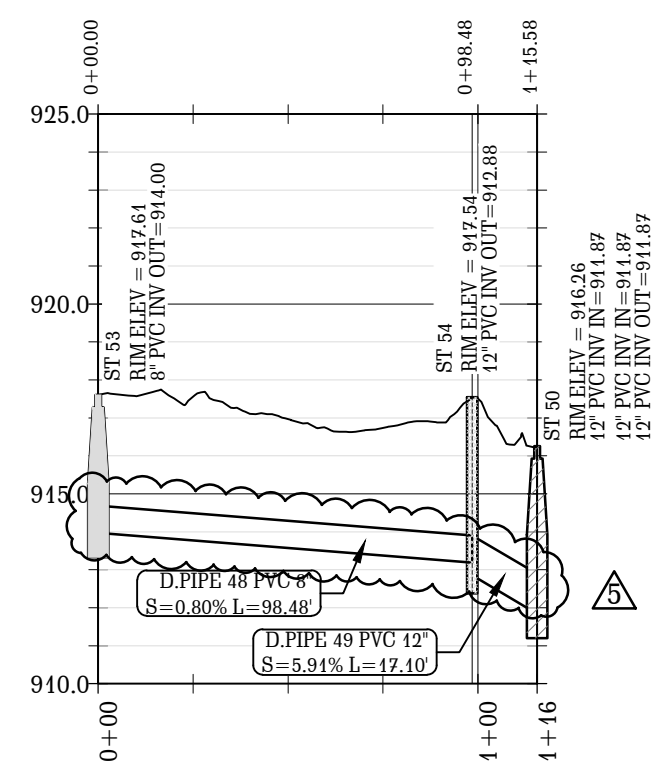
STORM PIPES NOTE:  
 IN LOCATIONS WHERE STORM WATER DOWN SPOUT  
 COLLECTION PIPES DAYLIGHT ABOVE GROUND, SUCH  
 COLLECTION PIPES SHALL BE SECURED TO THE  
 BUILDING WALLS WITH GALVANIZED STEEL STRAPS  
 AT 24" O/C OR SIMILAR APPROPRIATE BRACKETS.



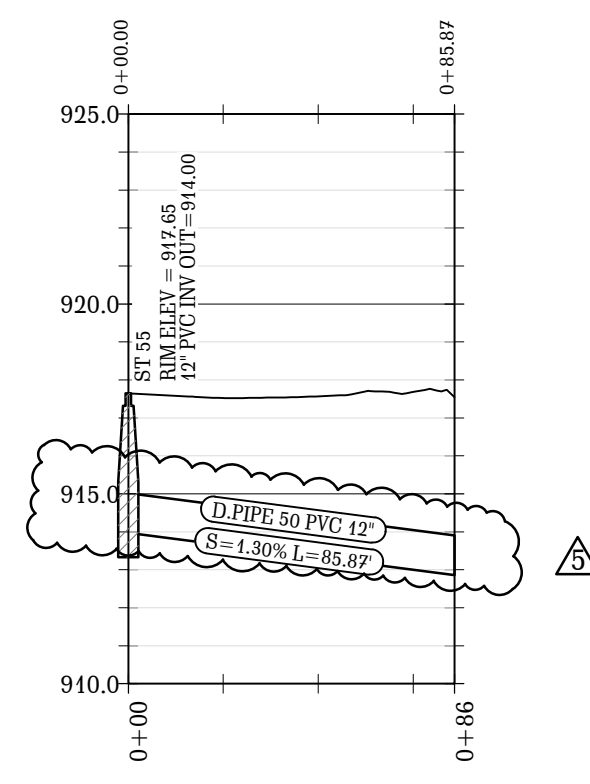
ST 47 - ST 51  
 STATION RANGE: 0+00.00' - 2+29.34'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



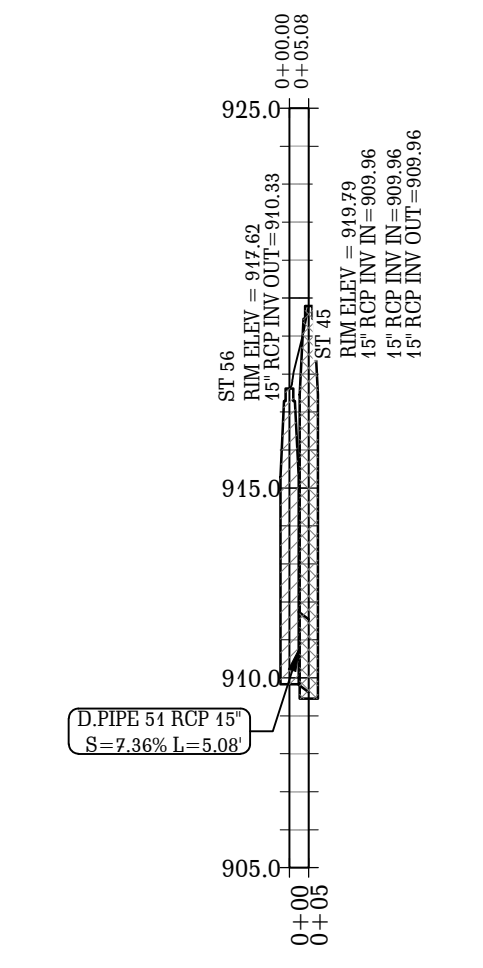
ST 52 - ST 49  
 STATION RANGE: 0+00.00' - 0+73.25'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 53 - ST 50  
 STATION RANGE: 0+00.00' - 1+15.58'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 55 - ST 54  
 STATION RANGE: 0+00.00' - 0+85.87'  
 SCALE: HOR- 1"=50' VERT- 1"=5'



ST 56 - ST 45  
 STATION RANGE: 0+00.00' - 0+05.08'  
 SCALE: HOR- 1"=50' VERT- 1"=5'

**V D W E**  
**VAN DER WATT**  
**ENGINEERING, LLC**  
 CONSULTING CIVIL ENGINEERS  
 84 BENT OAK CIRCLE,  
 THOMASVILLE, GA 31757-9502  
 TEL: (229) 551-0363  
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 E-MAIL: J@VDWENGINEERS.COM  
 CERT. OF AUTH. GA # PEFO04845

PROJECT:  
**PROPOSED ALTERATIONS  
 TO CHASTAIN PARK  
 EQUESTRIAN PARK**  
 4374 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK  
 ATLANTA, GA**

DRAWING TITLE:  
**STORMWATER PIPE PROFILES  
 SHEET 4 OF 4**

PROJ. No.: 19-003 DRAWN BY: jj  
 DWG NAME: GRADING AND DRAINAGE.dwg CHECKED BY: jj  
 SCALE: 1" = 50' & 1" = 5' DATE: 26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
2.	08/17/2021	jj	REVISE PROFILES OF REROUTED STORMWATER PIPELINES
3.	01/22/2022	jj	CHANGE ALL STORM PIPES SMALLER THAN 15" TO DIT AND CHANGE ALL STORM PIPES 15" AND LARGER TO RCP
4.	03/10/2022	jj	ADD PLEAS
5.	05/09/2022	jj	CHANGE ALL STORM PIPES SMALLER THAN 15" TO PVC
6.	08/15/2022	jj	CHANGE GRADING AND PIPEWORK AROUND MANAGERS COTTAGE AND EQUIPMENT BARN
7.	12/07/2022	jj	ADD PROFILE OF ST 58 AND D.P.PE 53
8.	04/24/2023	jj	CHANGE STORM PIPES D.P.PE 43, D.P.PE 44, D.P.PE 45, D.P.PE 46 AND D.P.PE 47

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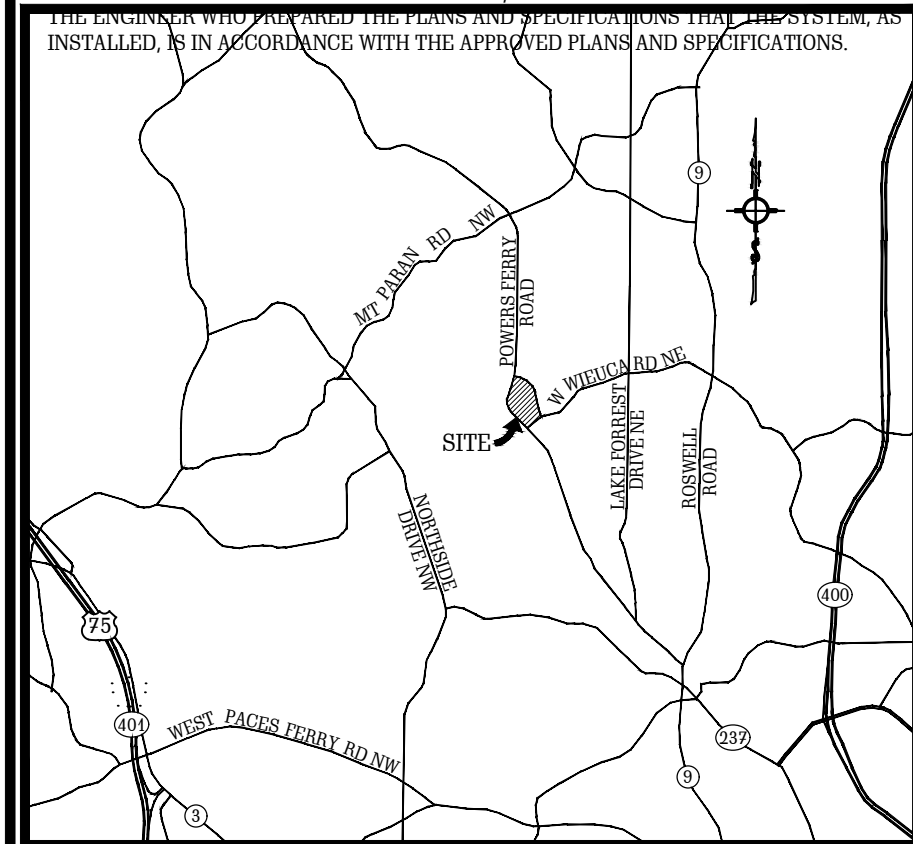
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SHEET NO. **C8A**



**WATER NOTES:**

- GENERAL NOTES:**  
GENERAL NOTES ELSEWHERE ON THE DRAWINGS SHOULD BE READ WITH THESE NOTES.
- COVER:**  
THE MINIMUM COVER OVER THE TOP OF ALL WATER PIPES SHALL BE 3 FEET.
- SEPARATION:**  
A MINIMUM SEPARATION OF EITHER 10' HORIZONTAL OR 18" VERTICAL WILL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SANITARY SEWER LINE AT ALL TIMES, WITH THE WATER MAIN ON TOP.
- CERTIFICATION:**  
THE ENGINEER SHALL CERTIFY THAT ALL UNPAVED STREETS ARE TO CORRECT SUB-GRADE ELEVATIONS BEFORE THE CONTRACTOR COMMENCES WITH THE INSTALLATION OF THE WATER SYSTEM. IF CURB AND GUTTER ARE REQUIRED, IT SHALL BE INSTALLED BEFORE THE LOCAL AUTHORITY WILL ACCEPT THE WATER SYSTEM. FINAL ACCEPTANCE SHALL NOT BE MADE BY THE LOCAL AUTHORITY BEFORE COMPLETION OF ALL THE WORK (PAVING, GRADING, ADJUSTMENTS AND CLEANING OF SITE OF WORKS) SHOWN ON THE DRAWINGS.
- MATERIALS:**  
LIST OF MATERIALS:  
CONTRACTOR TO SUPPLY THE WATER DEPARTMENT WITH A LIST OF MATERIALS PRIOR TO THE PRE-CONSTRUCTION MEETING AND/OR PRIOR TO ORDERING ANY MATERIAL.  
ALL PIPES, GASKETS, MATERIALS AND RELATED SYSTEM COMPONENTS IN CONTACT WITH POTABLE WATER SHALL BE CERTIFIED FOR CONFORMANCE WITH THE AMERICAN STANDARDS INSTITUTE NATIONAL SANITATION FOUNDATION STANDARD 44 (ANSI/NFPA 44).  
ALL PVC PIPE SHALL BE SDR 21 WITH A MINIMUM WORKING PRESSURE OF 200 PSI, SHALL HAVE INTEGRAL BELLED ENDS AND SHALL CONFORM TO ASTM 2241.
- THRUST RESTRAINT:**  
THRUST RESTRAINT SHALL BE PROVIDED AT ALL POINTS WHERE HYDRAULIC THRUST MAY DEVELOP. THIS WILL INCLUDE PROVIDING REACTION BLOCKING, TIE RODS OR JOINTS DESIGNED TO PREVENT MOVEMENT TO ALL BENDS, TEES, VALVES, FLUGS, HYDRANTS AND ANY OTHER POINTS WHERE THRUST MAY DEVELOP. (MINIMUM STANDARDS 7.2.06).
- DETECTION WIRE AND DETECTION TAPE:**  
WHEN NON-METALLIC PIPE IS INSTALLED, DETECTION WIRE AND DETECTION TAPE OR OTHER ACCEPTABLE MEANS OF DETECTION SHALL BE INSTALLED. (MINIMUM STANDARDS 7.2.08) THE DETECTION WIRE WILL BE BLUE 12V STRANDED TRACER WIRE AND THE TAPE WILL BE MAGNETIC FULL BACKING TRACER TAPE.
- COMPLETION STATEMENT:**  
IN TERMS OF THE REQUIREMENTS OF THE GEORGIA RULES FOR SAFE DRINKING WATER, CHAPTER 89-3-5-.060, THE OWNER MUST, UPON COMPLETION OF THE INSTALLATION OF THE PUBLIC WATER SYSTEM OR ANY MODIFICATION, SEND TO THE DIVISION A STATEMENT FROM THE ENGINEER WHO PREPARED THE PLANS AND SPECIFICATIONS THAT THE SYSTEM, AS INSTALLED, IS IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

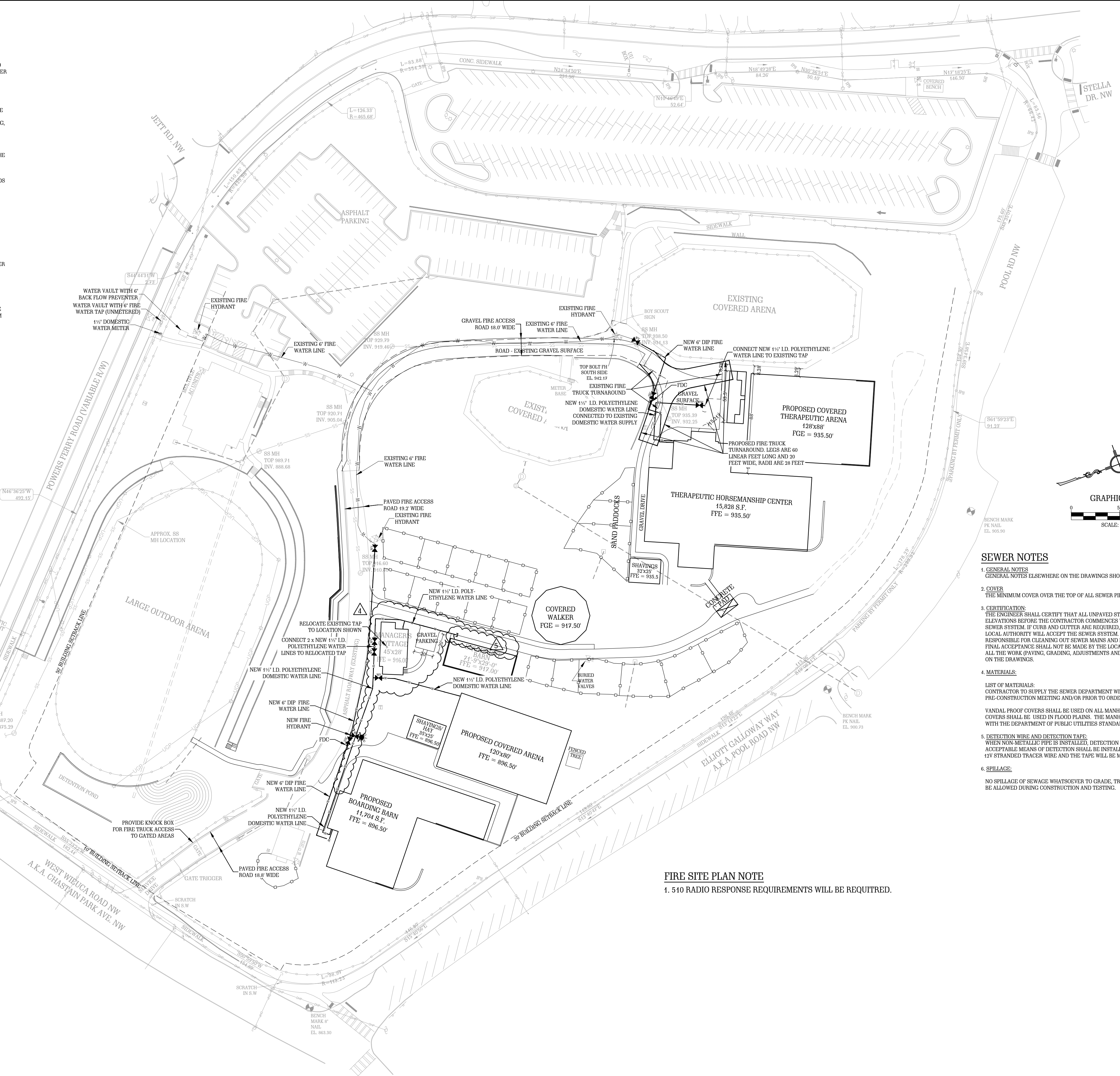
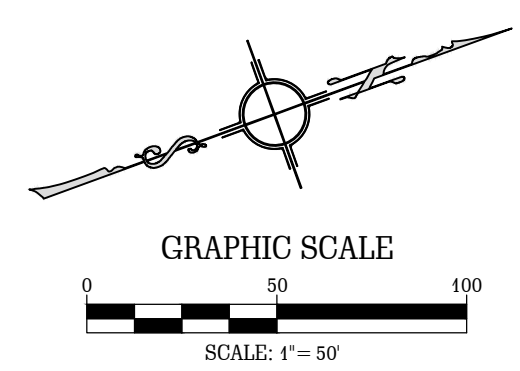


**PROJECT NARRATIVE**

- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
- PROJECT AREA: ± 15.49 ACRES, DISTURBED AREA: ± 5.0 ACRES.
- PROPERTY IS LOCATED IN LAND LOTS # 118 AND # 138, 17TH L.D., 4371 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N; LONGITUDE: 84.9358° W.
- CURRENT PROPERTY USE: HORSE PARK
- CURRENT ZONING: R-3 RESIDENTIAL - SINGLE FAMILY
- BUILDING SETBACK LINES:  
FRONT = 50' FROM PROPERTY LINE,  
REAR = 20' FROM PROPERTY LINE,  
SIDE = 10' FROM PROPERTY LINE.
- PROJECT OWNER/24 HOUR CONTACT:  
OWNER:  
THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRISHA GROSS  
EXECUTIVE DIRECTOR  
TEL: (206) 850-5686

**LEGEND**

EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	-W- PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	-FH- PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	-FV- PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	-FM- PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	-SS- PROPOSED SANITARY SEWER
-W- EXISTING WATER MAIN	-SM- PROPOSED SANITARY SEWER MANHOLE
-FH- EXISTING FIRE HYDRANT	-CP- PROPOSED CONCRETE PIPE
-FV- EXISTING WATER VALVE	-ST- PROPOSED STORM SEWER MANHOLE
-FM- EXISTING WATER METER	-UG- PROPOSED UNDERGROUND POWER
-SS- EXISTING SANITARY SEWER	-UGT- EXISTING TELEPHONE LINE BURIED UNDER GROUND
-SM- EXISTING SANITARY SEWER MANHOLE	-CTV- EXISTING CABLE
-CP- EXISTING CONCRETE PIPE	-100- EXISTING CONTOUR
-ST- EXISTING STORM SEWER MANHOLE	-T- EXISTING TREE
-UG- EXISTING UNDERGROUND POWER	-S- EXISTING SOILS LINES
-UGT- EXISTING TELEPHONE LINE BURIED UNDER GROUND	-100-YR FLOODPLAIN BOUNDARY
-CTV- EXISTING CABLE	-X- EXISTING ITEMS TO BE DEMOLISHED
-T- EXISTING TREE	-F/E- EXISTING FLARED END SECTION
-S- EXISTING SOILS LINES	-R/W- EXISTING RIGHT OF WAY
-100-YR FLOODPLAIN BOUNDARY	-O- EXISTING LOT BOUNDARY CORNER
-X- EXISTING ITEMS TO BE DEMOLISHED	-F- EXISTING FENCE
-F/E- EXISTING FLARED END SECTION	-C/L- EXISTING CENTERLINE
-R/W- EXISTING RIGHT OF WAY	-X- SILT FENCE
-O- EXISTING LOT BOUNDARY CORNER	-R/R- RIP-RAP
-F- EXISTING FENCE	
-C/L- EXISTING CENTERLINE	



**SEWER NOTES**

- GENERAL NOTES:**  
GENERAL NOTES ELSEWHERE ON THE DRAWINGS SHOULD BE READ WITH THESE NOTES.
- COVER:**  
THE MINIMUM COVER OVER THE TOP OF ALL SEWER PIPES SHALL BE 3 FEET.
- CERTIFICATION:**  
THE ENGINEER SHALL CERTIFY THAT ALL UNPAVED STREETS ARE TO CORRECT SUB-GRADE ELEVATIONS BEFORE THE CONTRACTOR COMMENCES WITH THE INSTALLATION OF THE SEWER SYSTEM. IF CURB AND GUTTER ARE REQUIRED, IT SHALL BE INSTALLED BEFORE THE LOCAL AUTHORITY WILL ACCEPT THE SEWER SYSTEM. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING OUT SEWER MAINS AND MANHOLES FOR FINAL INSPECTION. FINAL ACCEPTANCE SHALL NOT BE MADE BY THE LOCAL AUTHORITY BEFORE COMPLETION OF ALL THE WORK (PAVING, GRADING, ADJUSTMENTS AND CLEANING OF SITE OF WORKS) SHOWN ON THE DRAWINGS.
- MATERIALS:**  
LIST OF MATERIALS:  
CONTRACTOR TO SUPPLY THE SEWER DEPARTMENT WITH A LIST OF MATERIALS PRIOR TO THE PRE-CONSTRUCTION MEETING AND/OR PRIOR TO ORDERING ANY MATERIAL.  
VANDAL PROOF COVERS SHALL BE USED ON ALL MANHOLES IN EASEMENTS, WATER TIGHT COVERS SHALL BE USED IN FLOOD PLAINS. THE MANHOLE COVERS SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD DRAWINGS.
- DETECTION WIRE AND DETECTION TAPE:**  
WHEN NON-METALLIC PIPE IS INSTALLED, DETECTION WIRE AND DETECTION TAPE OR OTHER ACCEPTABLE MEANS OF DETECTION SHALL BE INSTALLED. THE DETECTION WIRE WILL BE GREEN 12V STRANDED TRACER WIRE AND THE TAPE WILL BE MAGNETIC FULL BACKING TRACER TAPE.
- SPILLAGE:**  
NO SPILLAGE OF SEWAGE WHATSOEVER TO GRADE, TRENCHES OR WATERS OF THE STATE WILL BE ALLOWED DURING CONSTRUCTION AND TESTING.

**FIRE SITE PLAN NOTE**

1. 510 RADIO RESPONSE REQUIREMENTS WILL BE REQUIRED.

**V D W E**  
**VAN DER WATT ENGINEERING, LLC**  
CONSULTING CIVIL ENGINEERS  
84 BENT OAK CIRCLE,  
THOMASVILLE, GA 31757-9502  
TEL: (229) 551-0363  
FAX: (229) 227-6593  
E-MAIL: JVDW@VDEENGINEERS.COM  
CERT. OF AUTH. GA # PE0004845

PROJECT:  
**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK ATLANTA, GA**

DRAWING TITLE:  
**FIRE SITE PLAN**

PROJ. No.: 19-003 DRAWN BY: jj  
DWG NAME: UTILITIES.dwg CHECKED BY: jj  
SCALE: 1" = 50' DATE: 18 AUG 2021

REVISIONS

NO.	DATE	INITIALS	DESCRIPTION
1.	08/18/2021	jj	NEW SHEET ADDED TO SET
2.	01/27/2022	jj	CHANGE DOMESTIC WATER PIPES FROM HOPE TO COPPER AND CHANGE FIRE WATER PIPES FROM C900 TO DIP
3.	02/09/2022	jj	CHANGE DOMESTIC WATER PIPES FROM COPPER TO POLYETHYLENE
4.	08/12/2022	jj	CHANGE WATER LINES LAYOUT
5.	04/24/2023	jj	REVISE WATER CONNECTION TO EQUIPMENT BARN

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SHEET NO. **C9A**

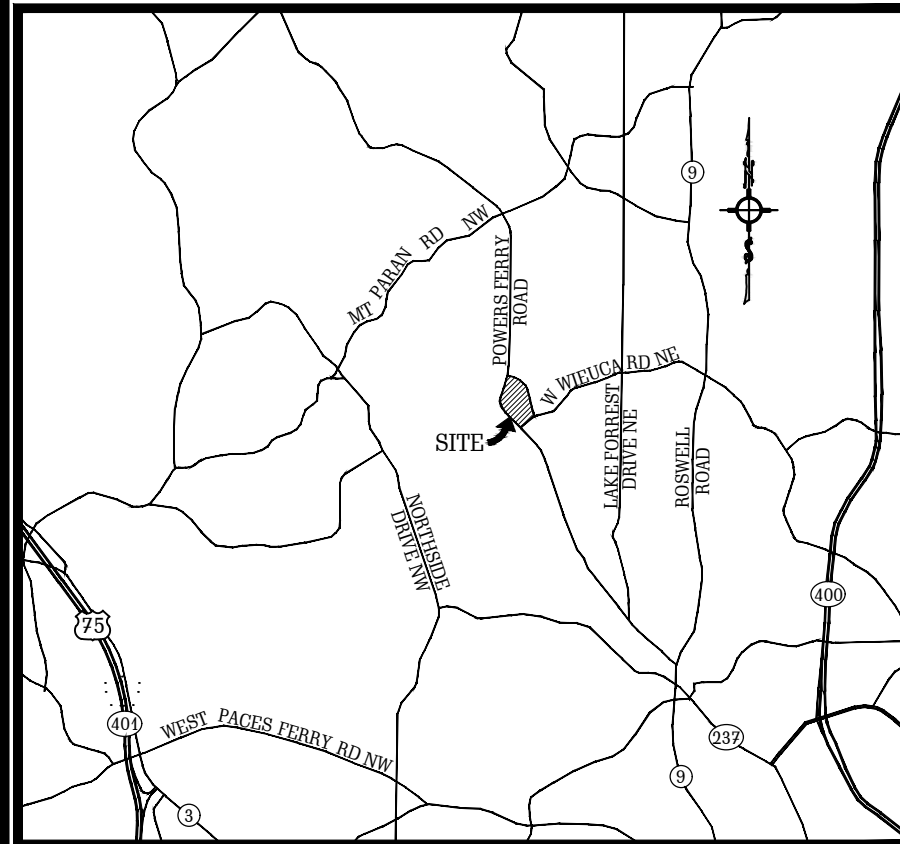
REGISTERED PROFESSIONAL ENGINEER  
No. 030867  
JUDAN VAN DER WATT

**GEORGIA811**  
Utilities Protection Center, Inc.  
Know what's below.  
Call before you dig.

**CONSTRUCTION SCHEDULE**

ACTIVITY	AUG 2024	SEP 2024	OCT 2024	NOV 2024	DEC 2024	JAN 2025	FEB 2025	MAR 2025	APR 2025
INITIAL PERIMETER AND SEDIMENT STORAGE BMPs									
CLEARING & GRUBBING									
EROSION CONTROL DEVICES									
GRADING									
TEMPORARY VEGETATION									
INFRASTRUCTURE CONSTRUCTION (INCL. UTILITIES)									
STORM DRAINAGE CONSTRUCTION									
BASE									
PAVING									
FINE GRADING & LANDSCAPING									
PERMANENT VEGETATION									
REMOVE TEMP. EROSION CONTROL									

NOTE:  
THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.



