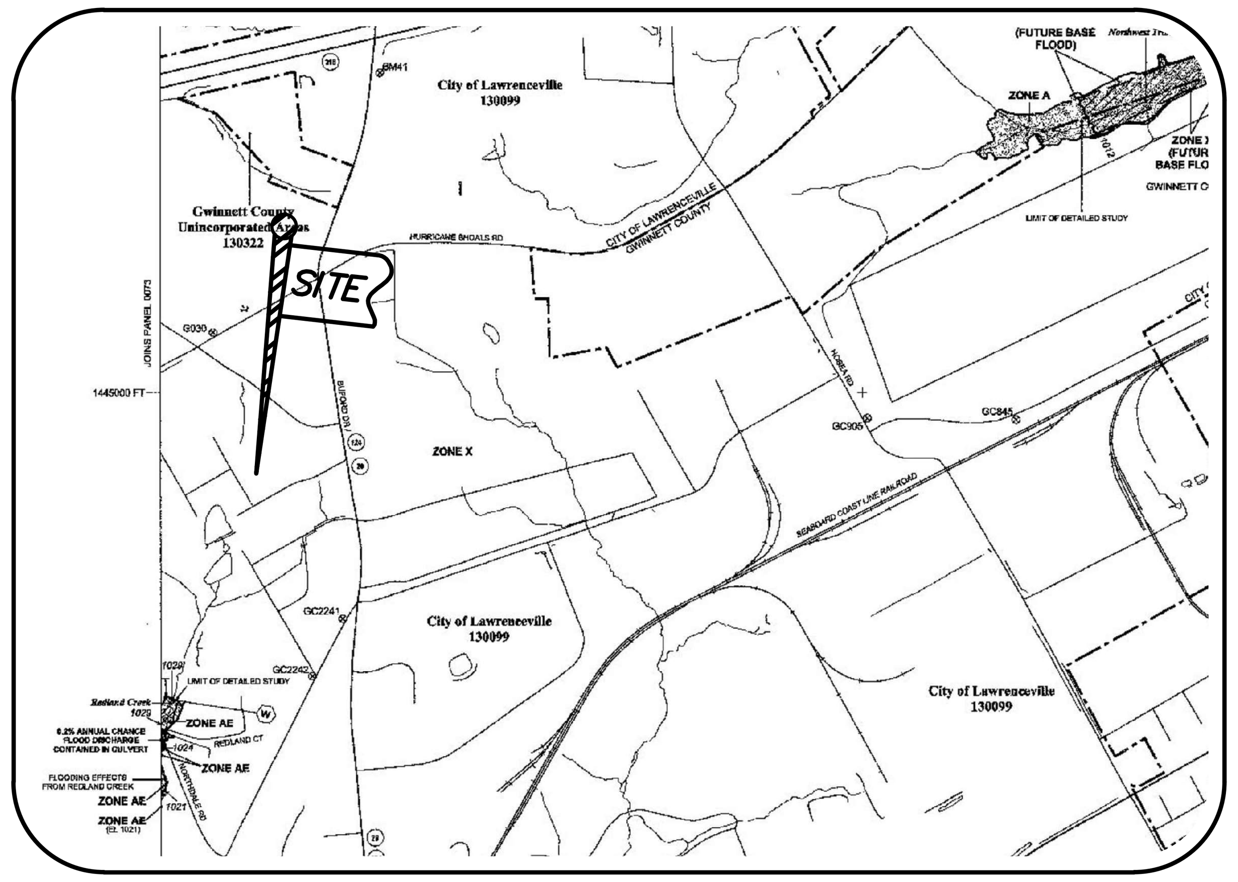
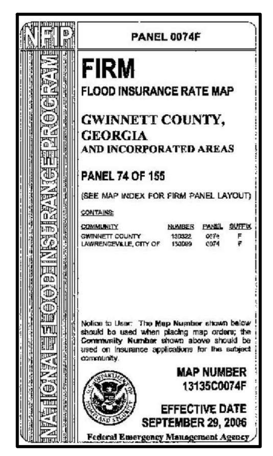
SITE DEVELOPMENT PLANS

GRIZZLY PARKWAY SIDEWALK

GRIZZLY PARKWAY SIDEWALK

GRIZZLY PARKWAY
LAWRENCEVILLE, GA 30046
LAND LOT 145 - DISTRICT 5TH





PANEL 0074F

FIRM
FLOOD INSURANCE RATE MAP

GWINNETT COUNTY, GEORGIA
AND INCORPORATED AREAS

PANEL 74 OF 155

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

MAP NUMBER
13135C0074F

EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

FIRM PANEL: 13135C0074F
N.T.S.

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C4.3	EROSION CONTROL DETAILS
C4.4	EROSION CONTROL DETAILS

VICINITY MAP
N.T.S.

