Outdoor Activity Center

Playground Improvements Implementation Manual

KAIZENCOLLABORATIVE

Perez Planning + Design, LLC

Acknowledgments

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Introduction

The Outdoor Activity Center (OAC) is a 26 acre urban nature preserve in southwest Atlanta. The local non-profit West Atlanta Watershed Alliance (WAWA) programs the nature preserve and its facilities focusing on ecology and conservation education, and building an appreciation for natural spaces with children and adults. The OAC boasts 2 miles of trails, a community garden, a bioponica growing system, a multi-purpose building with an aquarium and a nature themed play area.

The center has unique and aging wooden play equipment located throughout the heavily treed backyard. Due to age and weathering, certain play pieces have been removed or have been left in disrepair. It has slowly become a liability, and at the same time new code and tree recompense ordinances have made it difficult to keep the integrity of the nature play area. Yet replacing it with new standard playground would not suit the space or mission of the OAC.

In the fall of 2013, WAWA secured a Park Pride Grant to re-imagine the play area. The grant includes investing in a Visioning process with Park Pride to engage interested stakeholders in developing a new plan for OAC play area.

Design consulting firms KAIZEN Collaborative, LLC and Perez Planning + Design, LLC in a strategic partnership with playground specialist Atlanta Task Force on Play, partnered with Park Pride to collaboratively develop a new plan for the OAC play area.

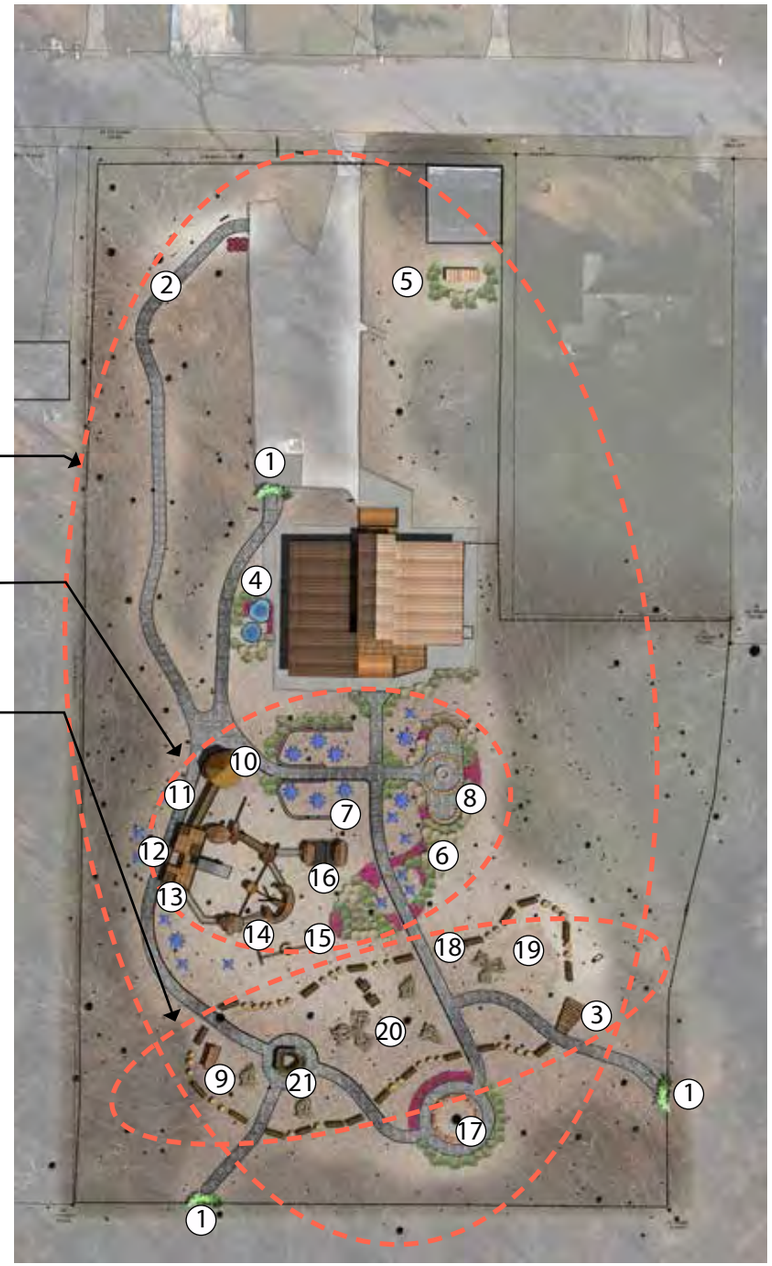
Playground Vision

Working collaboratively with WAWA, Park Pride, and community stakeholders, the Design Consultants and Playground Specialist developed a Conceptual Design for the OAC Playground. The Conceptual Design identified a series of improvements that were organized into three categories: Site Improvements, Structured Play Area Improvements, and Un-Structured Play Area Improvements. Following are descriptions of these three areas. The image on the right identifies the specific improvements proposed and the following highlight specific improvements.

Site Improvements
Improvements related to playground access, circulation, comfort, and aesthetics.

Structured Play Area Improvements
Improvements to spaces with facilities that have a specific purpose and facilitate a particular activity.

Un-Structured Play Area Improvements
Improvements to spaces that allow children and visitors to use objects creatively.



Legend

Site Improvements
1. Gateways
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3. Wooden Steps
4. Enhanced Ponds
5. Composting Demonstration Area Relocation
6. Landscape Enhancements
7. Movable Tables + Chairs
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Un-Structured Play Area
18. Logs + Stumps Course
19. Sand Pit or Dirt Play
20. Build and Tear Down Area
21. Bird's Nest

Playground Vision

Site Improvement Highlights

① Gateways



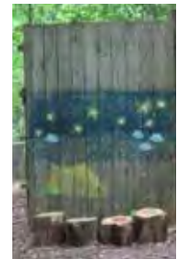
② Trail Improvements


⑦ Movable Tables + Chairs


⑧ Outdoor Classroom + Fire Pit



⑨ Musical Wall




Playground Vision

Structured Play Area Improvement Highlights

⑩ Tree House with
⑪ Slide Connected to existing Deck Area by new Suspension Bridge

Tree style slide by DVMG https://creativecommons.org/licenses/by/3.0/

⑫ Existing Play Structure Enhancement

Existing Playground

Potential Playground Improvements

Structured Play Area Improvement Highlights

⑬ Monkey Bars

⑭ Zip Line

⑮ Nest Swing

City of Vienna,Austria in 2019.65 by CAPTAIN RAJU https://creativecommons.org/licenses/by-sa/4.0/

Playground swing 03 by Kritzolina https://creativecommons.org/licenses/by-sa/4.0/

⑯ Climbing Net

Playground Vision

Un-Structured Play Area Improvement Highlights

⑱ Logs + Stumps Course

⑲ Sand Pit or Dirt Play


Photo: Cynthia Gentry

⑳ Build and Tear Down Area

㉑ Bird's Nest


Photo: Schleswig-Holstein

Waldkindergarten im Wald nicht erwünscht
https://www.blickpunkt-sh.com/2015/04/24/bokhorst-kreis-ploen-waldkindergarten-im-wald-nicht-erwuenscht/

Playground Improvement Guidelines

Playground Improvement Guidelines

Overview

The following guidelines have been compiled to assist WAWA in the implementation of the overall site improvements for the playground at the Outdoor Activity Center (OAC). It is important to note that each proposed improvement will require coordination with the City of Atlanta's Parks Department in order to insure that the proposed improvements are completed appropriately, safely, and in a manner that facilitates obtaining permits when necessary.

Community Involvement and Partnerships:

Under the leadership of WAWA, it is recommended that each improvement to the OAC's existing playground encourage involvement from the local community and the private sector. The involvement of the private sector could consist of:

- Corporate partnerships for donations towards improvement costs and volunteers for implementation of improvements.
- Fundraising from local businesses and families to allocate towards implementation of improvements.
- Enlist volunteers from community through OAC service work/learning opportunities for implementation.

This manual is set up to guide implementation of each playground improvement. The following elements are outlined within the manual for each recommended improvement:

- **Proposed Improvement** - description of the improvement and its vision in the overall site plan for the OAC.
- **Action for Implementation** - steps needed to move forward with the improvements; contact information for manufacturers, artists, architects, etc.
- **Cost for Implementation** - for long-range planning and implementation, an *estimated* cost for each improvement is provided. Note that the estimates are based on conceptual information and are subject to change as the playground improvements are implemented.

While these implementation projects are being planned and conducted, it is important for WAWA to ensure that the OAC playground structure is a safe place to play. To that end, the following provides WAWA with a preliminary checklist to use to identify potential safety hazards and for identifying a Playground Safety Inspector to be involvement during the implementation of the playground improvements.

Playground Improvement Guidelines

Public Playground Safety Checklist

The U.S. Consumer Product Safety Commission website provides the below standard checklist for public playground safety. This simple checklist can help make sure the Outdoor Activity Center's playground is a safe place to play. All improvements within the Outdoor Activity Center's play area should be approved by a City of Atlanta's Parks Department and a Playground Safety Expert.

1. Make sure surfaces around playground equipment have at least 12 inches of wood chips, mulch, sand or pea gravel, or mats made of safety-tested rubber or rubber-like materials.
2. Check that protective surfacing extends at least 6 feet in all directions from play equipment. For swings, be sure surfacing extends, in back and front, twice the height of the suspending bar.
3. Make sure play structures more than 30 inches high are spaced at least 9 feet apart.
4. Check for dangerous hardware like open "S" hooks or protruding bolt ends.
5. Make sure spaces that could trap children, such as openings in guardrails or between ladder rungs, measure less than 3.5 inches or more than 9 inches.
6. Check for sharp points or edges in equipment.
7. Look out for tripping hazards like exposed concrete footings, tree stumps, and rocks.
8. Make sure elevated surfaces, like platforms and ramps, have guardrails to prevent falls.
9. Check playgrounds regularly to see that equipment and surfacing are in good condition.
10. Carefully supervise children on playgrounds to make sure they're safe.

Certified Playground Safety Inspector (CPSI) Certification

The National Recreation and Park Association (NRPA) is dedicated to promoting children's right to play in a safe and challenging play environment. It is NRPA's goal to train and certify at least one person from every community across the United States to be a Certified Playground Safety Inspector (CPSI). The CPSI program offers the most comprehensive and up-to-date training on playground safety as well as provides certification for playground safety inspectors. To find a consultant in the Atlanta area, go to the CPSI registry online at *www.nrpa.org/CPSI_registry*.

Structured Play

Existing Play Structure Enhancement

No child in the community could imagine the play area at the Outdoor Activity Center without its current play structure. For this reason, care should be taken to maintain and renovate the existing structure and its foundation. If during the maintenance and renovation of the structure it is determined that the structure or any of its elements do not meet safety code, the WAWA board should carefully consider what options would be required for the structure to be brought up to code. The below suggestions for improvements reflect the strongest feedback received during the visioning process which was to preserve the existing play structure.

Proposed Improvement: The main play structure exhibits signs of age and weathering after years of use and enjoyment. It is recommended that the existing elements be refurbished and renovated to promote a high level of safety and improve the aesthetics of the existing play structure, which is a key element of the OAC's identity. Recommendations for the maintenance and renovation of the main structure include:

- The decking and railing caps should be replaced with TREX composite boards wherever possible. This material will provide more longevity than pressure treated wood, will weather more gracefully, and will still blend with the natural setting.
- The railings need to be inspected to insure they meet safety codes for height and spacing. Any alterations to the railings need to meet design codes.
- The tire tunnel should be examined for safety and structural stability.
- Stand alone platforms, which do not currently connect to the existing play structure, are prime areas for relocation, retrofitting or removal to make space for newer components such as the zip-line, swings, or additional monkey bars.
- A structural engineer should be consulted to determine whether it is feasible to open the area beneath the top deck of the play structure. This would improve circulation and provide an ideal location for a number of smaller components.