**PROJECT NARRATIVE**

- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
- PROJECT AREA: ±15.497 ACRES, DISTURBED AREA: ±5.0 ACRES.
- PROPERTY IS LOCATED IN LAND LOTS #118 AND #138, 17TH L.D., 4371 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N; LONGITUDE: 84.3958° W.
- CURRENT PROPERTY USE: HORSE PARK
- CURRENT ZONING: R-3 RESIDENTIAL - SINGLE FAMILY
- BUILDING SETBACK LINES:  
FRONT = 50' FROM PROPERTY LINE,  
REAR = 20' FROM PROPERTY LINE,  
SIDE = 10' FROM PROPERTY LINE.
- PROJECT OWNER/24 HOUR CONTACT:  
OWNER:  
THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRISHA CROSS  
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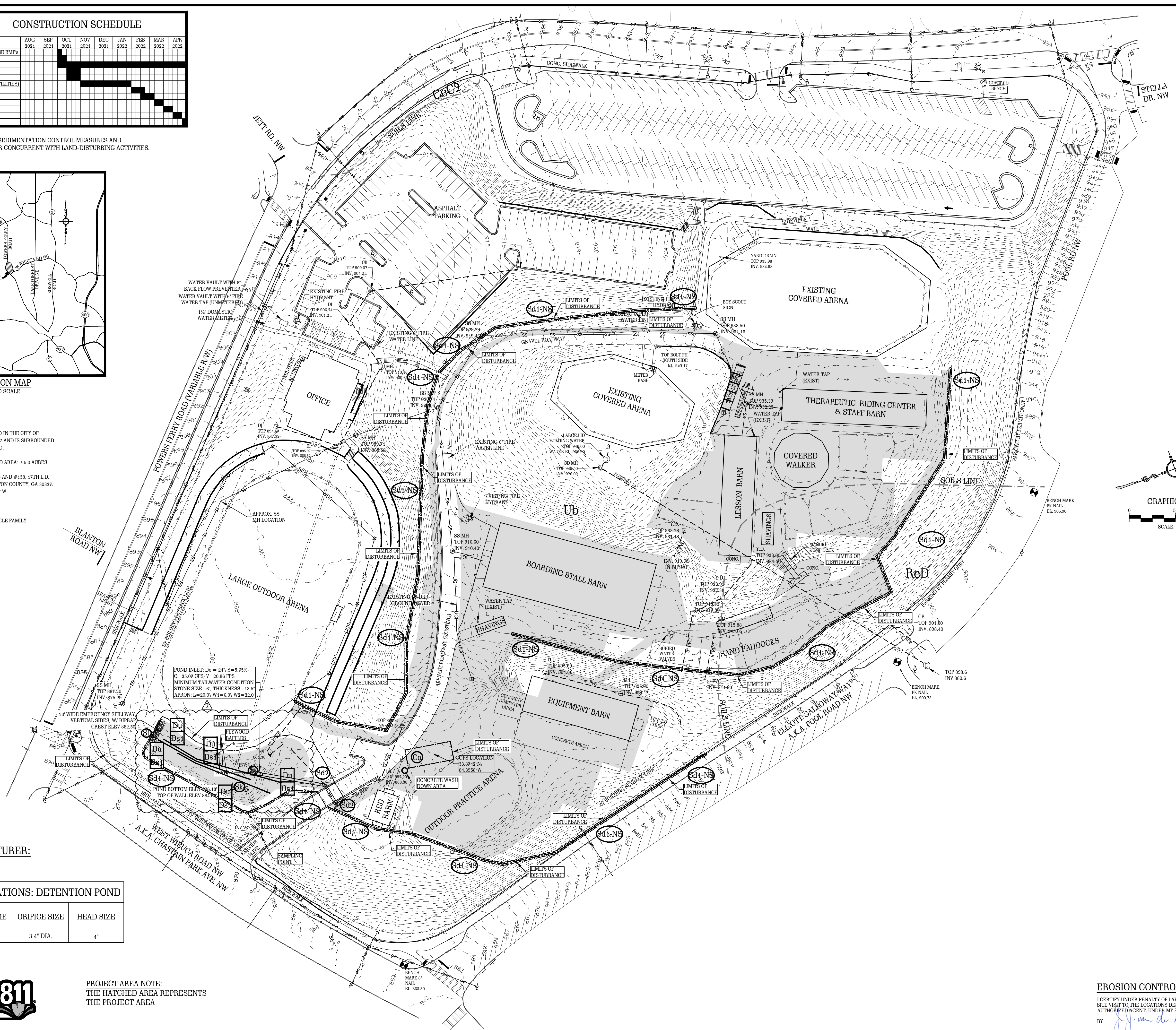
**SKIMMER MANUFACTURER:**

J.W. FAIRCLOTH & SON  
HILLSBOROUGH, NC 27278

**SKIMMER SPECIFICATIONS: DETENTION POND**

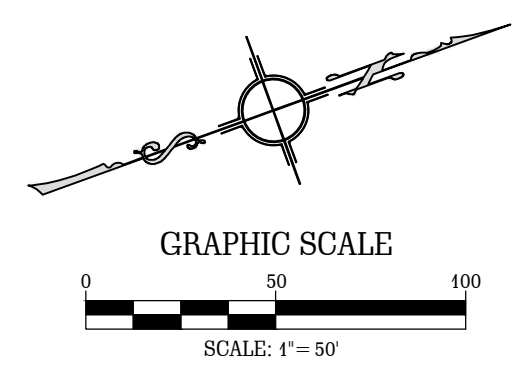
POND VOLUME	DRAIN TIME	ORIFICE SIZE	HEAD SIZE
29,080 C.F.	48 HOURS	3.4" DIA.	4"

PROJECT AREA NOTE:  
THE HATCHED AREA REPRESENTS  
THE PROJECT AREA



**LEGEND**

EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	-W- PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	-F- PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	-V- PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	-M- PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	-SS- PROPOSED SANITARY SEWER
-W- EXISTING WATER MAIN	-S- PROPOSED SANITARY SEWER MANHOLE
-F- EXISTING FIRE HYDRANT	-SC- PROPOSED STORM SEWER MANHOLE
-V- EXISTING WATER VALVE	-C.P.- PROPOSED POWER POLE (P.P.)
-M- EXISTING WATER METER	-OHP- PROPOSED OVER HEAD POWER
-SS- EXISTING SANITARY SEWER	-UGP- PROPOSED UNDERGROUND POWER
-S- EXISTING SANITARY SEWER MANHOLE	-UCT- EXISTING TELEPHONE LINE BURIED UNDER GROUND
-SC- EXISTING STORM SEWER MANHOLE	-CTV- PROPOSED CABLE
-C.P.- EXISTING POWER POLE (P.P.)	-100- EXISTING CONTOUR
-OHP- EXISTING OVER HEAD POWER	-T- EXISTING TREE
-UGP- EXISTING UNDERGROUND POWER	-S- EXISTING SOILS LINES
-UCT- EXISTING TELEPHONE LINE BURIED UNDER GROUND	-100-YR FLOODPLAIN BOUNDARY
-CTV- EXISTING CABLE	-X- EXISTING ITEMS TO BE DEMOLISHED
-100- EXISTING CONTOUR	-E- EXISTING FLARED END SECTION
-T- EXISTING TREE	-R/W- EXISTING RIGHT OF WAY
-S- EXISTING SOILS LINES	-C- EXISTING LOT BOUNDARY CORNER
-100-YR FLOODPLAIN BOUNDARY	-F- EXISTING FENCE
-X- EXISTING ITEMS TO BE DEMOLISHED	-C/L- EXISTING CENTERLINE
-E- EXISTING FLARED END SECTION	-X- SILT FENCE
-R/W- EXISTING RIGHT OF WAY	-RIP-RAP
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-F- EXISTING FENCE	
-C/L- EXISTING CENTERLINE	
-X- SILT FENCE	
-RIP-RAP	



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CERT. OF AUTH. GA # PEFO04845

PROJECT:  
**PROPOSED ALTERATIONS  
TO CHASTAIN PARK  
EQUESTRIAN PARK**  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK  
ATLANTA, GA**

DRAWING TITLE:  
**E, S & P CONTROL PLAN  
CLEARING PHASE**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	EROSION.dwg	CHECKED BY:	jj
SCALE:	1" = 50'	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	08/12/2021	jj	ADD BUILDING SETBACK LINES
2.	09/20/2021	jj	RECONFIGURE DETENTION POND

RELEASED FOR CONSTRUCTION  
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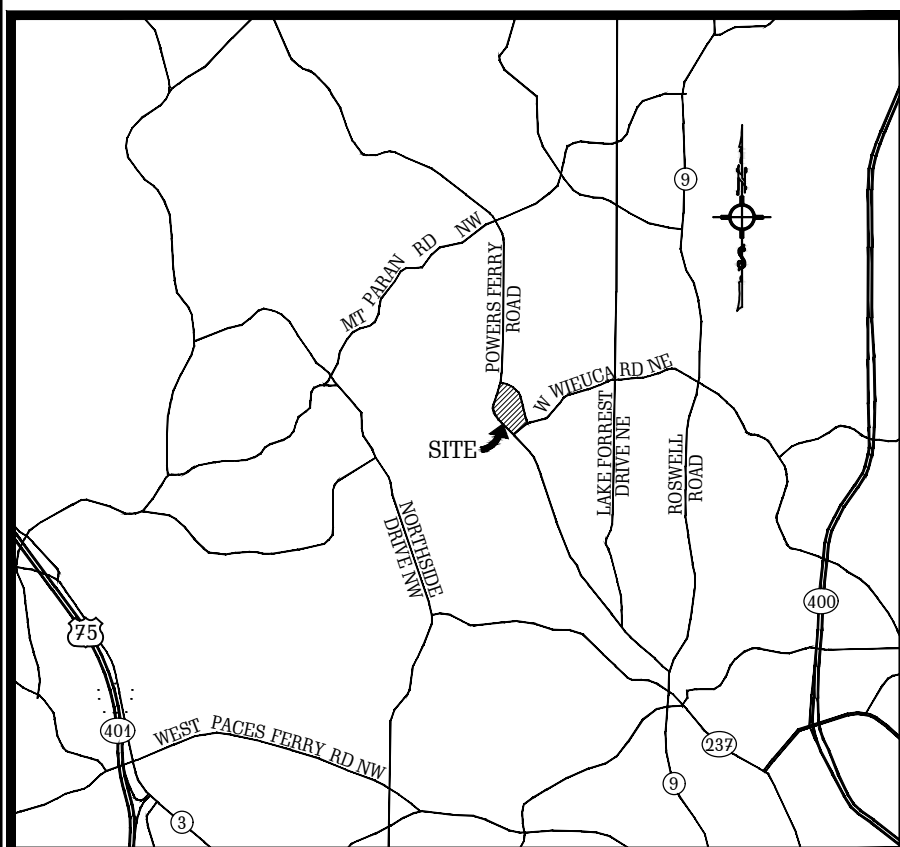
SHEET NO.  
**C10**  
REGISTERED PROFESSIONAL ENGINEER  
JOHAN VAN DER WATT

**EROSION CONTROL CERTIFICATION**  
I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.  
BY: *Johan van der Watt*  
JOHAN JACOB VAN DER WATT REGISTERED GEORGIA ENGINEER No. PE030867  
LEVEL II CERTIFIED DESIGN PROFESSIONAL - CERTIFICATION NUMBER 5406

**CONSTRUCTION SCHEDULE**

ACTIVITY	AUG 2021	SEP 2021	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022
INITIAL PERIMETER AND SEDIMENT STORAGE BMPs									
CLEARING & GRUBBING									
EROSION CONTROL DEVICES									
GRADING									
TEMPORARY VEGETATION									
INFRASTRUCTURE CONSTRUCTION (INCL. UTILITIES)									
STORM DRAINAGE CONSTRUCTION									
BASE									
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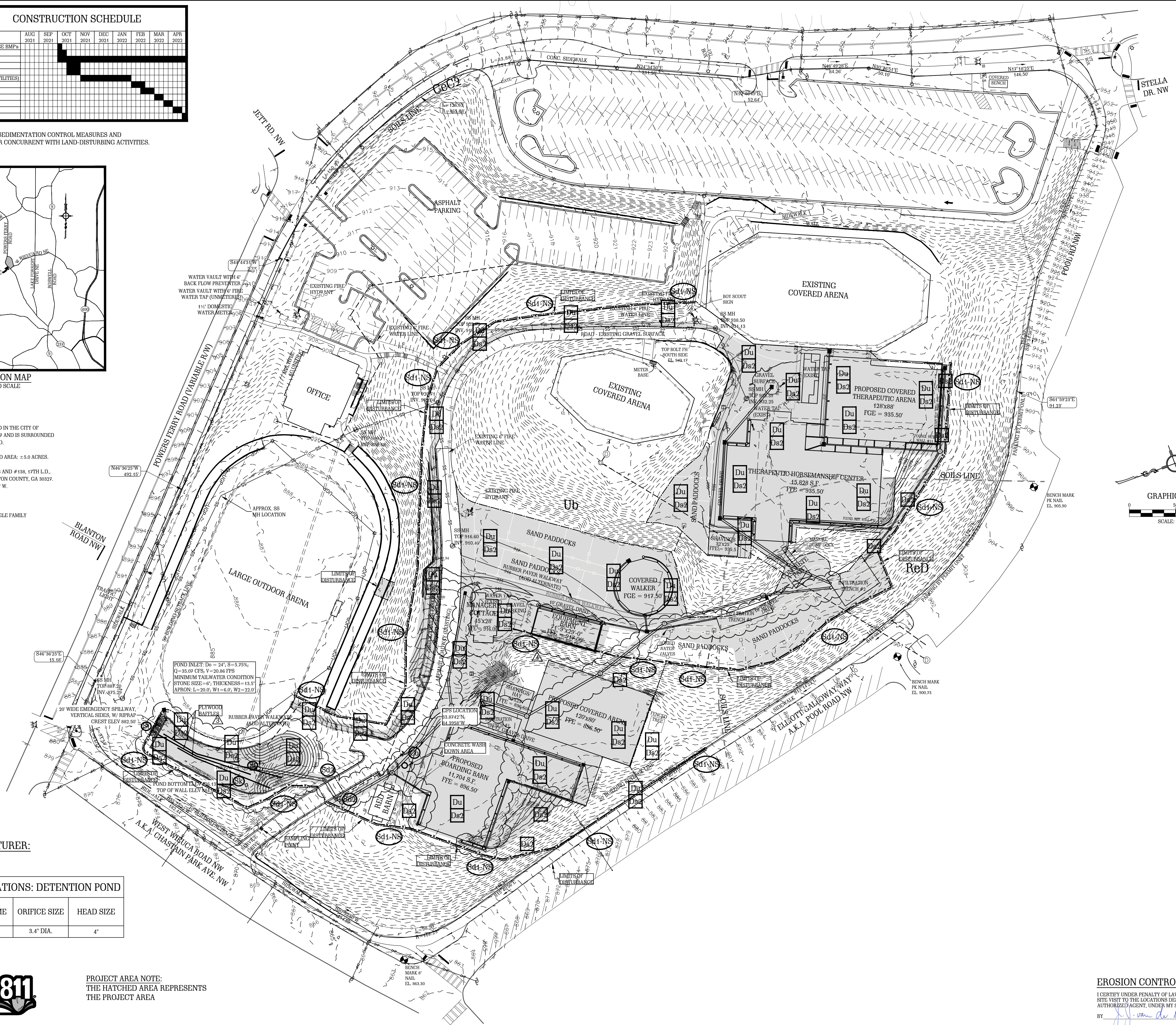
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**SKIMMER SPECIFICATIONS: DETENTION POND**

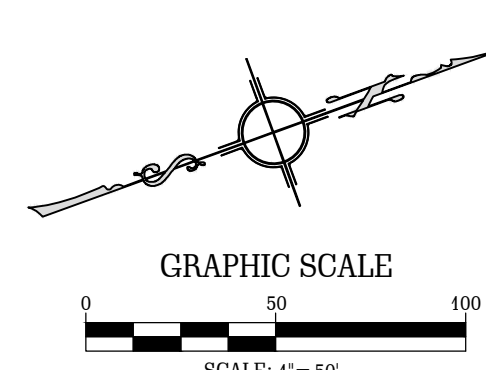
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PROJECT AREA NOTE:  
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-F- EXISTING FIRE HYDRANT	-C- PROPOSED CONCRETE PIPE
-V- EXISTING WATER VALVE	-SM- PROPOSED STORM SEWER MANHOLE
-M- EXISTING WATER METER	-CP- PROPOSED CONCRETE PIPE
-SS- EXISTING SANITARY SEWER	-COP- PROPOSED OVER HEAD POWER
-S- EXISTING SANITARY SEWER MANHOLE	-UCP- PROPOSED UNDERGROUND POWER
-C- EXISTING CONCRETE PIPE	-UCT- EXISTING TELEPHONE LINE BURIED UNDER GROUND
-SM- EXISTING STORM SEWER MANHOLE	-CTV- PROPOSED CABLE
-CP- EXISTING CONCRETE PIPE	-10- EXISTING CONTOUR
-COP- EXISTING OVER HEAD POWER	-T- EXISTING TREE
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	C/L - CENTERLINE
	-SILT FENCE
	-RIP-RAP



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**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK ATLANTA, GA**

DRAWING TITLE:  
**E, S & P CONTROL PLAN GRADING PHASE**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	EROSION.dwg	CHECKED BY:	jj
SCALE:	1" = 50'	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES
2.	08/12/2021	jj	ADD BUILDING SETBACK LINES
3.	09/20/2021	jj	REROUTE SOME STORMWATER PIPELINES AND RECONFIGURE DETENTION POND
4.	08/15/2022	jj	CHANGE MANAGERS COTTAGE & EQUIPMENT BARN

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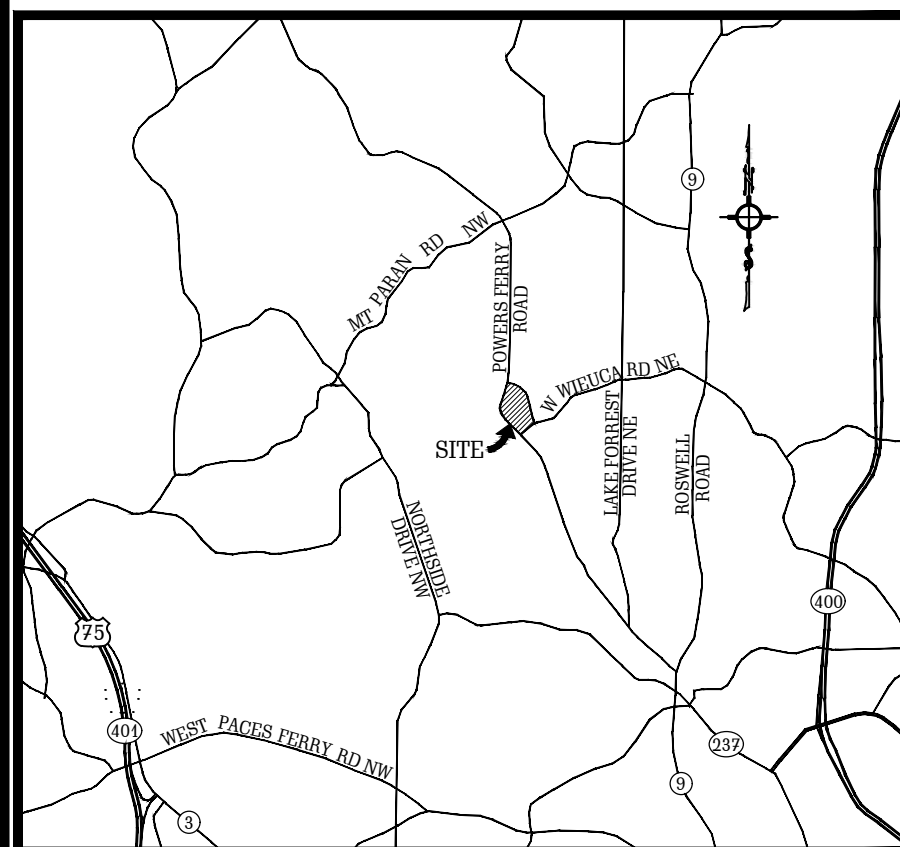
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BY: *J. van der Watt*  
JOHAN JACOB VAN DER WATT REGISTERED GEORGIA ENGINEER NO. PE030867  
LEVEL II CERTIFIED DESIGN PROFESSIONAL - CERTIFICATION NUMBER 5406

**C11**

**CONSTRUCTION SCHEDULE**

ACTIVITY	AUG 2021	SEP 2021	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022
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LOCATION MAP  
NOT TO SCALE

**PROJECT NARRATIVE**

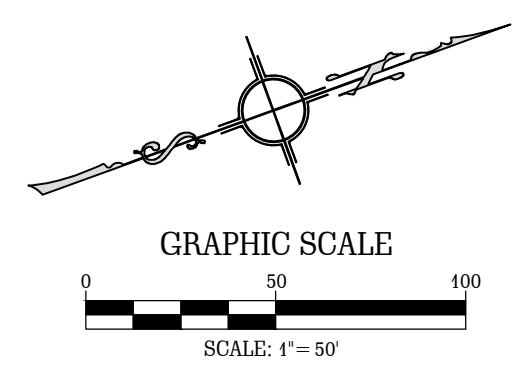
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CHASTAIN HORSE PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRISHA CROSS  
EXECUTIVE DIRECTOR  
TEL: (770) 850-5686



PROJECT AREA NOTE:  
THE HATCHED AREA REPRESENTS THE PROJECT AREA

**LEGEND**

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-CTV- EXISTING CABLE	-R/W- PROPOSED RIGHT OF WAY
-10- EXISTING CONTOUR	-O- PROPOSED LOT BOUNDARY CORNER
-T- EXISTING TREE	-C/L- CENTERLINE
-R/W- EXISTING RIGHT OF WAY	-X- SILT FENCE
-O- EXISTING LOT BOUNDARY CORNER	-R/RAP- RIP-RAP
-C/L- EXISTING CENTERLINE	



**V D W E**  
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CERT. OF AUTH. GA # PE004845

PROJECT:  
**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK ATLANTA, GA**

DRAWING TITLE:  
**E, S & P CONTROL PLAN FINAL PHASE**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	EROSION.dwg	CHECKED BY:	jj
SCALE:	1" = 50'	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
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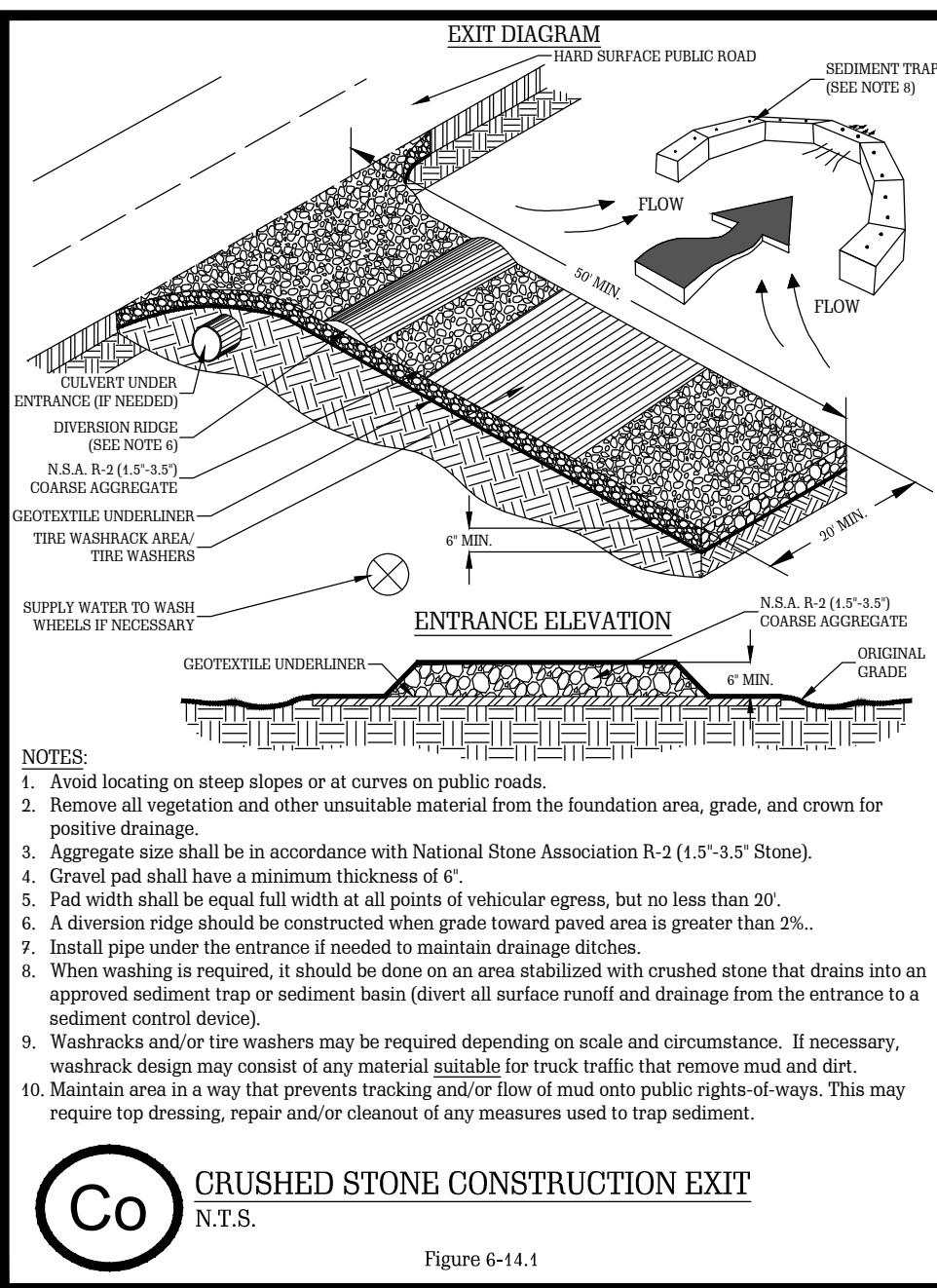
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SHEET NO.  
**C12**

**EROSION CONTROL CERTIFICATION**  
I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.  
BY: *Johan van der Watt*  
JOHAN JACOB VAN DER WATT REGISTERED GEORGIA ENGINEER No. PE030867  
LEVEL II CERTIFIED DESIGN PROFESSIONAL - CERTIFICATION NUMBER 5406

**GEORGIA811**  
Utilities Protection Center, Inc.  
Know what's below.  
Call before you dig.





**Co CRUSHED STONE CONSTRUCTION EXIT**  
 N.T.S.  
 Figure 6-14.1

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

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

**METHOD AND MATERIALS**  
**A. TEMPORARY METHODS**  
 Mulch. Use standard Dst-1 Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Td-Tackifiers and Binders. Resins such as Curasol or Terratec should be used according to manufacturer's recommendations.  
 Vegetative Cover. Use standard Dst-2 Disturbed Area Stabilization (With Temporary Seeding).  
 Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Td-Tackifiers and Binders.  
 Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-tined harrows, and similar plows are examples of equipment which may produce the desired effect.  
 Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.  
 Barriers. Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.  
 Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.  
**B. PERMANENT METHODS**  
 Permanent Vegetation. Use standard Dst-3 Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.  
 Topsoiling. This entails covering the surface with less erodible soil material. See standard Td-Topsoiling.  
 Stone. Cover surface with crushed stone or coarse gravel. See standard Cr-Construction Road Stabilization.

**Du DUST CONTROL ON DISTURBED AREAS**  
 N.T.S.

**DEFINITION**  
 Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

**CONDITIONS**  
 Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored, and have a continuous 90% cover or greater of the soil surface. Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed.

**SPECIFICATIONS**  
**MULCHING WITHOUT SEEDING**  
 This standard applies to grades or cleared areas where seedings may not have a suitable growing season to produce an erosion resistant cover, but can be stabilized with a mulch cover.  
**Site Preparation**  
 1. Grade to permit the use of equipment for applying and anchoring mulch.  
 2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.  
 3. Loosen compact soil to a minimum depth of 3 inches.  
**Mulching Materials**  
 Select one of the following materials and apply at the depth indicated:  
 1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.  
 2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 4 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.  
 3. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.  
**Applying Mulch**  
 When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area:  
 1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.  
 2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.  
 3. Carback asphalt shall be applied uniformly. Care should be taken in areas of pedestrian traffic due to problems of tracking in or damage to shoes, clothing, etc.  
 4. Polyethylene film shall be applied to exposed areas.  
**Anchoring Mulch**  
 1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "pucker disk." Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion shall be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of emulsified asphalt and 100 gallons of water per ton of mulch. Tackifiers and binders can be substituted for emulsified asphalt.  
 2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.  
 3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

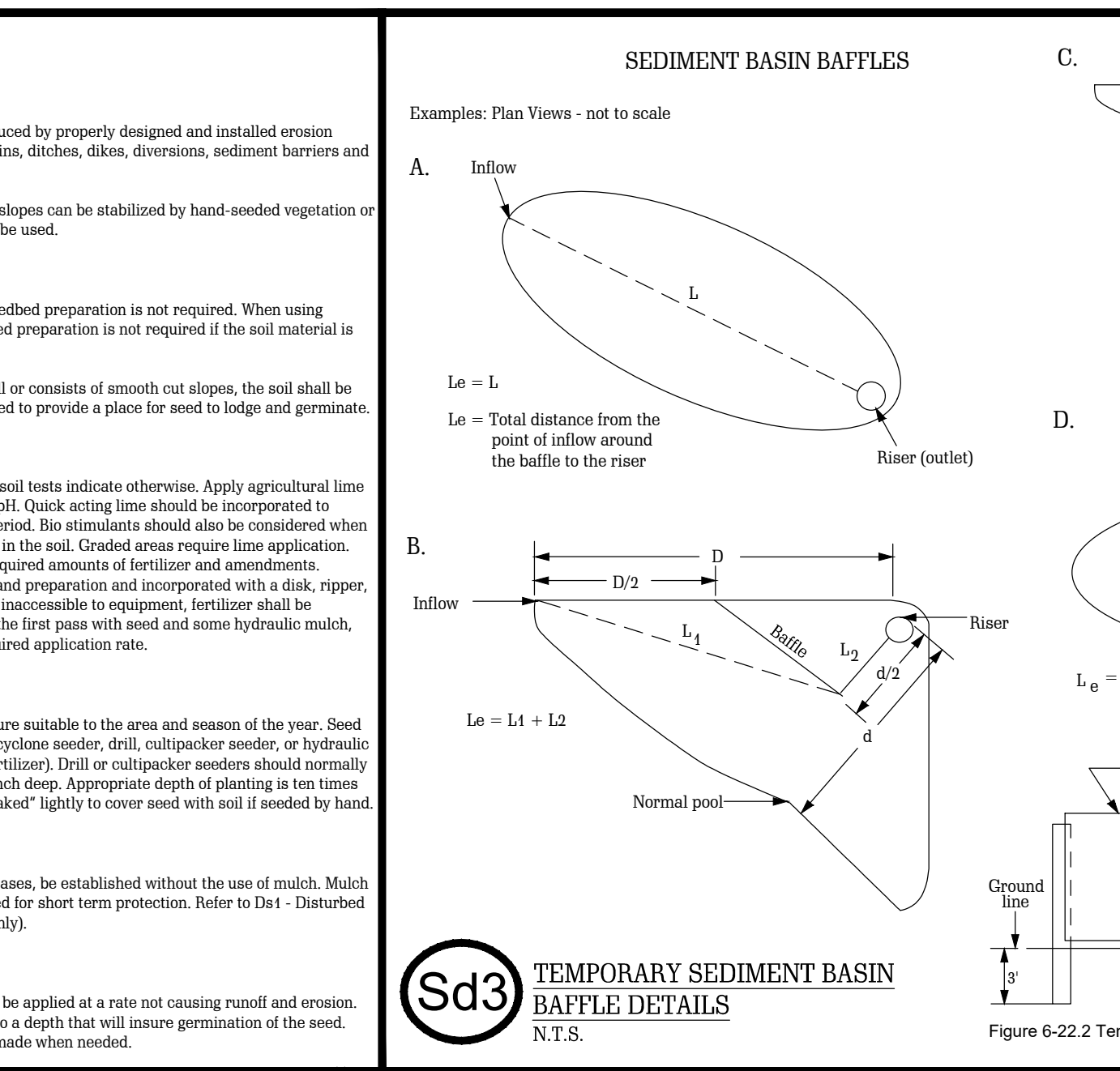
**Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)**  
 N.T.S.

**DEFINITION**  
 The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.

**CONDITIONS**  
 Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established, seeded.

**SPECIFICATIONS**  
**Grading and Shaping**  
 Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, diversions, sediment barriers and others.  
 No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or hydraulic seeding equipment to be used.  
**Seedbed Preparation**  
 When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.  
 When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.  
 Lime and Fertilizer  
 Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime applications. Soils must be tested to determine required amounts of fertilizer and amendments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chisel. On slopes too steep for, or inaccessible to equipment, fertilizer shall be hydraulically applied, preferably in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.  
**Seeding**  
 Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, packer seeder, or hydraulic seeder (blurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand.  
 \* Unusual site conditions may require heavier seeding rates  
 \*\* Seeding dates may need to be altered to fit temperature variations and conditions.  
**Mulching**  
 Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Dst-1 - Disturbed Area Stabilization (With Mulching Only).  
**Irrigation**  
 During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

**Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)**  
 N.T.S.



**Sd3 TEMPORARY SEDIMENT BASIN BAFFLE DETAILS**  
 N.T.S.

**DEFINITION**  
 The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation is used to achieve final stabilization.

**CONDITIONS**  
 Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dunes, and other denuded areas.

**SPECIFICATIONS**  
**Grading and Shaping**  
 Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.  
 When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.  
 Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.  
**Lime and Fertilizer Rates and Analysis**  
 Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.  
**Seedbed Preparation**  
 Lime spread by conventional equipment shall be "ground limestone." Ground limestone is calcitic or dolomitic limestone ground so that 90 percent of the material will pass through a 40-mesh sieve, not less than 50 percent will pass through a 20-mesh sieve and not less than 25 percent will pass through a 100-mesh sieve.  
 Fast-acting lime spread by hydraulic seeding equipment should be "fines ground limestone" spanning from the 180 micron size to the 5 micron size. Fines ground limestone is calcitic or dolomitic limestone ground so that 95 percent of the material will pass through a 100-mesh sieve.

**Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)**  
 N.T.S.

**TABLE 6-5.1. FERTILIZER REQUIREMENTS**

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT	RATE	TOP DRESSING
1. Cool season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/2
	Second	6-12-12	1500 lbs./ac.	50 lbs./ac.
2. Cool season grasses and legumes	First	6-12-12	1500 lbs./ac.	50 lbs./ac. 1/2
	Second	6-12-12	1500 lbs./ac.	50 lbs./ac.
3. Ground covers	First	10-10-10	1800 lbs./ac.	75 lbs./ac.
	Second	10-10-10	1800 lbs./ac.	75 lbs./ac.
4. Pine seedlings	First	20-10-5	500 lbs./ac.	100 lbs./ac.
	Second	20-10-5	500 lbs./ac.	100 lbs./ac.
5. Shrub	First	10-10-10	700 lbs./ac.	30 lbs./ac.
	Second	10-10-10	700 lbs./ac.	30 lbs./ac.
6. Temporary cover crops needed alone	First	10-10-10	500 lbs./ac.	30 lbs./ac. 5'
	Second	10-10-10	500 lbs./ac.	30 lbs./ac.
7. Cool season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/2
	Second	6-12-12	1500 lbs./ac.	50 lbs./ac.
8. Warm season grasses and legumes	First	6-12-12	1500 lbs./ac.	50 lbs./ac. 1/2
	Second	6-12-12	1500 lbs./ac.	50 lbs./ac.

**NOTES:**  
 1/ Apply in spring following seeding.  
 2/ Apply in fall applications when high rates are used.  
 3/ Apply in 3 split applications.  
 4/ Apply when plants are present.  
 5/ Apply to grass species only.  
 6/ Apply when plants grow to a height of 2 to 4 inches.

**Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)**  
 N.T.S.

**DEFINITION**  
 The combination of asphalt emulsion and water shall consist of a homogeneous mixture satisfactory for spraying. The mixture shall consist of 100 gallons of grade 88-h or GSS-h emulsified asphalt and 100 gallons of water per ton of mulch. Care shall be taken at all times to protect state waters, the public, adjacent property, pavements, curbs, sidewalks, and all other structures from asphalt discolorations.

**CONDITIONS**  
 1. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "pucker disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it.  
 2. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.  
 3. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Td-Tackifiers and Binders.  
 4. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one-half bushel per acre.  
 5. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.  
**Irrigation**  
 Irrigation shall be applied at a rate that will not cause runoff.

