

### LOCATION MAP

NOT TO SCALE

This site plan review is limited in scope to site preparation for construction. The egress components have not been reviewed. All building(s), structure(s), egress components, including ramps and stairs must be submitted separately to the fire marshal's office for review and approval prior to construction. Independent building permits are required in addition to the Land Disturbance Permit.  
The person identified below is designated at the design professional responsible for all means of egress components outside of the building.

Name \_\_\_\_\_ Phone \_\_\_\_\_

Professional Engineer stamped plans signify conformance to all Georgia State and Cobb County Codes. Further, Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County

**COBB COUNTY APPROVAL STAMPS ON THIS PLAN SET ARE NOT VALID WITHOUT THE SIGNED SEAL OF THE DESIGN ENGINEER.**

DOT	SPR	CCWS
ZONING	ESC	SWM
ARBORIST	STRUCTURAL	
FIRE	CEMETERY	OSC
	HISTORIC	DESIGN OVERLAY

PROJECT ADDRESS:  
3444 COBB PARKWAY  
ATLANTA, GA 30339  
PIN: 17101700060  
17101700080  
17101800010  
LDP#: \_\_\_\_\_  
DISTRICT: 17  
LAND LOT #: 1017 & 1018  
TOTAL ACREAGE: 21.59 AC  
DISTURBED ACREAGE: 8.60 AC

CUMBERLAND CID CONTACT:  
E. MEGAN WILL, AICP  
1100 CIRCLE 75 PKWY., SUITE 1000  
ATLANTA, GEORGIA 30339  
OFFICE: 770-859-2324  
EMAIL: MWILL@CUMBERLANDCID.ORG

JACOBS CONTACT:  
ERIC TATUM  
OFFICE: 404-456-0510  
EMAIL: ERIC.TATUM@JACOBS.COM

COBB COUNTY SITE PLAN REVIEW PROJECT SPR-2021-00502



# PACES MILL UNIT - CRNRA CHATTAHOOCHEE RIVER NATIONAL RECREATIONAL PARK AREA PHASE I IMPROVEMENTS COBB COUNTY, GEORGIA

### INDEX OF DRAWINGS

GENERAL	
SHEET NO.	DESCRIPTION
G0.00	COVER SHEET
CIVIL	
SHEET NO.	DESCRIPTION
C0.01	GENERAL NOTES
C0.21	EXISTING CONDITIONS PLAN
C0.31	TREE PROTECTION PLAN
C0.41	DEMOLITION PLAN
C0.61	ACCESSIBILITY PLAN
C1.00	OVERALL SITE PLAN
C1.01 - C1.02	SITE LAYOUT PLANS
C2.01 - C2.04	GRADING PLANS
C2.11 - C2.12	DRAINAGE PLANS
C3.01	UTILITY PLAN
C4.01	STORM SEWER PROFILES
C4.02	EXISTING SEWER MAIN PROFILE
C5.01-C5.06	ROADWAY PLAN AND PROFILE
EC0.01 - EC0.05	ESPCP NOTES
EC1.01	ESPCP - INITIAL PHASE
EC2.01	ESPCP - INTERMEDIATE PHASE
EC3.01	ESPCP - FINAL PHASE
EC4.01 - EC4.02	EROSION CONTROL DETAILS
C7.01 - C7.07	SITE DETAILS

### LANDSCAPE ARCHITECTURE

SHEET NO.	DESCRIPTION
L1.00 - L1.02	SITE MATERIALS PLANS
L1.03 - L1.08	SIGNAGE PLANS
L2.00 - L2.06	SITE DETAILS
L3.00 - L3.04	LANDSCAPE PLANS
L4.00 - L4.01	PLANTING DETAILS & NOTES