Action for Implementation: The following pages illustrate some ideas for potential improvements to the existing play structure identified during the visioning of the playground and especially during the Children's Workshop. These proposed improvements would have to be studied further by a structural engineer to ascertain the overall stability and integrity of the existing play structure. In addition, a playground consultant should visit the site to give a professional opinion on what items in the implementation improvement manual are feasible. With the existing structure being wood, it would be a possibility to consult with a local craftsman to custom the structures renovation under the supervision of a playground safety expert. Below are specialists who might be consulted for the maintenance and renovation of the play structure:

Structural Engineer - Stability Engineering, 431 West Ponce de Leon Av., Suite 4, Decatur, GA 30030 (404) 377-9316

Carpenter - Atlanta Technical College *www.atlantatech.edu* or *www.angieslist.com*

Certified Playground Expert - CPSI registry online at *www.nrpa.org/CPSI_registry*

Cost of Implementation: Structural Engineering Consultant will be approximately $150 per hour. If necessary, the cost of renovations/refurbishing can range from $5,000 to $25,000.

Existing Conditions of the Outdoor Activity Center Play Structure

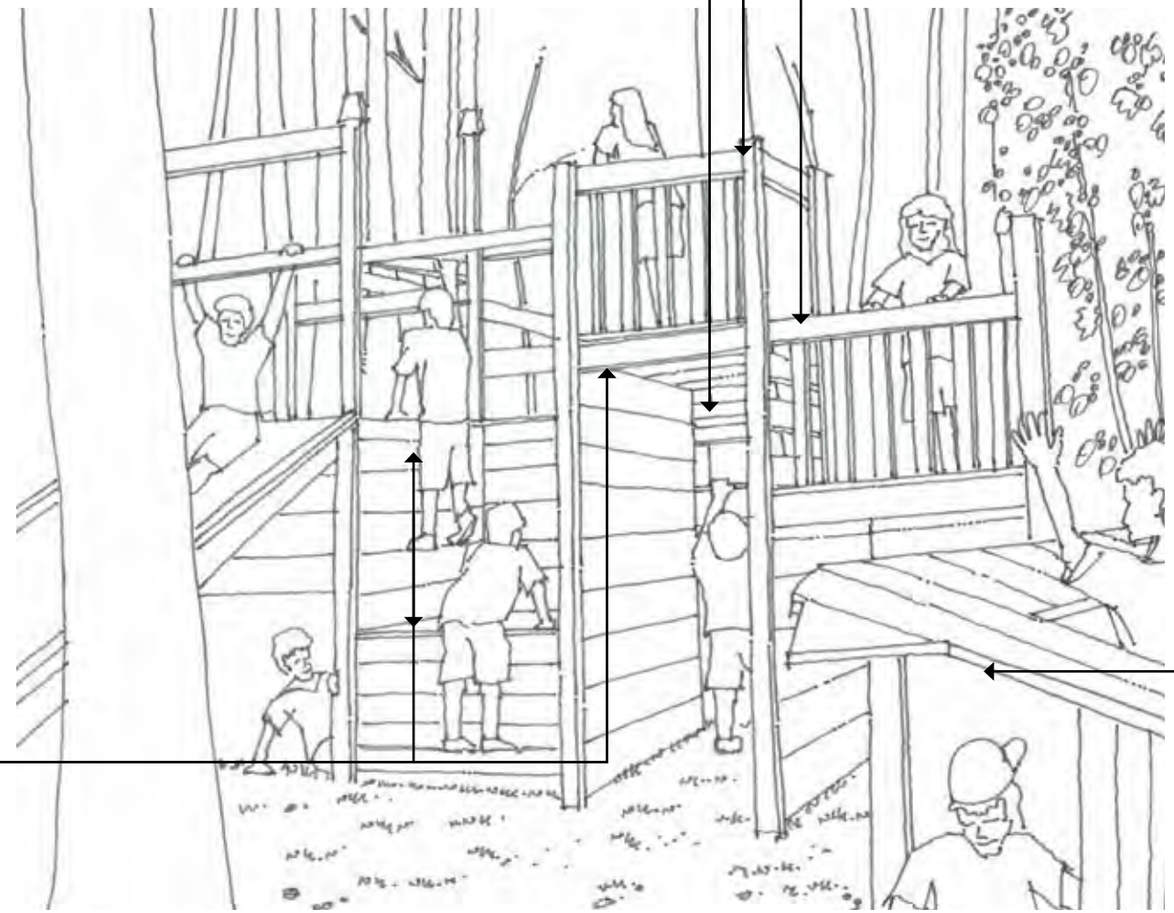
Structured Play

Existing Play Structure

The OAC's existing wooden playground is the most popular play feature in the park. However, due to its age and natural materials, the playground is beginning to show signs of disrepair. While completing repairs, WAWA should also consider expanding and enhancing the play structure. The image on the right illustrates some potential improvements identified by neighborhood children that regularly use the playground. WAWA would have to hire a playground consultant and carpenter to determine the feasibility of these proposed improvements.

Facilitate climbing
Children expressed a desire to see more climbing opportunities for the structure.

Add railings
Railings should be added per code requirements.



Increase height of deck
Children expressed a desire to have a variety of deck heights that they could climb to or crawl under. Specifically, they would like to see the height of the deck increased to allow them to enter the deck without crawling.

Create more openings
Children expressed a desire to see more permeable spaces that would allow light to enter dark spaces and would create new nooks and crannies to climb and crawl into.

Potential Play Structure Improvement

Structured Play

The items that follow should ideally be incorporated into the existing play structure. If this isn't possible due to regulations or manufacturer standards, they should be located in such a way that they are integrated into the overall balance of the structured play area.

Slide

Proposed Improvement: The existing metal slide is well used and liked by neighborhood children. It is recommended that an additional slide be incorporated into the renovation of the existing play structure or the new tree house A slide that compliments the existing natural look of the playground should be considered.

Action for Implementation: In the initial site visit, the playground manufacturer can determine the structural quality of the existing slide and provide suggestions for addition or replacement in addition to installing any new components themselves. Possible manufacturers:

Detailed Play PRO
PO Box 638
Manahawkin, NJ 08050
(877) 548-3100 | www.detailedplaypro.com

Landscape Structures Inc.
601 7th Street South
Delano, MN 55328 USA
888-752-9574 | www.playlsi.com

Cost of Implementation: Estimated range of $500.00 to $2,000.00 for new slide equipment.

Nest Swing

Proposed Improvement: Swings were a popular item requested by the neighborhood children. An atypical, circular swing design with unique web netting will add flavor and variety to the structured play area. It is recommended that the swing be incorporated into the existing play structure, but it can also function as a stand alone component.

Action for Implementation: Consult a structural engineer and playground specialist during the design process regarding inclusion of the Nest Swing into the play structure. A certified manufacturer who produces swings designed for public use should be contacted. Possible manufacturers:

InCord - Huck Nets USA
226 Upton Rd.
06415 Colchester
(860) 537.1414 | Email: info@hucknet.com

KOMPAN Inc.
930 Broadway
Tacoma, Washington 98402
(800) 426.9788 | Email: contact@KOMPAN.com

Cost of Implementation: Estimated range of $500.00 to $2,000.00 for swing equipment.

Zip Line

Proposed Improvement: A safe, low-speed zip line structure connecting the Structured and Unstructured play areas will encourage exploration and imagination within the OAC playground. Locating the zip line where the tire tunnel currently sits would be ideal. This distinguished component will contribute towards making the space distinct and memorable.

Action for Implementation: Contact multiple manufacturers who are experienced with playground implementation to get direction concerning exact placement and safety as well as a range of costs and designs. Possible manufacturers:

Playworld Systems, Inc.
1000 Buffalo Road
Lewisburg, PA 17837-9795 USA
1+ (800) 233.8404
(570) 522.9800 | Email: info@PlayworldSystems.com

Landscape Structures Inc.
601 7th Street South
Delano, MN 55328 USA
(888) 438.6574

Cost of Implementation: Between $10,000.00 and $25,000.00 for zip line equipment.

Monkey Bars

Proposed Improvement: Evaluation of the existing monkey bar set is recommended to determine safety and structural integrity. If refurbishment or redesign is necessary, a new set can be designed which complements the overall aesthetic of the OAC play area. Additional monkey bars should also be considered throughout the playground to connect platforms and other isolated areas of the existing play structure. Refer to the Site Improvement Plan in the appendix for suggested additional locations for consideration.

Action for Implementation: A structural engineer should be hired to ascertain the overall stability and integrity of the monkey bar set. In the case that renovation is recommended, a structural engineer and playground specialist or manufacturer may be consulted to determine the design/placement.

Cost of Implementation: Between $750.00 and $1,500.00 for manufactured monkey bar set.

Structured Play

Tree House

Proposed Improvement: The old tree house recently removed by the OAC was one of the most popular play components within the OAC playground. Throughout the various public input workshops, adults and neighborhood children alike requested that a new tree house be built in the playground. Ideally, a new tree house would be integrated into the existing trees and would minimize tree removal. The addition of a tree house will provide children with a new source of imagination while becoming one of the main focal points of the OAC playground. A local designer can provide plans for a tree house that complements the existing features (most notably the play structure) and stands alone as an integral part of the site's identity.

Action for Implementation: The tree house should be located on axis with the entrance gateway, visible from the parking lot. It should be designed and built by a local architect, craftsman, and playground specialist that have past experience. Contact a local designer or architect with experience building tree houses in similar conditions. Care should be taken during this process to consult a qualified designer who can use natural materials and minimize tree disturbance. Possible architect or artists:

Architect - Houser Walker Architecture**,** 1819 Peachtree Rd. NE, Suite 102, Atlanta, GA U.S. 30309 (404) 633.4264 | *www.houserwalker.com*

Artist Group - Wonder Root, 982 Memorial Dr Se, Atlanta, GA 30316 (404) 254-5955 | *www.wonderroot.org*

Artist Resource - City of Atlanta Office of Cultural Affairs | *www.ocaatlanta.com*

Cost of Implementation: While the final costs of the tree house will be based on various factors including size, design complexity, height, location within the site, etc., it is anticipated that costs could range from $50,000.00 to $100,000.00.

Climbing Net

Proposed Improvement: A climbing net is recommended as an enhancement for the existing play structure. Adding the component between two of the existing wooden platforms would provide additional connectivity through the structured play area.

Action for Implementation: A structural engineer should be hired to ascertain the overall stability and integrity of the existing platforms. A playground specialist or manufacturer may be consulted to determine the design/placement of the climbing net. Possible manufacturers:

InCord
226 Upton Road
Colchester, CT 06415
(800) 596-1066
www.incord.com

Cost of Implementation: Between $3,000.00 and $5,000.00 for materials and installation.

Formal Story Time Area

Proposed Improvement: A majestic Beach Tree awaits the enjoyment of the children towards the back of the OAC play area. The area around the tree is recommended as a formal story time area as the trail improvements lead children into the proposed curved benches approximately 4' long which would circle around the tree.

Action for Implementation: Manufacturers of various wooden bench styles should be contacted to receive product samples. It is recommended for the benches to not have a back and to be spaced approximately 18" apart. The benches would be permenantly installed with in-ground mounting of the legs. This could also be a component that a local carpenter could custom for the OAC.

Cost for Implementation: Approximately $10,000.00 to $15,000.00 for materials and installation.