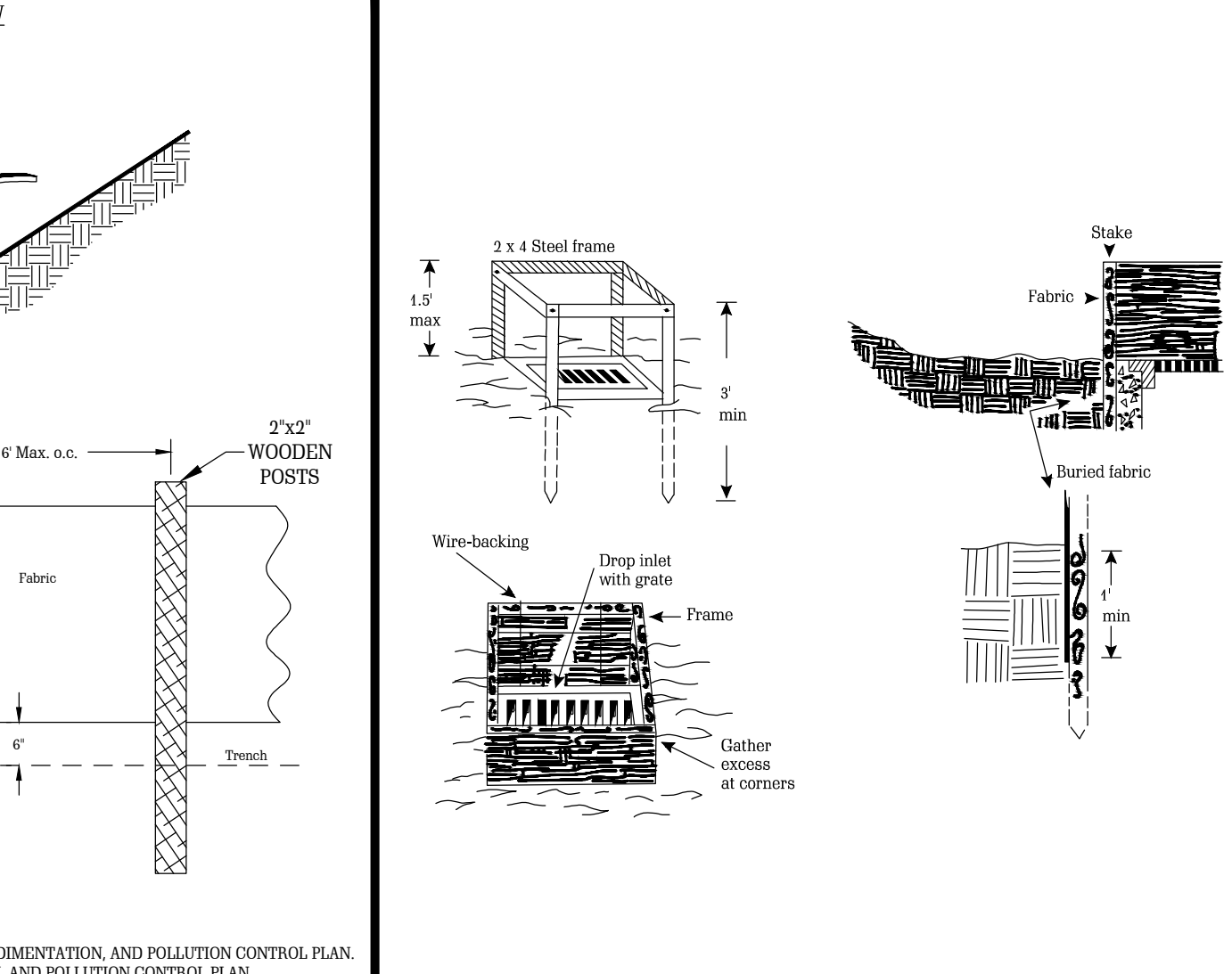
**Sd1-NS SILT FENCE - TYPE NON-SENSITIVE**  
 N.T.S.

**SEEDING RATES FOR PERMANENT SEEDING**

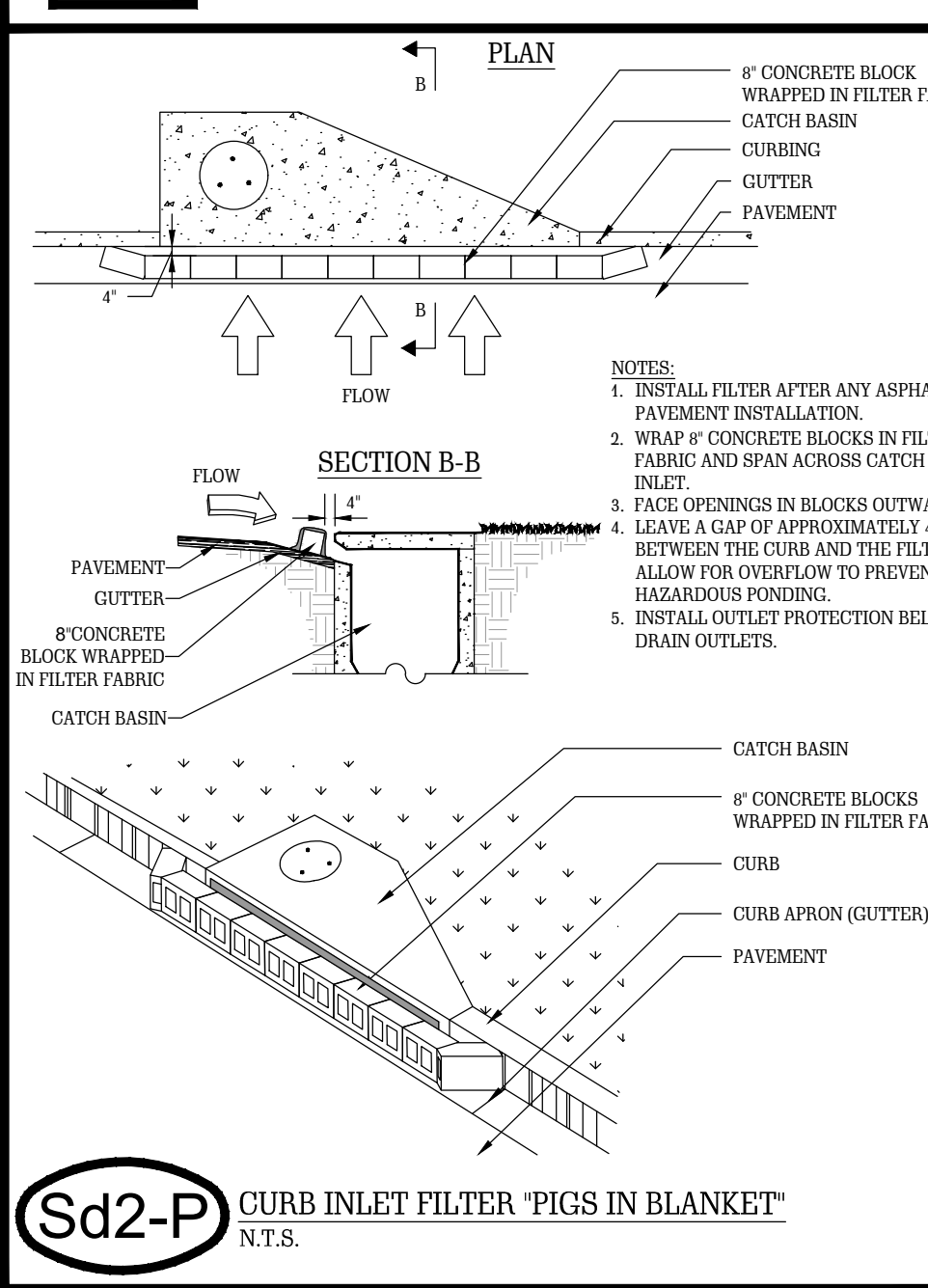
SPECIES	RATE Per 1,000 sq. ft.	RATE Per Acre *	PLANTING DATES **
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTPEDEGE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA (UNSCARIFIED)	1.7 POUNDS	75 LBS.	1/1-12/31
WEeping LOVE GRASS	0.1 POUND	4 LBS.	2/14-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

\* Unusual site conditions may require heavier seeding rates  
 \*\* Seeding dates may need to be altered to fit temperature variations and conditions.

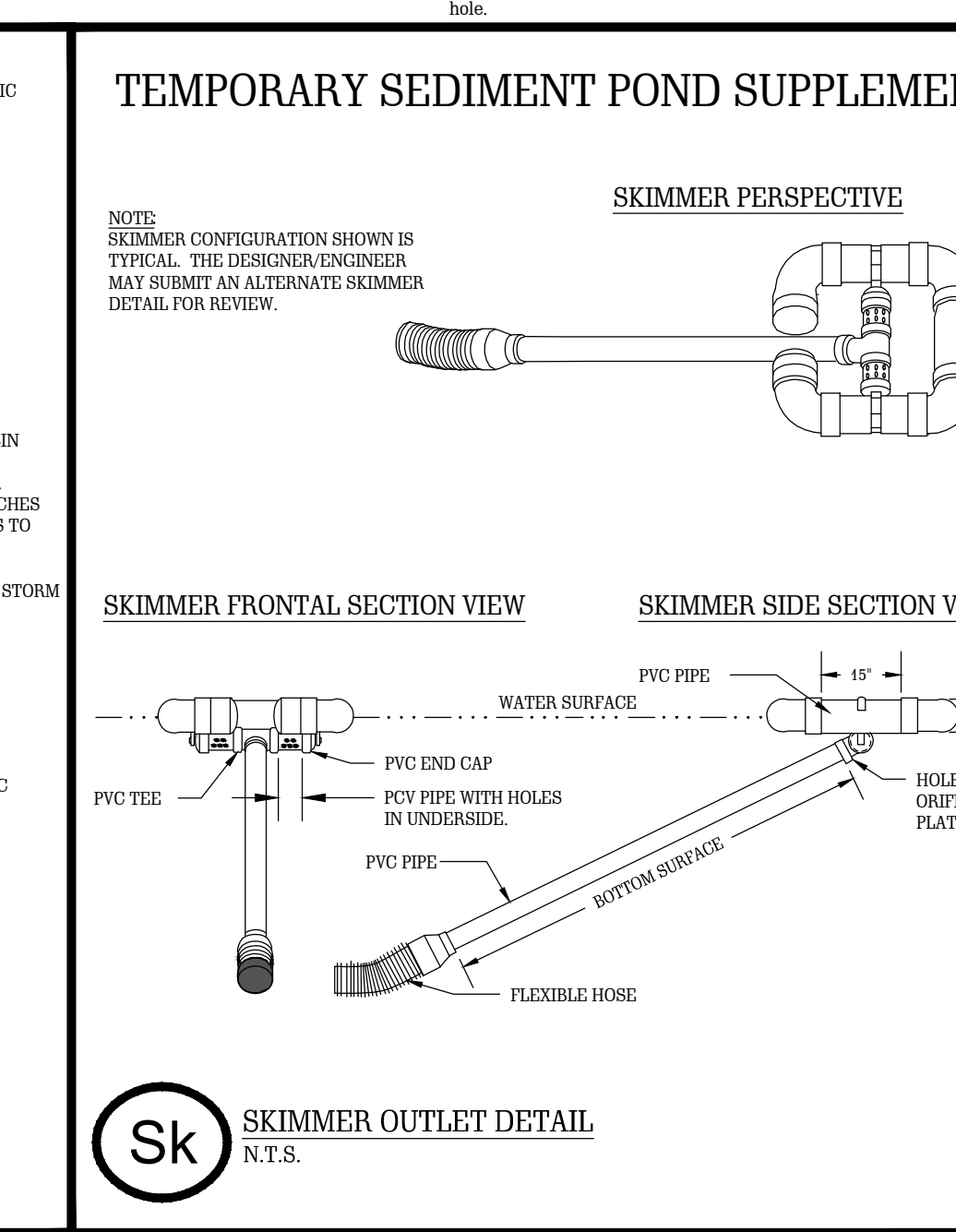
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 N.T.S.



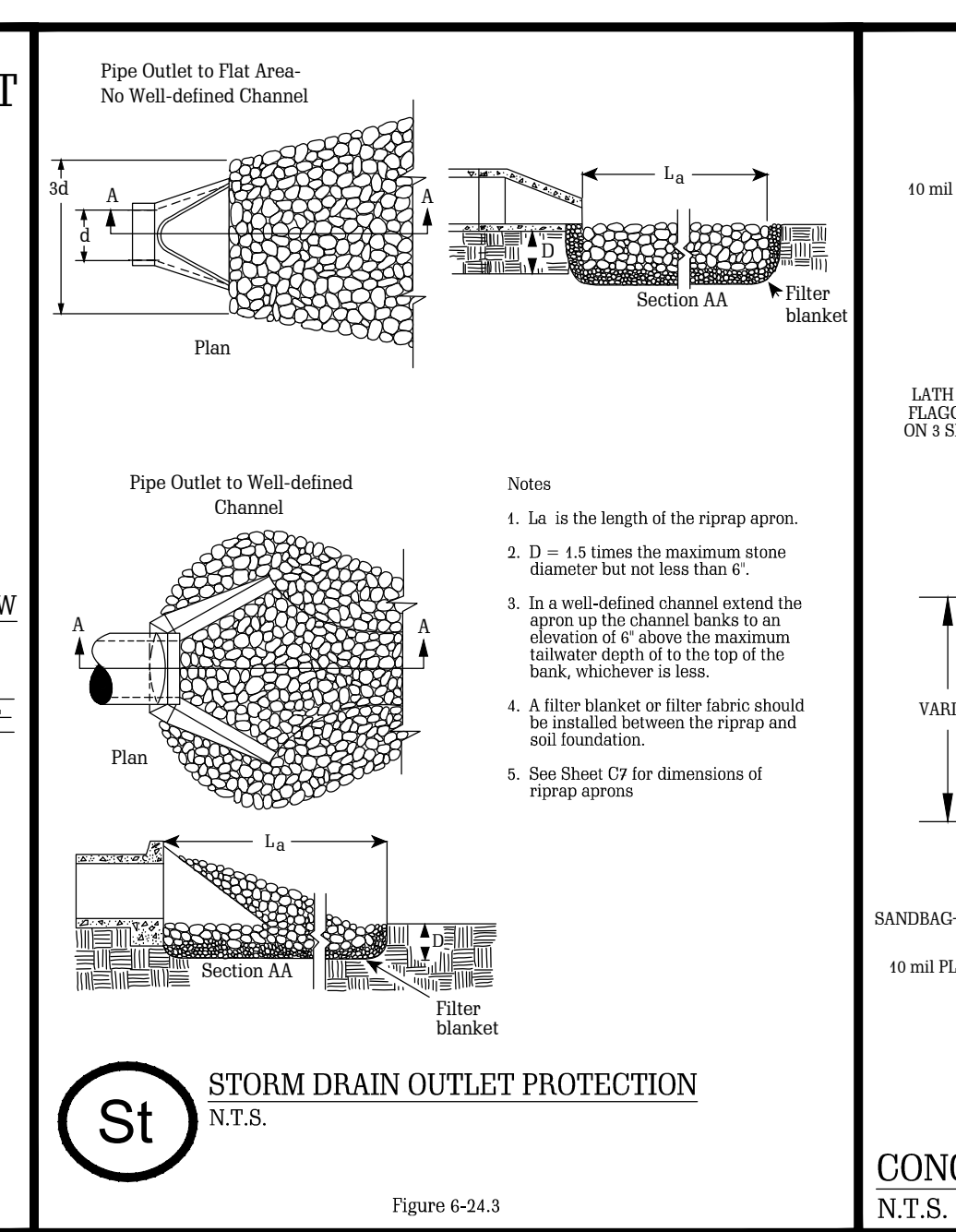
**Sd2-F INLET SEDIMENT TRAP**  
 N.T.S.



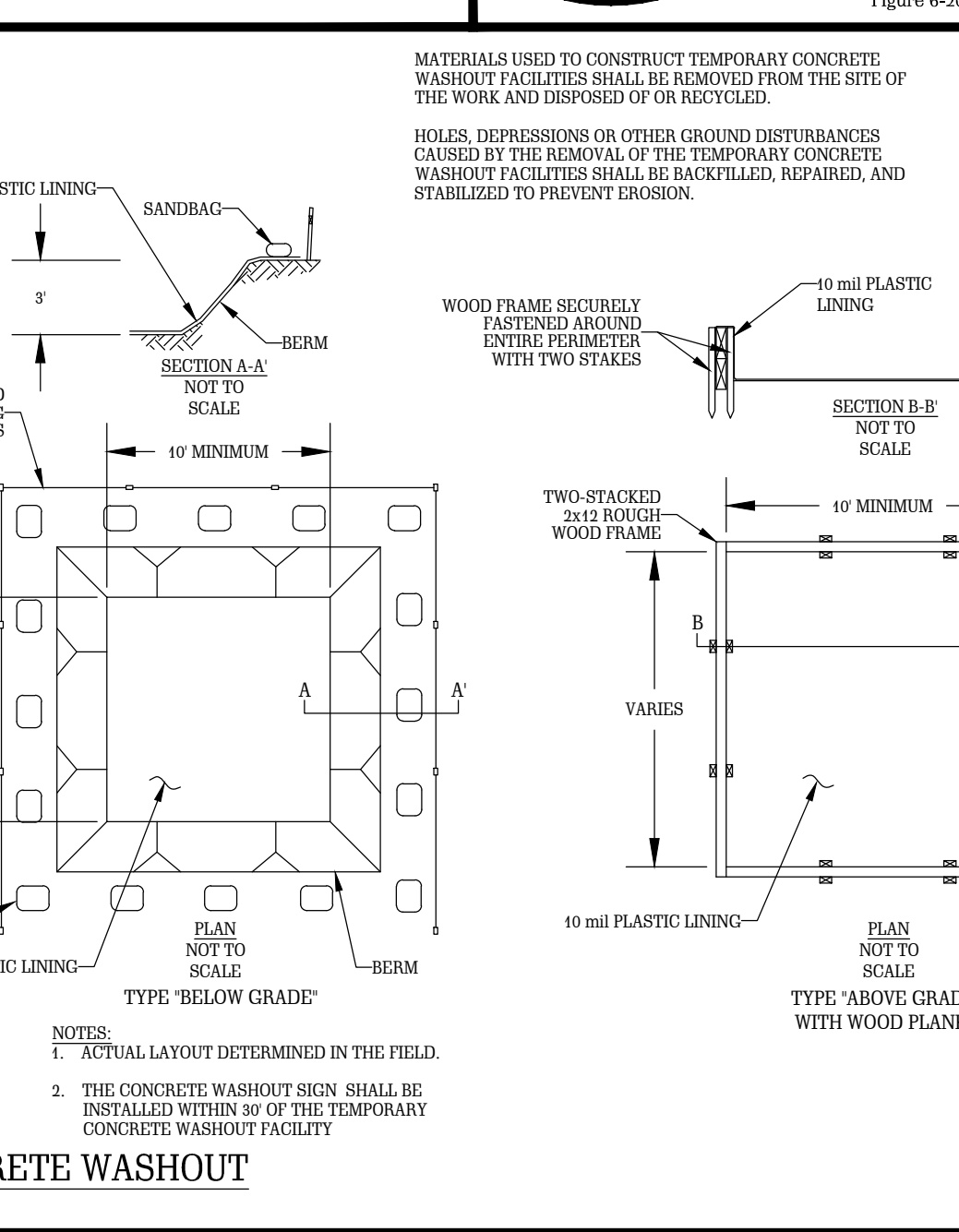
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 N.T.S.



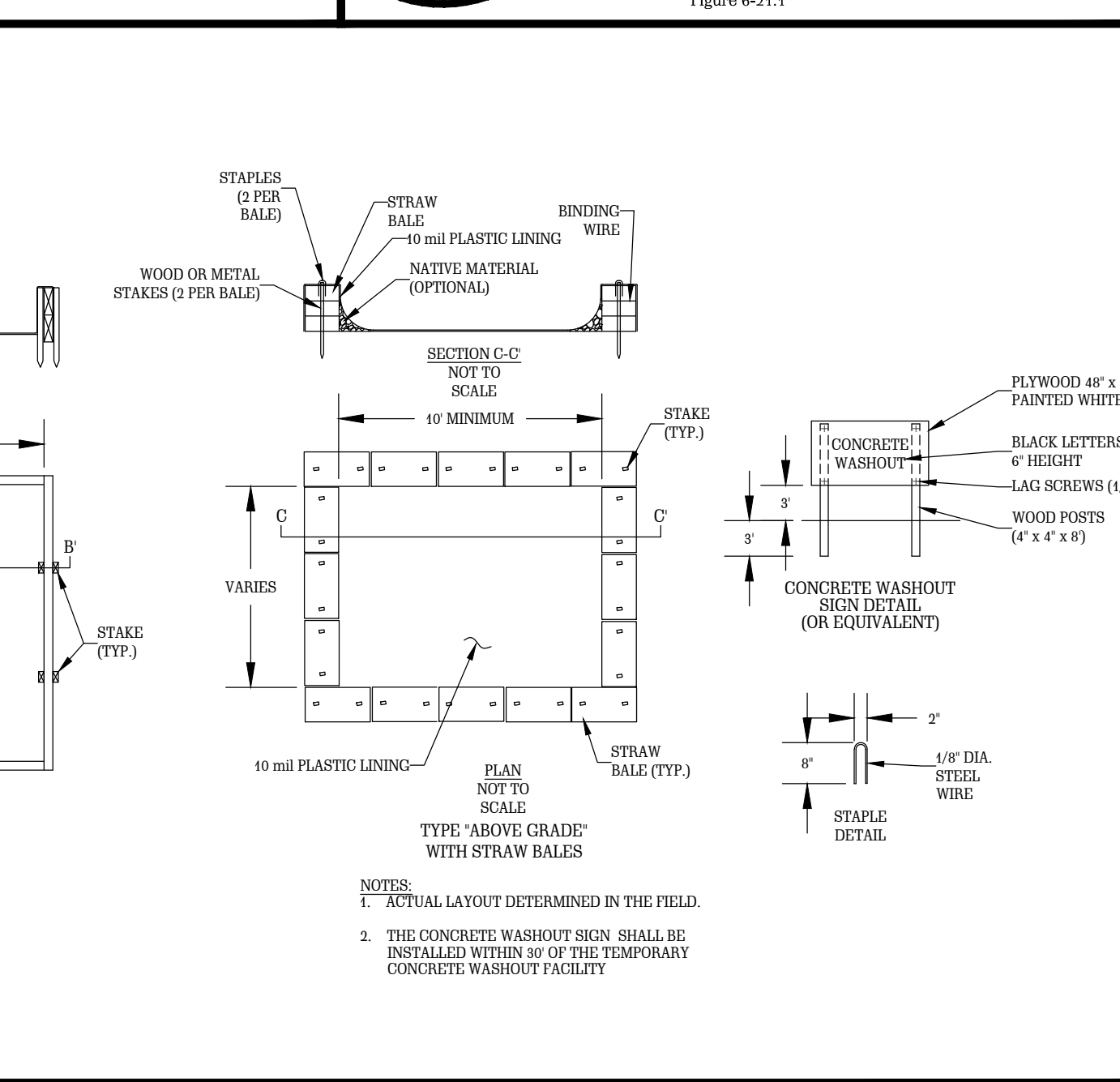
**Sk SKIMMER OUTLET DETAIL**  
 N.T.S.



**St STORM DRAIN OUTLET PROTECTION**  
 N.T.S.



**CONCRETE WASHOUT**  
 N.T.S.



**CONCRETE WASHOUT**  
 N.T.S.

**V D W E**  
**VAN DER WATT ENGINEERING, LLC**  
 CONSULTING CIVIL ENGINEERS  
 84 BENT OAK CIRCLE,  
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 TEL: (229) 551-0363  
 FAX: (229) 227-6593  
 E-MAIL: JVDWE@ENGINEERS.COM  
 CERT. OF AUTH. GA # PEFC04845

**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
 4374 POWERS FERRY ROAD  
 ATLANTA, GA 30327

**CLIENT:**  
 CHASTAIN PARK ATLANTA, GA

**DRAWING TITLE:**  
**E, S & P CONTROL PLAN DETAILS**

**PROJ. No.:** 19-003 **DRAWN BY:** jj  
**DWG NAME:** EROSION.dwg **CHECKED BY:** jj  
**SCALE:** NOT TO SCALE **DATE:** 26 JUL 2021

**REVISIONS**

NO.	DATE	INITIALS	DESCRIPTION

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**SHEET NO.**

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 Utilities Protection Center, Inc.  
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**REGISTERED PROFESSIONAL ENGINEER**  
 JACOB VAN DER WATT

**EROSION CONTROL CERTIFICATION**  
 I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.  
 BY: J. van der Watt  
 JOHAN JACOB VAN DER WATT REGISTERED GEORGIA ENGINEER NO. PE303867  
 LEVEL II CERTIFIED DESIGN PROFESSIONAL - CERTIFICATION NUMBER 5406

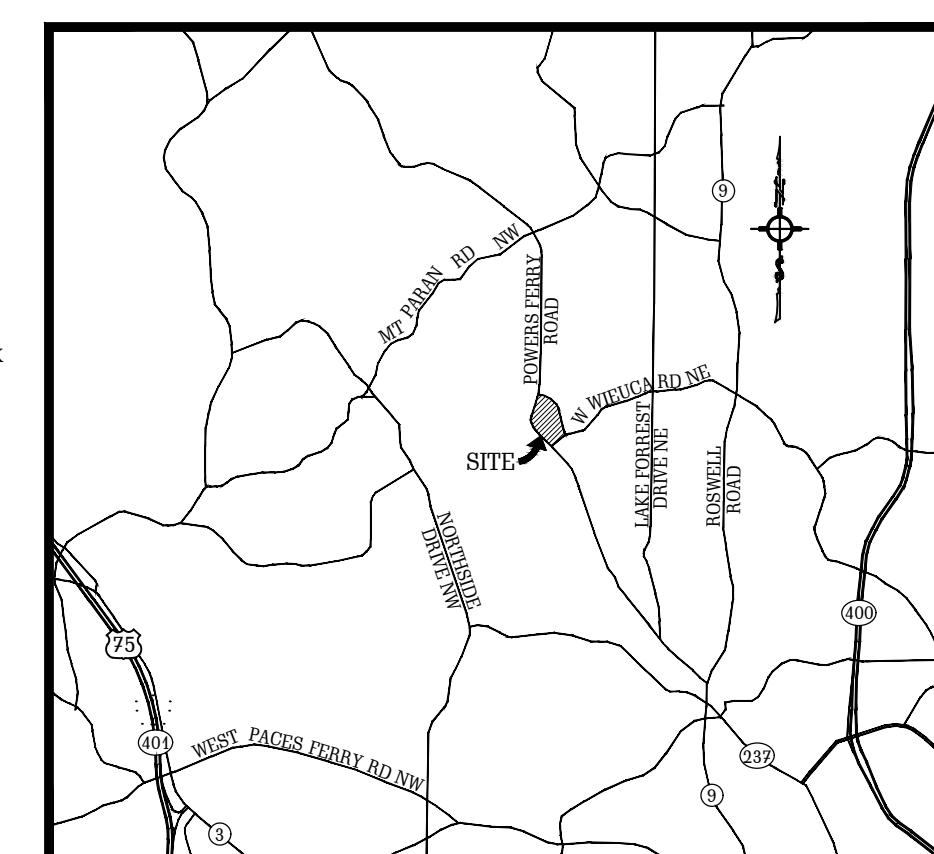
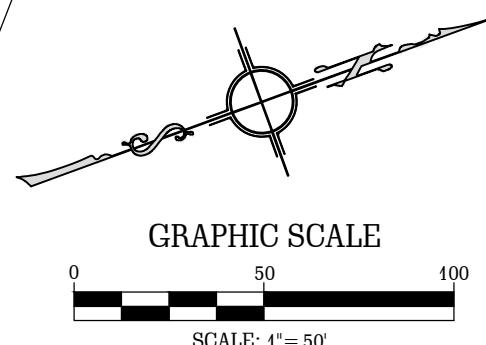
**C14**

**REGISTERED PROFESSIONAL ENGINEER**  
 JACOB VAN DER WATT

**REGISTERED PROFESSIONAL ENGINEER**  
 JACOB VAN DER WATT

**LEGEND**

EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	-W- PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	-PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	-PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	-PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	-SS- PROPOSED SANITARY SEWER
-W- EXISTING WATER MAIN	-PROPOSED SANITARY SEWER MANHOLE
-EXISTING FIRE HYDRANT	-PROPOSED CONCRETE PIPE
-EXISTING WATER VALVE	-PROPOSED STORM SEWER MANHOLE
-EXISTING WATER METER	-PROPOSED POWER POLE (P.P.)
-SS- EXISTING SANITARY SEWER	-OHP- PROPOSED OVER HEAD POWER
-EXISTING SANITARY SEWER MANHOLE	-UGP- PROPOSED UNDERGROUND POWER
-EXISTING CONCRETE PIPE	-UCT- EXISTING TELEPHONE LINE BURIED UNDER GROUND
-EXISTING STORM SEWER MANHOLE	-PROPOSED TELEPHONE LINE BURIED UNDER GROUND
-EXISTING POWER POLE (P.P.)	-CTV- PROPOSED CABLE
-OHP- EXISTING OVER HEAD POWER	-100- PROPOSED CONTOUR
-UGP- EXISTING UNDERGROUND POWER	-EXISTING TREE
-UCT- EXISTING TELEPHONE LINE BURIED UNDER GROUND	-PROPOSED TREE
-CTV- EXISTING CABLE	
-100- EXISTING CONTOUR	
-EXISTING TREE	
-SOILS LINES	
-100-YR FLOODPLAIN BOUNDARY	
-EXISTING ITEMS TO BE DEMOLISHED	-PROPOSED FLARED END SECTION
-EXISTING FLARED END SECTION	R/W - PROPOSED RIGHT OF WAY
R/W - EXISTING RIGHT OF WAY	-EXISTING LOT BOUNDARY CORNER
-EXISTING LOT BOUNDARY CORNER	-PROPOSED FENCE
-EXISTING FENCE	C/L - CENTERLINE
C/L - EXISTING CENTERLINE	-X- SILT FENCE
	-RIP-RAP



**V D W E**  
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 E-MAIL: JJD@VDWEENGINEERS.COM  
 CERT. OF AUTH. GA # PEFO04845

PROJECT:  
**PROPOSED ALTERATIONS**  
**TO CHASTAIN PARK**  
**EQUESTRIAN PARK**  
**4374 POWERS FERRY ROAD**  
**ATLANTA, GA 30327**

CLIENT:  
**CHASTAIN PARK**  
**ATLANTA, GA**

DRAWING TITLE:  
**PRE-DEVELOPMENT**  
**DRAINAGE AREAS**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	PRE AND POST DEVELOPMENT AREAS.dwg	CHECKED BY:	jj
SCALE:	1" = 50'	DATE:	26 JUL 2021

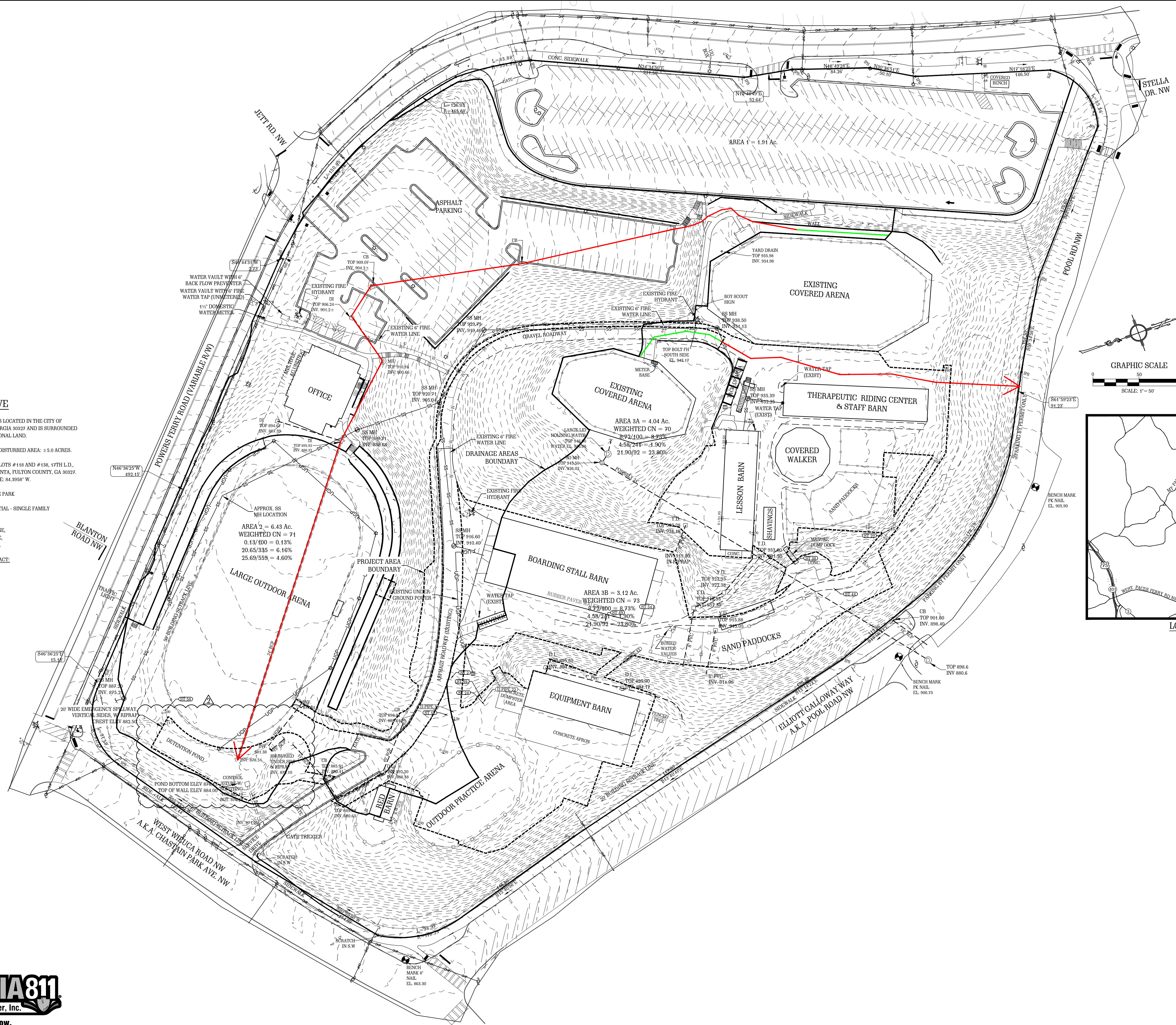
REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	08/12/2021	jj	ADD BUILDING SETBACK LINES
2.	09/20/2021	jj	RECONFIGURE DETENTION POND