CERTIFICATION OF DEVELOPMENT PLANS APPROVAL.

ALL REQUIREMENTS OF THE CITY OF LAWRENCEVILLE DEVELOPMENT ORDINANCE (UDO) RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL OF THIS SITE PLAN IS HEREBY GRANTED AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO ALL FURTHER PROVISIONS OF SAID UDO.

____
DIRECTOR, DATE
DEPARTMENT OF PLANNING AND DEVELOPMENT

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK THIS SITE.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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UTILITY DISCLAIMER

EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

OBSTRUCTIONS ENCOUNTERED

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT FOR THIS PROJECT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF WORK, AND TO MAKE GOOD ALL DAMAGES DONE TO SUCH PIPES, CONDUITS, AND OTHER STRUCTURES, AS PROVIDED IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS SHALL BE PAID FOR BY THE CONTRACTOR.

WETLAND CERTIFICATION

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET DOES ( ) / DOES NOT (X) INDICATE AREAS OF THE UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION "404') PERMIT HAS BEEN OBTAINED.

NOTICE OF INTENT

OPERATOR SHALL SUBMIT A NOTICE OF INTENT (N.O.I.) FOR COVERAGE UNDER NPDES GENERAL PERMIT TO THE FOLLOWING OFFICE AT LEAST 14 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AS INDICATED IN THESE CONSTRUCTION DOCUMENTS.

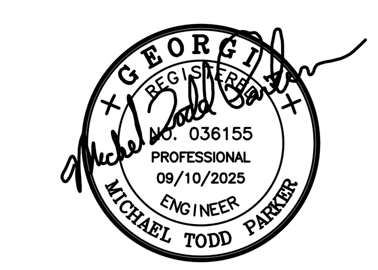
MOUNTAIN DISTRICT – ATLANTA SATELLITE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
4244 INTERNATIONAL PARKWAY, SUITE 114
ATLANTA, GA 30354–3906
(404) 362 – 2671

NOTES

1. THERE IS FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANEL 13135C0074F, EFFECTIVE SEPTEMBER 29, 2006.
2. WETLANDS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
3. STATE WATERS EXIST ON OR WITHIN 50 FEET OF THE PROJECT SITE AND HAVE BEEN DELINEATED BY REGISTER NELSON.
4. STORM WATER MANAGEMENT FOR THIS PROJECT IS EXISTING ON SITE.

PRECISION Planning Inc.
planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us



GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
MICHAEL TODD PARKER
Level II Certified Design Professional
CERTIFICATION NUMBER 0000064207
ISSUED: 6/23/20 EXPIRES: 6/23/26

SITE AREA = 4.83 ACRES
DISTURBED AREA = 0.52 ACRES

CONSTRUCTION PLANS, ENGINEER'S CERTIFICATION OF DESIGN

I HEREBY CERTIFY THAT THE DESIGN OF STORMWATER AND DRAINAGE FACILITIES INCLUDING CULVERTS, DRAINAGE STRUCTURES AND DETENTION OR RETENTION PONDS AND APPURTENANCES; THE DESIGN OF ROADWAYS AND STREETS; AND THE DESIGN OF WATER SYSTEM FACILITIES INCLUDING PIPELINES, FIRE HYDRANTS, VALVES AND APPURTENANCES, SANITARY SEWERAGE FACILITIES INCLUDING GRAVITY SEWER PIPELINES, FORCE MAINS, MANHOLES AND APPURTENANCES WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATORY PERMITS AND APPROVALS, AND ALL APPLICABLE LOCAL CODES, ORDINANCES AND REGULATIONS.

______________________ ______________
SIGNATURE OF ENGINEER OF RECORD DATE

______________________ ______________
NAME (PRINTED) (SEAL)

CONSTRUCTION PLANS APPROVAL, CITY'S ENGINEER

ALL REQUIREMENTS OF THE CITY OF LAWRENCEVILLE RELATIVE TO THE PREPARATION AND SUBMISSION OF THESE PLANS AND SPECIFICATION HAVE BEEN FULFILLED AND APPROVAL IS HEREBY GRANTED SUBJECT TO THE CONDITIONS STIPULATED BELOW.