Outdoor classroom, Crane Park - geograph.org.uk - 2871284 by Marathon https://creativecommons.org/licenses/by-sa/2.0/

Unstructured Play

Hollowed Log Tunnels

Proposed Improvement: Allowing children to play on and around wooden logs, a common condition found on the OAC site, was identified early in the conceptual design process as highly desirable activity. Allowing a child to play through the center of a wooden or man-made log is an additional experience for children and can be met by the use of a manufactured hollowed log tunnel. These tunnels would be used in conjunction with the log stepping stones and balance beams to create a continuous, linear play feature through the structured and unstructured play areas. Hollowed log tunnels could be located on each side of the intersections of the slate chips pathways as shown on the Site Improvement plans within the appendix.

Action for Implementation: A local craftsman and volunteers might be considered for constructing and creating these elements from downed trees. Also, several manufacturers are available to provide this play feature. It is recommended that the selected hollowed log tunnel have a height and width in the range of 24"-30" and a length of 5'-6'. The tunnel should have a natural appearance that blends with the existing setting at the OAC, and be constructed of a durable composite or GRFC concrete material.

Cost for Implementation: $2,500.00 to $5,000.00 for a hollowed log tunnel. The Site Improvement Plan allocated 10 hollowed log tunnels. The cost for implementation of the hollowed log tunnels is estimated at $48,000.00, including labor and materials.

Log Stepping Stones

Proposed Improvement: In addition to the hollowed log tunnels, log stepping stones are proposed to offer another themed play feature that challenges children's abilities and imaginations. These stepping stones would be located along with the hollowed log tunnels and log balance beams to create the linear play feature through the structured and unstructured play areas as shown on the Site Improvement Plan within the appendix.

Action for Implementation: A local craftsman and volunteers might be considered for constructing and creating these elements from downed trees. Also, several manufacturers are available to provide this play feature. It is recommended that the selected log stepping stones have heights in the range of 4"-20" and diameters of 14"-18" to provide variety and challenge. The stepping stones should have a natural appearance that blends with the existing setting at the OAC, and be constructed of a durable composite or GRFC concrete material.

Cost for Implementation: $1,000.00 to $1,800.00 for a log stepping stone. The Site Improvement Plan allocated 35 log stepping stones. The cost for implementation of the log stepping stones is estimated at $49,000.00 for materials, including labor and materials. This component assumes some portion of the labor to be volunteer forces.

Log Balance Beams

Proposed Improvement: In addition to the hollowed log tunnels, log balance beams are proposed to offer another themed play feature that challenges children's abilities and imaginations. These balance beams would be integrated with the hollowed log tunnels and log stepping stones to create the proposed linear play feature through the structured and unstructured play areas.

Action for Implementation: Several manufacturers are available to provide this play feature. It is recommended that the selected log balance beams have a height in the range of 12", width of 24", and a length of 6'. The balance beams should have a natural appearance that blends with the existing setting at the OAC, and be constructed of a durable composite or GRFC concrete material.

Cost for Implementation: $1,500.00 to $3,000.00 for a log balance beam. The Site Improvement Plan allocated 12 log balance beams. The cost for implementation of the log balance beams is estimated at $32,000.00 including labor and materials.

Manufacturers contact information for hollowed log tunnels, log stepping stones, and log balance beams are:

BYO Recreation, Inc.
405 Golfway West Drive, Suite #302
Saint Augustine, FL 32095
800-853-5316
www.byoplayground.com
Cre8play
5121 Winnetka Ave North, Suite 108
New Hope, MN 55428
612-670-8195
www.cre8play.com
Landscape Structures Inc.
601 7th Street South
Delano, MN 55328 USA
888-752-9574
www.playlsi.com

Unstructured Play

Bird's Nest

Proposed Improvement: Creating a play space and environmental art piece through the construction of a large, human-scaled replica of a bird's nest was identified early on in the design process with much enthusiasm. This creation will provide children with many opportunities to exercise their imaginations while also providing a space for quiet time as well as group gatherings.

Action for Implementation: The bird's nest should be constructed by a local craftsman or artist with experience in building this type of feature. Possible craftsmen:

J.D. Koth
404-934-1741 | jdkoth1@gmail.com

Patrick Dougherty
stickwork@earthlink.net | branchwork@earthlink.net

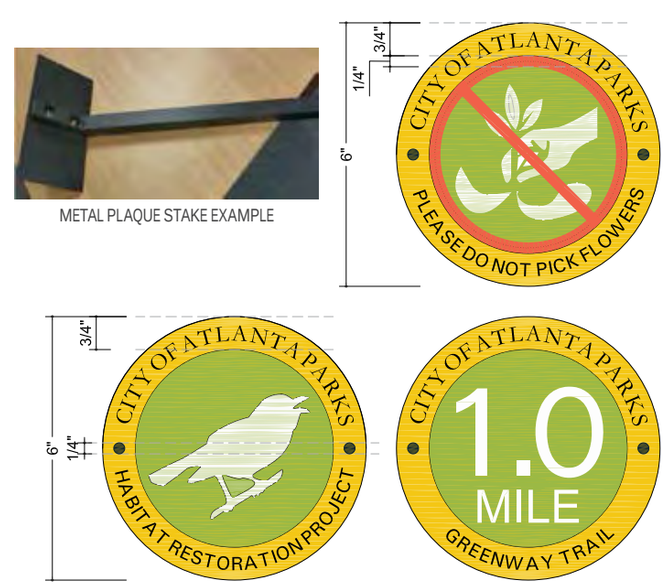
Cost for Implementation: $5,000.00-$50,000.00, depending on design chosen.

Interpretive Educational Signage

Proposed Improvement: Replacing the existing signs at the OAC with new City of Atlanta Parks and Recreation Department's standard sign will provide a fresh new look to the way visitors are guided through and taught about the OAC's plants and wildlife programs and other features and amenities. New educational interpretive signage should meet existing sign standards for achieving a consistent look and blending the signage material with the natural setting of the wooded site.

Action for Implementation: Contact the City of Atlanta's Parks Department for coordination of the sign layout, installation, and overall approval.

Cost for Implementation: Cost is dependent upon final quantity. Estimated cost based on the amount of signage currently at the OAC and similar to example imagery may range between $1,500.00 - $2,500.00.



Drawing Scale:
6" = 1'-0"

Sand Pit or Dirt Play

Proposed Improvement: It is widely know that children enjoy digging and playing in natural materials such as sand or dirt. During the public input process of this project, providing an opportunity for unstructured play with either dirt or sand was mentioned multiple times. The area proposed for the sand pit or dirt play is shown on the Site Improvement Plan located in the appendix. This area would allow children to be hands-on with natural materials and utilize either sticks or shovels for digging.

Actions for Implementation: This component can be implemented by WAWA with volunteers. The area should be delineated by the log stepping stones and log balance beams. Either natural materials such as sticks or man-made materials such as plastic shovels and buckets can be placed inside the stepping stones. The ground should be exposed so that the children can dig into the dirt or lined for sand to be placed within the stepping stones.

Cost for Implementation: With volunteer labor, the cost would be between $100.00 and $500.00 for materials.

Build and Tear Down Area

Proposed Improvement: The unstructured play area proposed should have an area for children to utility materials to 'build' and to 'tear down'. This area will allow for open creativity and can utilize many of the existing natural materials already located in the OAC play area such as sticks, trees, leaves, rocks, stumps, etc.

Actions for Implementation: This component can be implemented by WAWA with volunteers. The Site Improvement Plan in the appendix shows the area for the Build and Tear Down activities. The log stepping stones and log balance beams will be used to lead children into the Build and Tear Down area and will define the area.

Cost for Implementation: With volunteer labor, the cost would be between $100.00 and $500.00 for materials.


Photo: Cynthia Gentry

Site Improvements

Tree Removal

Proposed Improvement: The plan strategically proposes to remove trees which impede safe and efficient circulation throughout the playground area, in addition to any that are dead, dying or hazardous (DDH). The Site Improvement Plan within the appendix suggests tree removal for implementing the overall site improvements. The total tree removal for the entire site improvement plans consists of:

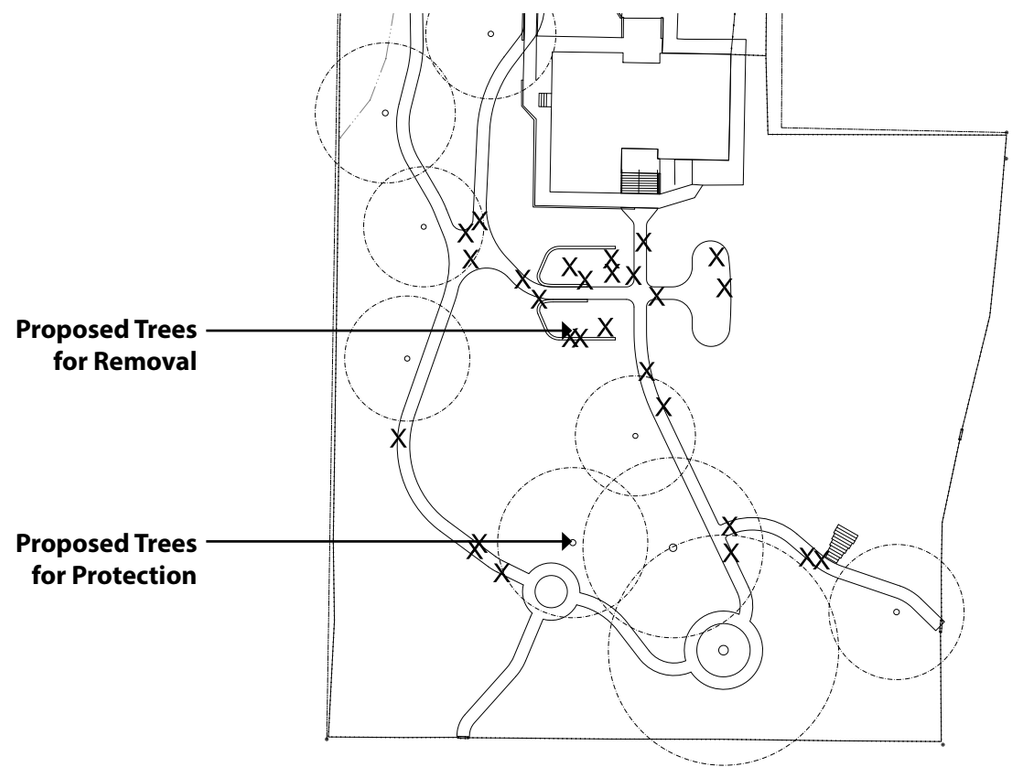
- 30 total trees to be removed (2 already dead)
- 245" diameter of trees to be removed (51" of dead trees)
- 82 x 3" caliper trees could potentially be required to be replanted on the OAC property

Actions for Implementation: Contact the City of Atlanta Parks Arborist to confirm DDH trees. All trees determined by the Parks Arborists as DDH will reduce the overall replanting quantities.

Paul Lewkowicz, Arborist
City of Atlanta Department of Parks and Recreation
233 Peachtree Street, Suite 1700
Atlanta, Georgia 30303
(404) 546-6862
plewkowicz@atlantaga.gov

It is recommended that WAWA higher a consultant familiar with the City of Atlanta's Tree Ordinance in order to provide the appropriate Tree Replacement and Tree Protection Plans required for approval of tree removal. The tree ordinance can be reviewed on the City of Atlanta website at *www.atlantaga.gov/modules/showdocument.aspx?documentid=1522*. Once the tree removal has been permitted through the city, WAWA should obtain 3 estimates from local tree removal contractors with experience and references at time of construction.

Cost for Implementation: Assuming $300 per tree average for removal, for complete removal of 30 trees $9,000.00 should be estimated in total. At a price of $250 per planted tree, expect an estimated cost of $20,500.00 for tree replanting.



Signage Removal

Proposed Improvement: All existing signage in the playground area and the outdoor spaces at the OAC are old and in disrepair. Removal of the old signage and replacement is recommended in order to have consistency throughout the site and to allow for the signage to be designed to blend with the natural setting of the wooded site.