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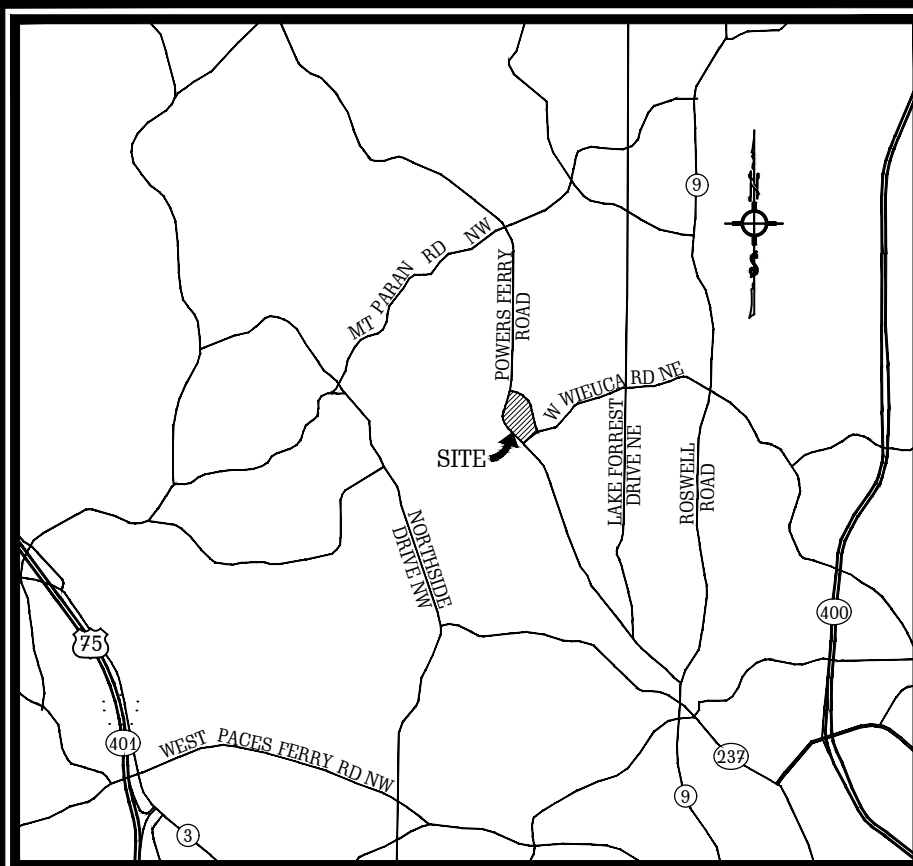
SHEET NO.  
**C15**

**PROJECT NARRATIVE**

- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
- PROJECT AREA = 15.497 ACRES, DISTURBED AREA = 5.0 ACRES.
- PROPERTY IS LOCATED IN LAND LOTS #118 AND #138, 47TH L.D., 4374 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N, LONGITUDE: 84.3938° W.
- CURRENT PROPERTY USE: HORSE PARK
- CURRENT ZONING: R-3 RESIDENTIAL - SINGLE FAMILY
- BUILDING SETBACK LINES:  
 FRONT = 50' FROM PROPERTY LINE,  
 REAR = 20' FROM PROPERTY LINE,  
 SIDE = 10' FROM PROPERTY LINE.
- PROJECT OWNER/24 HOUR CONTACT:  
 OWNER:  
 THE BOARD OF DIRECTORS  
 CHASTAIN HORSE PARK  
 4374 POWERS FERRY ROAD  
 ATLANTA, GA 30327  
 24 HOUR CONTACT:  
 MS. THISHA GROSS  
 EXECUTIVE DIRECTOR  
 TEL.: (206) 850-5686



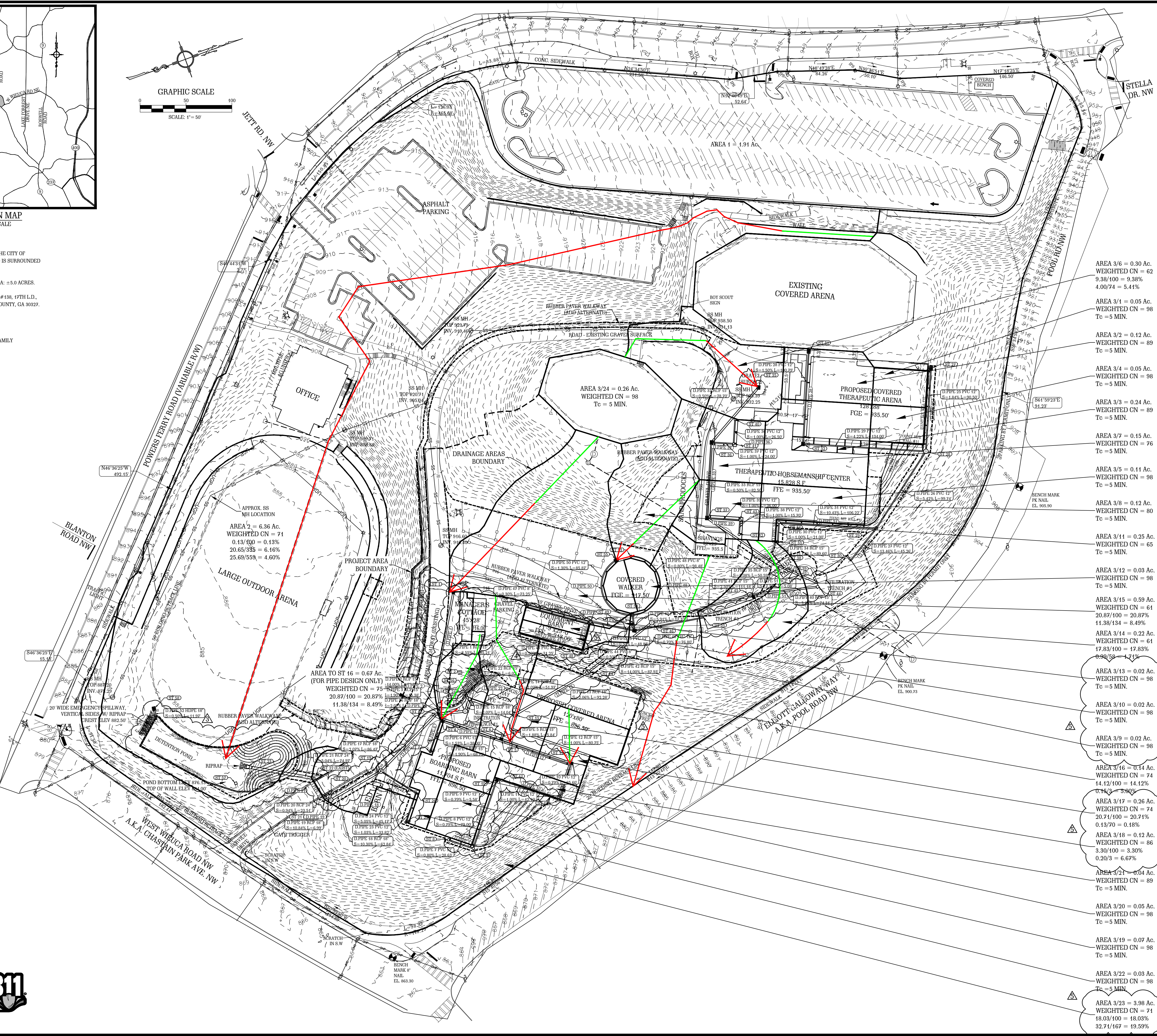
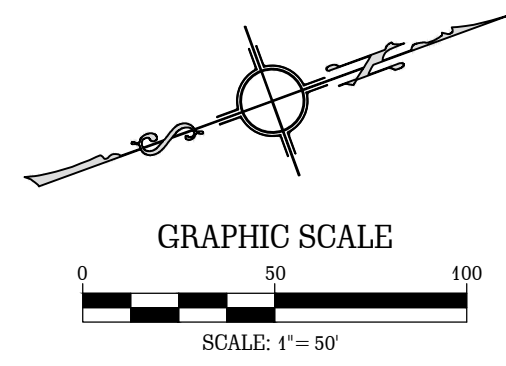
**GEORGIA811**  
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LOCATION MAP  
NOT TO SCALE

**PROJECT NARRATIVE**

- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
- PROJECT AREA: ±15.497 ACRES, DISTURBED AREA: ±5.0 ACRES.
- PROPERTY IS LOCATED IN LAND LOTS #118 AND #138, 17TH L.D., 4371 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N, LONGITUDE: 84.3958° W.
- CURRENT PROPERTY USE: HORSE PARK
- CURRENT ZONING: R-3 RESIDENTIAL - SINGLE FAMILY
- BUILDING SETBACK LINES:  
FRONT = 50' FROM PROPERTY LINE,  
REAR = 20' FROM PROPERTY LINE,  
SIDE = 10' FROM PROPERTY LINE.
- PROJECT OWNER/24 HOUR CONTACT:  
OWNER:  
THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRISHA GROSS  
EXECUTIVE DIRECTOR  
TEL: (770) 850-5686



EXISTING		PROPOSED	
C.M.S.	- CONCRETE MONUMENT SET	-W-	- PROPOSED WATER MAIN
P.I.P.	- IRON PIN PLACED	-FH-	- PROPOSED FIRE HYDRANT
C.M.F.	- CONCRETE MONUMENT FOUND	-WV-	- PROPOSED WATER VALVE
I.P.F.	- IRON PIN FOUND	-WM-	- PROPOSED WATER METER
G.P.F.	- GALVANIZED PIPE FOUND	-SS-	- PROPOSED SANITARY SEWER
-W-	- EXISTING WATER MAIN	-SM-	- PROPOSED SANITARY SEWER MANHOLE
-FH-	- EXISTING FIRE HYDRANT	-SC-	- PROPOSED STORM SEWER MANHOLE
-WV-	- EXISTING WATER VALVE	-P.P.-	- PROPOSED POWER POLE (P.P.)
-WM-	- EXISTING WATER METER	-OHP-	- PROPOSED OVER HEAD POWER
-SS-	- EXISTING SANITARY SEWER	-UGP-	- EXISTING UNDERGROUND POWER
-SM-	- EXISTING SANITARY SEWER MANHOLE	-UGT-	- EXISTING TELEPHONE LINE BURIED UNDER GROUND
-SC-	- EXISTING STORM SEWER MANHOLE	-CTV-	- EXISTING CABLE
-P.P.-	- EXISTING POWER POLE (P.P.)	-100-	- EXISTING CONTOUR
-OHP-	- EXISTING OVER HEAD POWER	-T-	- EXISTING TREE
-UGP-	- EXISTING UNDERGROUND POWER	-S-	- SOILS LINES
-UGT-	- EXISTING TELEPHONE LINE BURIED UNDER GROUND	-100-YR-	- 100-YR FLOODPLAIN BOUNDARY
-CTV-	- EXISTING CABLE	-X-	- EXISTING ITEMS TO BE DEMOLISHED
-100-	- EXISTING CONTOUR	-R/W-	- EXISTING RIGHT OF WAY
-T-	- EXISTING TREE	-L-	- EXISTING LOT BOUNDARY CORNER
-S-	- SOILS LINES	-F-	- EXISTING FENCE
-100-YR-	- 100-YR FLOODPLAIN BOUNDARY	-C/L-	- EXISTING CENTERLINE
-X-	- EXISTING ITEMS TO BE DEMOLISHED	-RIP-RAP-	- RIP-RAP
-R/W-	- EXISTING RIGHT OF WAY		
-L-	- EXISTING LOT BOUNDARY CORNER		
-F-	- EXISTING FENCE		
-C/L-	- EXISTING CENTERLINE		
-RIP-RAP-	- RIP-RAP		

**V D W E**  
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 E-MAIL: J@VDWENGINEERS.COM  
 CERT. OF AUTH. GA # PE004845

PROJECT:  
**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
 4371 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK**  
 ATLANTA, GA

DRAWING TITLE:  
**POST-DEVELOPMENT DRAINAGE AREAS**

PROJ. No.:	49-003	DRAWN BY:	jj
DWG NAME:	PRE AND POST DEVELOPMENT AREAS.dwg	CHECKED BY:	jj
SCALE:	1" = 50'	DATE:	26 JUL 2024

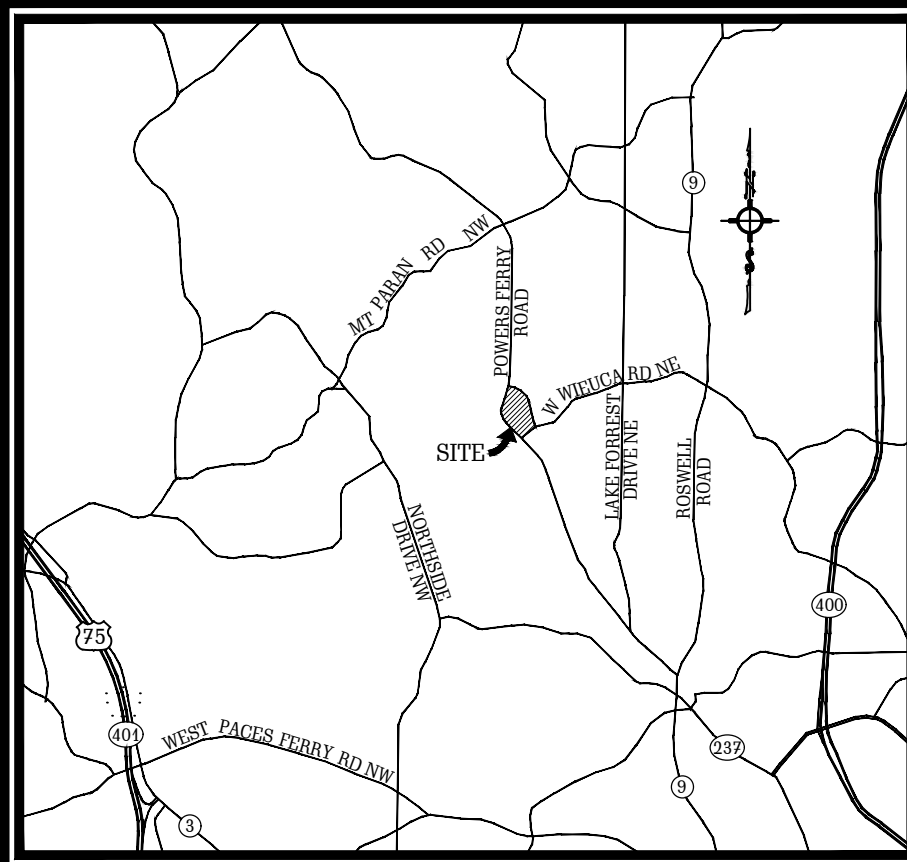
REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES
2.	08/12/2021	jj	ADD BUILDING SETBACK LINES
3.	09/20/2021	jj	REROUTE SOME STORMWATER PIPELINES AND RECONFIGURE DETENTION POND
4.	08/15/2022	jj	CHANGE MANAGERS COTTAGE & EQUIPMENT BARN
5.	05/19/2023	jj	CHANGE EQUIPMENT BARN, COVER BOARDING ARENA AND RESTORE DRAINAGE AREAS #29, #310, #343, #317, #316 AND #223

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SHEET NO. **C16**

REGISTERED PROFESSIONAL ENGINEER  
 JOHAN VAN DER WATT

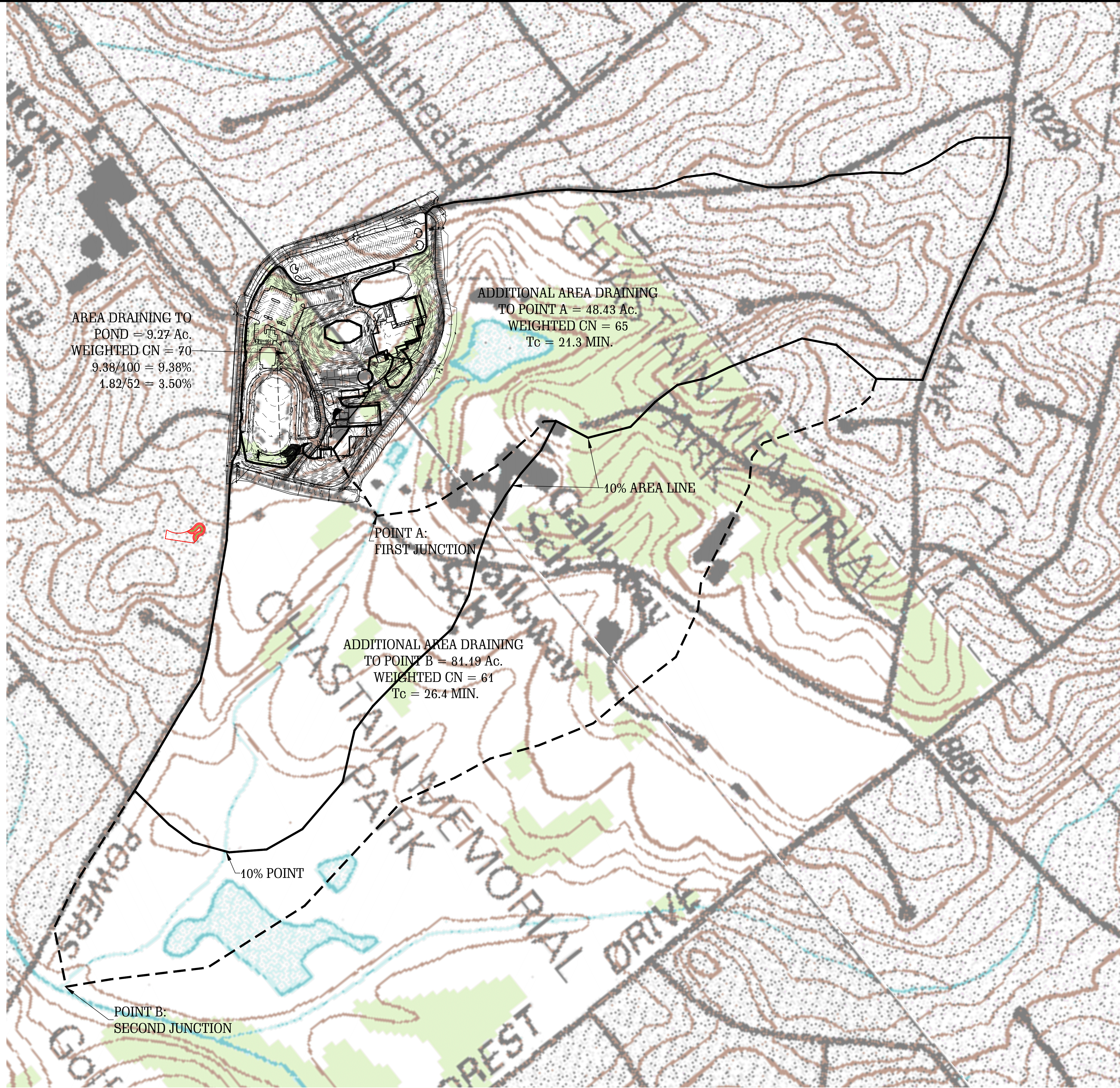
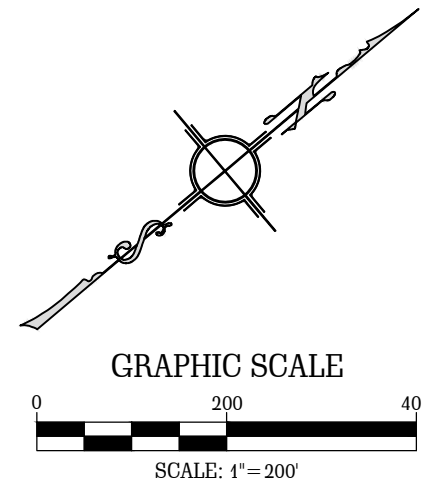
**GEORGIA811**  
 Utilities Protection Center, Inc.  
 Know what's below.  
 Call before you dig.



LOCATION MAP  
NOT TO SCALE

**PROJECT NARRATIVE**

1. THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
2. PROJECT AREA: ±15.497 ACRES, DISTURBED AREA: ±5.0 ACRES.
3. PROPERTY IS LOCATED IN LAND LOTS #118 AND #138, 17TH L.D., 4371 POWERS FERRY ROAD, ATLANTA, FULTON COUNTY, GA 30327. LATITUDE: 33.8742° N; LONGITUDE: 84.3958° W.
4. CURRENT PROPERTY USE: HORSE PARK
5. CURRENT ZONING: R-3 RESIDENTIAL- SINGLE FAMILY
6. BUILDING SETBACK LINES:  
FRONT = 50' FROM PROPERTY LINE,  
REAR = 20' FROM PROPERTY LINE,  
SIDE = 10' FROM PROPERTY LINE.
7. PROJECT OWNER/24 HOUR CONTACT:  
OWNER:  
THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRESHA CROSS  
EXECUTIVE DIRECTOR  
TEL: (206) 850-5686



**LEGEND**

EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	-W- - PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	-PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	-PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	-PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	-SS- - PROPOSED SANITARY SEWER
-W- - EXISTING WATER MAIN	-S- - PROPOSED SANITARY SEWER MANHOLE
-EXISTING FIRE HYDRANT	-EXISTING CONCRETE PIPE
-EXISTING WATER VALVE	-S1- - EXISTING STORM SEWER MANHOLE
-EXISTING WATER METER	-S2- - EXISTING POWER POLE (P.P.)
-SS- - EXISTING SANITARY SEWER	-OHP- - EXISTING OVER HEAD POWER
-S- - EXISTING SANITARY SEWER MANHOLE	-UGP- - EXISTING UNDERGROUND POWER
-EXISTING CONCRETE PIPE	-UCT- - EXISTING TELEPHONE LINE BURIED UNDER GROUND
-S1- - EXISTING STORM SEWER MANHOLE	-CTV- - EXISTING CABLE
-S2- - EXISTING POWER POLE (P.P.)	-100- - EXISTING CONTOUR
-OHP- - EXISTING OVER HEAD POWER	-EXISTING TREE
-UGP- - EXISTING UNDERGROUND POWER	-SOILS LINES
-UCT- - EXISTING TELEPHONE LINE BURIED UNDER GROUND	-100-YR FLOODPLAIN BOUNDARY
-CTV- - EXISTING CABLE	-EXISTING FLEMS TO BE DEMOLISHED
-100- - EXISTING CONTOUR	-EXISTING FLARED END SECTION
-EXISTING TREE	R/W - EXISTING RIGHT OF WAY
-SOILS LINES	-EXISTING LOT BOUNDARY CORNER
-100-YR FLOODPLAIN BOUNDARY	-EXISTING FENCE
-EXISTING FLEMS TO BE DEMOLISHED	C/L - EXISTING CENTERLINE
-EXISTING FLARED END SECTION	-W- - PROPOSED WATER MAIN
R/W - EXISTING RIGHT OF WAY	-PROPOSED FIRE HYDRANT
-EXISTING LOT BOUNDARY CORNER	-PROPOSED WATER VALVE
-EXISTING FENCE	-PROPOSED WATER METER
C/L - EXISTING CENTERLINE	-SS- - PROPOSED SANITARY SEWER
-W- - PROPOSED WATER MAIN	-S- - PROPOSED SANITARY SEWER MANHOLE
-PROPOSED FIRE HYDRANT	-EXISTING CONCRETE PIPE
-PROPOSED WATER VALVE	-S1- - PROPOSED STORM SEWER MANHOLE
-PROPOSED WATER METER	-S2- - PROPOSED POWER POLE (P.P.)
-SS- - PROPOSED SANITARY SEWER	-OHP- - PROPOSED OVER HEAD POWER
-S- - PROPOSED SANITARY SEWER MANHOLE	-UGP- - PROPOSED UNDERGROUND POWER
-EXISTING CONCRETE PIPE	-UCT- - PROPOSED TELEPHONE LINE BURIED UNDER GROUND
-S1- - PROPOSED STORM SEWER MANHOLE	-CTV- - PROPOSED CABLE
-S2- - PROPOSED POWER POLE (P.P.)	-101- - PROPOSED CONTOUR
-OHP- - PROPOSED OVER HEAD POWER	-PROPOSED TREE
-UGP- - PROPOSED UNDERGROUND POWER	
-UCT- - PROPOSED TELEPHONE LINE BURIED UNDER GROUND	
-CTV- - PROPOSED CABLE	
-101- - PROPOSED CONTOUR	
-PROPOSED TREE	
	-PROPOSED FLARED END SECTION
	R/W - PROPOSED RIGHT OF WAY
	-PROPOSED LOT BOUNDARY CORNER
	-PROPOSED FENCE
	C/L - CENTERLINE
	-X- - SILT FENCE
	-RIP-RAP

**V D W E**  
**VAN DER WATT**  
**ENGINEERING, LLC**  
 CONSULTING CIVIL ENGINEERS  
 84 BENT OAK CIRCLE,  
 THOMASVILLE, GA 31757-9502  
 TEL: (229) 551-0363  
 FAX: (229) 227-6593  
 EMAIL: J@VDWENGINEERS.COM  
 CERT. OF AUTH. GA # PEF004845

PROJECT:  
**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
 4371 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK**  
 ATLANTA, GA

DRAWING TITLE:  
**POST-DEVELOPMENT DRAINAGE AREAS 10% RULE**

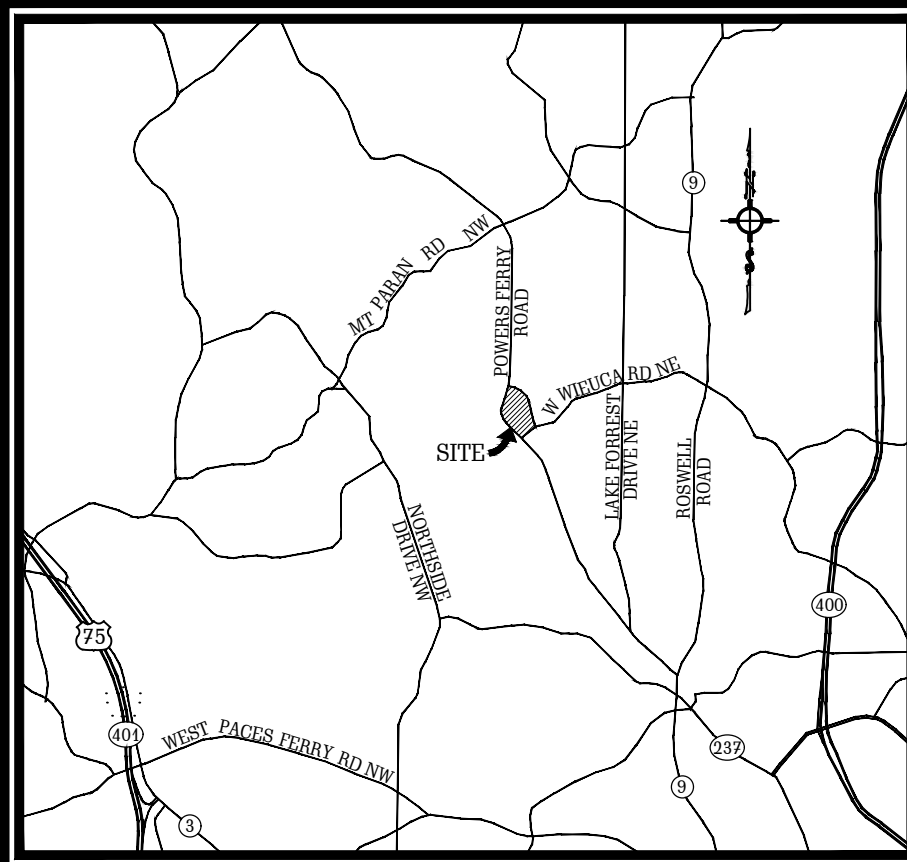
PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	PRE AND POST DEVELOPMENT AREAS.dwg	CHECKED BY:	jj
SCALE:	1" = 200'	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES
2.	08/12/2021	jj	ADD BUILDING SETBACK LINES
3.	09/20/2021	jj	REROUTE SOME STORMWATER PIPELINES AND RECONFIGURE DETENTION POND

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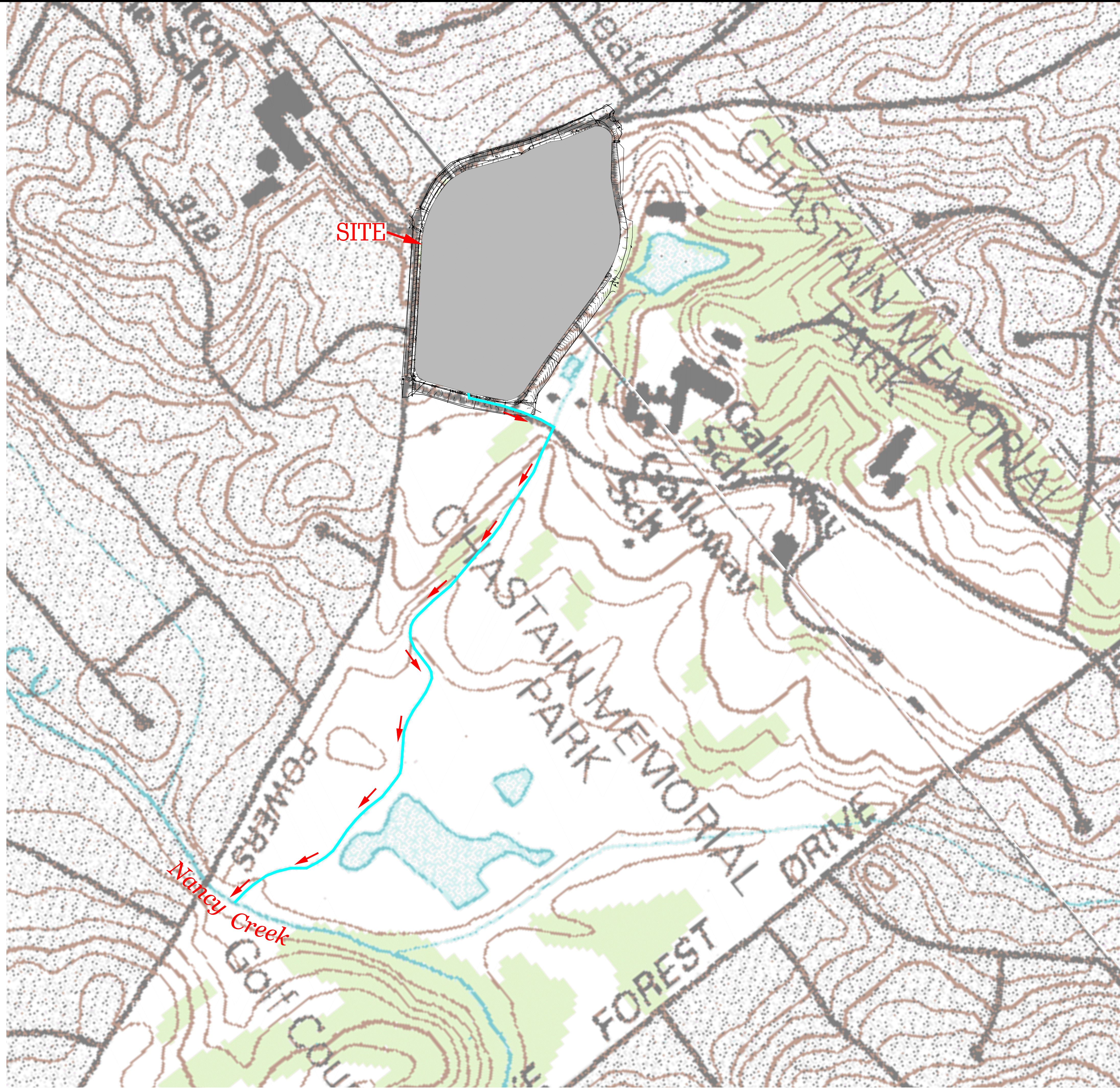
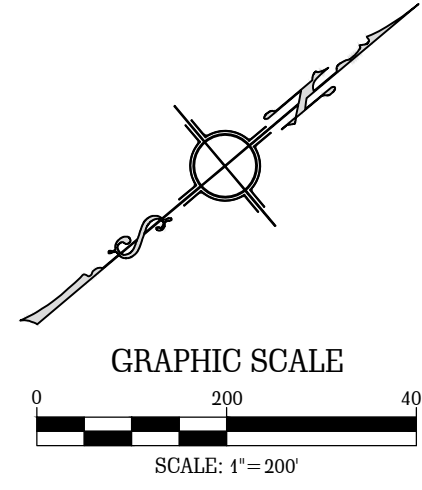
SHEET NO.  
**C17**