______________________ ______________
CITY ENGINEER DATE

OWNER / DEVELOPER

CITY OF LAWRENCEVILLE
70 SOUTH CLAYTON STREET
LAWRENCEVILLE, GA 30046
CONTACT: REGINALD ANDERSON
PHONE:770-277-7537
EMAIL: REGINALD.ANDERSON@LAWRENCEVILLEGA.ORG

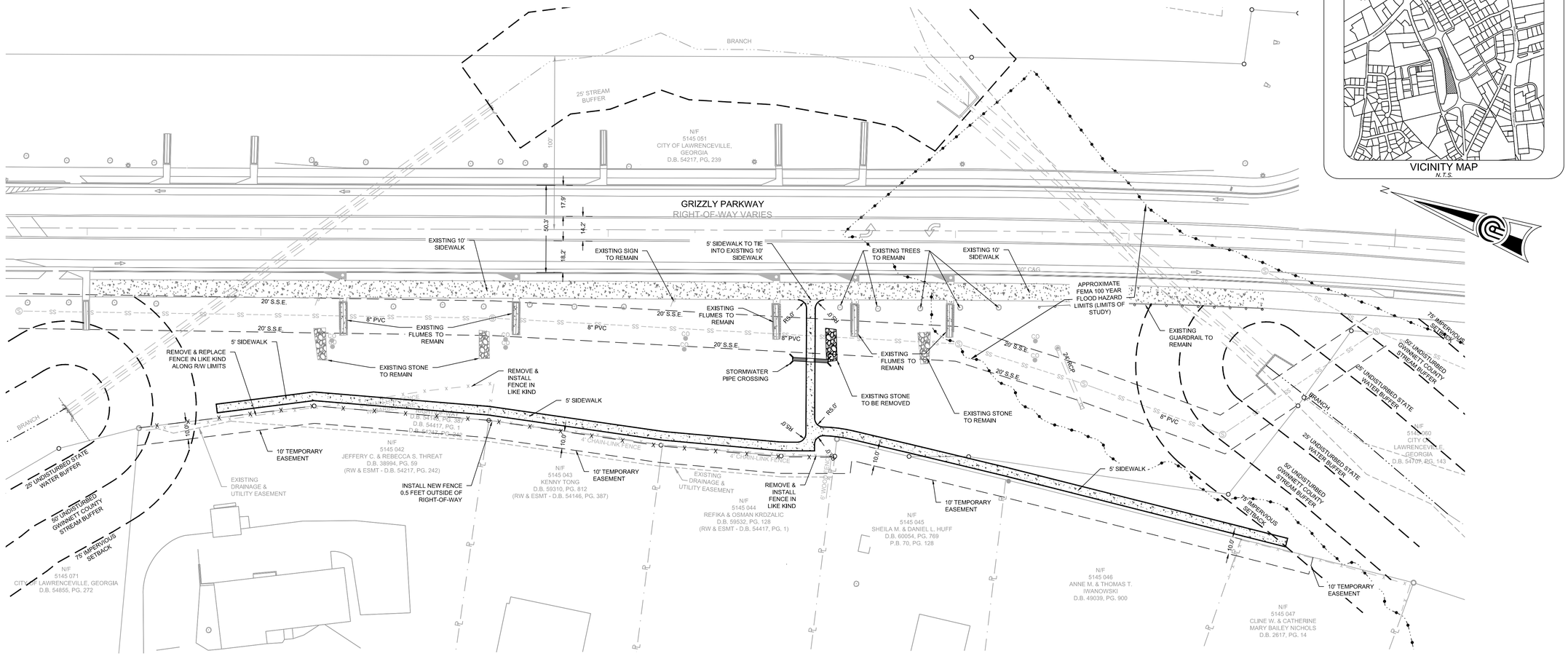
ENGINEER

PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: TODD PARKER
PHONE: 770-338-8000
EMAIL: 707TP@PPI.US

PROJECT DATE: 9/10/2025

DATE	*No.*	*DESCRIPTION*

PLOT DATE: 2/11/2026 7:29 AM FILE PATH: E:\PROJECTS\2025\25110-LD-GRIZZLY PARK SIDEWALK\DWG\25110_COVER PAGE_.DWG – 2026-02-11 – OWEN PARKER



CONTRACTOR TO REMOVE AND INSTALL NEW FENCE ALONG R/W LIMITS. PROPOSED FENCE TO MATCH EXISTING FENCE IN LIKE KIND.

CONTRACTOR TO INSTALL A 6' TEMPORARY FENCE DURING CONSTRUCTION OPERATIONS.