Actions for Implementation: This improvement is one that can be easily facilitated with volunteers. Refer to page 21 for guidance with new Interpretive Educational Signage.

Cost for Implementation: less than $100.00 to facilitate volunteers

Composting Demonstration Area Relocation

Proposed Improvement: The compost demonstration area has been located at the Outdoor Activity Center in its current location for many years. In order to facilitate public access to the playground and develop the proposed 'gateway' entrance from the parking lot to the playground, it is recommended for the compost demonstration area to be relocated to the area south of the hydroponics garden as shown on the Site Improvement Plan within the appendix.

Actions for Implementation: This improvement is one that can be easily facilitated with volunteers.

Cost for Implementation: less than $100.00 to facilitate volunteers

Site Improvements

Trail Improvements

Proposed Improvement: Delineating the existing walking trails within the playground area is recommended to achieve a variety of benefits. These benefits include: providing playground visitors with a clear and distinguishable circulation path connecting the various spaces of the playground, providong visitors with a stable walking path, improving playground aesthetics, and framing specific spaces. It is recommended that new slate chip trails be constructed with a consistent width of 6 feet.

Actions for Implementation: Refer to the construction details within the appendix for materials and proper installation. Contact a local contractor with experience installing a slate chip trail such as:

Sportsfields Solutions Group
P.O. Box 127
Rockmart, GA 30153
770-684-6583
www.sfsgroup.org

Cost for Implementation: Material costs for the slate chips will be approximately $40-$50 per ton. The slate chips are quarried in Georgia at:

Rockmart Slate Corporation
480 South Marble Street
Rockmart, GA 30153
770-684-6583
www.rockmartslate.com

The total square footage of trail surface within the Site Improvement Plan is 6,400 square feet. The overall trail improvements will cost approximately $20,000.00 to $25,000.00 for materials and labor.

Outdoor Classroom + Fire Pit

Proposed Improvement: Various enhancements to the story time area were identified through the design process. These included the installation of a raised fire pit for the center of the outdoor classroom area and expansion of seating areas.

In addition to serving as a center piece for groups to gather around, the raised fire pit would also function as an elevated platform for group leaders to stand on while speaking to groups. The fire pit should have a cover and lock to reduce mis-use and insure safety. Additionally, a series of wooden log seats should be designed around the fire pit as illustrated in the Site Improvement plans located in the Appendix. The log seats can either be constructed by a craftsman and volunteers or purchased from manufacturers identified on page 19 under Log Stepping Stones.

Actions for Implementation: A manufacturer and local craftsman will be needed for the fire pit construction and installation. A craftsman and volunteers might be considered for constructing and creating the log seats. Also, several manufacturers are available to provide the log seats. These are identified on page 19 under Log Stepping Stones.

Cost for Implementation: Between $5,000.00 and $10,000.00 to purchase fire pit and construct stone.

Gateways

Proposed Improvement: The desire to have a delineated entrance to the playground area from the parking lot was outlined early within the conceptual design phase. It is recommended that a wooden structure as shown in the image below be built at the connection of the slate chip trail with the parking lot. These gateway structures can also be constructed at the back gates leading from the playground area onto the natural trails. The gateways will provide a visual element that will invite users into the playground and onto the nature trails.

Actions for Implementation: The gateway should be constructed by a local craftsman or artist with experience designing and building elements from wood. Local craftsmen can be found through contacting Atlanta Technical College's carpentry program or online through *www.angieslist.com.*

Cost for Implementation: Approximately $5,000.00 to $10,000.00 per gateway.

Musical Wall

Proposed Improvement: The existing wooden wall within the play area has been identified for repurposing for a musical element. Removal of the wooden slates and installation of chimes which could hang from the top is recommended.

Actions for Implementation: The chimes for the musical wall could either be of a wood material such as bamboo or of metal. A local artist and carpenter with experience building musical art pieces are recommended. WAWA can contact the City of Atlanta Office of Cultural Affairs to obtain a list of artist.

Cost for Implementation: Approximately $3,000.00 to $5,000.00.

Site Improvements

Movable Tables/Chairs

Proposed Improvement: To coordinate with the current programming needs of WAWA, it is recommended to improve the seating within the playground with movable tables and chairs. A central area for grouping mutiple tables and chairs is shown on the Site Improvement Plan and would need to have minor grading delineated by a small seat wall to provide a level surface for the main seating area. Additional areas for the movable tables and chairs are identified throughout the playground for parents to sit and watch their children play.

Actions for Implementation: Manufacturers of various movable styles should be contacted to receive product samples. It is recommended that the tables and chairs be foldable and stackable for ease of storage during large programmed events when space is needed for additional functions (i.e. camping). Utilizing a color such as the green or blue from the WAWA logo would allow the table and chairs to be recognized as part of the Outdoor Acitivty Center's furnishings and reduce theft.

Cost for Implementation: $3,000.00 to $5,000.00 for a table and four chairs. The Site Improvement Plan allocated seating for 116 chairs and 21 tables. The implementation of all tables and chairs within the Site Improvement Plan will cost approximately $50,000.00.

Seating Area Removal

Proposed Improvement: Removal of the existing picnic tables and benches are recommended in order to improve the playground area and circulation around the play structures. Providing site furnishings that are more functional for the WAWA programs is the desire within the Site Improvement Plan.

Actions for Implementation: This improvement is one that can be easily facilitated with volunteers.

Cost for Implementation: Less than $100.00 to facilitate volunteers

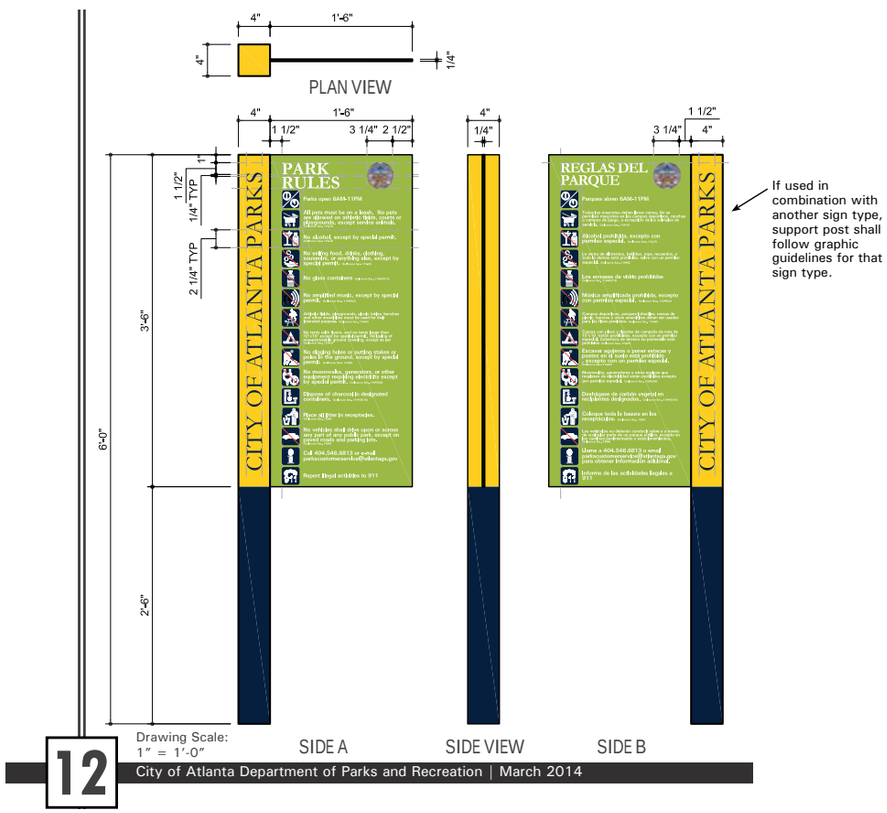
Existing Picnic-Style Tables and Seating

Rules Signage

Proposed Improvement: Install a City of Atlanta Parks rule flag sign near the entrance to the playground. This sign is designed to communicate park rules to visitors. It may be used either on its own, or in combination with identification signs for the park. All signs shall meet the City of Atlanta Parks and Recreation Department's sign standards adopted March 2014.

Actions for Implementation: Contact the City of Atlanta's Parks Department for coordination of the sign layout, installation and overall approval.

Cost for Implementation: Approximately $1,500.00 per installed sign.



Landscape Enhancements

Proposed Improvement: It is recommended that plant material be installed throughout the improved OAC site to frame spaces, create small quiet spaces and nooks for various uses such as quiet time and storytelling, add color to the site, and establish an identity for various spaces throughout the playground.

Action for Implementation: The landscape enhancement improvements can either be completed by a local landscape contractor or by volunteers. Refer to the construction details and plans within the addendum for plant materials and proper installation. The appendix identifies the proposed location of various general plant types including groundcovers, small shrubs/large shrubs, and ornamental trees. Rather than specifying specific plant species, the appendix references the following pages which identifies a variety of plant species for each general plant type proposed. This provides WAWA with maximum flexibility related to costs and plant availability depending on the time of planting. Below are various nurseries where these plants can be purchased.

The Home Depot - Cascade
1032 Research Center Drive, SW
Atlanta, GA 30331
(404) 691-2077

Georgia Wholesale Nursery
5600 Peachtree Industrial Blvd
Chamblee, GA 30341
(770) 454-3332 | *www.georgiawholesalenursery.com*

Grower's Outlet
159 Cown Drive
Loganville, GA 30052
(770) 466-0119 | *www.growersoutlet.com*

Cost for Implementation: Donations of plant material can be pursued for the landscape enhancements. If donations are not identified, the estimated material cost for the landscape improvements based on the Site Improvements Plan is $4,000.00, assuming an average price of $35/shrub in 3 gallon size, and $10/groundcover in 1 gallon size. It is assumed that all plant installation labor will be volunteer labor forces.