LOCATION MAP  
NOT TO SCALE

**PROJECT NARRATIVE**

1. THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA 30327 AND IS SURROUNDED BY RESIDENTIAL AND RECREATIONAL LAND.
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THE BOARD OF DIRECTORS  
CHASTAIN HORSE PARK  
4371 POWERS FERRY ROAD  
ATLANTA, GA 30327  
24 HOUR CONTACT:  
MS. TRESHA CROSS  
EXECUTIVE DIRECTOR  
TEL: (206) 850-5686



LEGEND	
EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	-W- - PROPOSED WATER MAIN
P.I.P. - IRON PIN PLACED	-F- - PROPOSED FIRE HYDRANT
C.M.F. - CONCRETE MONUMENT FOUND	-V- - PROPOSED WATER VALVE
I.P.F. - IRON PIN FOUND	-M- - PROPOSED WATER METER
G.P.F. - GALVANIZED PIPE FOUND	-SS- - PROPOSED SANITARY SEWER
-W- - EXISTING WATER MAIN	-S- - PROPOSED SANITARY SEWER MANHOLE
-F- - EXISTING FIRE HYDRANT	-C- - PROPOSED CONCRETE PIPE
-V- - EXISTING WATER VALVE	-SM- - PROPOSED STORM SEWER MANHOLE
-M- - EXISTING WATER METER	-C- - PROPOSED POWER POLE (P.P.)
-SS- - EXISTING SANITARY SEWER	-OHP- - PROPOSED OVER HEAD POWER
-S- - EXISTING SANITARY SEWER MANHOLE	-UGP- - PROPOSED UNDERGROUND POWER
-C- - EXISTING CONCRETE PIPE	-UCT- - EXISTING TELEPHONE LINE BURIED UNDER GROUND
-SM- - EXISTING STORM SEWER MANHOLE	-UCT- - PROPOSED TELEPHONE LINE BURIED UNDER GROUND
-C- - EXISTING POWER POLE (P.P.)	-CTV- - PROPOSED CABLE
-OHP- - EXISTING OVER HEAD POWER	-100- - EXISTING CONTOUR
-UGP- - EXISTING UNDERGROUND POWER	-101- - PROPOSED CONTOUR
-UCT- - EXISTING TELEPHONE LINE BURIED UNDER GROUND	-T- - PROPOSED TREE
-CTV- - EXISTING CABLE	
-100- - EXISTING CONTOUR	
-T- - EXISTING TREE	
-SOILS LINES	
-100-YR FLOODPLAIN BOUNDARY	
-EXISTING ITEMS TO BE DEMOLISHED	-PROPOSED FLARED END SECTION
-EXISTING FLARED END SECTION	R/W - PROPOSED RIGHT OF WAY
R/W - EXISTING RIGHT OF WAY	-O- - PROPOSED LOT BOUNDARY CORNER
-O- - EXISTING LOT BOUNDARY CORNER	-F- - PROPOSED FENCE
-F- - EXISTING FENCE	C/L - CENTERLINE
C/L - EXISTING CENTERLINE	-X- - SILT FENCE
	-RIP-RAP

**V D W E**  
**VAN DER WATT**  
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 EMAIL: J@VDWENGINEERS.COM  
 CERT. OF AUTH. GA # PE0004845

PROJECT:  
**PROPOSED ALTERATIONS  
 TO CHASTAIN PARK  
 EQUESTRIAN PARK**  
 4371 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK  
 ATLANTA, GA**

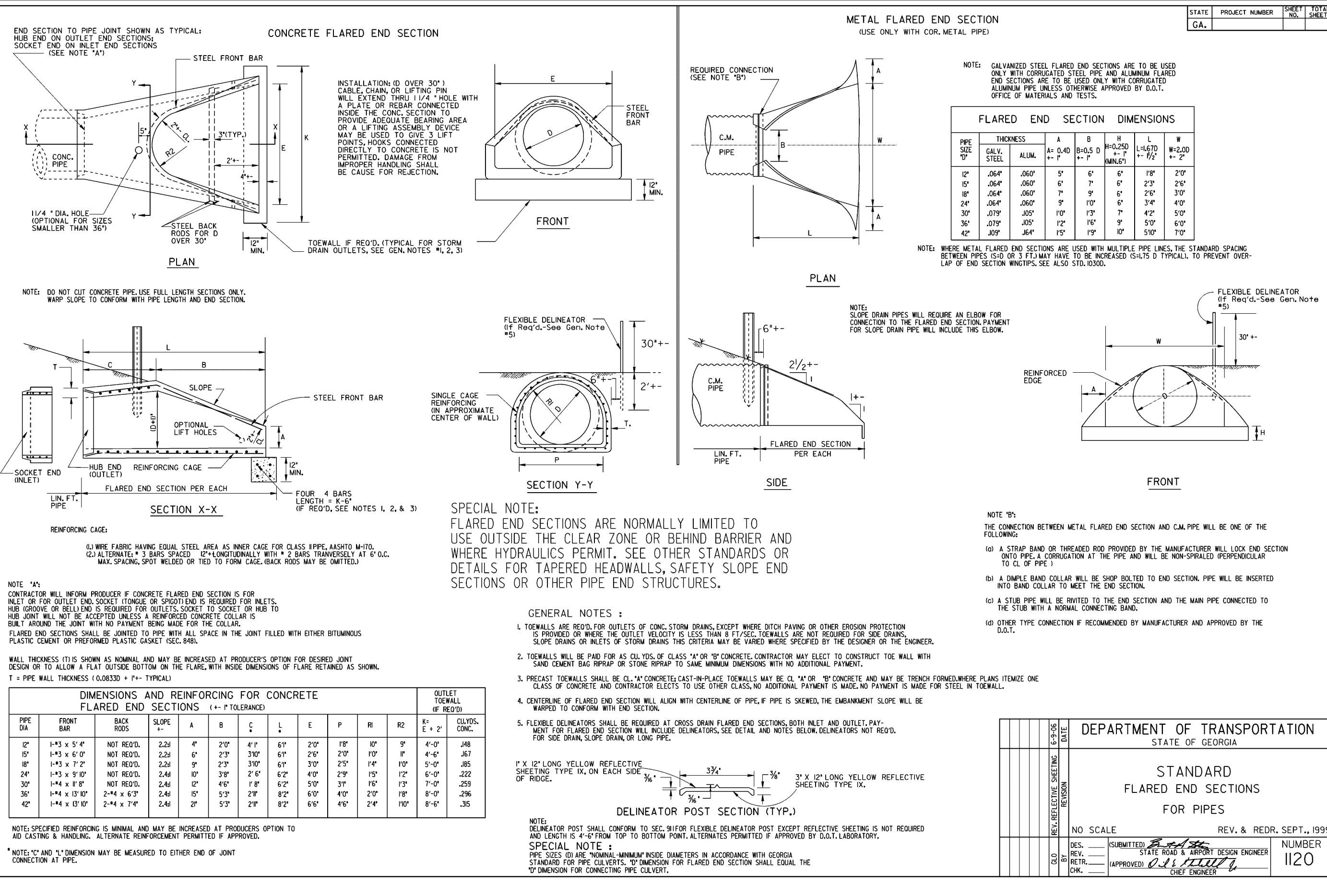
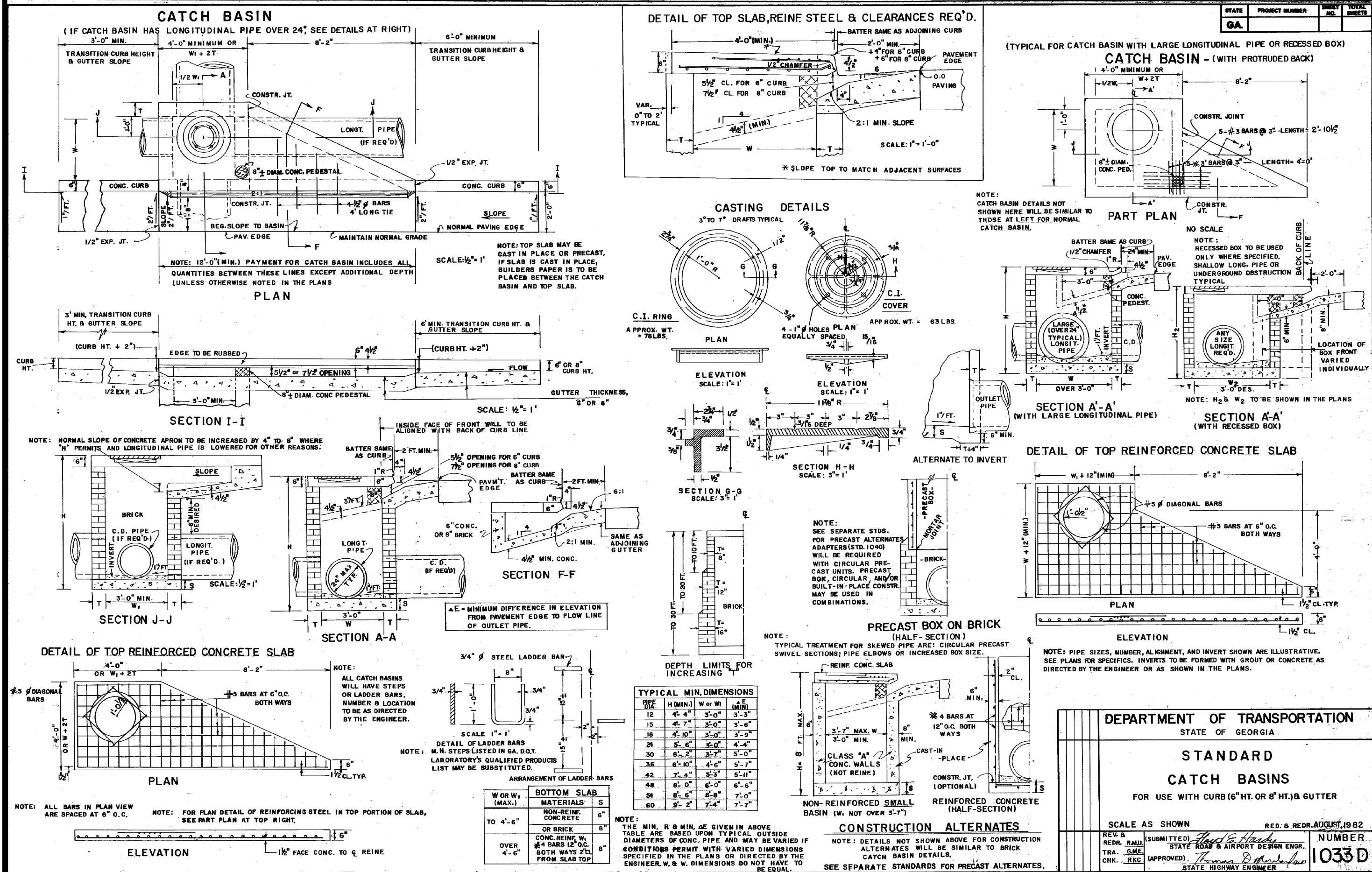
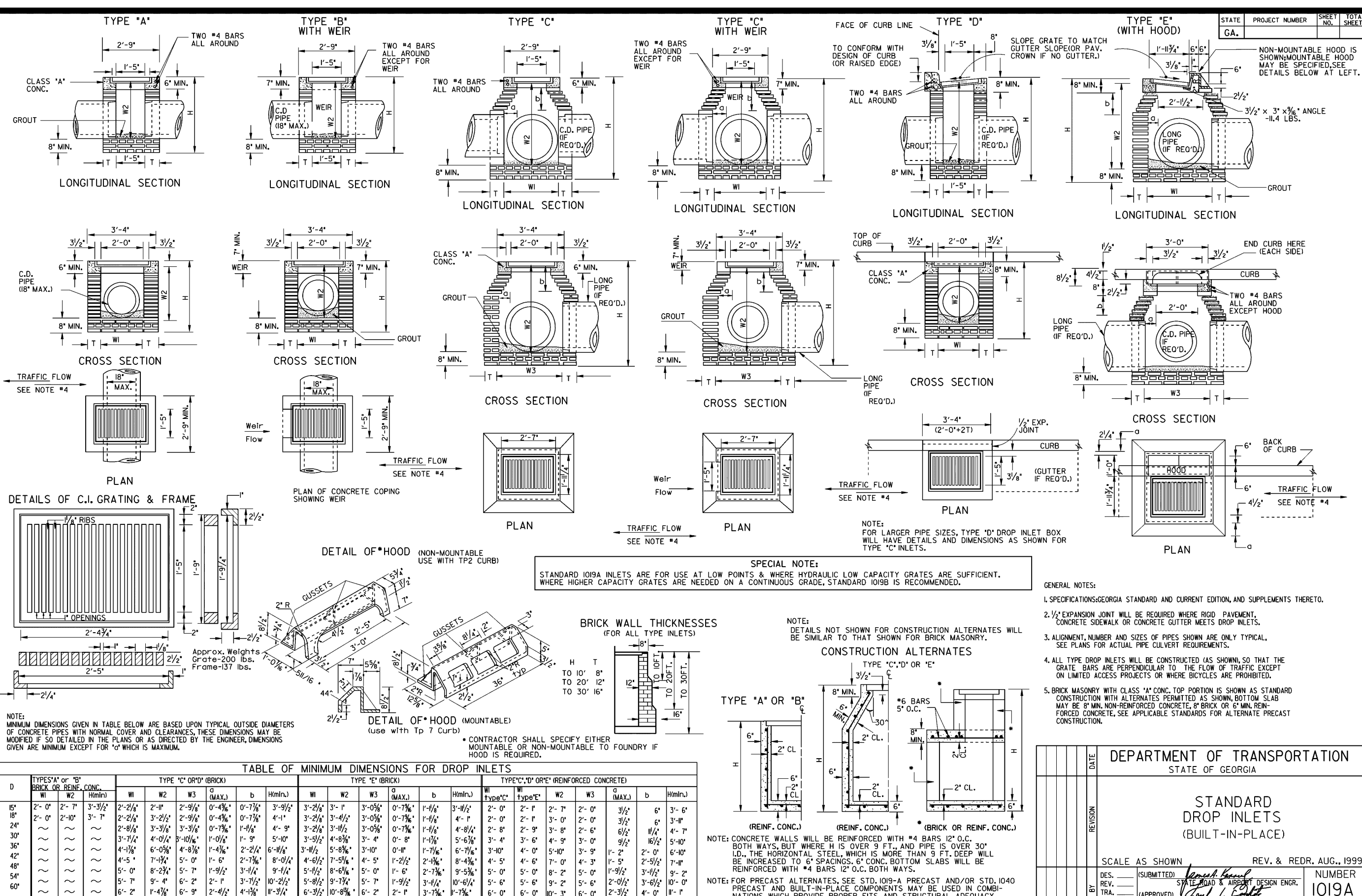
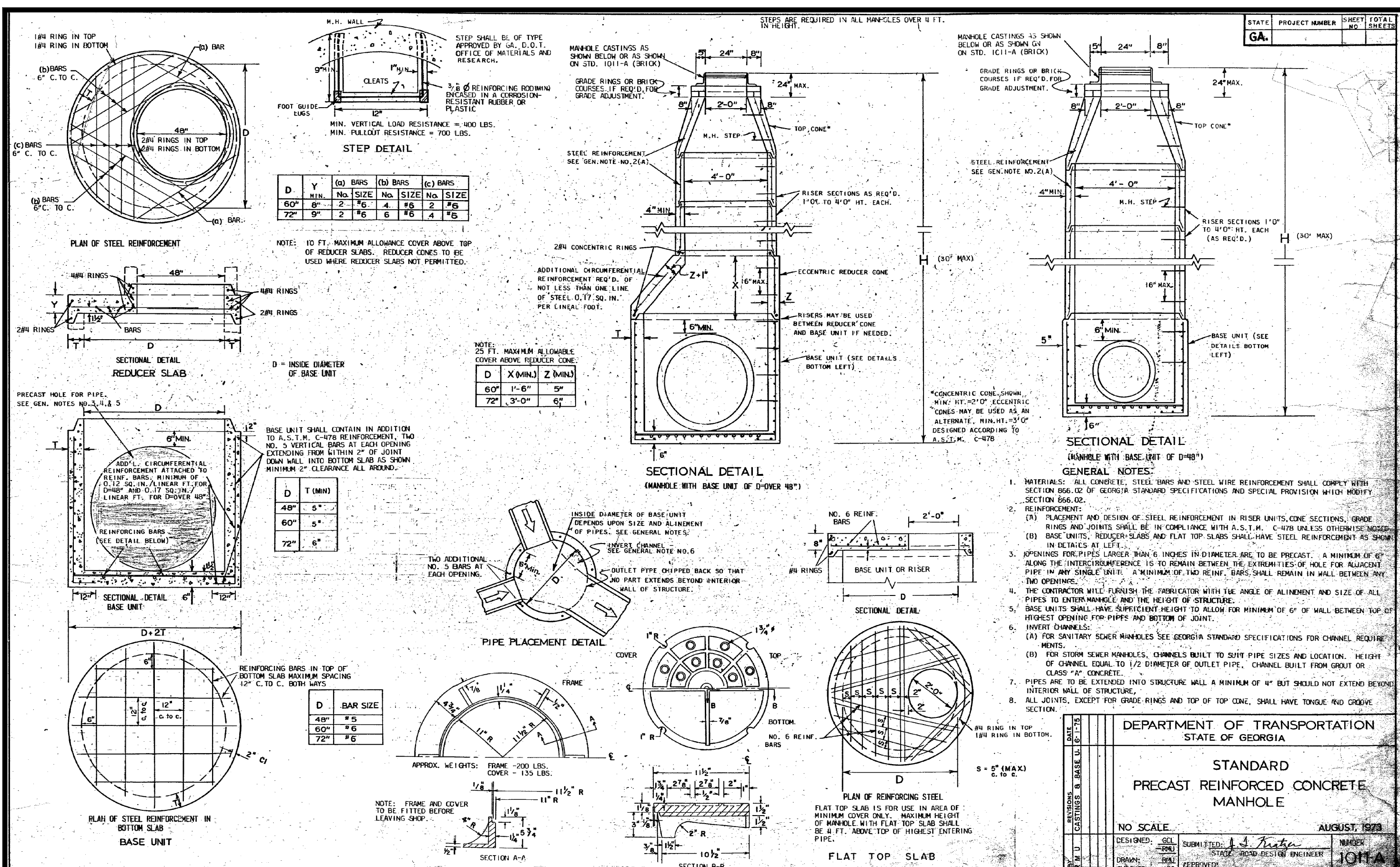
DRAWING TITLE:  
**RECEIVING  
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PROJ. No.:	19-003	DRAWN BY:	jj
DWG NAME:	PRE AND POST DEVELOPMENT AREAS.dwg	CHECKED BY:	jj
SCALE:	1" = 200'	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
i.	07/26/2021	jj	CHANGE ALL PROPOSED NEW FACILITIES

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SHEET NO.  
**C18**



**V D W E**

**VAN DER WATT  
ENGINEERING, LLC**

CONSULTING CIVIL ENGINEERS

84 BENT OAK CIRCLE,  
THOMASVILLE, GA 31757-9502  
TEL: (229) 551-0363  
FAX: (229) 227-6593  
E-MAIL: JGV@VDWENGINEERS.COM  
CERT. OF AUTH. GA # PEFO04845

PROJ. NO.: 1019A

**PROPOSED ALTERATIONS  
TO CHASTAIN PARK  
EQUESTRIAN PARK  
4374 POWERS FERRY ROAD  
ATLANTA, GA 30327**

CLIENT: CHASTAIN PARK ATLANTA, GA

DRAWING TITLE: **DETAILS  
SHEET 4 OF 4**

PROJ. NO.: 49-1003 DRAWN BY: *[Signature]*

DWG. NAME: DETAILS.dwg CHECKED BY: *[Signature]*

SCALE: NO SCALE DATE: 26 JUL 2021

REVISIONS

NO.	DATE	INITIALS	DESCRIPTION

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

**STANDARD  
FLARED END SECTIONS  
FOR PIPES**

NO SCALE REV. & RED. SEPT., 1999

DESIGNED BY: *[Signature]*  
 DRAWN BY: *[Signature]*  
 CHECKED BY: *[Signature]*

NUMBER: 1033 D

**GEORGIA811**

Utilities Protection Center, Inc.

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Call before you dig.