MARCH 29, 2024  
PROJECT No.  
38064-02

FINAL  
CONSTRUCTION  
DOCUMENTS

PACES MILL UNIT - CRNRA  
PHASE 1 IMPROVEMENTS  
COBB COUNTY, GEORGIA

WASTEWATER & WATER SERVICES PROVIDED BY COBB COUNTY



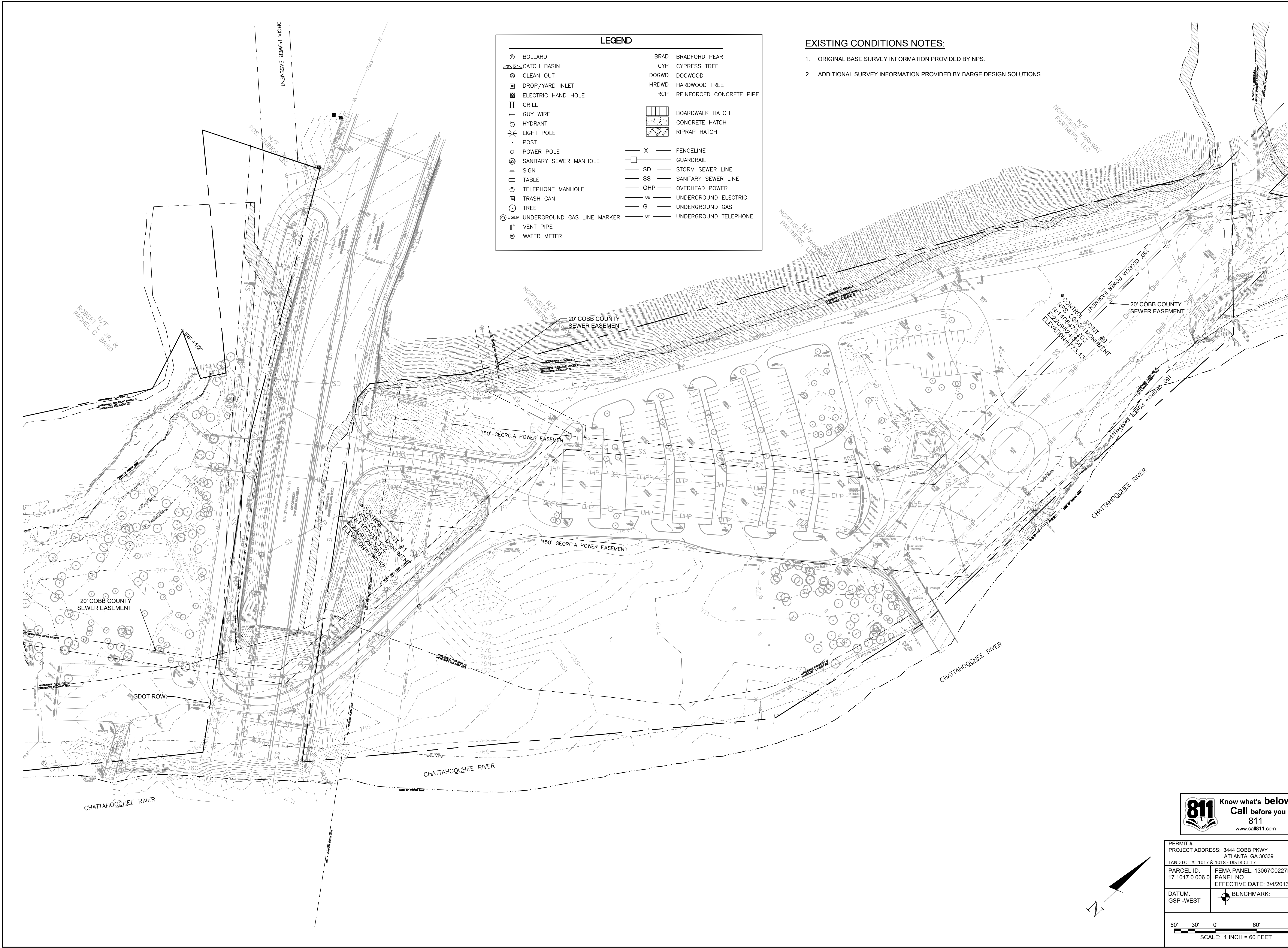
2839 Paces Ferry Road // Suite 850 // Atlanta, GA 30339  
PHONE (770) 628-7631 // FAX (770) 805-0903



G0.00  
PROJECT No.  
38064-02



REV.	DR.	CHK.	DATE	DESCRIPTION
0	CL	JS	03/29/2024	FINAL CONSTRUCTION DOCUMENTS



**LEGEND**

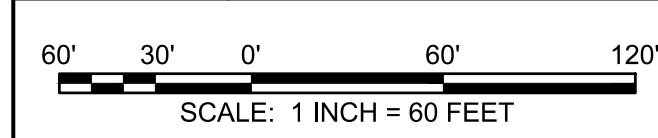
⊙	BOLLARD	BRAD	BRADFORD PEAR
⊙	CATCH BASIN	CYP	CYPRESS TREE
⊙	CLEAN OUT	DOGWD	DOGWOOD
⊙	DROP/YARD INLET	HRDWD	HARDWOOD TREE
⊙	ELECTRIC HAND HOLE	RCP	REINFORCED CONCRETE PIPE
⊙	GRILL		
T	GUY WIRE	BOARDWALK HATCH	
⊙	HYDRANT	CONCRETE HATCH	
⊙	LIGHT POLE	RIPRAP HATCH	
⊙	POST		
⊙	POWER POLE	X	FENCELINE
⊙	SANITARY SEWER MANHOLE	□	GUARDRAIL
⊙	SIGN	SD	STORM SEWER LINE
⊙	TABLE	SS	SANITARY SEWER LINE
⊙	TELEPHONE MANHOLE	OHP	OVERHEAD POWER
⊙	TRASH CAN	UE	UNDERGROUND ELECTRIC
⊙	TREE	G	UNDERGROUND GAS
⊙	UGLGM UNDERGROUND GAS LINE MARKER	UT	UNDERGROUND TELEPHONE
⊙	VENT PIPE		
⊙	WATER METER		

**EXISTING CONDITIONS NOTES:**

1. ORIGINAL BASE SURVEY INFORMATION PROVIDED BY NPS.
2. ADDITIONAL SURVEY INFORMATION PROVIDED BY BARGE DESIGN SOLUTIONS.