Site Improvements

Groundcovers

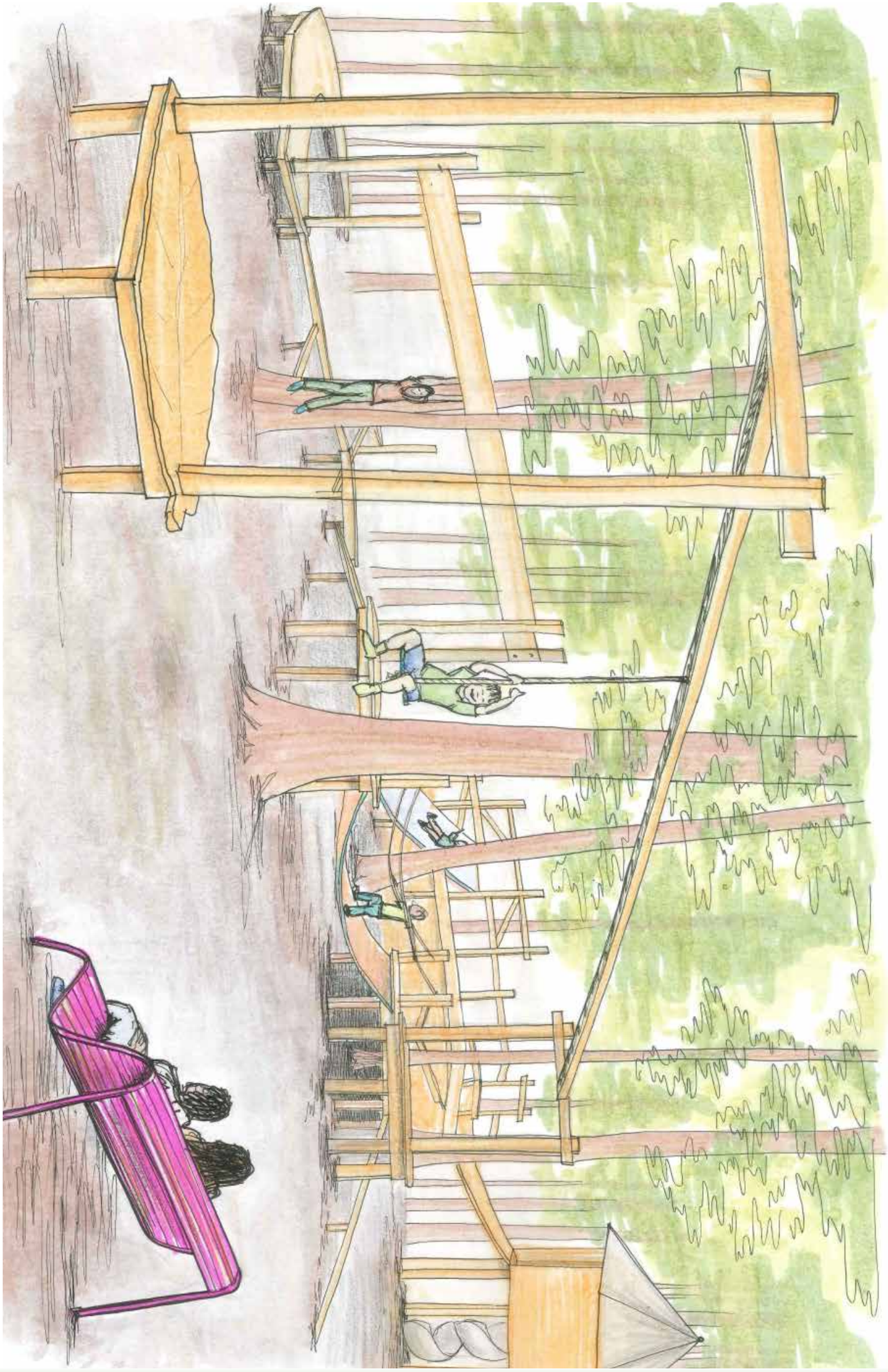
Dwarf Smilax – *Smilax pumila*
Wild Ginger – *Asarum canadense*
Southern Green-and-Gold – *Chrysogonum virginianum var. australe*
Foamflower – *Tiarella cordifolia var. collina*
Spreading Bellwort – *Uvularia sessilifolia*
Wild Geranium – *Geranium maculatum*
Blue Woodland Phlox – *Phlox divaricate*
Mayapple – *Phodophyllum peltatum*

Small Shrubs/Large Shrubs

Christmas Fern – *Polystichum acrostichoides*
Dwarf Rhododendron – *Rhododendron minus var. minus*
Coastal Leucothoe – *Leucothoe axillaris*
Itea – *Itea virginica*
Turk's cap – *Malvaviscus arboreus var. drummondii*
Mapleleaf viburnum – *Viburnum acerifolium*
Pachysandra – *Pachysandra axillaris 'Windcuff'*
Oakleaf Hydrangea – *Hydrangea quercifolia*
Fothergilla – *Fothergilla major 'Mt. Airy'*

Ornamental Trees

Flowering Dogwood – *Cornus florida*
Eastern Redbud – *Cercis canadensis*



Conceptual Design Development

Conceptual Design Development

Project Team Members and Organizations

The following individuals and organizations were involved in the production of the *Outdoor Activity Center's Playground Improvement Implementation Manual*. They are referenced within the manual by their role on the project team as outlined below:

West Atlanta Watershed Alliance (WAWA) = Client
Na'Taki Osborne Jelks
Darryl Haddock
Imran Battla

Park Pride = Project Manager
Becky Katz, Visioning Coordinator, Park Pride
Walt Ray, Director of Visioning, Park Pride
Dan Kletzing, Park Pride Intern
Hannah Job, Park Pride Intern
Christine Hassell, Park Pride Intern
Kevin Doughty, Park Pride Intern

Perez Planning + Design and KAIZEN Collaborative = Design Consultants
Carlos Perez, RLA, Principal
Greta deMayo, RLA, Principal
Chris Dye, Senior Landscape Architect
Tyler Haskell, Landscape Architect Intern

Atlanta Task Force on Play (ATOP) = Play Specialist
Cynthia Gentry, Founding Director

Project Kick-off

The project began with an initial site visit on May 15, 2014. The entire project team discussed the project's scope of work and scheduled the upcoming meetings. A field-run survey of the facility was conducted to locate all existing conditions and is located in the appendix to this manual.

Conceptual Design Development

Working Group Meeting #1

Park Pride in collaboration with West Atlanta Watershed Association (WAWA), held Working Group Meeting #1 for the Outdoor Activity Center Playground project on May 28, 2014. The purpose of the meeting was to brainstorm and collect ideas from all the stakeholders present. The meeting entailed a Blue Sky Brainstorming Session led by the Park Pride Interns and a Visioning Presentation by Cynthia Gentry, ATOP.

Following is a list of elements that attendees noted they would like to see incorporated into the OAC Playground Improvements:

- Tree house
- Story time area
- A place where kids play in the dirt, dig holes, and find fossils
- Train made out of logs, colorful
- Quite space with small stool made from wood
- Zip line course.

The most popular elements on the current OAC playground were outlined as:

- Slide
- Suspension bridge
- Monkey bars
- Tree house prior to removal
- Elements for group collaboration that be built, demolished, and rebuilt for play
- Space for music and for doing concerts.
- Log walking (not too far from the ground)

Design Charrette

Members of Park Pride, WAWA, and the consultant team met on June 10, 2014 to determine project goals and to charrette conceptual design ideas for the future of the playground, and to identify elements that could be included in the final design.

Outlined desires from the group were as follows:

- Design must provide activity for a range of audiences, from children to young adults.
- Emphasis should be given to children in Elementary school.
- The area must provide opportunities for service learning, mainly for high school and college students.
- Space must be organized in a way that welcomes people from the street and does not discourage use even while programs or projects are going on.

Based on the findings from Working Group Meeting #1 and the Design Charette, the Design Consultants developed a conceptual design for the OAC playground. The following page provides an overview of the proposed concept.

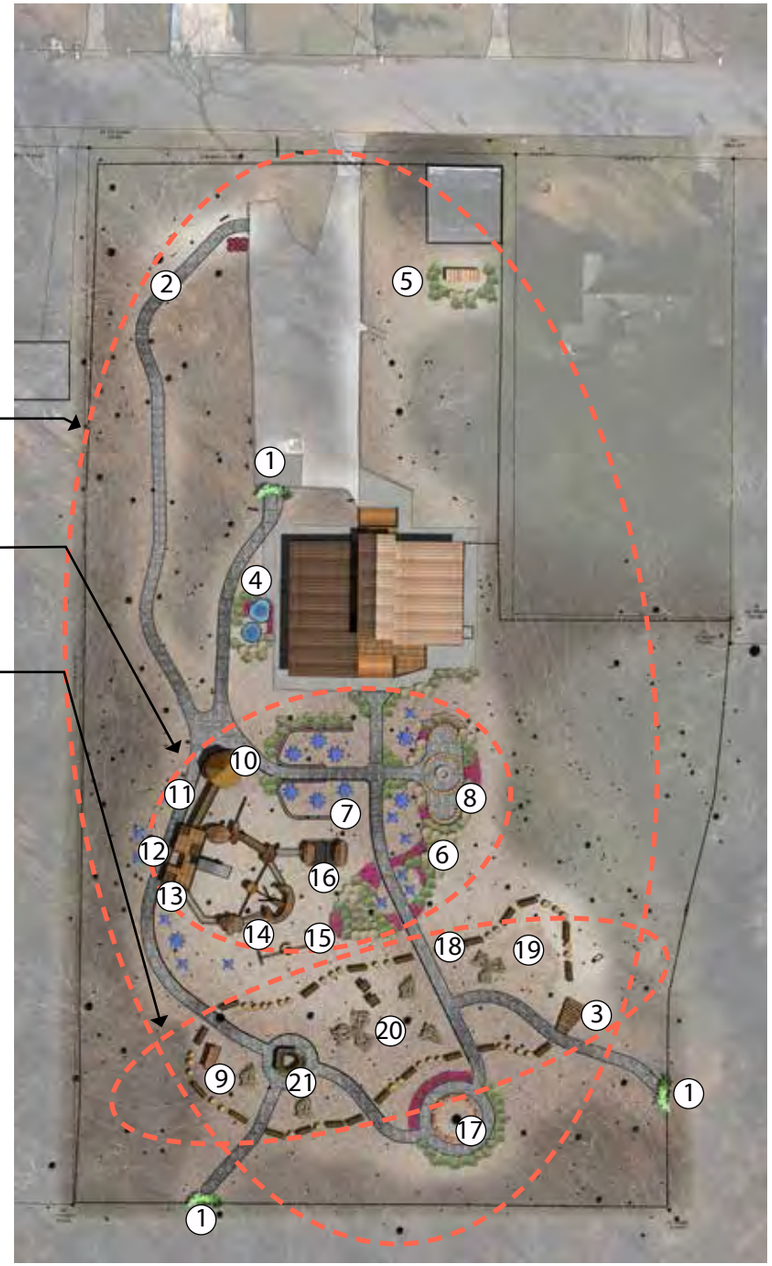
Conceptual Design Development

Working collaboratively with WAWA, Park Pride, and community stakeholders, the Design Consultants and Playground Specialist developed a Conceptual Design for the OAC Playground. The Conceptual Design identified a series of improvements that were organized into three categories: Site Preparation, Structured Play Area, and Un-Structured Play Area. Following are descriptions of these three areas and the image on the right identifies the specific improvements proposed.

Site Improvements
Improvements related to playground access, circulation, comfort, and aesthetics.

Structured Play Area Improvements
Improvements to spaces with facilities that have a specific purpose and facilitate a particular activity.

Un-Structured Play Area Improvements
Improvements to spaces that allow children and visitors to use objects creatively.



Legend

Site Improvements
1. Gateways
2. Trail Improvements
3. Wooden Steps
4. Enhanced Ponds
5. Composting Demonstration Area Relocation
6. Landscape Enhancements
7. Movable Tables + Chairs
8. Outdoor Classroom + Fire Pit
9. Musical Wall

Structured Play Area Improvements
10. Tree House with Slide
11. Suspension Bridge
12. Existing Play Structure Enhancement
13. Monkey Bars
14. Zip Line
15. Swing
16. Climbing Net
17. Formal Story Time Area

Un-Structured Play Area
18. Logs + Stumps Course
19. Sand Pit or Dirt Play
20. Build and Tear Down Area
21. Bird's Nest

WAWA Board Meeting

The presentation to the WAWA Board on June 16, 2014 allowed the consulting team to present the goals of the project, ideas, and the overall vision outlined during the design development charrette. During this presentation, much enthusiasm and excitement was received from the WAWA Board, along with feedback on which playground components should be included or omitted from the conceptual plan. Concerns including cost, safety and maintenance were discussed.

Below are the main discussion points from the meeting and the conceptual design plan that was presented :

- Entrance/Gateway design
- Mobile Tables and Chairs
- Signage
- Plant Maintenance
- Unifying Natural Aesthetic
- Phased Construction Process
- Educational Elements
- Space for Campout
- Providing Community Jobs
- Accommodations for Children with Disabilities

Working Group Meeting #2

Working Group Meeting #2 was held on July 1, 2014 to present the final conceptual plan and collect feedback prior to moving into design development. The main topic was the final deliverable needed for WAWA to implement the playground improvements for the Outdoor Activity Center. The group came to a consensus that the production of a 'manual' document outlining all the playground improvements would be the final deliverable. In addition, a Children's Workshop was suggested in order to get feedback on the likes/dislikes of the playground users.