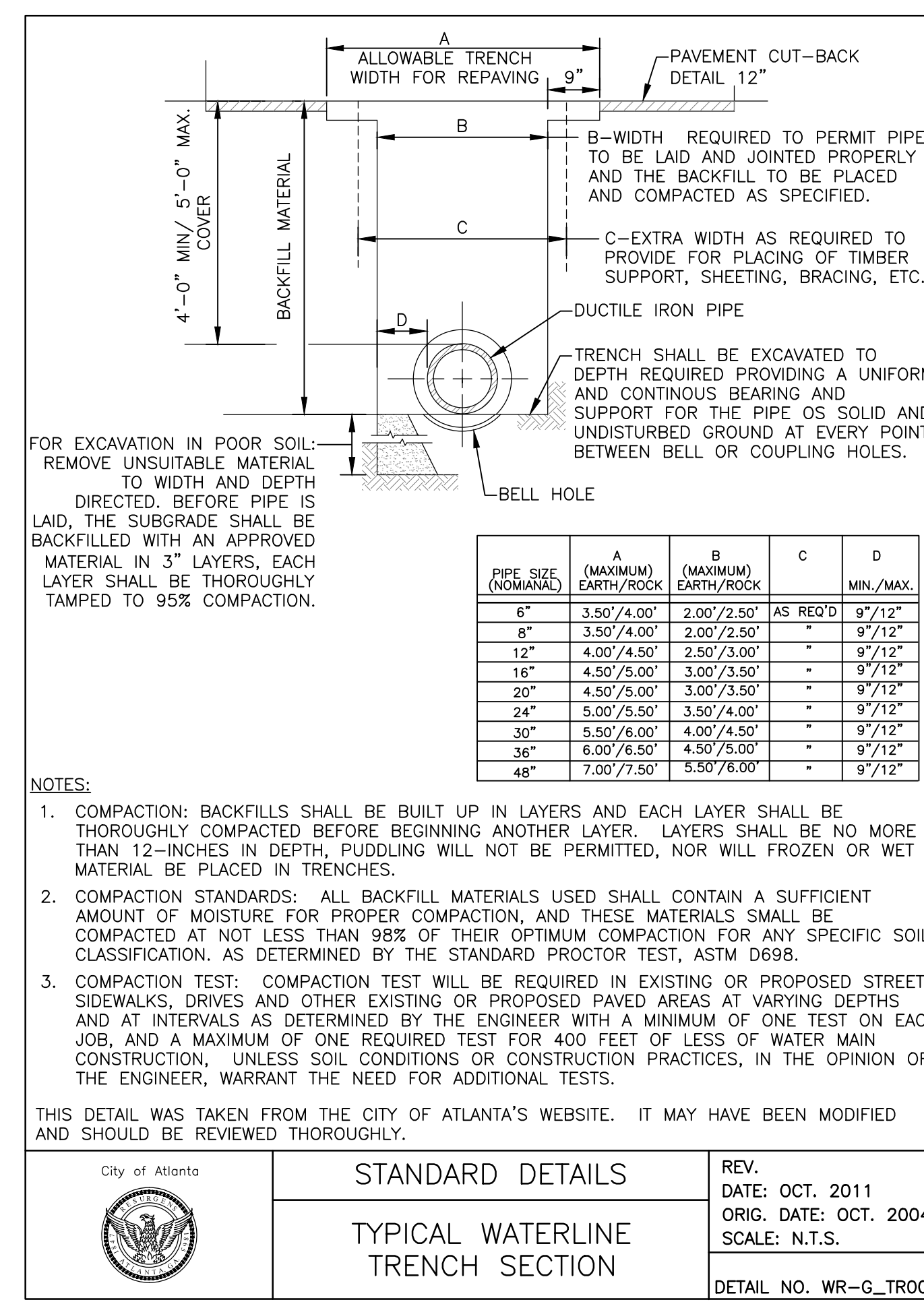
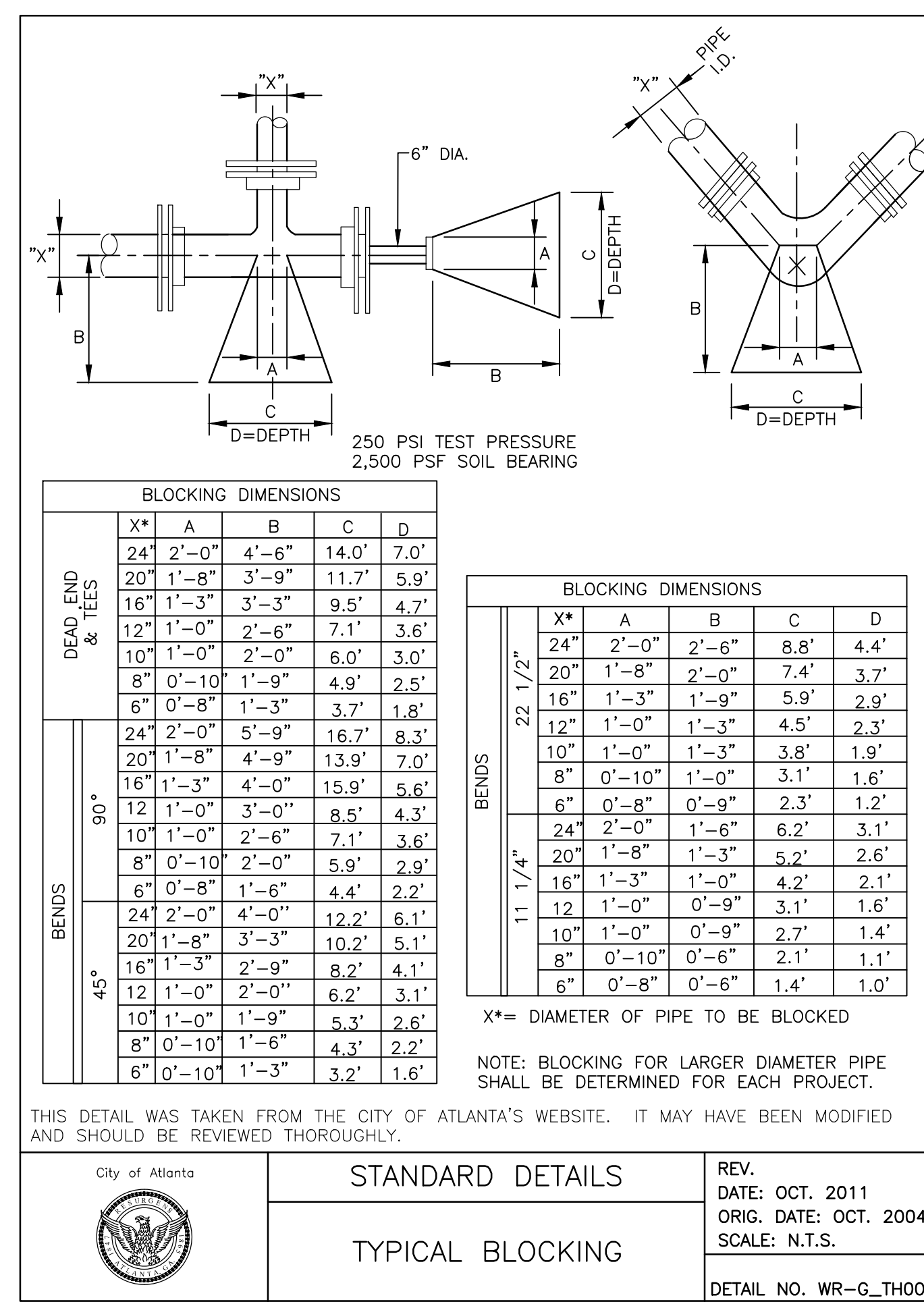
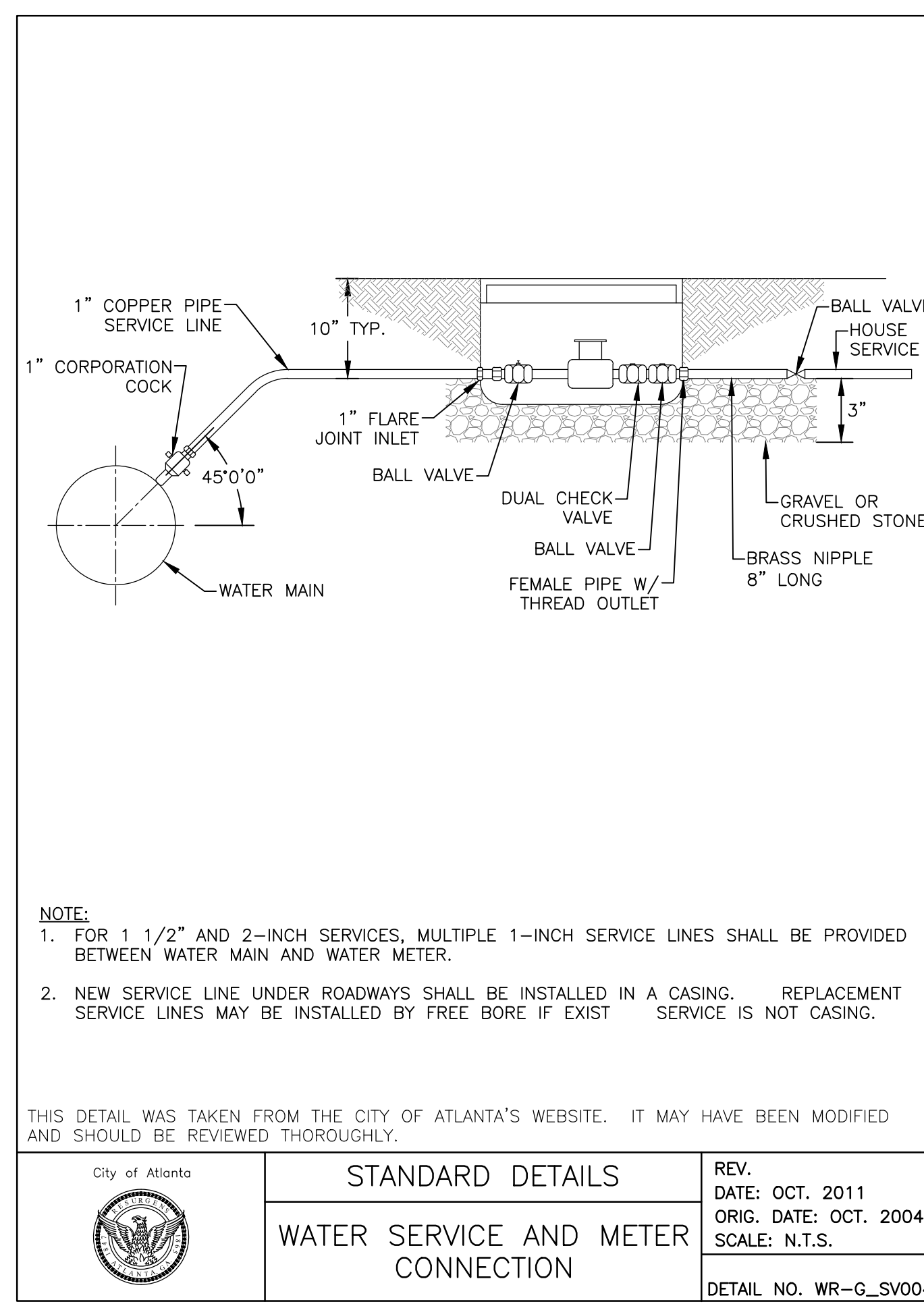
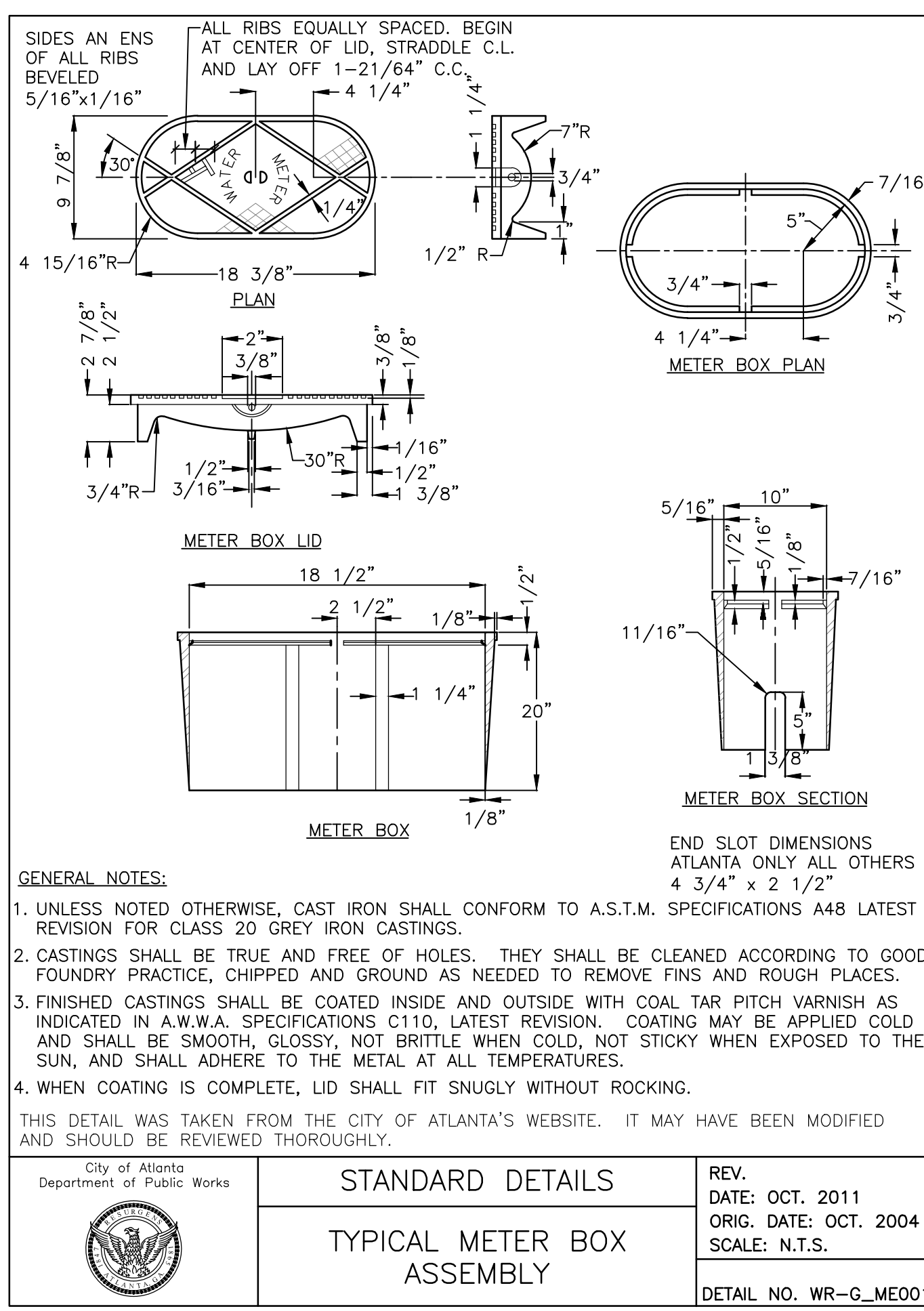
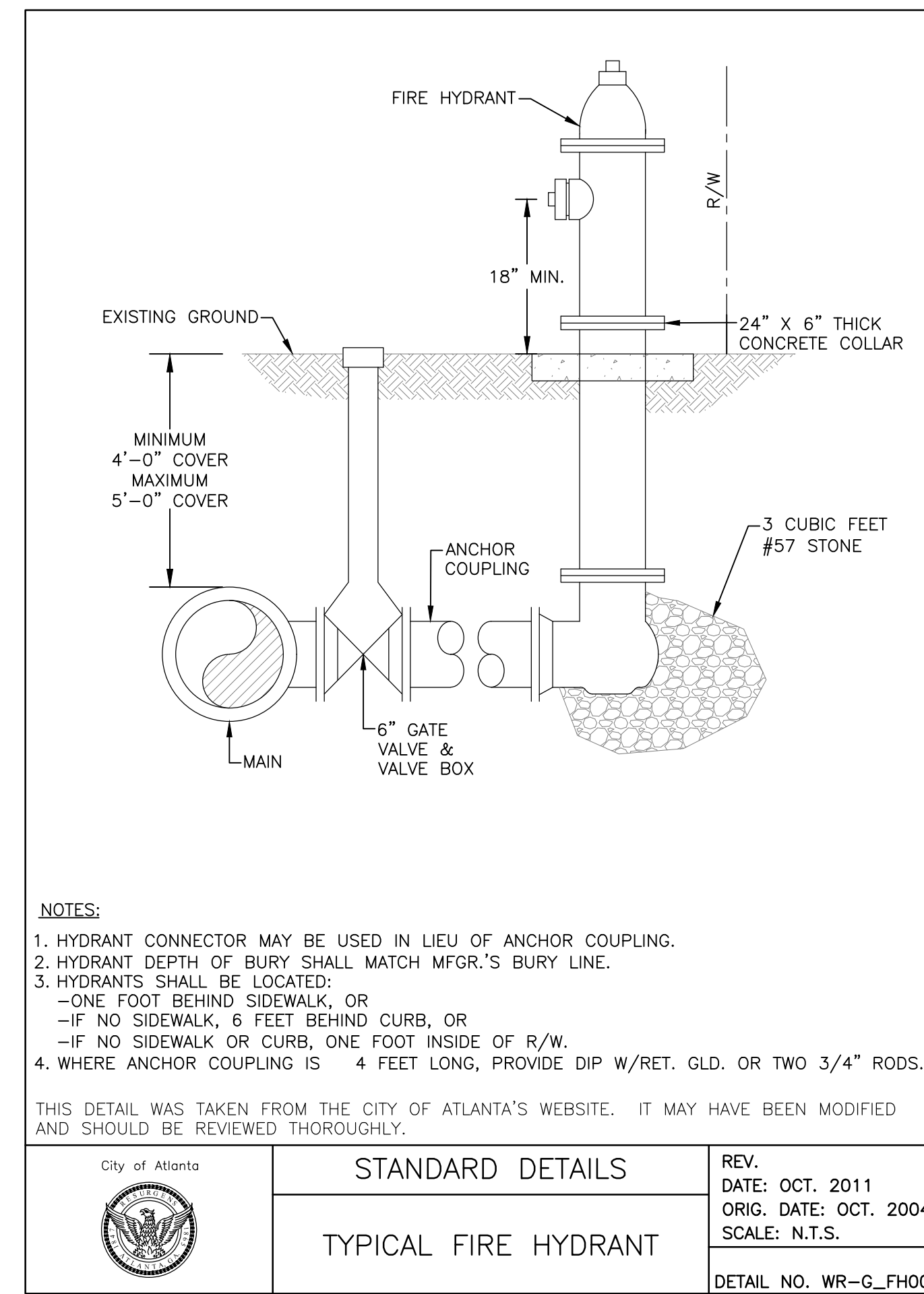
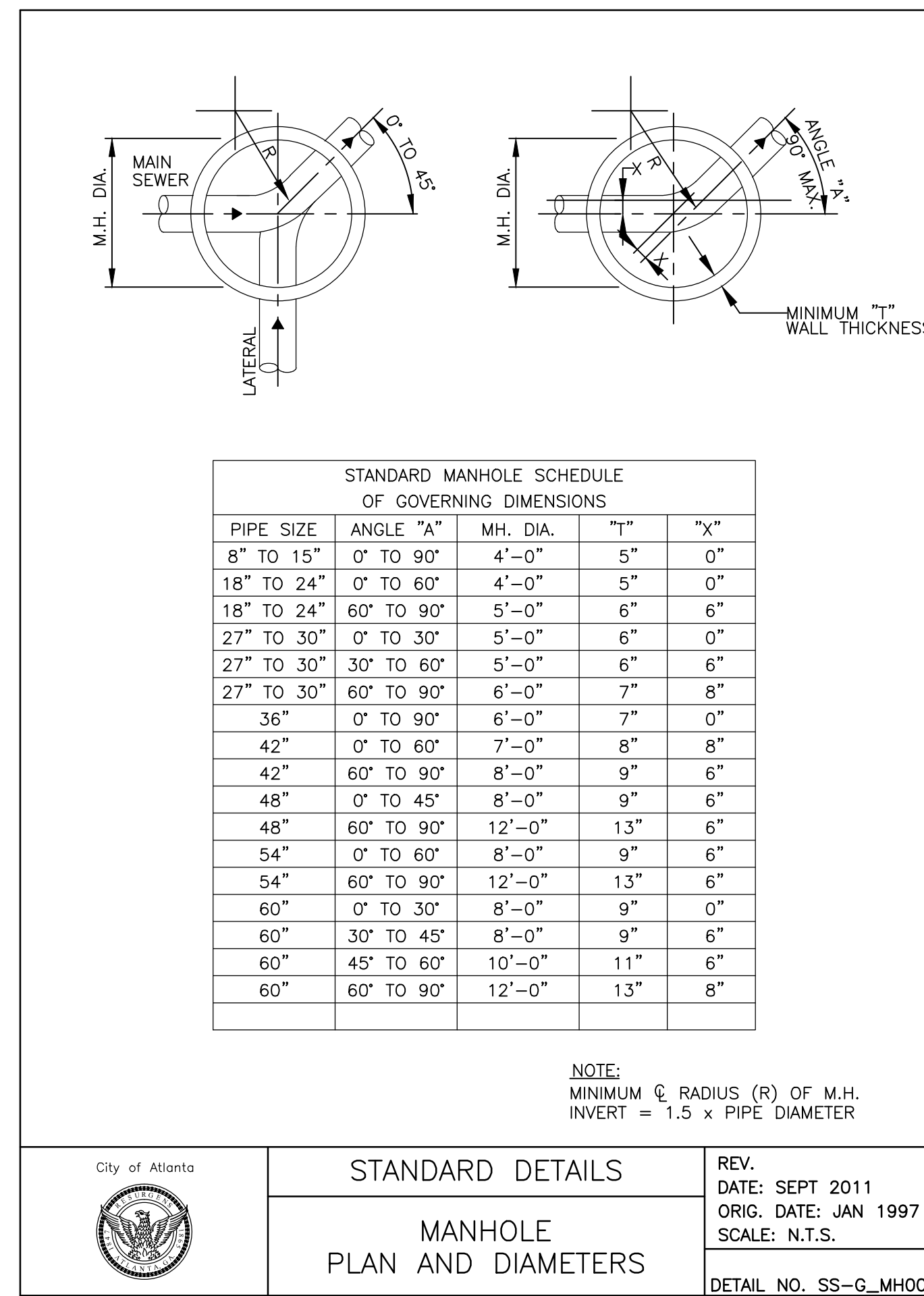
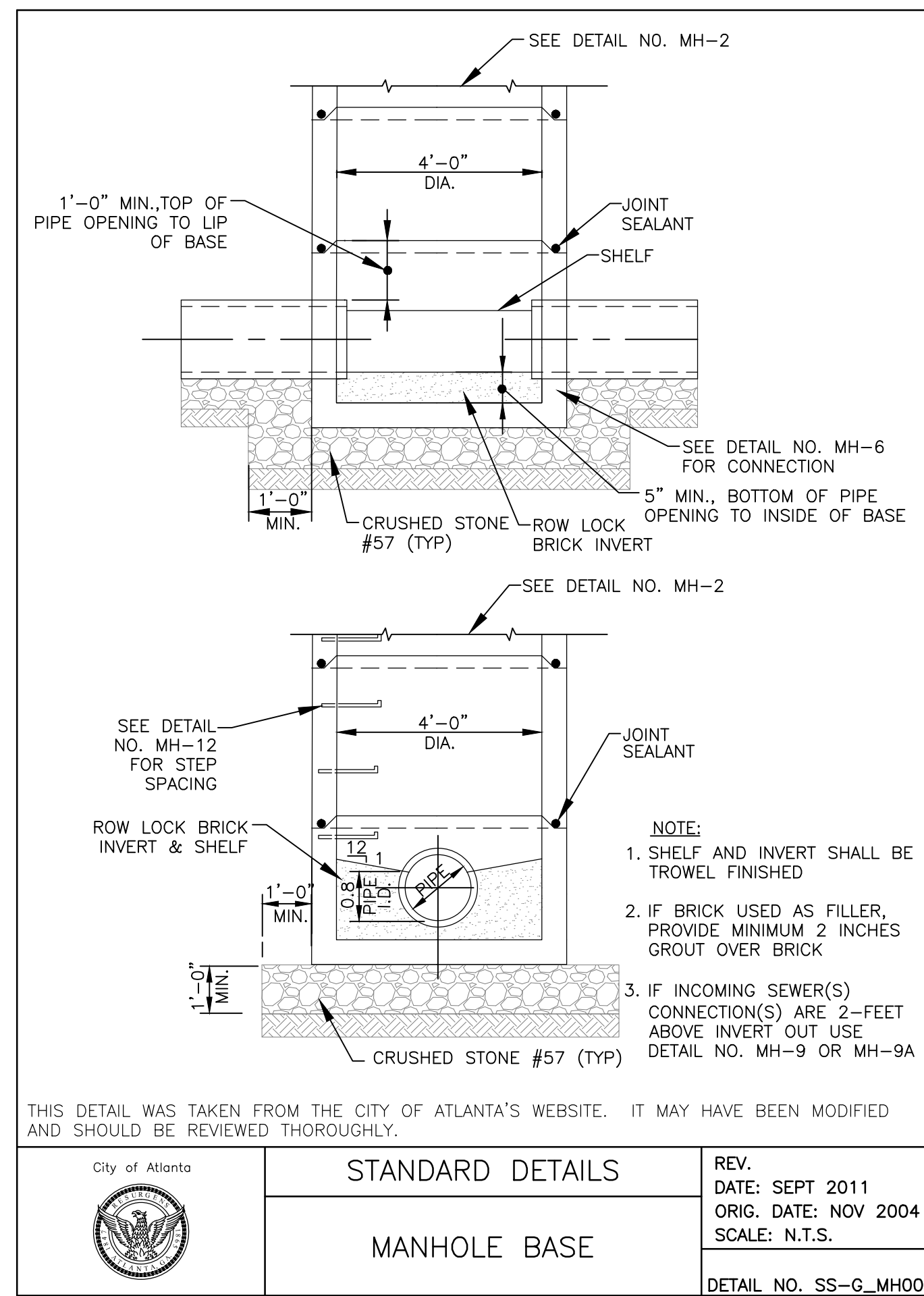
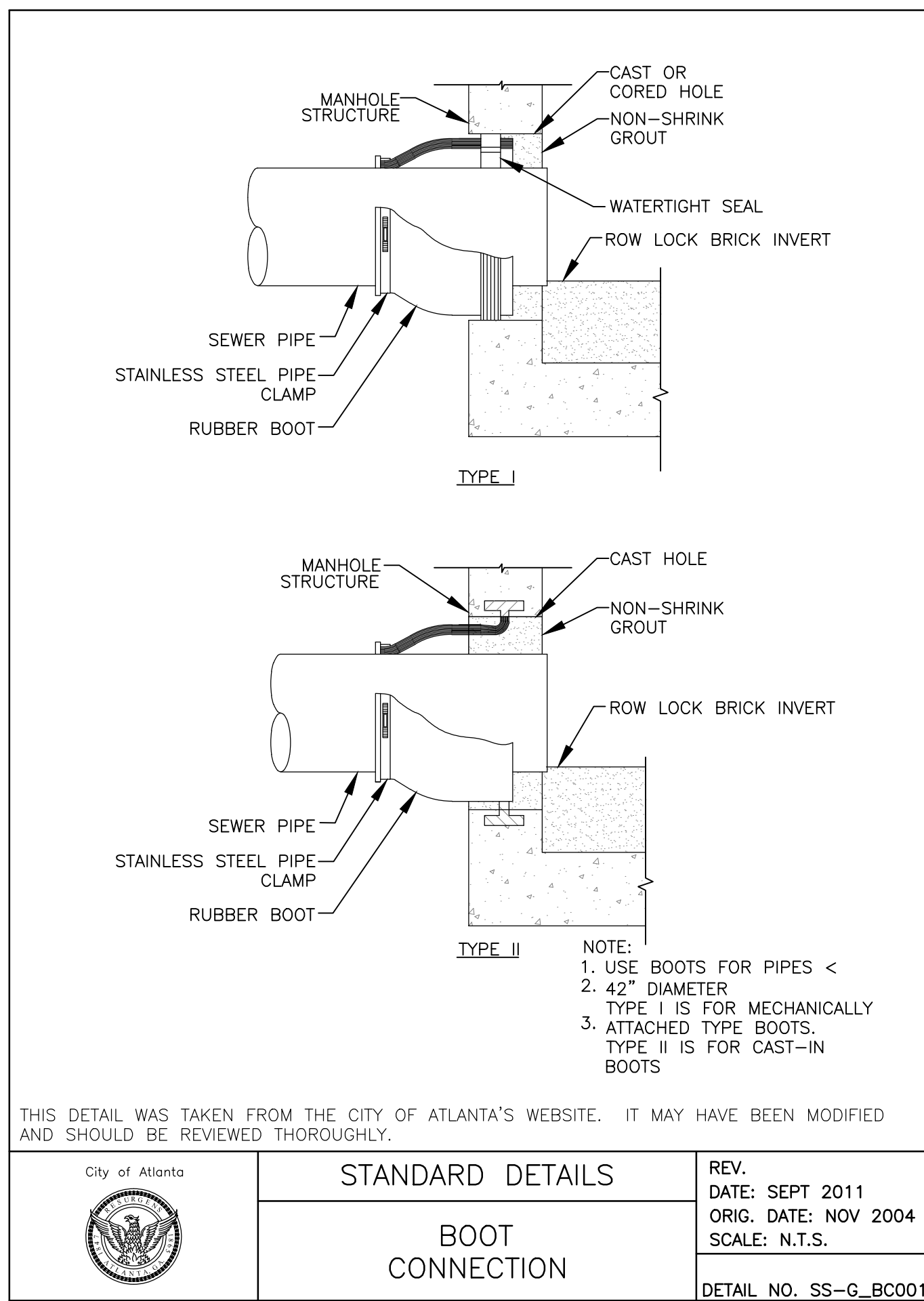
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SHEET NO. **C19**

**REGISTERED  
PROFESSIONAL  
ENGINEER**  
JOHN VAN DER WATT





**V D W E**  
**VAN DER WATT**  
**ENGINEERING, LLC**  
 CONSULTING CIVIL ENGINEERS

84 BENT OAK CIRCLE,  
 THOMASVILLE, GA 31757-9502  
 TEL: (229) 551-0363  
 FAX: (229) 227-6593  
 E-MAIL: JVDW@VWENGINEERS.COM  
 CERT. OF AUTH. GA # PEF004845

PROJECT:  
**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
 4374 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK ATLANTA, GA**

DRAWING TITLE:  
**DETAILS SHEET 3 OF 4**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG. NAME:	DETAILS.dwg	CHECKED BY:	jj
SCALE:	NO SCALE	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION

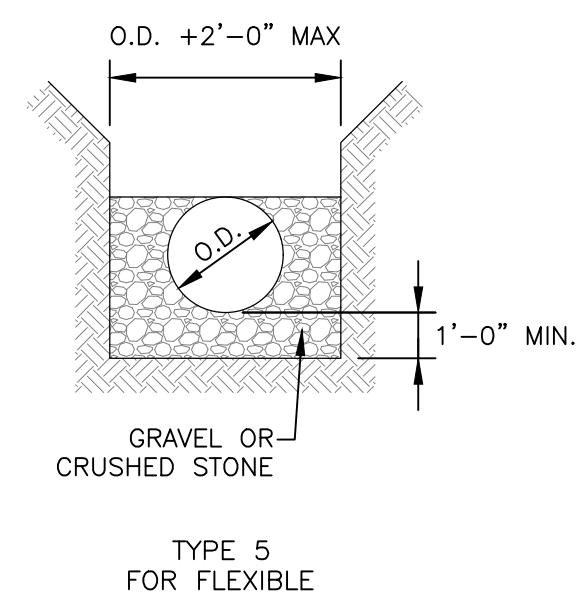
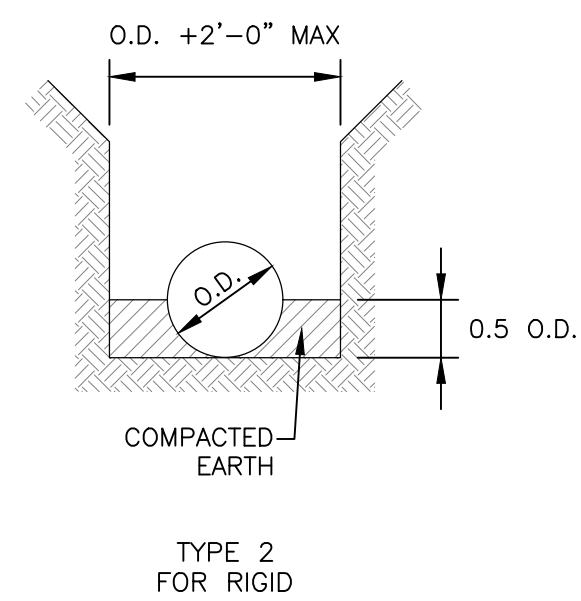
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SHEET NO.

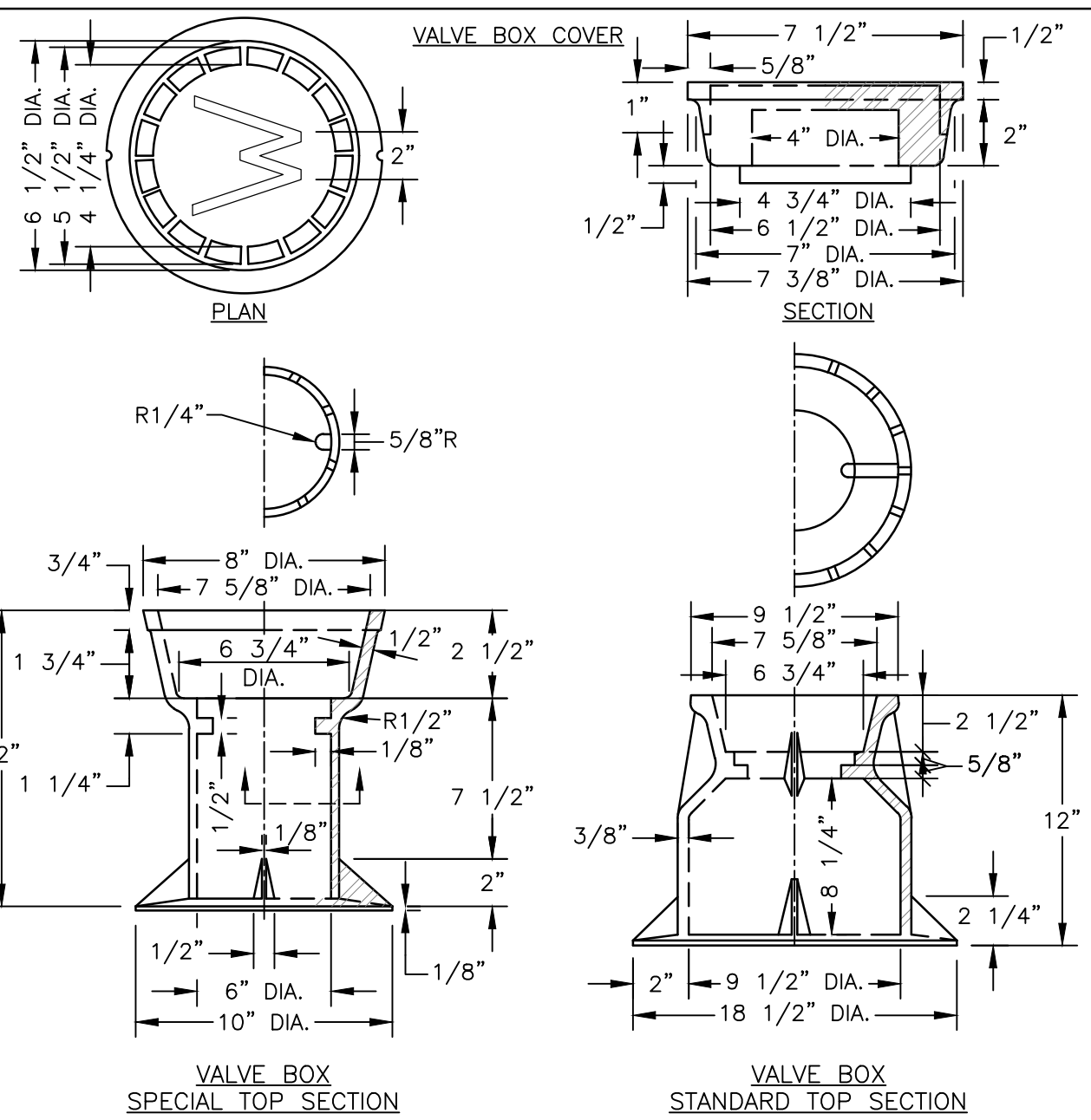
**C21**

REGISTERED PROFESSIONAL ENGINEER  
 JORDAN VAN DER WATT



THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

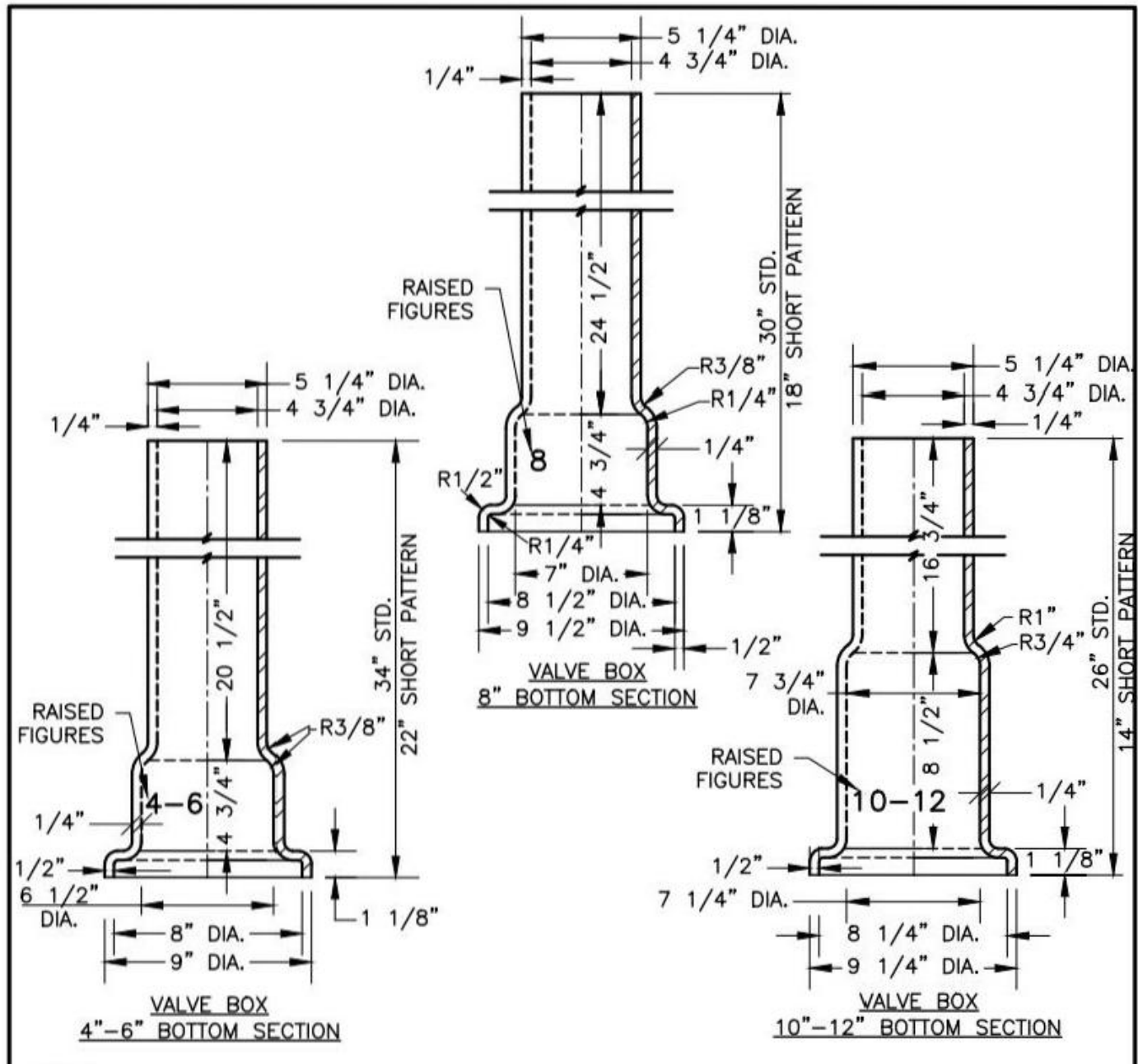
City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011
	TYPICAL WATER MAIN BEDDING & HAUNCHING	ORIG. DATE: OCT. 2004 SCALE: N.T.S.
		DETAIL NO. WR-G_TR002



NOTES:  
 1. UNLESS NOTED OTHERWISE, CAST IRON SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A48 LATEST REVISION FOR CLASS 20 GREY IRON CASTINGS.  
 2. CASTING SHALL BE TRUE AND FREE OF HOLES. THEY SHALL BE CLEANED ACCORDING TO GOOD FOUNDRY PRACTICE, CHIPPED AND GROUND AS NEEDED TO REMOVE FINIS AND ROUGH PLACES.  
 3. FINISHED CASTING SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR PITCH VARNISH AS INDICATED IN A.W.W.A. SPECIFICATIONS C110 LATEST REVISION. COATING MAY BE APPLIED COLD AND SHALL THOROUGHLY COVER ALL METAL SURFACES. FINISHED COATING SHALL BE SMOOTH, GLOSSY NOT BRITTLE WHEN COLD, NOT STICKY WHEN EXPOSED TO THE SUN, AND SHALL ADHERE TO THE METAL AT ALL TEMPERATURES.  
 4. WHEN COATING IS COMPLETE, LID SHALL FIT SNUGLY WITHOUT ROCKING.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

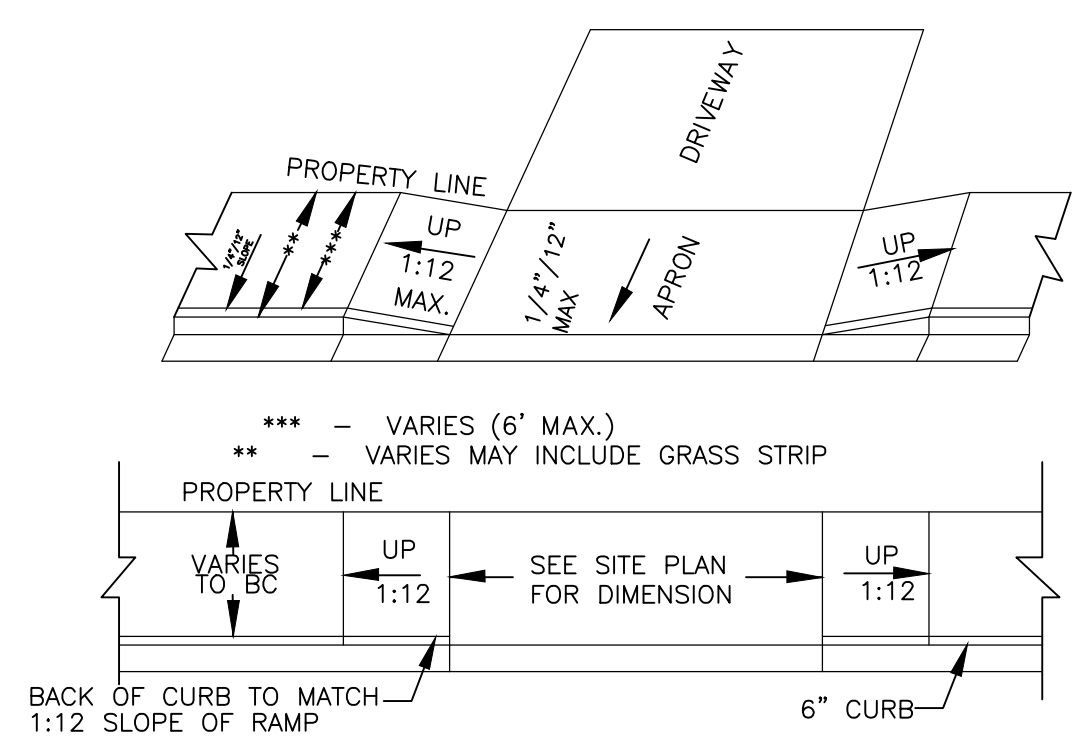
City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011
	TYPICAL 4"-12" VALVE BOX ASSEMBLIES	ORIG. DATE: OCT. 2004 SCALE: N.T.S.
		DETAIL NO. WR-G_VB002