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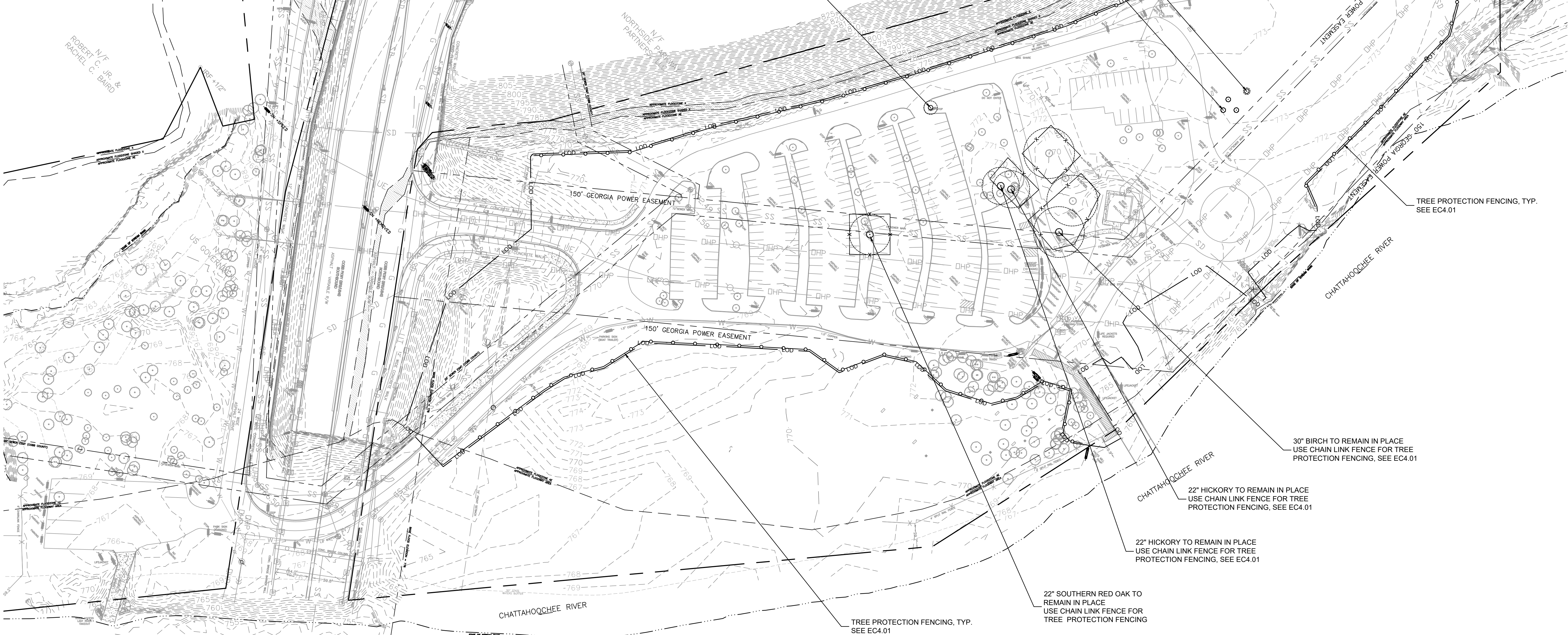
PERMIT #:  
PROJECT ADDRESS: 3444 COBB PKWY  
ATLANTA, GA 30339  
LAND LOT #: 1017 & 1018 - DISTRICT 17  
PARCEL ID: 17 1017 0 006 0  
FEMA PANEL: 13067C0227H  
PANEL NO.  
EFFECTIVE DATE: 3/4/2013  
DATUM: GSP - WEST  
BENCHMARK:





**TREE PROTECTION NOTES:**

- TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING. FOR PROJECTS OVER TWO (2) ACRES, A PROFESSIONAL DESIGNER MUST VERIFY THAT TREE PROTECTION FENCES WERE INSTALLED AS SHOWN ON THE APPROVED PLANS OR IN LOCATIONS THAT PROVIDED BETTER TREE PRESERVATION POTENTIAL.
- THE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARD AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO COBB COUNTY STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIAL SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT AND NATIONAL PARK SERVICE.
- PARKING LOT ISLANDS MUST BE COVERED WITH FOUR (4) INCHES OF ORGANIC MULCH MATERIAL AND REPLACED PERIODICALLY. TO DISCOURAGE SOIL COMPACTION FROM PEDESTRIAN TRAFFIC, THESE AREAS MAY BE PLANTED WITH LOW EVERGREEN SHRUBS, BUT NOT WITH GRASS.
- PARKING LOT ISLANDS AND PENINSULAS MUST HAVE A MINIMUM WIDTH OF EIGHT (8) FEET FROM BACK OF CURB. PENINSULAS MUST HAVE A MINIMUM DEPTH OF 18.5 FEET FROM BACK OF CURB.
- PARKING LOT ISLANDS AND PENINSULAS MUST HAVE CLEAN, CULTIVATED SOIL TO A TOTAL DEPTH OF 2 1/2 FEET. NATIVE SOIL IS ACCEPTABLE IN THESE AREAS IF THE SOIL IS AMENDED WITH APPROPRIATE SOIL AMENDMENTS AND THOROUGHLY TILLED. OTHERWISE, LOAMY TOPSOIL IS REQUIRED.
- POSITION PARKING LOT TREES APPROXIMATELY FOUR (4) FEET FROM ALL ADJACENT CURB LINES TO ACHIEVE MAXIMUM SHADING.
- THE INSTALLATION OF EROSION CONTROL DEVICES CAN CAUSE HARM TO TREES. USE SILT FENCE ONLY AS NEEDED AND LOCATE IT AS FAR FROM TREE PROTECTION ZONES AS POSSIBLE.
- FISCAL SURETY FOR THE MAINTENANCE OF THE PLANTED TREES MUST BE IN PLACE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A MAINTENANCE INSPECTION WILL BE PERFORMED PRIOR TO THE SCHEDULED RELEASE DATE OF THE POSTED FISCAL SURETY TO DETERMINE THE HEALTH OF THE TREES PLANTED TO MEET THE REQUIREMENTS OF THIS ORDINANCE, AS WELL AS ANY BUFFER PLANTINGS.
- WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE (1) INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREES. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH.
- PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORCULTURAL PRACTICES (SEE ANSI A300-1995).
- PROTECT THE TRUNKS OF ANY TREE BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENT WITH STRAPPED ON PLANKING OR SIMILAR PROTECTIVE DEVICE.
- PROVIDE 20' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES. PROVIDE GREATER SPACING WHERE POSSIBLE.
- PROVIDE 15' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED BUILDINGS. PROVIDE GREATER SPACING WHERE POSSIBLE.