The Playground Improvements Implementation Manual would include:

- Overview of the project, meetings, and development of the playground improvement conceptual plan.
- Existing site conditions.
- Guidelines for the specifications of all structured and unstructured play components within the site improvement plan.
- Demolition plan
- Overall site plan improvements
- Hardscape
- Landscape
- Furnishings
- Structured Play Components
- Unstructured Play Components

Conceptual Design Development

Children's Workshop

A Children's Workshop was held on July 31, 2014 to obtain feedback from children that regularly use the OAC playground. A total of eight children from the neighborhood, ages 4 to 17 participated in the workshop. The workshop was divided into two sessions, a blue sky visioning session and site based playground improvements session.

The blue sky visioning session asked the children to think of their favorite play activity and draw it. Below are a few of the drawings that the children developed. Specific play activities that children identified included swimming, playing basketball, and landscaping.

The second session asked the children what specific improvements they would like to see on the OAC playground structure. The children identified the following improvements:

- Add more monkey bars that connect the various parts of the playground together and would allow children to navigate through the playground without touching the ground
- Add swings, both for infants and for children
- Add a spider web net for children to climb on
- Modify the wooden deck area and make it wider with certain pieces taller for children to be able to walk under and climb onto without having to crawl all the time

The children also noted that the playground piece with tires was the least used playground piece. They would prefer to see monkey bars versus the tires. Page 18 contains a sketch illustrating potential improvements to the existing playground structure based on comments received from the children. These improvements would have to be studied further by a structural engineer and playground specialist.

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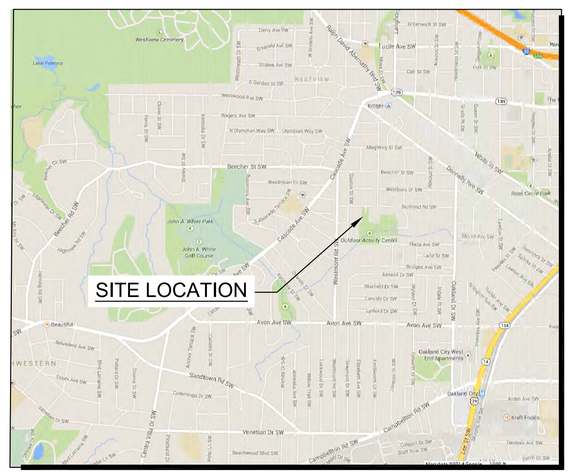
OUTDOOR ACTIVITY CENTER

- PLAYGROUND IMPROVEMENTS -

1442 RICHLAND ROAD SW, ATLANTA, GA 30310



VICINITY MAP
N.T.S.

PREPARED FOR:

WEST ATLANTA WATERSHED ALLIANCE
& PARK PRIDE

INDEX OF SHEETS

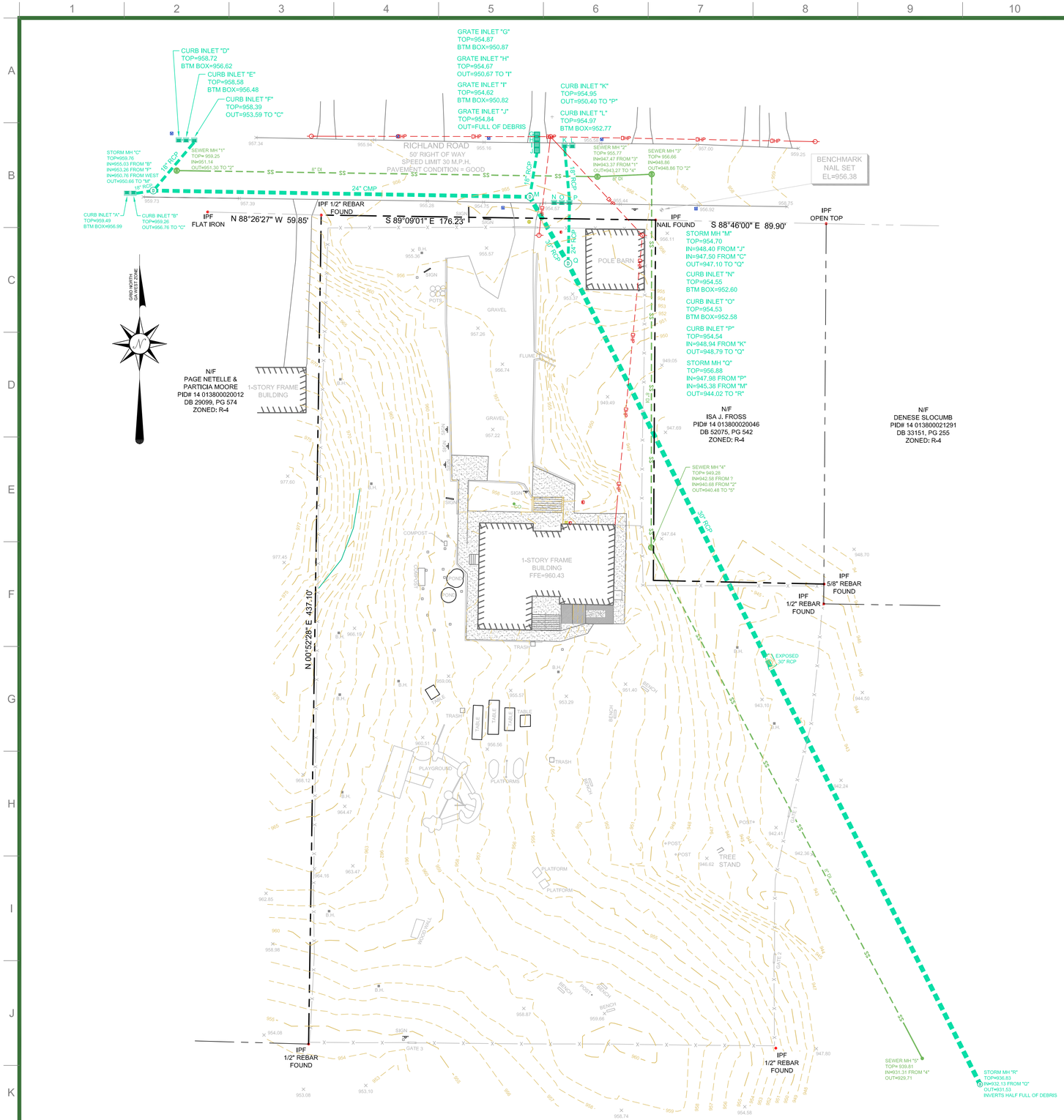
PLANS PREPARED BY:

KAIZENCOLLABORATIVE
1668 Belle Isle Circle | Atlanta, GA 30329 | 404.626.3519

Perez Planning + Design, LLC
253 14TH Street, NE | Suite 9 | Atlanta, GA 30309-3667
P. 404.416.0114

***THESE DRAWINGS ARE PROVIDED FOR PLANNING PURPOSES ONLY, AND ARE NOT FOR CONSTRUCTION

OUTDOOR ACTIVITY CENTER PLAYGROUND IMPROVEMENTS
KAIZEN PROJ # 2014-043
8/11/2014 - 100% ISSUE FOR REVIEW



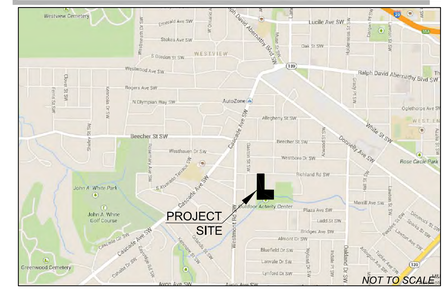
PROPERTY SUMMARY

OWNER: CITY OF ATLANTA

PARCEL ID: 14 013800020020

ZONNING: R-4

LOCATION MAP



SYMBOL LEGEND

- BENCHMARK
- IPS - IRON PIN SET (TYPE NOTED)
- IPF - IRON PIN FOUND (TYPE NOTED)
- MONUMENT FOUND
- MONUMENT SET
- STREET SIGN
- TEST HOLE
- PAINTED TRAFFIC ARROW
- DOUBLE WING CATCH BASIN
- FLARED END SECTION
- GRATE INLET
- HEADWALL
- HOODED GRATE INLET
- STORM JUNCTION BOX
- STORM MANHOLE
- PEDESTAL INLET
- SINGLE WING CATCH BASIN
- ELECTRIC METER
- EVERGREEN TREE
- BIRD HOUSE
- PEDESTAL
- 435.93 EXISTING SPOT ELEVATION
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- TELEPHONE BOX
- TELEPHONE MANHOLE
- GUY WIRE
- LIGHT POLE
- POWER POLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TRANSFORMER
- SANITARY SEWER MANHOLE
- CLEANOUT
- MONITORING WELL
- FUEL TANK CAP
- DECIDUOUS TREE

LINE LEGEND

- SITE BOUNDARY LINE
- ADJACENT PROPERTY LINE
- INTERIOR PROPERTY LINE
- DITCH LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING FENCE
- UGE EXISTING UNDERGROUND POWER
- EXISTING STORM SEWER
- 430 EXISTING CONTOURS
- EXISTING WATER LINE
- SS EXISTING SANITARY SEWER
- FO EXISTING FIBER OPTIC LINE
- TV EXISTING TELEVISION CABLE
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- OP EXISTING OVERHEAD POWER

GENERAL NOTES

1. THE FIELD SURVEY WAS PERFORMED BETWEEN MAY 5, 2014 AND MAY 14, 2014.

2. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON HIPER+ GPS RECEIVER UTILIZING NETWORK RTK CORRECTION METHODS; GROUND MEASUREMENTS WERE OBTAINED USING A TOPCON GPT-8003A TOTAL STATION.

3. TOPOGRAPHY AND ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.

4. BEARING BASIS IS NAD83, STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE..

5. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. MAP NUMBER 13121C0356F. EFFECTIVE DATE SEPTEMBER 18, 2013.

6. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED ON VISIBLE ABOVE-GROUND APPURTENANCES. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES AND INFORMATION SHOWN HEREON. THE GEORGIA ONE CALL SYSTEM MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

7. APPROXIMATE PROPERTY LINES SHOWN HEREON ARE FOR REFERENCE ONLY BASED ON TAX RECORDS. NO BOUNDARY SURVEY WAS PERFORMED, AND NO DEEDS OR PLAT RECORDS WERE FOUND PERTAINING TO THE SUBJECT PROPERTY. EASEMENTS AND/OR RESTRICTIONS MAY EXIST THAT COULD BE FOUND (IF ANY) BY A TITLE COMPANY.