GENERAL NOTES

1. THE PROPERTY IS LOCATED IN LAND LOT 147 OF THE 5TH DISTRICT.
2. ALL CONSTRUCTION TO COMPLY WITH CITY OF LAWRENCEVILLE STANDARDS.
3. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
4. NOTIFY CITY OF LAWRENCEVILLE INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (678-407-6696).
5. *ACCEPTANCE AND/OR SUBSEQUENT ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF LAWRENCEVILLE OR PRECISION PLANNING, INC. OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS, JURISDICTIONAL WATER OF THE STATE, AREAS OF THREATENED/ENDANGERED SPECIES, OR AREAS OF HISTORICAL SIGNIFICANCE. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR ANY REQUIRED APPROVALS AND PERMITS.*

SIDEWALK NOTES

1. *SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF (5) IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF 0.25" PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 3500 PSI AT 28 DAYS.*

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UTILITY NOTE

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GRADING AND EARTHWORK NOTES

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. ALL EARTHWORK OPERATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO ENGINEER.
3. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
4. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS AND COMPACTED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. DISPOSAL OF TOPSOIL WILL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. ALL LANDSCAPE AREAS ARE TO RECEIVE MINIMUM 4" OF TOPSOIL.
6. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING SITE CONDITIONS BY SITE VISITATION, DETAILED REVIEW OF ALL CURRENT SITE PLANS, PREVIOUS INFORMATION OR SURROUNDING LAND USES AND ZONING CONDITIONS OR OTHER MATERIALS TO FULLY ASCERTAIN THE SCOPE OF THE WORK IMPLIED WITHIN THE PLANS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF HORIZONTAL AND VERTICAL BENCHMARKS THROUGHOUT THE DURATION OF THE PROJECT.
8. A GEOTECHNICAL ENGINEER, EMPLOYED BY THE OWNER WILL MONITOR ALL EARTHWORK OPERATIONS AND PROVIDE TESTING AS TO THE STANDARDS AND QUALITY OF BEARING SURFACES AND THE MINIMUM QUALITY STANDARDS OF MATERIALS. THE GEOTECHNICAL ENGINEER SHALL MAKE THE SOLE INTERPRETATION OF ROCK AND UNSUITABLE SOILS AND SHALL MAKE RECOMMENDATIONS AS TO IT'S REMOVAL OR FINAL DISPOSITION.
9. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO THE PROJECT SITE AND WITHIN THE LIMITS OF THE EASEMENTS SHOWN AND SHALL PROTECT ADJACENT PROPERTIES AND PROPERTY OWNERS FROM ENCROACHMENT BY SOIL EROSION.
10. THE SCOPE OF WORK IMPLIED WITHIN THIS PLAN INCLUDES ALL GRADING OPERATIONS FOR FINAL GRADE ELEVATIONS AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR ALL EARTH QUANTITIES, GRADING OPERATIONS, AND MISCELLANEOUS HAULING AND/OR DISPOSAL OPERATIONS TO RENDER THE SITE TO THE FINAL CONTOUR AND GRADE ELEVATIONS SHOWN ON THE PLAN. FILL REQUIRED SHALL BE FURNISHED, INSTALLED, AND COMPACTED AS PART OF CONTRACTOR'S BASE BID. IF "EXCESS" CUT IS GENERATED FROM EXCAVATION, SAID "EXCESS" SHALL BE DISTRIBUTED AND FINE GRADED AND GRASSED ON DESIGNATED OR APPROVED AREA OF THE OWNER'S PROPERTY OR HAULED OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
11. NO BURNING ALLOWED. ALL TREES MUST BE GROUND. MULCH MAY BE USED FOR TEMPORARY EROSION CONTROL AND SHOULD BE INSTALLED INSIDE ROWS OF SILT FENCE AND BETWEEN DOUBLE ROWS OF SILT FENCE.

PROJECT SITE DATA:

OWNER/DEVELOPER:	CITY OF LAWRENCEVILLE
SITE AREA:	4.83 ACRES
DISTURBED AREA:	0.52 ACRES
PROPOSED USE:	SIDEWALK
FLOOD NOTE:	THIS TRACT OF LAND DOES LIE WITHIN THE 100 YEAR FLOOD INTERMEDIATE FLOOD ZONE AS PER FEMA COMMUNITY PANEL 13135C0074F, EFFECTIVE SEPTEMBER 29, 2006.

OWNER / DEVELOPER
CITY OF LAWRENCEVILLE
70 SOUTH CLAYTON STREET
LAWRENCEVILLE, GA 30046
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ENGINEER
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400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: TODD PARKER
PHONE: 770-338-8000
EMAIL: 707TP@PPI.US

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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GEORGIA
REGISTERED
036155
PROFESSIONAL
09/10/2025
ENGINEER
MICHAEL TODD PARKER

STAMP

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planners • engineers • architects • surveyors
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770.338.8000 • www.ppi.us

GRIZZLY PARKWAY SIDEWALK

LAND LOT 145, DISTRICT 5,
GRIZZLY PARKWAY
LAWRENCEVILLE, GA 30046

PRELIMINARY SITE

SHEET TITLE

DESIGN	DRAWN	CHECKED
ZJD	ZJD	MTP

DATE	NO.	DESCRIPTION

RELEASE

9/01/2025
DATE

C25-110
PPI PROJECT NO.

C2.0

PLOT DATE: 2/17/2026 7:29 AM
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