TRANSPLANTED TREES TO BE TEMPORARILY PLANTED IN THIS AREA (APPROX. 3,685 SF) CONTRACTOR RESPONSIBLE FOR HEALING IN TREES SLATED FOR TRANSPLANT, WATERING, AND MAINTAINING TREES DURING DURATION OF CONSTRUCTION AND THROUGH TRANSPLANT YEAR.

4" BLACK GUM TO BE TRANSPLANTED

(3) 3" BLACK GUMS TO BE TRANSPLANTED

8" HICKORY TO BE TRANSPLANTED

TREE PROTECTION FENCING, TYP. SEE EC4.01

30" BIRCH TO REMAIN IN PLACE USE CHAIN LINK FENCE FOR TREE PROTECTION FENCING, SEE EC4.01

22" HICKORY TO REMAIN IN PLACE USE CHAIN LINK FENCE FOR TREE PROTECTION FENCING, SEE EC4.01

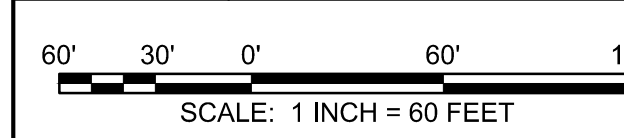
22" HICKORY TO REMAIN IN PLACE USE CHAIN LINK FENCE FOR TREE PROTECTION FENCING, SEE EC4.01

22" SOUTHERN RED OAK TO REMAIN IN PLACE USE CHAIN LINK FENCE FOR TREE PROTECTION FENCING

TREE PROTECTION FENCING, TYP. SEE EC4.01

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PERMIT #:	PROJECT ADDRESS: 3444 COBB PKWY
LAND LOT #:	ATLANTA, GA 30339
PARCEL ID:	DISTRICT 17
0 17 1017 0 006 0	FEMA PANEL: 13067C0227H
	PANEL NO.
	EFFECTIVE DATE: 3/4/2013
DATUM:	BENCHMARK:
GSP - WEST	



REV.	OR.	CHK.	DATE	DESCRIPTION
0	CL	JS	02/29/2024	FINAL CONSTRUCTION DOCUMENTS



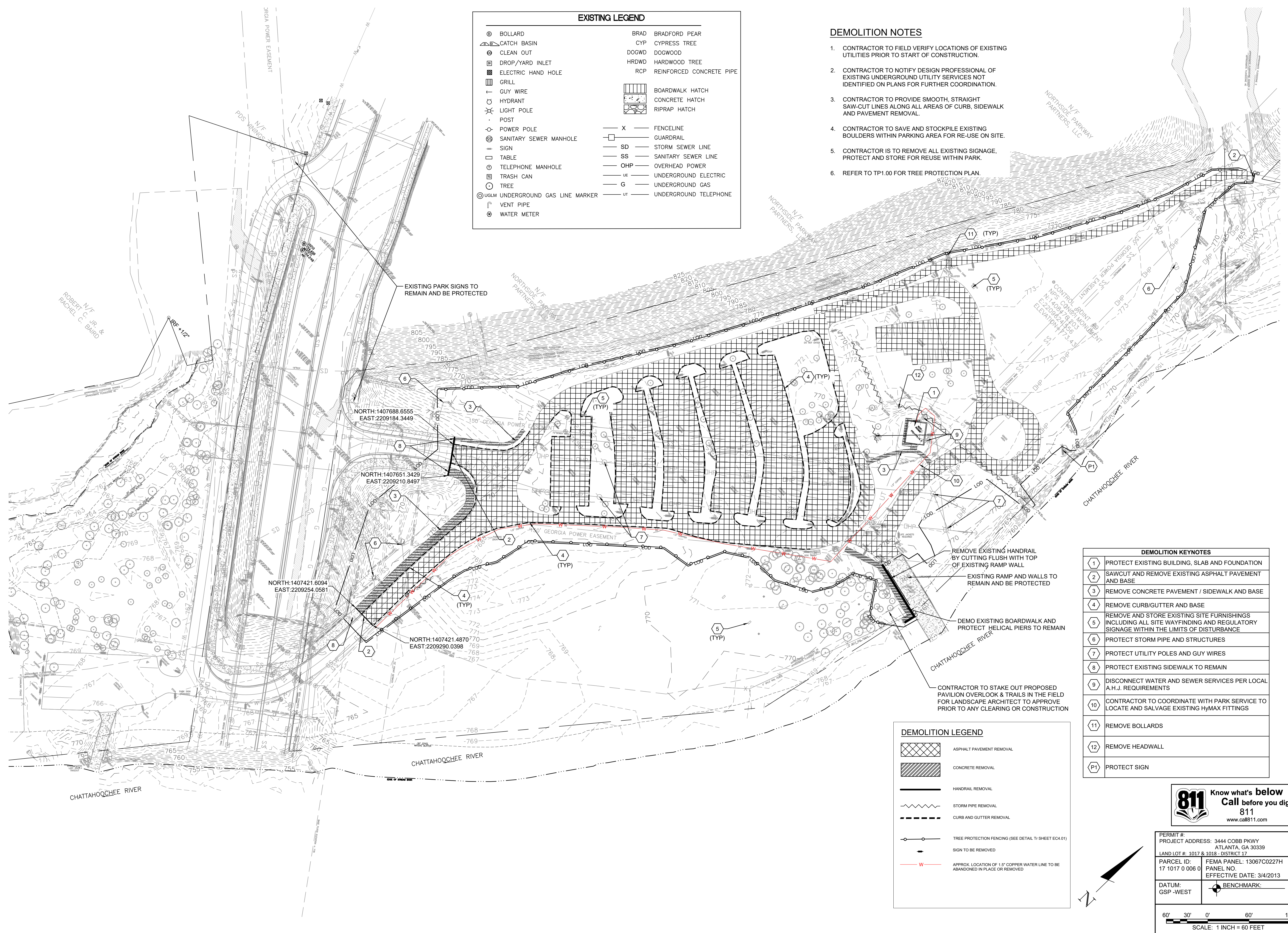
REV.	CHK.	DATE	DESCRIPTION
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**EXISTING LEGEND**