NOTES:  
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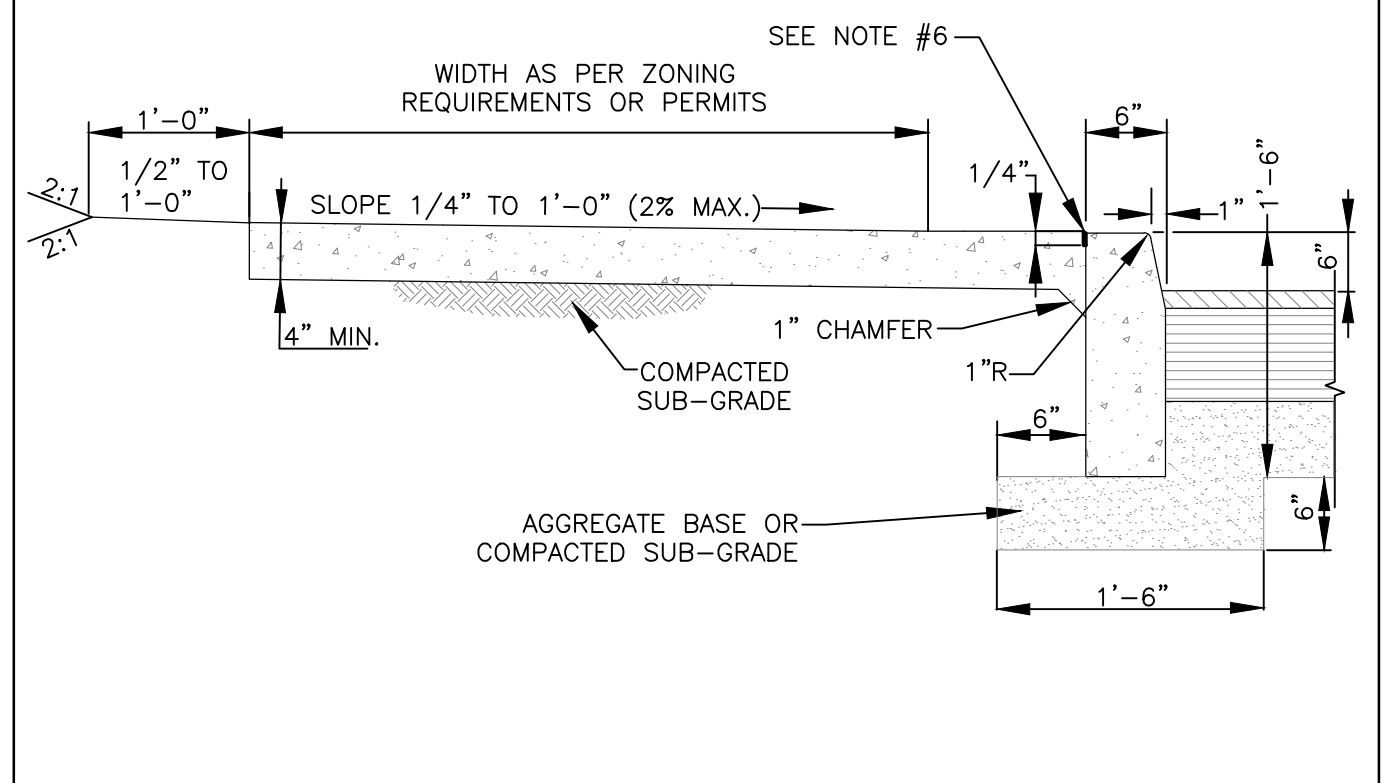
City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011
	TYPICAL 4"-12" VALVE BOX ASSEMBLIES	ORIG. DATE: OCT. 2004 SCALE: N.T.S.
		DETAIL NO. WR-G_VB003



GENERAL NOTES:  
 1. AVOID PLACING DRAINAGE STRUCTURES TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES, OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.  
 2. FOR THE CURB AND GUTTER SHOWN, SEE PLANS FOR CURB TYPE.  
 3. RAMP SLOPES SHALL NOT BE STEEPER THAN 12:1.  
 4. CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB TO BE INCLUDED IN THE COST OF THE SIDEWALK.  
 5. THICKNESS FOR RESIDENTIAL APRON: 6" AND FOR COMMERCIAL APRON: 8"  
 6. CONCRETE SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: SEPT 2011
	ALTERNATE DRIVEWAY APRON (RESIDENTIAL)	ORIG. DATE: NOV 2004 SCALE: N.T.S.
		DETAIL NO. TR-B_DR006



NOTES:  
 1. SIDEWALK SHALL BE SCRIBED WITH TRANSVERSE CONTROL JOINTS IN SQUARES EQUAL TO SIDEWALK WIDTH BUT NOT TO EXCEED 10 FEET.  
 2. CONCRETE SHALL BE TYPE "A" 3,000 P.S.I. MIN. STRENGTH.  
 3. EXPANSION JOINTS SHALL EXTEND ACROSS THE FULL WIDTH OF THE SIDEWALK. CONTROL JOINTS SHALL BE LOCATED ON EACH SIDE OF A DRIVEWAY APRON AND NOT MORE THAN 100 FEET APART.  
 4. PREFORMED BITUMINOUS MATERIAL SHALL BE PLACED BETWEEN ALL FIXED OBJECTS AND THE NEW CONCRETE SIDEWALK.  
 5. ALL CONCRETE WORK SHALL BE PER CITY OF ATLANTA STANDARD SPECIFICATIONS FOR CONSTRUCTION.  
 6. 1/4 INCH TOOLED JOINT BETWEEN CURB AND SIDEWALK.  
 7. NEITHER WIRE MESH NOR REBAR CAN BE USED IN THE R/W.

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: SEPT 2011
	STANDARD MONOLITHIC SIDEWALK AND CURB	ORIG. DATE: JAN 1997 SCALE: N.T.S.
		DETAIL NO. TR-B_SW004



**V D W E**  
**VAN DER WATT**  
**ENGINEERING, LLC**  
 CONSULTING CIVIL ENGINEERS

84 BENT OAK CIRCLE,  
 THOMASVILLE, GA 31757-9502  
 TEL: (229) 551-0363  
 FAX: (229) 227-6593  
 E-MAIL: J@VDWENGINEERS.COM  
 CERT. OF AUTH. GA # PEF004845

PROJECT:  
**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
 4374 POWERS FERRY ROAD  
 ATLANTA, GA 30327

CLIENT:  
**CHASTAIN PARK ATLANTA, GA**

DRAWING TITLE:  
**DETAILS SHEET 4 OF 4**

PROJ. No.:	19-003	DRAWN BY:	jj
DWG. NAME:	DETAILS.dwg	CHECKED BY:	jj
SCALE:	NO SCALE	DATE:	26 JUL 2021

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION

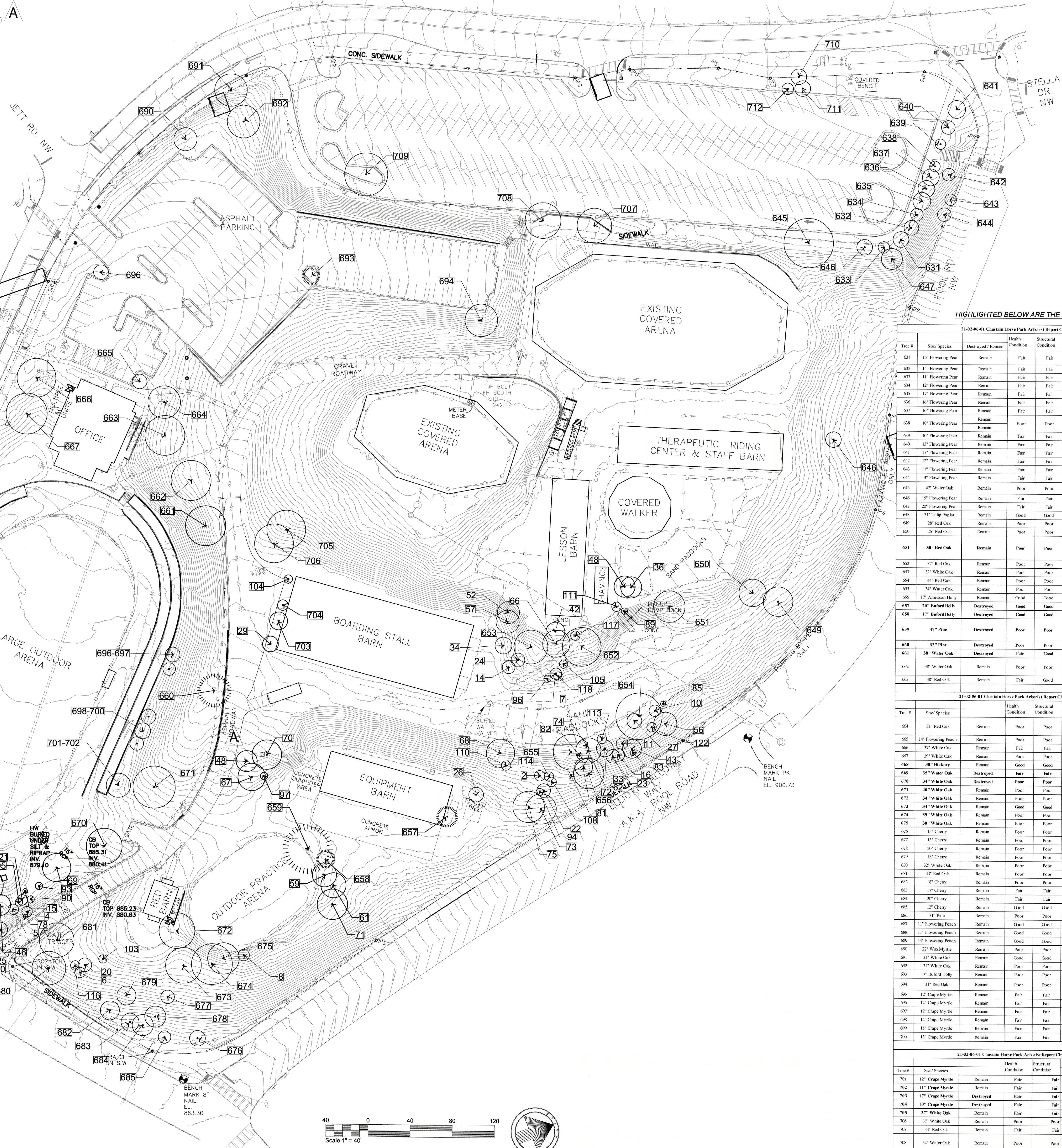
RELEASED FOR CONSTRUCTION

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SHEET NO. **C22**

**TREE SURVEY (UPDATED: 09.23.2021)**

Tree #	Size/Species	DDH
1	10" Black Cherry	
2	10" Hickory	
3	10" Pine	
4	10" Pine 1	
5	10" Pine 2	
6	10" Pine 3	
7	11" Post oak	
8	11" Black Cherry	
9	11" Pine	
10	11" Sweet Gum	
11	11" Sweet Gum	DDH
12	12" Pine	
13	12" Pine 1	
14	12" Red Oak	
15	12" Southern Magnolia	
16	12" Tulip Poplar	
17	12" Pine	
18	13" Pine 1	
19	13" Pine 2	
20	13" Pine 3	
21	13" Pine 4	
22	13" Post oak	
23	13" Water Oak	
24	13" White Oak	
25	14" Pine	
26	14" Red Maple	
27	14" Sweet Gum	
28	15" Pine	
29	15" Southern Magnolia	
30	15" Tulip Poplar	
31	16" Pine	
32	16" Southern Magnolia	
33	16" Tulip Poplar	
34	16" Water Oak	
35	17" Pine	
36	17" Scarlet Oak	DDH
37	17" Water Oak	
38	18" Pine	
39	18" Pine 1	
40	18" Pine 2	
41	18" Pine 3	
42	18" Post oak	
43	18" Tulip Poplar	
44	19" Pine	
45	19" Southern Magnolia	
46	20" Pine	
47	20" Water Oak	
48	20" Water Oak 1	DDH
49	21" Water Oak 2	DDH
50	21" Pine	
51	21" Southern Magnolia	
52	21" Water Oak	
53	22" Pine	
54	22" Pine 1	
55	22" Southern Magnolia	
56	22" Tulip Poplar	
57	22" Water Oak	
58	23" Pine	
59	23" Pine 1	
60	24" Pine	
61	24" Pine 1	
62	24" Tulip Poplar	
63	25" Pine	
64	26" Hickory	
65	26" Pine	
66	26" Scarlet Oak	
67	26" Water Oak	
68	27" Catalpa	
69	27" Post Oak	
70	28" Water Oak	
71	29" Water Oak	
72	29" Water Oak	
73	29" Water Oak 1	
74	3" Holly	
75	30" Water Oak	
76	4" Hickory	
77	4" Mulberry	
78	4" Pine	
79	5" Dogwood	
80	5" Dogwood 1	
81	5" Hickory	
82	5" Holly	
83	5" Red Oak	
84	5" Southern Magnolia	
85	5" Sweet Gum	
86	5" Water Oak	
87	5" Water Oak 1	
88	6" Pine	
89	6" Water Oak	
90	7" Black Cherry	
91	7" Dogwood	
92	7" Elm	
93	7" Flowering Peach	
94	7" Hickory	
95	7" Pine	
96	7" Southern Magnolia	
97	7" Water Oak	
98	7" Water Oak 1	
99	8" Black Cherry	
100	8" Pine	
101	8" Pine 1	
102	8" Pine 2	
103	8" Pine 3	
104	8" Southern Magnolia	
105	8" Southern Magnolia 1	
106	8" Sweet Gum	
107	8" Water Oak	
108	9" Black Cherry	
109	9" Black Cherry 1	
110	9" Hickory	
111	9" Hickory 1	
112	9" Hickory 2	
113	9" Holly	
114	9" Holly 1	
115	9" Pine	
116	9" Pine 1	
117	9" Post oak	
118	9" Post oak 1	
119	9" Red Maple	
120	9" Red Maple 1	
121	9" Red Oak	
122	9" Southern Magnolia	
123	9" Southern Magnolia 1	



HIGHLIGHTED BELOW ARE THE TREES PLANNED FOR REMOVAL (UPDATED: 09.23.2021)

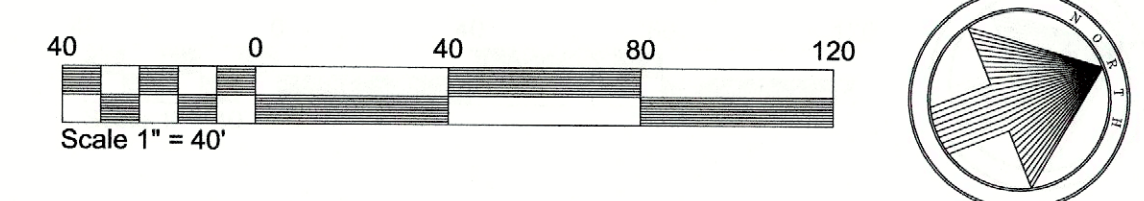
Tree #	Size/Species	Destroyed/Remain	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Atlanta's Assessment
631	13" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
632	14" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
633	12" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
634	12" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
635	13" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
636	16" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
637	16" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
638	16" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
639	16" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
640	16" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
641	17" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
642	12" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
643	11" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
644	13" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
645	47" Water Oak	Remain	Poor	Poor	Non-Specimen	Numerous Trunk Galls, an indication of trunk rot. Several main limbs dead/gone	4	
646	15" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
647	20" Flowering Pear	Remain	Fair	Fair	Specimen	Needs proper pruning		
648	31" Tulip Poplar	Remain	Good	Good	Specimen			
649	28" Red Oak	Remain	Poor	Poor	Hazard	Tree is dead. Numerous flaking bodies and flutings of trunk	5	
650	26" Red Oak	Remain	Poor	Poor	Hazard		7	
651	36" Red Oak	Remain	Poor	Poor	Non-Specimen/Boundary tree	Numerous Trunk Galls, an indication of trunk rot. Several main limbs dead/gone. Structural root plate has been damaged from the storage and removal of above structure. 2 Co-Dominant Leaders 20' up with included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.		DDH
652	37" Red Oak	Remain	Poor	Poor	Non-Specimen	Several Basidiocarps on structural root plate	11	
653	32" White Oak	Remain	Poor	Poor	Non-Specimen	Several main and minor limbs dead/gone	12	
654	44" Red Oak	Remain	Poor	Poor	Non-Specimen	Several main limbs dead/gone	13	
655	34" Water Oak	Remain	Poor	Poor	Non-Specimen	Several main limbs dead/gone	14-15	
656	17" American Holly	Remain	Good	Good	Specimen			
657	28" Redford Holly	Destroyed	Good	Good	Specimen			
658	17" Redford Holly	Destroyed	Good	Good	Specimen			
659	47" Pine	Destroyed	Poor	Poor	Non-Specimen	Large cavity with decay. 3 Trees grown together creating 2 Co-Dominant Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	16-17	DDH
660	32" Pine	Destroyed	Poor	Poor	Non-Specimen	Large cavity with decay at base	18	DDH
661	38" Water Oak	Destroyed	Fair	Good	Specimen			
662	38" Water Oak	Remain	Poor	Poor	Non-Specimen	Numerous Trunk Galls and Basidiocarps at base over an indication of trunk rot. 2 Co-Dominant Leaders 20' up with included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue	19-20	
663	38" Red Oak	Remain	Fair	Good	Specimen			

Tree #	Size/Species	Destroyed/Remain	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Atlanta's Assessment
664	31" Red Oak	Remain	Poor	Poor	Non-Specimen	Basidiocarps at root that an indication of trunk rot. 2 Co-Dominant Leaders 20' up with included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue	22	
665	14" Flowering Peach	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with severe decay and fluting bodies on 1		
666	37" White Oak	Remain	Fair	Fair	Specimen			
667	39" White Oak	Remain	Poor	Poor	Non-Specimen	Central leader has been topped	23	
668	38" Hickory	Remain	Good	Good	Specimen			
669	35" Water Oak	Destroyed	Fair	Fair	Specimen			DDH/AD
670	24" White Oak	Destroyed	Poor	Poor	Non-Specimen	Basidiocarps at base indicating trunk rot. Central leader has been topped	24-25	DDH
671	40" White Oak	Remain	Poor	Poor	Non-Specimen	Main limbs dead causing decay in main leader. Some minor limbs dead/gone	26	
672	24" White Oak	Remain	Good	Good	Specimen	20' Long cavity possibly from old lightning damage	27	
673	34" White Oak	Remain	Poor	Poor	Non-Specimen	Large cavity with decay	28	
674	39" White Oak	Remain	Poor	Poor	Non-Specimen	Long cavity possibly from old lightning damage	29	
675	38" White Oak	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead	30	
676	15" Cherry	Remain	Poor	Poor	Non-Specimen	Severe trunk rotting at base from probable wood-eater damage	31	
677	15" Cherry	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead	32-33	
678	20" Cherry	Remain	Poor	Poor	Non-Specimen	Cavity in half dead	34	
679	19" Cherry	Remain	Poor	Poor	Non-Specimen	Numerous main limbs dead/gone	35	
680	32" White Oak	Remain	Poor	Poor	Non-Specimen	Severe trunk canker	36	
681	33" Red Oak	Remain	Poor	Poor	Non-Specimen	Severe trunk rot	37	
682	18" Cherry	Remain	Fair	Fair	Specimen	Poor Pruning		
683	17" Cherry	Remain	Fair	Fair	Specimen			
684	20" Cherry	Remain	Fair	Fair	Specimen			
685	12" Cherry	Remain	Good	Good	Specimen			
686	31" Pine	Remain	Poor	Poor	Non-Specimen	Trunk Galls and symptoms of Pine Borers with holes in trunk and thinning foliage	38	
687	11" Flowering Peach	Remain	Good	Good	Specimen			
688	11" Flowering Peach	Remain	Good	Good	Specimen			
689	14" Flowering Peach	Remain	Good	Good	Specimen			
690	22" Wax Myrtle	Remain	Poor	Poor	Non-Specimen	Several cavities at base	39	
691	31" White Oak	Remain	Good	Good	Specimen			
692	31" White Oak	Remain	Poor	Poor	Non-Specimen	Deep cavity at base	40	
693	17" Redford Holly	Remain	Poor	Poor	Non-Specimen	Numerous trunk cankers	41-42	
694	31" Red Oak	Remain	Poor	Poor	Non-Specimen	19' lean towards parking. 2 Co-Dominant Leaders 15' up with included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue	43-44	
695	12" Cape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		
696	14" Cape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		
697	12" Cape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		
698	14" Cape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		
699	15" Cape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		
700	13" Cape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		

Tree #	Size/Species	Destroyed/Remain	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Atlanta's Assessment
701	12" Cape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		
702	11" Cape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		
703	13" Cape Myrtle	Destroyed	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		
704	16" Cape Myrtle	Destroyed	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning		
705	23" White Oak	Remain	Fair	Fair	Specimen			
706	37" White Oak	Remain	Poor	Poor	Non-Specimen	Numerous Trunk Cankers, an indication of trunk rot. Several main limbs dead/gone	45-46	
707	33" Red Oak	Remain	Fair	Fair	Specimen			
708	34" Water Oak	Remain	Poor	Poor	Non-Specimen	Fence growing through trunk. Several main limbs dead/gone. Large wound to main limb from trunk traffic. 2 Co-Dominant Leaders with included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue	47-48	
709	41" Water Oak	Remain	Poor	Poor	Non-Specimen	Several below cavities. Several main limbs dead/gone	49-51	
710	15" Cherry Laurel	Remain	Poor	Poor	Non-Specimen	Large cavity	52	
711	15" Cherry Laurel	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead	53	
712	11" Cherry Laurel	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead and other with severe dieback	54	



**SITE solutions**

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PROFESSIONAL STAMP:

**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**

PREPARED FOR CHASTAIN PARK

**SHEET STATUS**

MARK	DATE	BY	RELEASE
A	03.24.2023	SJ	REVISED PLAN

SHEET TITLE:

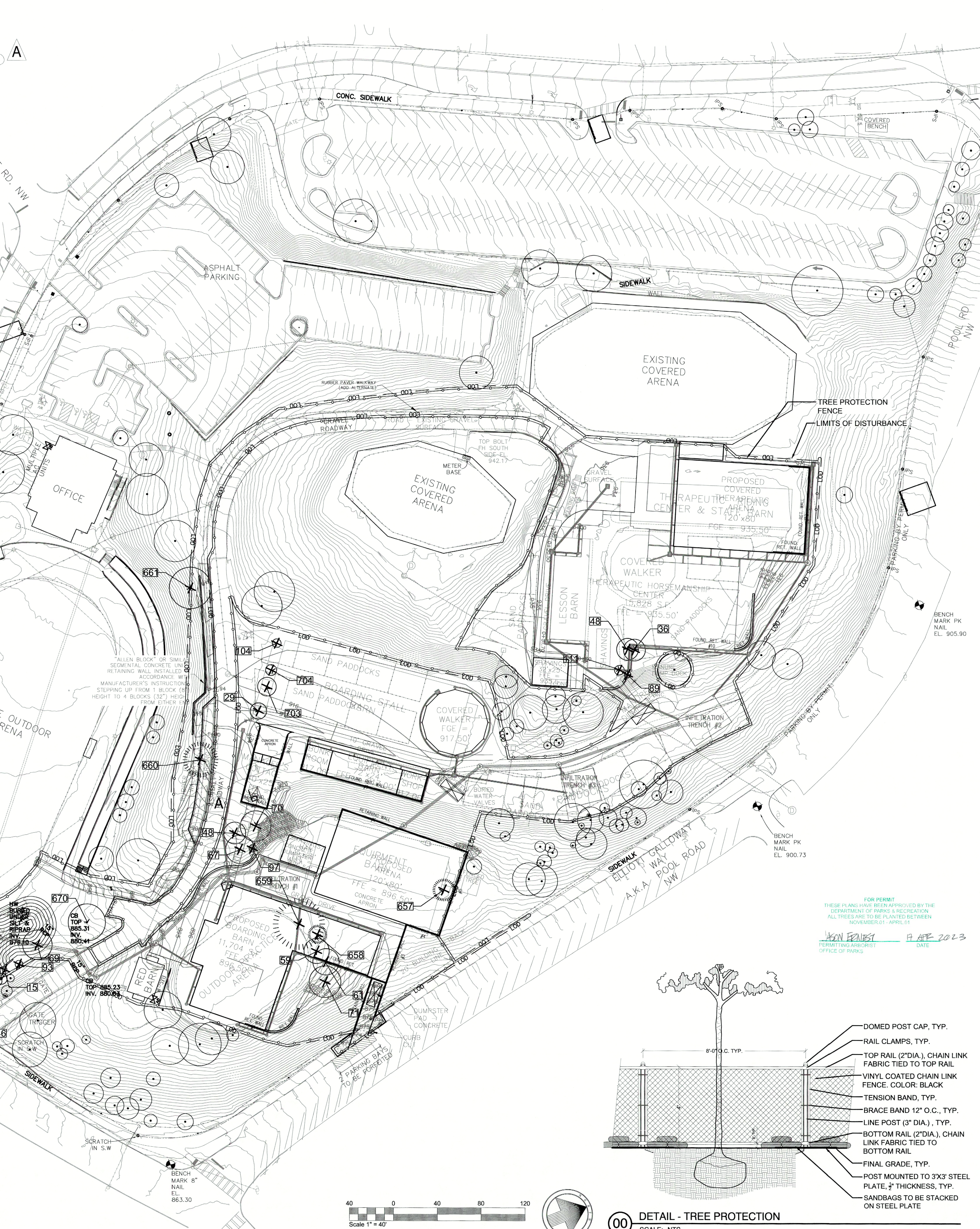
**EXISTING CONDITIONS PLAN**

PROJECT NUMBER:  
21010.00

**L0.00**

DATE: 09.28.2021

Tree #	Size/Species	DDH
1	10" Pine	
2	10" Black Cherry	
3	10" Hickory	
4	10" Pine	
5	10" Pine	
6	10" Pine	
7	11" Post Oak	
8	11" Black Cherry	
9	11" Pine	
10	11" Sweet Gum	DDH
11	11" Sweet Gum	
12	12" Pine	
13	12" Pine	
14	12" Red Oak	
15	12" Southern Magnolia	
16	12" Tulip Poplar	
17	13" Pine	
18	13" Pine	
19	13" Pine	
20	13" Pine	
21	13" Pine	
22	13" Post Oak	
23	13" Water Oak	
24	13" White Oak	
25	14" Pine	
26	14" Red Maple	
27	14" Sweet Gum	
28	15" Pine	
29	15" Southern Magnolia	
30	15" Tulip Poplar	
31	16" Pine	
32	16" Southern Magnolia	
33	16" Tulip Poplar	
34	16" Water Oak	
35	17" Pine	
36	17" Scarlet Oak	DDH
37	17" Water Oak	
38	18" Pine	
39	18" Pine	
40	18" Pine	
41	18" Pine	
42	18" Post Oak	
43	18" Tulip Poplar	
44	19" Pine	
45	19" Southern Magnolia	
46	20" Pine	
47	20" Water Oak	
48	20" Water Oak	DDH
49	20" Water Oak	
50	21" Pine	
51	21" Southern Magnolia	
52	21" Water Oak	
53	22" Pine	
54	22" Pine	
55	22" Southern Magnolia	
56	22" Tulip Poplar	
57	22" Water Oak	
58	23" Pine	
59	23" Pine	



### LEGEND

- PROPERTY LINE / LIMIT OF CONSTRUCTION
- TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE (SHOWN 2'-0" OFFSET FOR GRAPHIC CLARITY.)
- EXISTING TREE TO REMAIN
- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED

**GRAPHIC NOTE:**  
TREES CANOPIES ARE DEPICTED 1"=10' CANOPY PER 1" DBH TRUNK. CRITICAL ROOT ZONES ARE COINCIDENT WITH EDGE OF CANOPY.

**DEMOLITION NOTE:**  
THERE ARE NO TREES WITH CRITICAL ROOT ZONES PARTIALLY WITHIN LOD THAT WILL BE KEPT

**UTILITIES NOTE:**  
REFER TO CIVIL DRAWINGS FOR UTILITY INFORMATION

**GRADING NOTE:**  
REFER TO CIVIL DRAWINGS FOR DETAILED GRADING INFORMATION

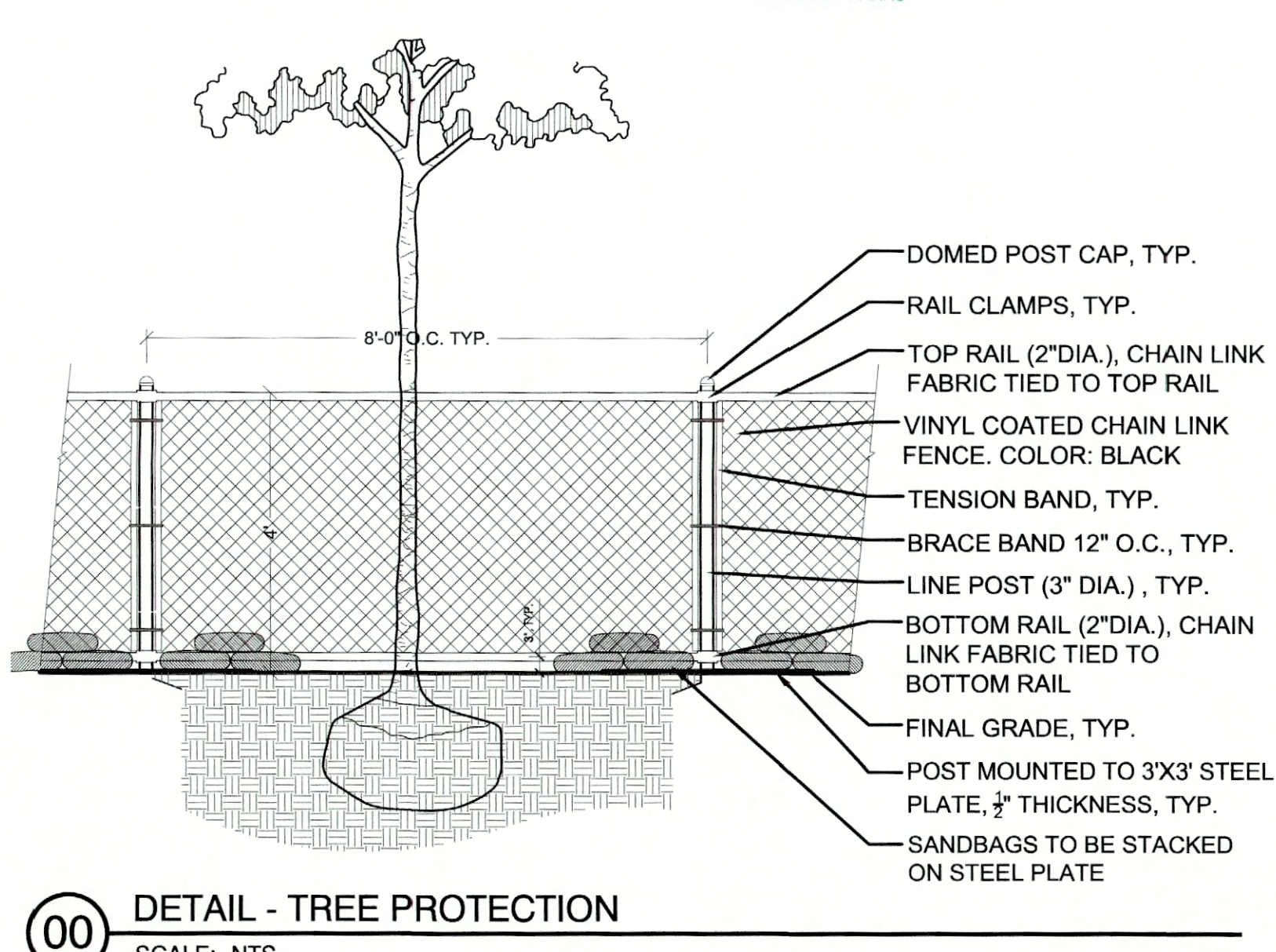
**HIGHLIGHTED BELOW ARE THE TREES PLANNED FOR REMOVAL (UPDATED: 09/23/2021)**

Tree #	Size/Species	Health Condition	Structural Condition	Classification	Comments	PHOTO # (See Attached)	City of Atlanta's Assessment
432	15" Flowering Pear	Remain	Fair	Fair	Specimen		
433	15" Flowering Pear	Remain	Fair	Fair	Specimen		
434	15" Flowering Pear	Remain	Fair	Fair	Specimen		
435	15" Flowering Pear	Remain	Fair	Fair	Specimen		
436	15" Flowering Pear	Remain	Fair	Fair	Specimen		
437	15" Flowering Pear	Remain	Fair	Fair	Specimen		
438	15" Flowering Pear	Remain	Poor	Poor	Non-Specimen	Severe defect with half of the tree dead	1
439	15" Flowering Pear	Remain	Fair	Fair	Specimen		
440	15" Flowering Pear	Remain	Fair	Fair	Specimen		
441	15" Flowering Pear	Remain	Fair	Fair	Specimen		
442	15" Flowering Pear	Remain	Fair	Fair	Specimen		
443	15" Flowering Pear	Remain	Fair	Fair	Specimen		
444	15" Flowering Pear	Remain	Fair	Fair	Specimen		
445	15" Flowering Pear	Remain	Fair	Fair	Specimen		
446	15" Flowering Pear	Remain	Fair	Fair	Specimen		
447	15" Flowering Pear	Remain	Fair	Fair	Specimen		
448	15" Flowering Pear	Remain	Fair	Fair	Specimen		
449	15" Flowering Pear	Remain	Fair	Fair	Specimen		
450	15" Flowering Pear	Remain	Fair	Fair	Specimen		
451	15" Flowering Pear	Remain	Fair	Fair	Specimen		
452	15" Flowering Pear	Remain	Fair	Fair	Specimen		
453	15" Flowering Pear	Remain	Fair	Fair	Specimen		
454	15" Flowering Pear	Remain	Fair	Fair	Specimen		
455	15" Flowering Pear	Remain	Fair	Fair	Specimen		
456	15" Flowering Pear	Remain	Fair	Fair	Specimen		
457	15" Flowering Pear	Remain	Fair	Fair	Specimen		
458	15" Flowering Pear	Remain	Fair	Fair	Specimen		
459	15" Flowering Pear	Remain	Fair	Fair	Specimen		
460	15" Flowering Pear	Remain	Fair	Fair	Specimen		
461	15" Flowering Pear	Remain	Fair	Fair	Specimen		
462	15" Flowering Pear	Remain	Fair	Fair	Specimen		
463	15" Flowering Pear	Remain	Fair	Fair	Specimen		
464	15" Flowering Pear	Remain	Fair	Fair	Specimen		
465	15" Flowering Pear	Remain	Fair	Fair	Specimen		
466	15" Flowering Pear	Remain	Fair	Fair	Specimen		
467	15" Flowering Pear	Remain	Fair	Fair	Specimen		
468	15" Flowering Pear	Remain	Fair	Fair	Specimen		
469	15" Flowering Pear	Remain	Fair	Fair	Specimen		
470	15" Flowering Pear	Remain	Fair	Fair	Specimen		
471	15" Flowering Pear	Remain	Fair	Fair	Specimen		
472	15" Flowering Pear	Remain	Fair	Fair	Specimen		
473	15" Flowering Pear	Remain	Fair	Fair	Specimen		
474	15" Flowering Pear	Remain	Fair	Fair	Specimen		
475	15" Flowering Pear	Remain	Fair	Fair	Specimen		
476	15" Flowering Pear	Remain	Fair	Fair	Specimen		
477	15" Flowering Pear	Remain	Fair	Fair	Specimen		
478	15" Flowering Pear	Remain	Fair	Fair	Specimen		
479	15" Flowering Pear	Remain	Fair	Fair	Specimen		
480	15" Flowering Pear	Remain	Fair	Fair	Specimen		
481	15" Flowering Pear	Remain	Fair	Fair	Specimen		
482	15" Flowering Pear	Remain	Fair	Fair	Specimen		
483	15" Flowering Pear	Remain	Fair	Fair	Specimen		
484	15" Flowering Pear	Remain	Fair	Fair	Specimen		
485	15" Flowering Pear	Remain	Fair	Fair	Specimen		
486	15" Flowering Pear	Remain	Fair	Fair	Specimen		
487	15" Flowering Pear	Remain	Fair	Fair	Specimen		
488	15" Flowering Pear	Remain	Fair	Fair	Specimen		
489	15" Flowering Pear	Remain	Fair	Fair	Specimen		
490	15" Flowering Pear	Remain	Fair	Fair	Specimen		
491	15" Flowering Pear	Remain	Fair	Fair	Specimen		
492	15" Flowering Pear	Remain	Fair	Fair	Specimen		
493	15" Flowering Pear	Remain	Fair	Fair	Specimen		
494	15" Flowering Pear	Remain	Fair	Fair	Specimen		
495	15" Flowering Pear	Remain	Fair	Fair	Specimen		
496	15" Flowering Pear	Remain	Fair	Fair	Specimen		
497	15" Flowering Pear	Remain	Fair	Fair	Specimen		
498	15" Flowering Pear	Remain	Fair	Fair	Specimen		
499	15" Flowering Pear	Remain	Fair	Fair	Specimen		
500	15" Flowering Pear	Remain	Fair	Fair	Specimen		