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

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of The Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

J. Wesley Abercrombie 6/3/2014

J. WESLEY ABERCROMBIE
GEORGIA REG. NO. 3098

GRAPHIC SCALE IN FEET

30 0 15 30 60 120

1" = 30'

REV. No.:	DATE:	DRAWN BY:	CHECKED BY:

PREPARED IN THE OFFICE OF:

LECRAW ENGINEERING

LECRAW ENGINEERING, INC.
4320 SUWANEE DAM ROAD
SUITE 1400
SUWANEE, GA 30024
PHONE - 678.546.8100 FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM LSF 001160

CLIENT:

PARK PRIDE

233 PEACHTREE STREET NE, SUITE 1600
ATLANTA, GA 30303

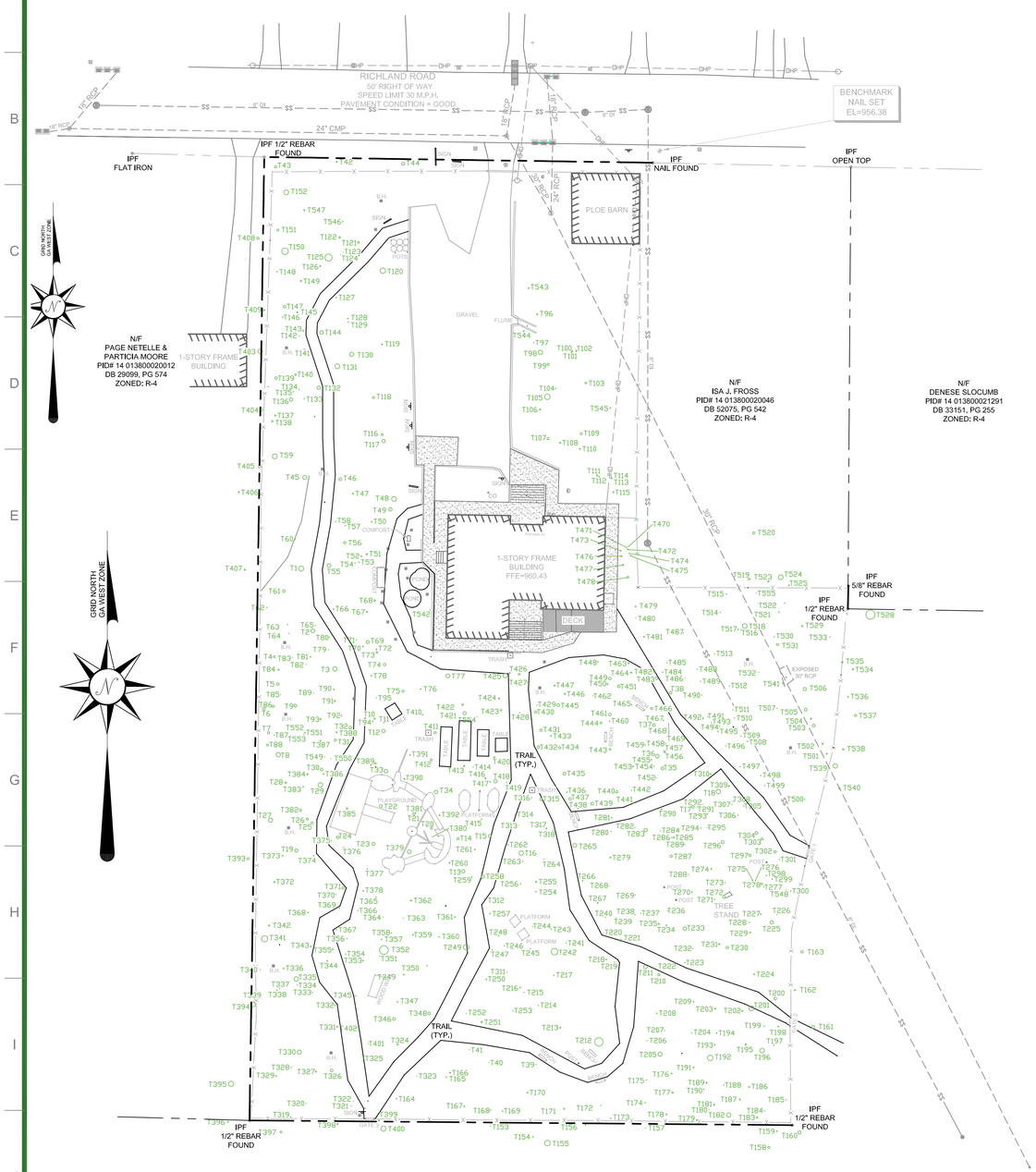
DATE	JOB NUMBER:
05/15/2014	097001

GEORGIA REGISTERED No. 3098 LAND SURVEYOR J. WESLEY ABERCROMBIE

TOPOGRAPHIC SURVEY

OUTDOOR ACTIVITY CENTER
1442 RICHLAND STREET
LAND LOT 138 - 14TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

DRAWN BY: MSW
CHECKED BY: JWA
SHEET: 1 OF 2



TREE TABLE

I.D.# / DIAMETER (INCHES) / TYPE

T1	28	EVERGREEN	T151	11	HARDWOOD	T301	3 HARDWOOD
T2	21	EVERGREEN	T152	26	HARDWOOD	T302	14 HARDWOOD
T3	24	EVERGREEN	T153	3	HARDWOOD	T303	12 HARDWOOD
T4	11	EVERGREEN	T154	4	HARDWOOD	T304	16 HARDWOOD
T5	13	EVERGREEN	T155	30	HARDWOOD	T305	3 HARDWOOD
T6	15	EVERGREEN	T156	5	HARDWOOD	T306	3 HARDWOOD
T7	12	EVERGREEN DEAD	T157	3	HARDWOOD	T307	3 HARDWOOD
T8	24	EVERGREEN	T158	12	HARDWOOD	T308	4 HARDWOOD
T9	15	EVERGREEN	T159	5	HARDWOOD	T309	7 HARDWOOD
T10	9	EVERGREEN	T160	18	HARDWOOD	T310	6 HARDWOOD
T11	3	EVERGREEN	T161	16	HARDWOOD	T311	2 HARDWOOD
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T33	20	EVERGREEN	T183	9	HARDWOOD	T333	3 HARDWOOD
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T40	2	HARDWOOD	T190	4	HARDWOOD	T340	2 HARDWOOD
T41	2	HARDWOOD	T191	5	HARDWOOD	T341	34 HARDWOOD
T42	6	HARDWOOD	T192	30	HARDWOOD	T342	7 HARDWOOD
T43	12	HARDWOOD	T193	5	HARDWOOD	T343	6 HARDWOOD
T44	17	HARDWOOD	T194	5	HARDWOOD	T344	5 HARDWOOD
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T50	5	HARDWOOD	T200	15	HARDWOOD	T350	3 HARDWOOD
T51	8	HARDWOOD	T201	27	HARDWOOD	T351	3 HARDWOOD
T52	5	HARDWOOD	T202	7	HARDWOOD	T352	48 HARDWOOD DEAD
T53	4	HARDWOOD	T203	7	HARDWOOD	T353	5 HARDWOOD
T54	3	HARDWOOD	T204	3	HARDWOOD	T354	3 HARDWOOD
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T57	3	HARDWOOD	T207	2	HARDWOOD	T357	4 HARDWOOD
T58	3	HARDWOOD	T208	4	HARDWOOD	T358	3 HARDWOOD
T59	27	HARDWOOD	T209	4	HARDWOOD	T359	5 HARDWOOD
T60	2	HARDWOOD	T210	12	HARDWOOD	T360	4 HARDWOOD
T61	14	HARDWOOD	T211	20	HARDWOOD	T361	5 HARDWOOD
T62	3	HARDWOOD	T212	46	HARDWOOD	T362	7 HARDWOOD
T63	3	HARDWOOD	T213	6	HARDWOOD	T363	2 HARDWOOD
T64	3	HARDWOOD	T214	3	HARDWOOD	T364	2 HARDWOOD
T65	2	HARDWOOD	T215	3	HARDWOOD	T365	3 HARDWOOD
T66	5	HARDWOOD	T216	5	HARDWOOD	T366	3 HARDWOOD DEAD
T67	7	HARDWOOD	T217	4	HARDWOOD	T367	3 HARDWOOD
T68	10	HARDWOOD	T218	5	HARDWOOD	T368	5 HARDWOOD
T69	17	HARDWOOD	T219	3	HARDWOOD	T369	4 HARDWOOD
T70	5	HARDWOOD	T220	2	HARDWOOD	T370	3 HARDWOOD
T71	3	HARDWOOD	T221	12	HARDWOOD	T371	12 HARDWOOD
T72	5	HARDWOOD	T222	3	HARDWOOD	T372	7 HARDWOOD
T73	9	HARDWOOD	T223	3	HARDWOOD	T373	5 HARDWOOD
T74	14	HARDWOOD	T224	6	HARDWOOD	T374	4 HARDWOOD
T75	12	HARDWOOD	T225	18	HARDWOOD	T375	4 HARDWOOD
T76	5	HARDWOOD	T226	2	HARDWOOD	T376	3 HARDWOOD
T77	21	HARDWOOD	T227	4	HARDWOOD	T377	4 HARDWOOD
T78	5	HARDWOOD	T228	3	HARDWOOD	T378	4 HARDWOOD
T79	2	HARDWOOD	T229	6	HARDWOOD	T379	20 HARDWOOD
T80	3	HARDWOOD	T230	13	HARDWOOD	T380	3 HARDWOOD
T81	5	HARDWOOD	T231	7	HARDWOOD	T381	3 HARDWOOD
T82	2	HARDWOOD	T232	3	HARDWOOD	T382	12 HARDWOOD
T83	2	HARDWOOD	T233	19	HARDWOOD	T383	5 HARDWOOD
T84	7	HARDWOOD	T234	5	HARDWOOD	T384	8 HARDWOOD
T85	2	HARDWOOD	T235	7	HARDWOOD	T385	9 HARDWOOD
T86	11	HARDWOOD	T236	3	HARDWOOD	T386	5 HARDWOOD
T87	3	HARDWOOD	T237	3	HARDWOOD	T387	6 HARDWOOD
T88	11	HARDWOOD	T238	3	HARDWOOD	T388	7 HARDWOOD
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T90	5	HARDWOOD	T240	3	HARDWOOD	T390	7 HARDWOOD
T91	8	HARDWOOD	T241	3	HARDWOOD	T391	5 HARDWOOD
T92	4	HARDWOOD	T242	36	HARDWOOD	T392	6 HARDWOOD
T93	7	HARDWOOD	T243	3	HARDWOOD	T393	12 HARDWOOD
T94	5	HARDWOOD	T244	2	HARDWOOD	T394	27 HARDWOOD
T95	3	HARDWOOD	T245	3	HARDWOOD	T395	28 HARDWOOD
T96	7	HARDWOOD	T246	3	HARDWOOD	T396	6 HARDWOOD
T97	3	HARDWOOD	T247	3	HARDWOOD	T397	10 HARDWOOD
T98	24	HARDWOOD	T248	4	HARDWOOD	T398	7 HARDWOOD
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T100	6	HARDWOOD	T250	5	HARDWOOD	T400	28 HARDWOOD
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T102	7	HARDWOOD	T252	2	HARDWOOD	T402	2 HARDWOOD
T103	10	HARDWOOD	T253	3	HARDWOOD	T403	25 HARDWOOD
T104	4	HARDWOOD	T254	4	HARDWOOD	T404	14 HARDWOOD
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T110	6	HARDWOOD	T260	6	HARDWOOD	T410	4 HARDWOOD
T111	8	HARDWOOD	T261	5	HARDWOOD	T411	12 HARDWOOD
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T113	4	HARDWOOD	T263	3	HARDWOOD	T413	8 HARDWOOD
T114	3	HARDWOOD	T264	3	HARDWOOD	T414	3 HARDWOOD DEAD
T115	6	HARDWOOD	T265	21	HARDWOOD	T415	4 HARDWOOD
T116	11	HARDWOOD	T266	4	HARDWOOD	T416	7 HARDWOOD
T117	18	HARDWOOD	T267	6	HARDWOOD	T417	4 HARDWOOD DEAD
T118	12	HARDWOOD	T268	2	HARDWOOD	T418	18 HARDWOOD
T119	6	HARDWOOD	T269	3	HARDWOOD	T419	3 HARDWOOD
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T123	4	HARDWOOD	T273	3	HARDWOOD	T423	8 HARDWOOD
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T127	4	HARDWOOD	T277	3	HARDWOOD	T427	12 HARDWOOD
T128	4	HARDWOOD	T278	10	HARDWOOD	T428	3 HARDWOOD
T129	4	HARDWOOD	T279	6	HARDWOOD	T429	3 HARDWOOD
T130	23	HARDWOOD	T280	3	HARDWOOD	T430	13 HARDWOOD
T131	26	HARDWOOD	T281	4	HARDWOOD	T431	13 HARDWOOD
T132	19	HARDWOOD	T282	3	HARDWOOD	T432	14 HARDWOOD
T133	3	HARDWOOD	T283	19	HARDWOOD	T433	5 HARDWOOD
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T135	3	HARDWOOD	T285	8	HARDWOOD	T435	15 HARDWOOD
T136	19	HARDWOOD	T286	3	HARDWOOD	T436	4 HARDWOOD
T137	7	HARDWOOD	T287	13	HARDWOOD	T437	14 HARDWOOD
T138	9	HARDWOOD	T288	2	HARDWOOD	T438	5 HARDWOOD
T139	14	HARDWOOD	T289	3	HARDWOOD	T439	16 HARDWOOD
T140	9	HARDWOOD	T290	7	HARDWOOD	T440	13 HARDWOOD
T141	3	HARDWOOD	T291	2	HARDWOOD	T441	7 HARDWOOD
T142	3	HARDWOOD	T292	2	HARDWOOD	T442	3 HARDWOOD
T143	6	HARDWOOD	T293	4	HARDWOOD	T443	8 HARDWOOD DEAD
T144	20	HARDWOOD	T294	3	HARDWOOD	T444	10 HARDWOOD
T145	7	HARDWOOD	T295	3	HARDWOOD	T445	15 HARDWOOD
T146	4	HARDWOOD	T296	17	HARDWOOD	T446	7 HARDWOOD
T147	14	HARDWOOD	T297	13	HARDWOOD	T447	7 HARDWOOD
T148	4	HARDWOOD	T298	4	HARDWOOD	T448	4 HARDWOOD
T149	8	HARDWOOD	T299	4	HARDWOOD	T449	14 HARDWOOD
T150	36	HARDWOOD	T300	5	HARDWOOD	T450	7 HARDWOOD
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						T542	3 UNDERSTORY
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						T551	3 UNDERSTORY
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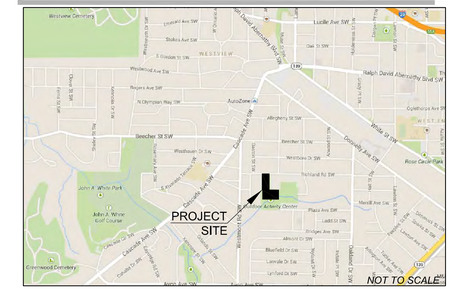
						T553	3 UNDERSTORY
						T554	2 UNDERSTORY
						T555	2 UNDERSTORY