⊙ BOLLARD	BRAD BRADFORD PEAR
⊙ CATCH BASIN	CYP CYPRESS TREE
⊙ CLEAN OUT	DOGWD DOGWOOD
⊙ DROP/YARD INLET	HRDWD HARDWOOD TREE
⊙ ELECTRIC HAND HOLE	RCP REINFORCED CONCRETE PIPE
⊙ GRILL	BOARDWALK HATCH
⊙ GUY WIRE	CONCRETE HATCH
⊙ HYDRANT	RIPRAP HATCH
⊙ LIGHT POLE	
⊙ POST	
⊙ POWER POLE	X FENCELINE
⊙ SANITARY SEWER MANHOLE	□ GUARDRAIL
⊙ SIGN	SD STORM SEWER LINE
⊙ TABLE	SS SANITARY SEWER LINE
⊙ TELEPHONE MANHOLE	OHP OVERHEAD POWER
⊙ TRASH CAN	UE UNDERGROUND ELECTRIC
⊙ TREE	G UNDERGROUND GAS
⊙ UGLM UNDERGROUND GAS LINE MARKER	UT UNDERGROUND TELEPHONE
⊙ VENT PIPE	
⊙ WATER METER	

**DEMOLITION NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR TO NOTIFY DESIGN PROFESSIONAL OF EXISTING UNDERGROUND UTILITY SERVICES NOT IDENTIFIED ON PLANS FOR FURTHER COORDINATION.
- CONTRACTOR TO PROVIDE SMOOTH, STRAIGHT SAW-CUT LINES ALONG ALL AREAS OF CURB, SIDEWALK AND PAVEMENT REMOVAL.
- CONTRACTOR TO SAVE AND STOCKPILE EXISTING BOULDERS WITHIN PARKING AREA FOR RE-USE ON SITE.
- CONTRACTOR IS TO REMOVE ALL EXISTING SIGNAGE, PROTECT AND STORE FOR REUSE WITHIN PARK.
- REFER TO TP1.00 FOR TREE PROTECTION PLAN.



**DEMOLITION KEYNOTES**

1	PROTECT EXISTING BUILDING, SLAB AND FOUNDATION
2	SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AND BASE
3	REMOVE CONCRETE PAVEMENT / SIDEWALK AND BASE
4	REMOVE CURB/GUTTER AND BASE
5	REMOVE AND STORE EXISTING SITE FURNISHINGS INCLUDING ALL SITE WAYFINDING AND REGULATORY SIGNAGE WITHIN THE LIMITS OF DISTURBANCE
6	PROTECT STORM PIPE AND STRUCTURES
7	PROTECT UTILITY POLES AND GUY WIRES
8	PROTECT EXISTING SIDEWALK TO REMAIN
9	DISCONNECT WATER AND SEWER SERVICES PER LOCAL A.H.J. REQUIREMENTS
10	CONTRACTOR TO COORDINATE WITH PARK SERVICE TO LOCATE AND SALVAGE EXISTING HYMAX FITTINGS
11	REMOVE BOLLARDS
12	REMOVE HEADWALL
P1	PROTECT SIGN

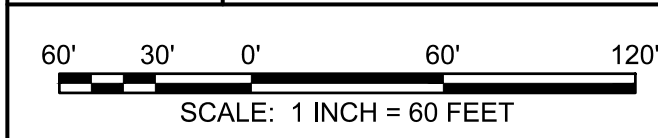
**DEMOLITION LEGEND**

	ASPHALT PAVEMENT REMOVAL
	CONCRETE REMOVAL
	HANDRAIL REMOVAL
	STORM PIPE REMOVAL
	CURB AND GUTTER REMOVAL
	TREE PROTECTION FENCING (SEE DETAIL T1 SHEET EC4.01)
	SIGN TO BE REMOVED
	APPROX. LOCATION OF 1" COPPER WATER LINE TO BE ABANDONED IN PLACE OR REMOVED

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LAND LOT #: 1017 & 1018 - DISTRICT 17  
PARCEL ID: 17 1017 0 006 0  
FEMA PANEL: 13067C0227H  
PANEL NO.  
EFFECTIVE DATE: 3/4/2013

DATUM: GSP -WEST  
BENCHMARK:



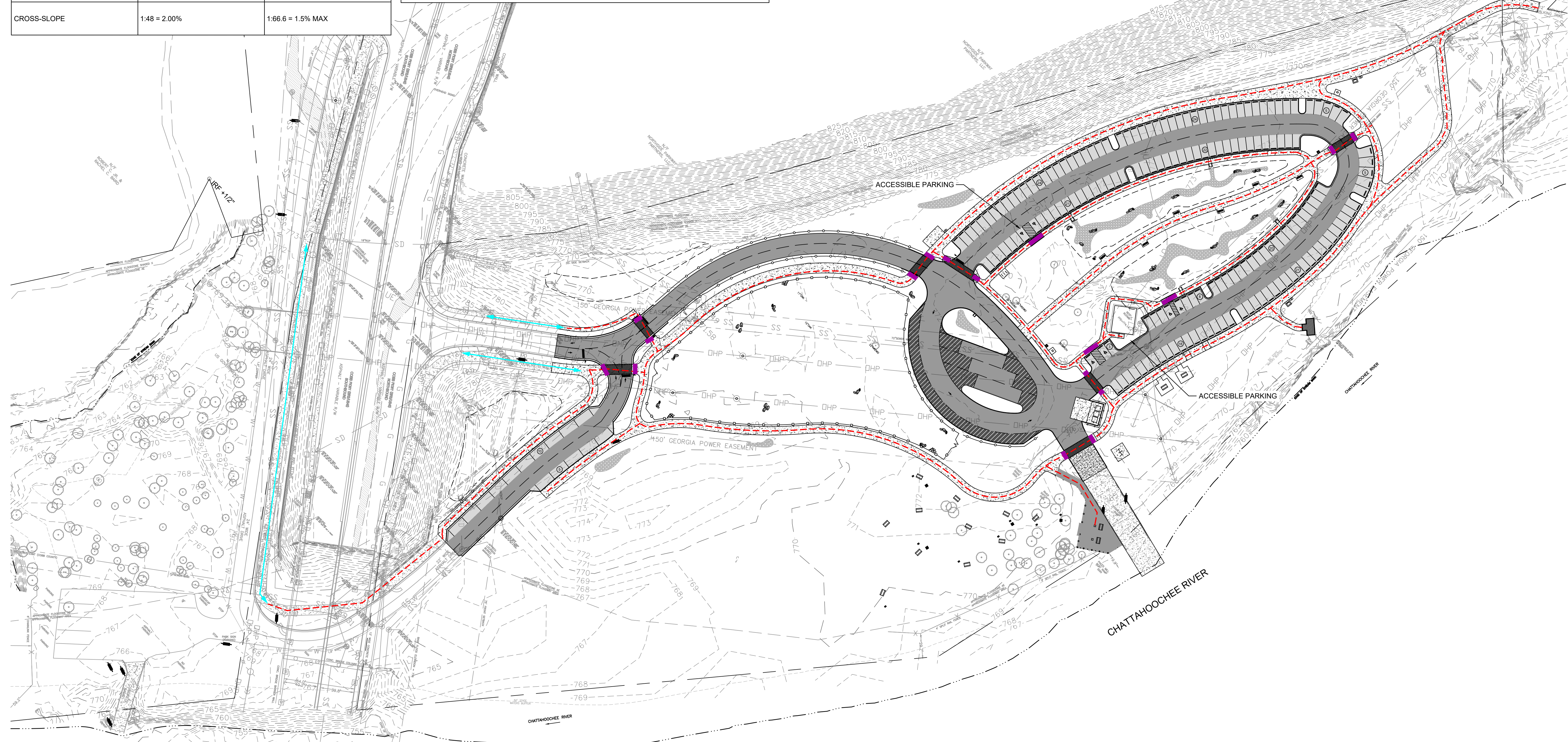


**DSC DESIGN SLOPE/CROSS SLOPE REQUIREMENTS**




	ABAAS CONSTRUCTION MAXIMUMS (±0 CONSTRUCTION TOLERANCE)	DSC DESIGN REQUIREMENTS (ACI RECOMMENDATIONS)
RAMPS	1:12 = 8.33%	1:13.3 = 7.5% MAX
WALKING SURFACES	1:20 = 5.00%	1:25 = 4.0% MAX
PARKING	1:48 = 2.00%	1:66.6 = 1.5% MAX
'LEVEL AREAS' e.g. landings, parking access aisles, turning spaces, etc.	1:48 = 2.00%	1:66.6 = 1.5% MAX
CROSS-SLOPE	1:48 = 2.00%	1:66.6 = 1.5% MAX

**ACCESSIBILITY NOTES:**

1. THE GOAL OF THE PROPOSED PARK IMPROVEMENTS IS TO PROVIDE CONTINUED ACCESSIBILITY FOR ALL NEW PARK FEATURES. THIS INCLUDES THE VISITOR CONTACT STATION AND RESTROOM AREA, ACCESSIBLE RAMPS, SIDEWALKS AND CROSSWALKS.
2. THE PARK IMPROVEMENTS ARE DESIGNED TO MEET THE DENVER SERVICE CENTER (DSC) REQUIREMENTS FOR ACCESSIBILITY THROUGHOUT THE PARK.
3. ALL CROSS SLOPES FOR SIDEWALKS AND CROSSWALKS ARE TO BE 1.5% OR LESS.
4. ALL HORIZONTAL RUNNING SLOPES FOR PEDESTRIAN USE ARE DESIGNED TO BE 4% OR LESS EXCEPT AS NOTED ON THIS PLAN.
5. EXISTING SIDEWALKS NEAR THE PARK ENTRANCE ARE STEEPER THAN 4% AND CANNOT BE REPLACED TO MEET THE DSC DESIGN SLOPE REQUIREMENTS DUE TO TOPOGRAPHY.
6. ACCESSIBLE SIGNAGE AND WAYFINDING ELEMENTS ARE NOTED WHERE APPLICABLE.
7. SLOPE AND GRADE INFORMATION FOR APPLICABLE PARK ELEMENTS CAN BE SEEN ON ENLARGED GRADING SHEETS C2.03 & C2.04.