Tree #	Size/Species	Health Condition	Structural Condition	Classification	Comments	PHOTO # (See Attached)	City of Atlanta's Assessment
664	31" Red Oak	Remain	Poor	Poor	Non-Specimen	Handicapped at foot area indication of trunk rot. Several main limbs dead gone	DDH
665	14" Flowering Pear	Remain	Poor	Poor	Non-Specimen	Handicapped at foot area indication of trunk rot. Several main limbs dead gone	DDH
666	37" White Oak	Remain	Fair	Fair	Specimen	2 Co-Dominant Leaders 20' or with included bark. One the species, a multi-stem tree is undesirable and could be a life safety issue	23
667	39" White Oak	Remain	Poor	Poor	Non-Specimen	Central leader has been topped	22
668	38" Hickory	Destroyed	Good	Good	Specimen		
669	38" Water Oak	Remain	Fair	Fair	Specimen		
670	34" White Oak	Destroyed	Poor	Poor	Non-Specimen	Handicapped at foot area indication of trunk rot. Several main limbs dead gone	24/25 DDH/AD
671	48" White Oak	Remain	Poor	Poor	Non-Specimen	Main limbs dead causing decay in main leader. Some minor limbs dead gone	26
672	34" White Oak	Remain	Poor	Poor	Non-Specimen	20' Long cavity possibly from old lightning damage	27
673	34" White Oak	Remain	Poor	Poor	Non-Specimen	Large cavity with decay	28
674	34" White Oak	Remain	Poor	Poor	Non-Specimen	Long cavity possibly from old lightning damage	29
675	15" Cherry	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead	30
676	15" Cherry	Remain	Poor	Poor	Non-Specimen	Severe trunk girdling at base from probable wood-eater damage	31
677	20" Cherry	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead	32/33
678	18" Cherry	Remain	Poor	Poor	Non-Specimen	Canopy in half dead	34
679	32" White Oak	Remain	Poor	Poor	Non-Specimen	Central leader has been topped. Numerous main limbs dead gone	35
680	13" Magnolia	Remain	Poor	Poor	Non-Specimen	Severe trunk cavity	36
681	18" Cherry	Remain	Poor	Poor	Non-Specimen	Severe defect	37
682	17" Cherry	Remain	Fair	Fair	Specimen	Poor Pruning	
683	20" Cherry	Remain	Fair	Fair	Specimen		
684	12" Cherry	Remain	Good	Good	Specimen		
685	31" Pine	Remain	Poor	Poor	Non-Specimen	Trunk Girdling and separation of Pine Borer with holes in trunk and missing foliage	38
686	11" Flowering Pear	Remain	Good	Good	Specimen		
687	11" Flowering Pear	Remain	Good	Good	Specimen		
688	11" Flowering Pear	Remain	Good	Good	Specimen		
689	22" White Myrtle	Remain	Poor	Poor	Non-Specimen	Several cavities at base	39
690	31" White Oak	Remain	Good	Good	Specimen		
691	31" White Oak	Remain	Poor	Poor	Non-Specimen	Deep cavity at base	40
692	31" White Oak	Remain	Poor	Poor	Non-Specimen	Deep cavity at base	41-42
693	17" Red Oak	Remain	Poor	Poor	Non-Specimen	Numerous trunk cavities	43
694	31" Red Oak	Remain	Poor	Poor	Non-Specimen	19" main trunk cavity 2 Co-Dominant Leaders 19' or with included bark. One the species, a multi-stem tree is undesirable and could be a life safety issue	43-44
695	32" Crape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
696	14" Crape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
697	12" Crape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
698	14" Crape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
699	37" Crape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
700	13" Crape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	

Tree #	Size/Species	Health Condition	Structural Condition	Classification	Comments	PHOTO # (See Attached)	City of Atlanta's Assessment
701	32" Crape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
702	18" Crape Myrtle	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
703	17" Crape Myrtle	Destroyed	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
704	18" Crape Myrtle	Destroyed	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
705	37" White Oak	Remain	Fair	Fair	Specimen	Needs corrective pruning due to improper pruning	
706	31" White Oak	Remain	Poor	Poor	Non-Specimen	Numerous Trunk Cavities, an indication of trunk rot. Several main limbs dead gone	45-46
707	33" Water Oak	Remain	Fair	Fair	Specimen		
708	34" Water Oak	Remain	Poor	Poor	Non-Specimen	Trunk growing through trunk. Several main limbs dead gone. Large wound to main limb from trunk rot. 2 Co-Dominant Leaders with included bark. One the species, a multi-stem tree is undesirable and could be a life safety issue	47-48
709	41" Water Oak	Remain	Poor	Poor	Non-Specimen	Several limbs were lost. Several main limbs dead gone	49-51
710	15" Cherry Laurel	Remain	Poor	Poor	Non-Specimen	Large cavity	52
711	15" Cherry Laurel	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead	53
712	11" Cherry Laurel	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead and other with severe defect	54

**PROPOSED TREES FOR REMOVAL - 27 TOTAL**  
**PROPOSED INCHES FOR REMOVAL: 440**  
**THE TOTAL NUMBER OF REPLACEMENT TREES / CALIPER INCHES WILL BE FINALIZED BY THE CITY OF ATLANTA PARK ARBORIST'S ASSESSMENT OF DDH TREES ON SITE.**



**00** **DETAIL - TREE PROTECTION**  
SCALE: NTS

**SITE solutions**  
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PROFESSIONAL STAMP:

**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
 PREPARED FOR CHASTAIN PARK

**SHEET STATUS**

MARK	DATE	BY	RELEASE
A	03.24.2023	SJ	REVISED PLAN

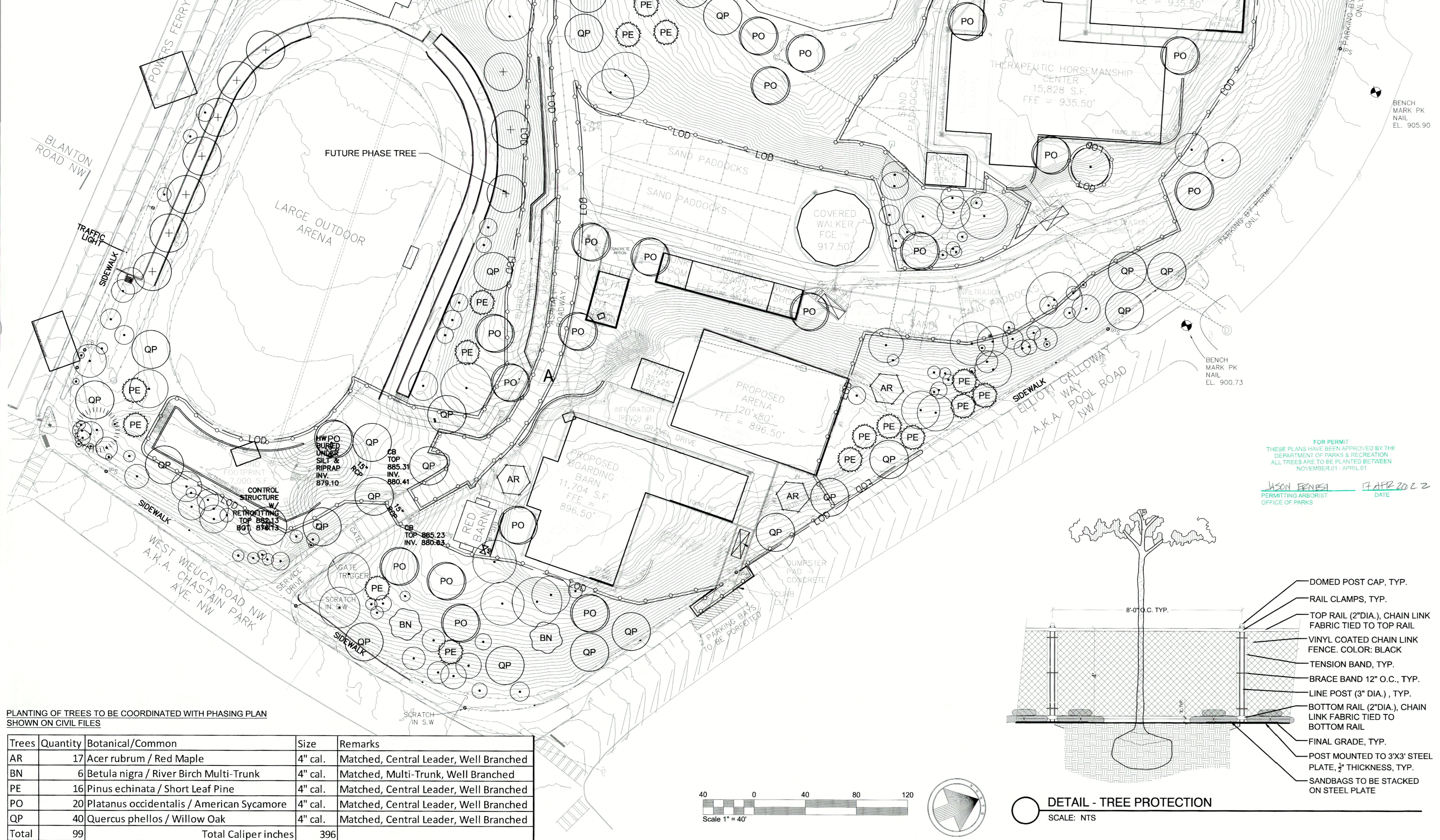
SHEET TITLE:  
**TREE REMOVAL PLAN**

PROJECT NUMBER:  
**21010.00**

**L1.00**

DATE: 09.28.2021  
 NOT ISSUED FOR CONSTRUCTION

Tree #	Size/Species	DDH	60	24" Pine
1	10" Black Cherry		61	24" Pine 1
2	10" Hickory		62	24" Tulip Poplar
3	10" Pine		63	25" Pine
4	10" Pine 1		64	26" Hickory
5	10" Pine 2		65	26" Pine
6	10" Pine 3		66	26" Scarlet Oak
7	11" Water Oak		67	26" Water Oak
8	11" Black Cherry		68	27" Catalpa
9	11" Pine		69	27" Post Oak
10	11" Sweet Gum		70	28" Water Oak
11	11" Sweet Gum		71	29" Pine
12	12" Pine		72	29" Water Oak
13	12" Pine 1		73	30" Water Oak 1
14	12" Red Oak		74	3" Holly
15	12" Southern Magnolia		75	30" Water Oak
16	12" Tulip Poplar		76	4" Hickory
17	13" Pine		77	4" Mulberry
18	13" Pine 1		78	4" Pine
19	13" Pine 2		79	5" Dogwood
20	13" Pine 3		80	5" Dogwood 1
21	13" Pine 4		81	5" Hickory
22	13" Post oak		82	5" Holly
23	13" Water Oak		83	5" Red Oak
24	13" White Oak		84	5" Southern Magnolia
25	14" Pine		85	5" Sweet Gum
26	14" Red Maple		86	5" Water Oak
27	14" Sweet Gum		87	5" Water Oak 1
28	15" Pine		88	6" Pine
29	15" Southern Magnolia		89	6" Water Oak
30	15" Tulip Poplar		90	7" Black Cherry
31	16" Pine		91	7" Dogwood
32	16" Southern Magnolia		92	7" Elm
33	16" Tulip Poplar		93	7" Flowering Peach
34	16" Water Oak		94	7" Hickory
35	17" Pine		95	7" Pine
36	17" Scarlet Oak	DDH	96	7" Southern Magnolia
37	17" Water Oak		97	7" Water Oak
38	18" Pine		98	7" Water Oak 1
39	18" Pine 1		99	8" Black Cherry
40	18" Pine 2		100	8" Pine
41	18" Pine 3		101	8" Pine 1
42	18" Post oak		102	8" Pine 2
43	18" Tulip Poplar		103	8" Pine 3
44	19" Pine		104	8" Southern Magnolia
45	19" Southern Magnolia		105	8" Southern Magnolia 1
46	20" Pine		106	8" Sweet Gum
47	20" Water Oak		107	8" Water Oak
48	20" Water Oak 1		108	9" Black Cherry
49	20" Water Oak 2	DDH	109	9" Black Cherry 1
50	21" Pine		110	9" Hickory
51	21" Southern Magnolia		111	9" Hickory 1
52	21" Water Oak		112	9" Hickory 2
53	22" Pine		113	9" Holly
54	22" Pine 1		114	9" Holly 1
55	22" Southern Magnolia		115	9" Pine
56	22" Tulip Poplar		116	9" Pine 1
57	22" Water Oak		117	9" Post oak
58	23" Pine		118	9" Post oak 1
59	23" Pine 1		119	9" Red Maple
			120	9" Red Maple 1
			121	9" Red Oak
			122	9" Southern Magnolia
			123	9" Southern Magnolia 1



**LEGEND**

- PROPERTY LINE / LIMIT OF CONSTRUCTION
- TREE PROTECTION FENCE
- LOD (SHOWN 2'-0" OFFSET FOR GRAPHIC CLARITY.)
- ⊕ PROPOSED FUTURE TREE
- ⊙ EXISTING TREE TO REMAIN
- ⊗ EXISTING EVERGREEN TREE TO BE REMOVED
- ⊗ EXISTING DECIDUOUS TREE TO BE REMOVED

**GRAPHIC NOTE:**  
TREES CANOPIES ARE DEPICTED 1'-0" CANOPY PER 1" DBH TRUNK. CRITICAL ROOT ZONES ARE COINCIDENT WITH EDGE OF CANOPY.

**DEMOLITION NOTE:**  
THERE ARE NO TREES WITH CRITICAL ROOT ZONES PARTIALLY WITHIN LOD THAT WILL BE KEPT

**UTILITIES NOTE:**  
REFER TO CIVIL DRAWINGS FOR UTILITY INFORMATION

**GRADING NOTE:**  
REFER TO CIVIL DRAWINGS FOR DETAILED GRADING INFORMATION

HIGHLIGHTED BELOW ARE THE TREES PLANNED FOR REMOVAL (UPDATED: 09.23.2021)

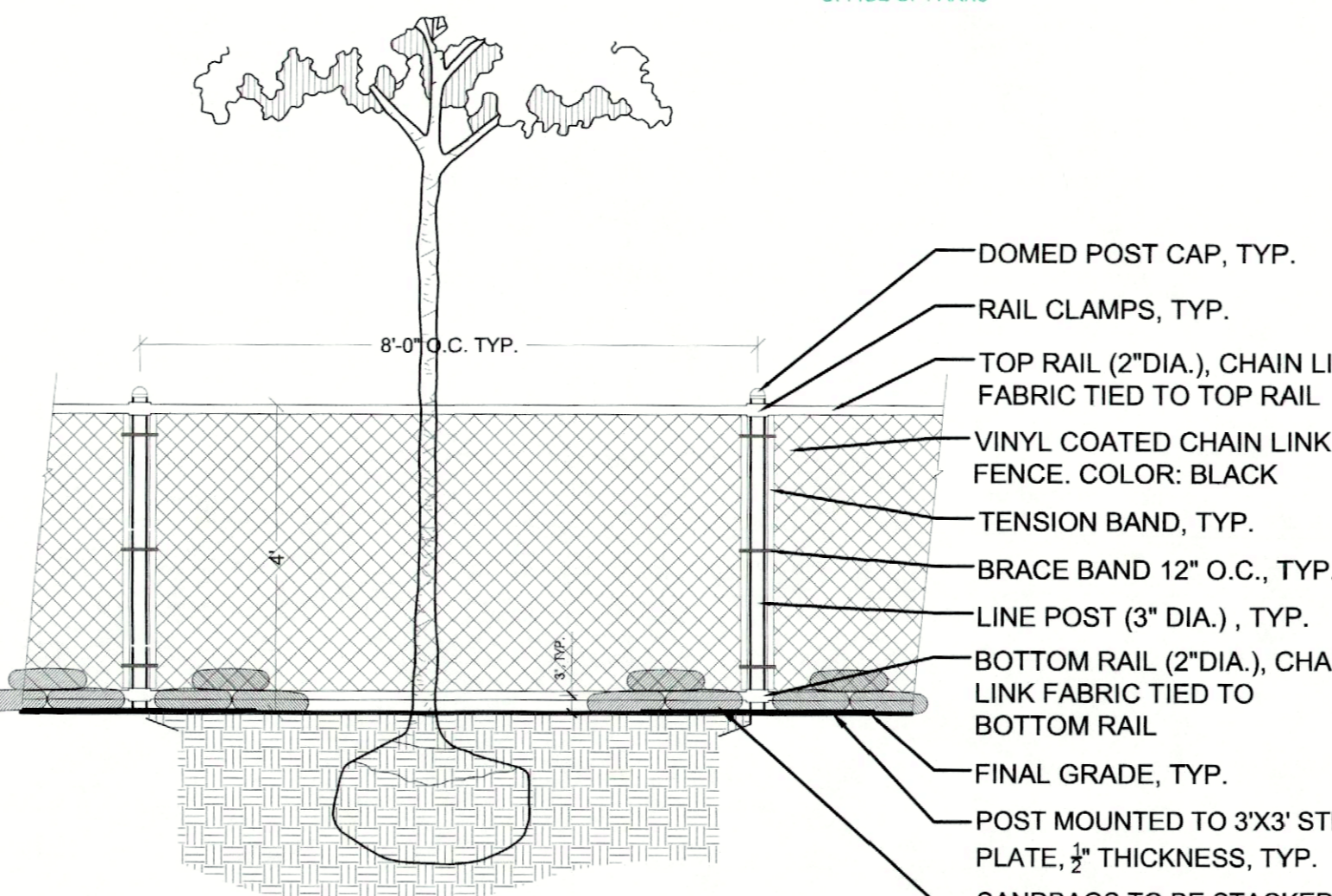
Tree #	Site/Species	Health Condition	Structural Condition	Classification	Comments	PHOTO # (See Attached)	City of Atlanta Assessment	
631	15" Flowering Pear	Remain	Fair	Fair	Specimen			
632	18" Flowering Pear	Remain	Fair	Fair	Specimen			
633	17" Flowering Pear	Remain	Fair	Fair	Specimen			
634	17" Flowering Pear	Remain	Fair	Fair	Specimen			
635	17" Flowering Pear	Remain	Fair	Fair	Specimen			
636	15" Flowering Pear	Remain	Fair	Fair	Specimen			
637	18" Flowering Pear	Remain	Fair	Fair	Specimen			
638	10" Flowering Pear	Remain	Poor	Poor	Specimen			
639	10" Flowering Pear	Remain	Fair	Fair	Specimen			
640	15" Flowering Pear	Remain	Fair	Fair	Specimen			
641	17" Flowering Pear	Remain	Fair	Fair	Specimen			
642	17" Flowering Pear	Remain	Fair	Fair	Specimen			
643	17" Flowering Pear	Remain	Fair	Fair	Specimen			
644	17" Flowering Pear	Remain	Fair	Fair	Specimen			
645	17" Water Oak	Remain	Fair	Poor	Non-Specimen	Narrowest Trunk Call, an indication of trunk rot. Several main limbs dead gene.	4	
646	15" Flowering Pear	Remain	Fair	Fair	Specimen			
647	20" Flowering Pear	Remain	Fair	Fair	Specimen			
648	11" Gully Poplar	Remain	Good	Good	Specimen			
649	18" Red Oak	Remain	Poor	Good	Specimen	Tree to die. Numerous staining holes and bleed-through of trunk.	7	
650	26" Red Oak	Destroyed	Poor	Good	Specimen			
651	30" Red Oak	Destroyed	Poor	Non-Specimen	Narrowest Trunk Call, an indication of trunk rot. Several main limbs dead gene. Several trees have been damaged from the orange and removal of these trees. 2 Co-Dominant Leaders 20' up with included bark. One the species, a multi-stem tree is undesirable and could be a life safety issue.	1	DDH	
652	37" Red Oak	Destroyed	Poor	Non-Specimen	Several bleed-through on exterior roof line.			
653	23" White Oak	Destroyed	Poor	Non-Specimen	Several main and minor limbs dead gene.	11		
654	44" Red Oak	Remain	Fair	Non-Specimen	Several main limbs dead gene.	12		
655	24" Water Oak	Remain	Poor	Non-Specimen	Several main limbs dead gene.	13		
656	17" American Holly	Destroyed	Good	Good	Specimen			
657	20" Red Oak	Destroyed	Good	Good	Specimen			
658	17" Red Oak	Destroyed	Good	Good	Specimen			
659	41" Pine	Remain	Poor	Poor	Non-Specimen	Large cavity with decay. 2 trees grow together creating C; Co-Dominant Leader with weak structure and bleed-through. One the species, a multi-stem tree is undesirable and could be a life safety issue.	16-17	DDH
660	33" Pine	Destroyed	Poor	Poor	Non-Specimen	Large cavity with decay at base.	18	DDH
661	38" Water Oak	Destroyed	Fair	Good	Specimen			
662	38" Water Oak	Remain	Poor	Poor	Non-Specimen	Narrowest Trunk Call and bleed-through at root flare an indication of trunk rot. 2 Co-Dominant Leaders 20' up with included bark. One the species, a multi-stem tree is undesirable and could be a life safety issue.	19-20	
663	38" Red Oak	Remain	Fair	Good	Specimen			

Tree #	Site/Species	Health Condition	Structural Condition	Classification	Comments	PHOTO # (See Attached)	City of Atlanta Assessment	
664	31" Red Oak	Remain	Poor	Poor	Non-Specimen	Bleed-through at root flare an indication of trunk rot. 2 Co-Dominant Leaders 20' up with included bark. One the species, a multi-stem tree is undesirable and could be a life safety issue.		
665	14" Flowering	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with severe decay and staining holes on 1.	22	
666	37" White Oak	Remain	Fair	Fair	Specimen			
667	30" White Oak	Remain	Poor	Non-Specimen	Central leader has been topped.	23		
668	34" Hickory	Destroyed	Good	Good	Specimen			
669	38" Water Oak	Remain	Fair	Fair	Specimen			
670	24" White Oak	Destroyed	Poor	Poor	Non-Specimen	Bleed-through at base indicating trunk rot. Central leader has been topped.	24-25	DDH
671	48" White Oak	Remain	Poor	Poor	Non-Specimen	Main limbs dead causing decay in main leader. Some minor limbs dead gene.	26	
672	24" White Oak	Remain	Poor	Non-Specimen	20' Long cavity possibly from old lightning damage.	27		
673	24" White Oak	Remain	Good	Good	Specimen			
674	30" White Oak	Remain	Poor	Poor	Non-Specimen	Large cavity with decay.	28	
675	38" White Oak	Remain	Poor	Poor	Non-Specimen	Long cavity possibly from old lightning damage.	29	
676	15" Cherry	Remain	Good	Poor	Non-Specimen	2 Co-Dominant with 1 dead.	30	
677	15" Cherry	Remain	Poor	Poor	Non-Specimen	Severe trunk girdling at base from probable wood-borer damage.	31	
678	20" Cherry	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead.	32-33	
679	18" Cherry	Remain	Poor	Poor	Non-Specimen	Canopy is half dead.	34	
680	32" White Oak	Remain	Poor	Poor	Non-Specimen	Central leader has been topped. Numerous main limbs dead gene.	35	
681	35" Red Oak	Remain	Poor	Poor	Non-Specimen	Severe trunk girdling.	36	
682	18" Cherry	Remain	Poor	Poor	Non-Specimen	Severe trunk girdling.	37	
683	15" Cherry	Remain	Fair	Fair	Specimen			
684	20" Cherry	Remain	Fair	Fair	Specimen			
685	15" Cherry	Remain	Good	Good	Specimen			
686	31" Pine	Remain	Poor	Poor	Non-Specimen	Trunk Call and presence of Pine Borer saw holes in trunk, with missing foliage.	38	
687	17" Flowering	Remain	Good	Good	Specimen			
688	17" Flowering	Remain	Good	Good	Specimen			
689	14" Flowering	Remain	Good	Good	Specimen			
690	32" White Myrtle	Remain	Poor	Poor	Non-Specimen	Several cavities at base.	39	
691	31" White Oak	Remain	Good	Good	Specimen			
692	37" White Oak	Remain	Poor	Poor	Non-Specimen	Deep cavity at base.	40	
693	17" Red Oak	Remain	Poor	Poor	Non-Specimen	Narrowest trunk call.	41-42	
694	31" Red Oak	Remain	Poor	Poor	Non-Specimen	15' lean canopy parking. 2 Co-Dominant leaders 15' up with included bark. One the species, a multi-stem tree is undesirable and could be a life safety issue.	43-44	
695	17" Cape Myrtle	Remain	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		
696	14" Cape Myrtle	Remain	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		
697	12" Cape Myrtle	Remain	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		
698	14" Cape Myrtle	Remain	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		
699	14" Cape Myrtle	Remain	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		
700	13" Cape Myrtle	Remain	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		

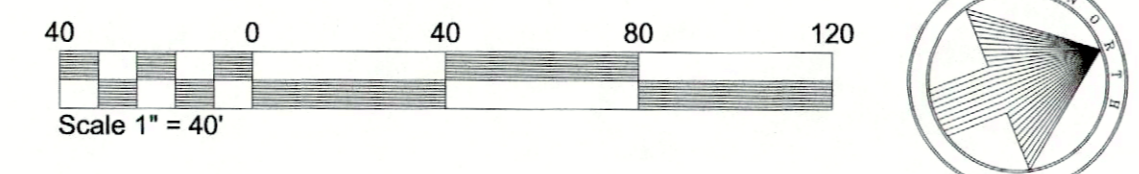
Tree #	Site/Species	Health Condition	Structural Condition	Classification	Comments	PHOTO # (See Attached)	City of Atlanta Assessment	
701	12" Cape Myrtle	Remain	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		
702	11" Cape Myrtle	Remain	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		
703	12" Cape Myrtle	Destroyed	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		
704	14" Cape Myrtle	Destroyed	Fair	Fair	Specimen	Need corrective pruning due to improper pruning.		
705	23" White Oak	Remain	Fair	Fair	Specimen			
706	37" White Oak	Remain	Poor	Poor	Non-Specimen	Narrowest Trunk Call, an indication of trunk rot. Several main limbs dead gene.	45-46	
707	33" Red Oak	Remain	Fair	Fair	Specimen			
708	34" Water Oak	Remain	Poor	Poor	Non-Specimen	Fracture through trunk. Several main limbs dead gene. Large wound to main limb from trunk rot. 2 Co-Dominant Leaders with included bark. One the species, a multi-stem tree is undesirable and could be a life safety issue.	47-48	
709	41" Water Oak	Remain	Poor	Poor	Non-Specimen	Large cavity with decay.	49-51	
710	15" Cherry Laurel	Remain	Poor	Poor	Non-Specimen		52	
711	15" Cherry Laurel	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead.	53	
712	15" Cherry Laurel	Remain	Poor	Poor	Non-Specimen	2 Co-Dominant with 1 dead and one with severe decay.	54	

PROPOSED TREES FOR REMOVAL: 25 TOTAL  
PROPOSED INCHES FOR REMOVAL: 394

THE TOTAL NUMBER OF REPLACEMENT TREES / CALIPER INCHES WILL BE FINALIZED BY THE CITY OF ATLANTA PARK ARBORIST'S ASSESSMENT OF DDH TREES ON SITE.



DETAIL - TREE PROTECTION  
SCALE: NTS



PLANTING OF TREES TO BE COORDINATED WITH PHASING PLAN SHOWN ON CIVIL FILES

Trees	Quantity	Botanical/Common	Size	Remarks
AR	17	Acer rubrum / Red Maple	4" cal.	Matched, Central Leader, Well Branched
BN	6	Betula nigra / River Birch Multi-Trunk	4" cal.	Matched, Multi-Trunk, Well Branched
PE	16	Pinus echinata / Short Leaf Pine	4" cal.	Matched, Central Leader, Well Branched
PO	20	Platanus occidentalis / American Sycamore	4" cal.	Matched, Central Leader, Well Branched
QP	40	Quercus phellos / Willow Oak	4" cal.	Matched, Central Leader, Well Branched
Total	99	Total Caliper inches	396	

**SITE solutions**

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PROFESSIONAL STAMP:

**PROPOSED ALTERATIONS TO CHASTAIN PARK EQUESTRIAN PARK**  
PREPARED FOR CHASTAIN PARK

SHEET STATUS

MARK	DATE	BY	RELEASE
A	10.28.2021	MS	LDP SUBMITTAL

SHEET TITLE:  
**LANDSCAPE PLAN**

PROJECT NUMBER:  
**21010.00**

**L1.01**

DATE: 08.12.2021  
NOT ISSUED FOR CONSTRUCTION