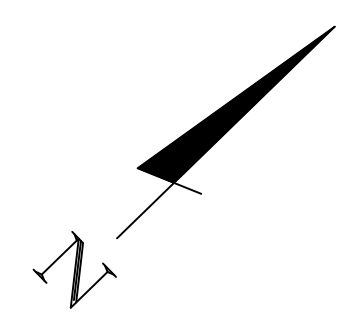
**LEGEND**

-  ACCESSIBLE ROUTE (UNDER 4% SLOPE)
-  EXISTING PATH (OVER 4% SLOPE)
-  ACCESSIBLE RAMP

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SCALE: 1 INCH = 60 FEET




ACCESSIBILITY PLAN  
PACES MILL UNIT - CRNRA  
PHASE I IMPROVEMENTS  
COBB COUNTY, GA

REV.	OR	CHK.	DATE	DESCRIPTION
0		JS	03/29/2024	FINAL CONSTRUCTION DOCUMENTS

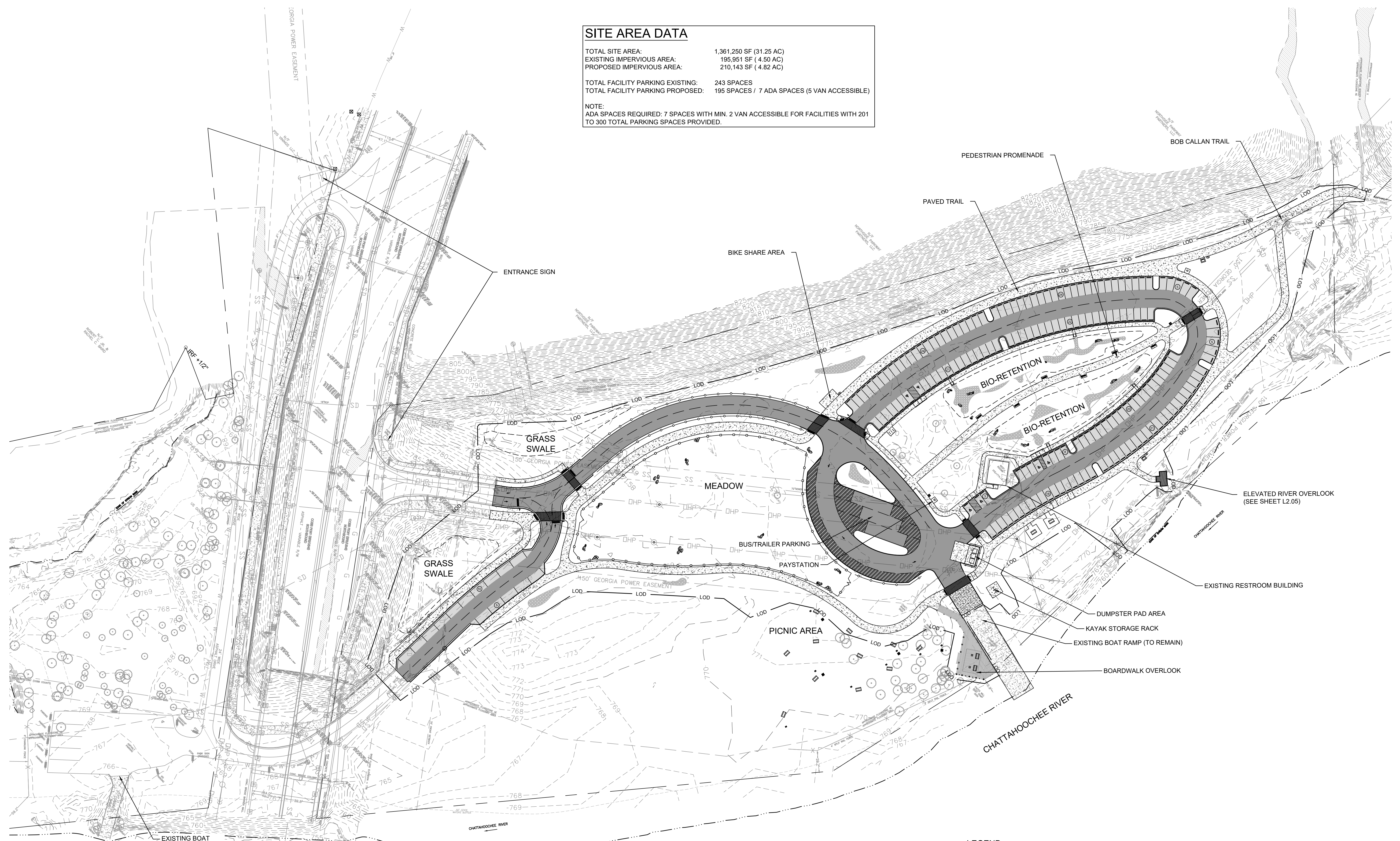
**C0.61**  
FILE NO. 38064-02

USER: CMARTE  
FILE: F:\38064\3806402\04\_CADD\CIVIL\LOT1806402\_C081\_ADA.dwg  
SAVED: 4/12/2024  
PLOTTED: 4/12/2024



SITE AREA DATA	
TOTAL SITE AREA:	1,361,250 SF (31.25 AC)
EXISTING IMPERVIOUS AREA:	195,951 SF (4.50 AC)
PROPOSED IMPERVIOUS AREA:	210,143 SF (4.82 AC)
TOTAL FACILITY PARKING EXISTING:	243 SPACES
TOTAL FACILITY PARKING PROPOSED:	195 SPACES / 7 ADA SPACES (5 VAN ACCESSIBLE)

NOTE:  
ADA SPACES REQUIRED: 7 SPACES WITH MIN. 2 VAN ACCESSIBLE FOR FACILITIES WITH 201 TO 300 TOTAL PARKING SPACES PROVIDED.



**LEGEND**

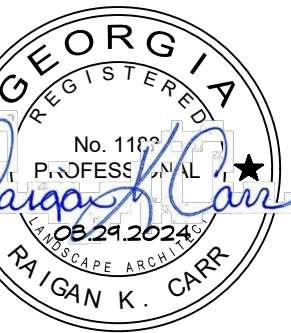
	CONCRETE SIDEWALK (SEE DETAIL 1/L2.00)
	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL 1/C7.01)
	HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 1/C7.01)
	FENCE
	GUARDRAIL
	LOD - LIMITS OF DISTURBANCE

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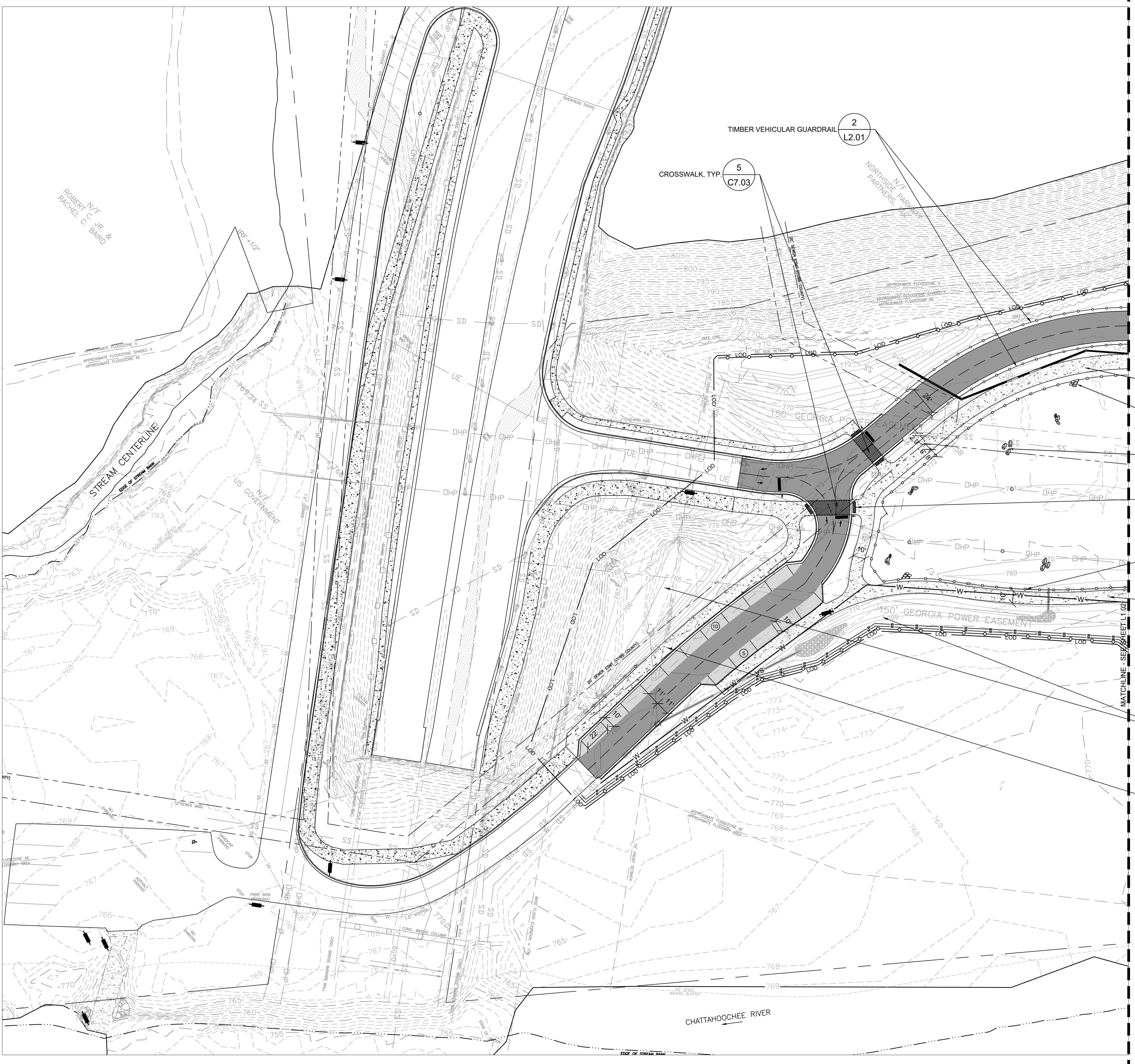
REV.	CHK.	DATE	DESCRIPTION
0	BSR	03/29/2024	FINAL CONSTRUCTION DOCUMENTS

**GENERAL NOTES**

- SEE GENERAL NOTES ON SHEET C0.02.
- ALL RADII COORDINATES ARE TO THE CENTER OF RADIUS.
- BUILDING COORDINATES ARE TO THE OUTSIDE CORNER OF THE BUILDING.
- ASPHALT PAVING TO MATCH, AS CLOSE AS FEASIBLE, TO EXISTING.
- CONTRACTOR TO TRANSITION CURB TO FLUSH WITH PAVEMENT GRADE AT ALL ADA RAMP AND CROSSINGS UNLESS OTHERWISE NOTED.
- THE DEVELOPER OR DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.
- EXISTING MANHOLES MUST BE CORED & BOOTED WITH A KOR-N-SEAL OR EQUAL RUBBER BOOT. PLEASE CALL 770-419-6320 TO SCHEDULE INSPECTION OF SEWER TIE-IN.

**LEGEND**

- CONCRETE SIDEWALK (SEE DETAIL 1/L2.00)
- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL 1/C7.01)
- HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 1/C7.01)
- FENCE



1 L2.00 12' WIDE CONCRETE PATH TYP.

TENNESSEE FIELD STONE, STEPPING STONES AT PEDESTRIAN GATES (TYP.) RELOCATED BOULDERS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT, TYP.

6 L2.03 BOLLARD, TYP.

1 L2.01 TWO-RAIL FENCE

1 L2.00 10' WIDE CONCRETE SIDEWALK, TYP.

GRASS SWALE (SEE SHEET L3.01)

1 L2.00 10' WIDE CONCRETE SIDEWALK, TYP.

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