LOCATION MAP



SYMBOL LEGEND

- BENCHMARK
- IPS - IRON PIN SET (TYPE NOTED)
- IPF - IRON PIN FOUND (TYPE NOTED)
- MONUMENT FOUND
- MONUMENT SET
- STREET SIGN
- TEST HOLE
- PAINTED TRAFFIC ARROW
- DOUBLE WING CATCH BASIN
- FLARED END SECTION
- GRATE INLET
- HEADWALL
- HOODED GRATE INLET
- STORM JUNCTION BOX
- STORM MANHOLE
- PEDESTAL INLET
- SINGLE WING CATCH BASIN
- ELECTRIC METER
- EVERGREEN TREE
- BIRD HOUSE
- PEDESTAL
- 435.93 EXISTING SPOT ELEVATION
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- TELEPHONE BOX
- TELEPHONE MANHOLE
- GUY WIRE
- LIGHT POLE
- POWER POLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TRANSFORMER
- SANITARY SEWER MANHOLE
- CLEANOUT
- MONITORING WELL
- FUEL TANK CAP
- DECIDUOUS TREE

LINE LEGEND

- SITE BOUNDARY LINE
- ADJACENT PROPERTY LINE
- INTERIOR PROPERTY LINE
- DITCH LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING UNDERGROUND POWER
- EXISTING STORM SEWER
- EXISTING CONTOURS
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING FIBER OPTIC LINE
- EXISTING TELEVISION CABLE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD POWER

GENERAL NOTES

1. THE FIELD SURVEY WAS PERFORMED BETWEEN MAY 5, 2014 AND MAY 14, 2014.

2. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON HIPER+ GPS RECEIVER UTILIZING NETWORK RTK CORRECTION METHODS; GROUND MEASUREMENTS WERE OBTAINED USING A TOPCON GPT-8003A TOTAL STATION.

3. TOPOGRAPHY AND ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.

4. BEARING BASIS IS NAD83, STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE..

5. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. MAP NUMBER 13121C0356F, EFFECTIVE DATE SEPTEMBER 18, 2013.

6. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED ON VISIBLE ABOVE-GROUND APPURTENANCES. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES AND INFORMATION SHOWN HEREON. THE GEORGIA ONE CALL SYSTEM MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

7. PROPERTY LINES SHOWN HEREON ARE FOR REFERENCE ONLY.

PROPERTY SUMMARY

OWNER: CITY OF ATLANTA

PARCEL ID: 14 013800020020

ZONNING: R-4

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of The Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

J. Wesley Abercrombie 6/3/2014

J. WESLEY ABERCROMBIE
GEORGIA REG. NO. 3098

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

GRAPHIC SCALE IN FEET

30 0 15 30 60 120

1" = 30'

REV. No.:	DATE:	DRAWN BY:	CHECKED BY:

PREPARED IN THE OFFICE OF:

LECRAW ENGINEERING

LECRAW ENGINEERING, INC.
4320 SUWANEE DAM ROAD
SUITE 1400
SUWANEE, GA 30024
PHONE - 678.546.8100 FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM LSF 001160

CLIENT:

PARK PRIDE
233 PEACHTREE STREET NE, SUITE 1600
ATLANTA, GA 30303

DATE	JOB NUMBER:
05/15/2014	097001

GEORGIA REGISTERED No. 3098 LAND SURVEYOR J. WESLEY ABERCROMBIE

TREE SURVEY

OUTDOOR ACTIVITY CENTER
1442 RICHLAND STREET
LAND LOT 138 - 14TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

DRAWN BY: MSW
CHECKED BY: JWA
SHEET:
2 OF 2

8°26'27" W 59.85'

S 89°09'01" E 176.23'

IPF
NAIL FOUND

S 88°46'00" E 89.90'

N/F
ISA J. FROSS
PID# 14 013800020046
DB 52075, PG 542
ZONED: R-4

POLE BARN

GRAPHIC SCALE

(IN FEET)
1 inch = 10 feet

REMOVE ALL WOOD EDGING

1-STORY FRAME
BUILDING
N/F
PAGE NETELLE & PARTICIA MOORE
PID# 14 013800020012
DB 29099, PG 574
ZONED: R-4

GRAVEL

FLUME

POTS

COMPOST

COMPOST

POND

POND

REMOVE WOOD EDGING AND RE-ALIGN WALKWAY TO ACCOMMODATE GATEWAY

COMPOSTING OPERATION AND MATERIALS TO BE RELOCATED TO AQUAPONICS AREA

(2) PONDS TO REMAIN

NOTE: ALL BIRDHOUSES, TRASH CANS, SIGNS, AND POSTS REQUIRING RELOCATION OR REMOVAL SHALL OCCUR AT TIME OF CONSTRUCTION AND BE VERIFIED BY OAC STAFF PRIOR TO RELOCATION OR REMOVAL

1-STORY FRAME
BUILDING
FFE=960.43

DECK

AC

IPF
1/2" REB
FOUN

E 437.10'

SHEET 01

SHEET 01

KAIZENCOLLABORATIVE
1668 Belle Isle Circle | Atlanta, GA 30329 | 404.626.3519

Perez Planning + Design, LLC
253 14TH Street, NE | Suite 9 | Atlanta, GA 30309-3667
P. 404.416.0114

SHEET 01

SHEET 02

Key Map

north

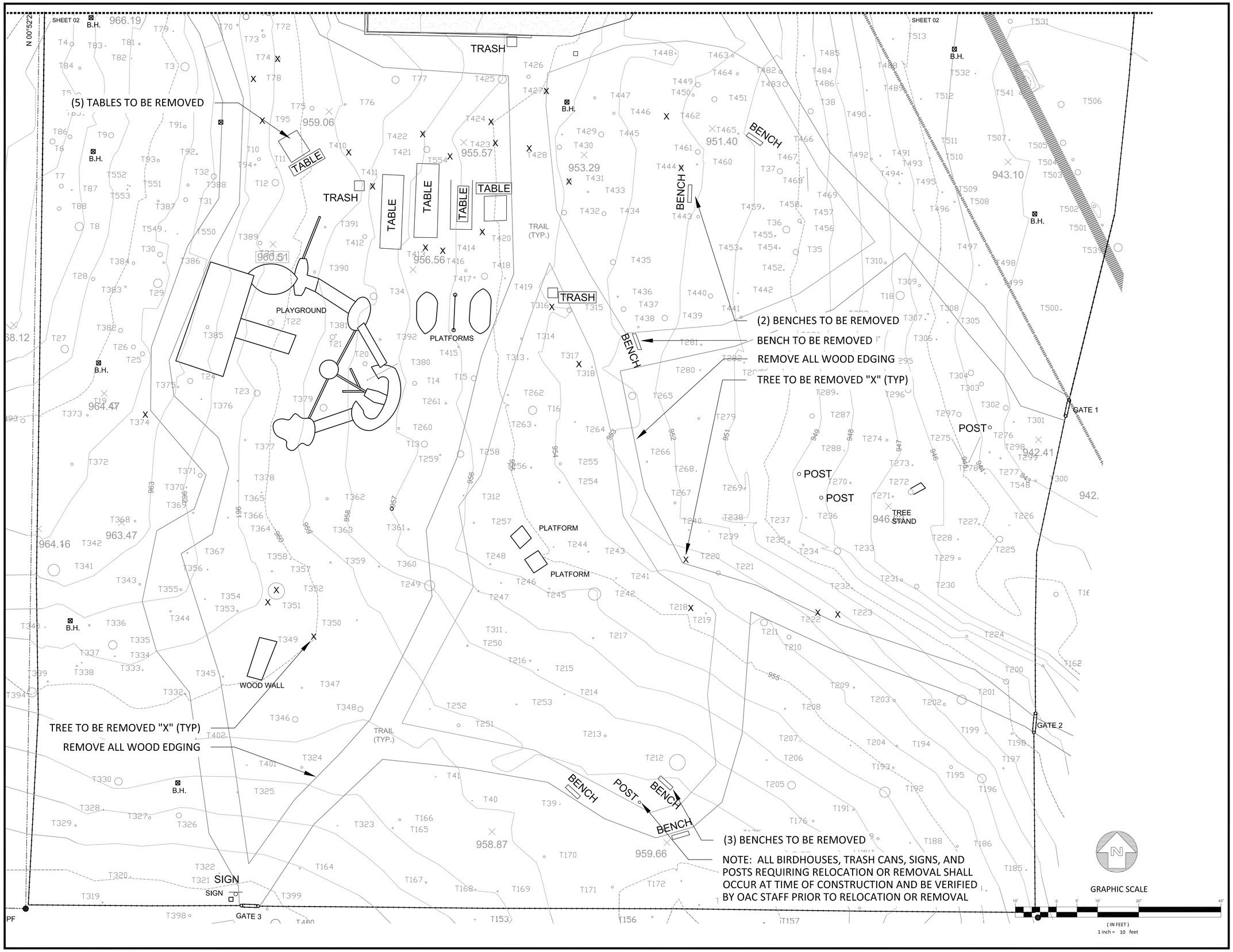
REVISION	DATE	DESCRIPTION

KAIZEN PROJECT #	2014 - 043
PROJECT MANAGER	GGD

OUTDOOR ACTIVITY CENTER PLAYGROUND IMPROVEMENTS

SITE PREPARATION

SCALE:	1"=10'
DATE:	AUGUST 11, 2014
SHEET NAME:	DM-01



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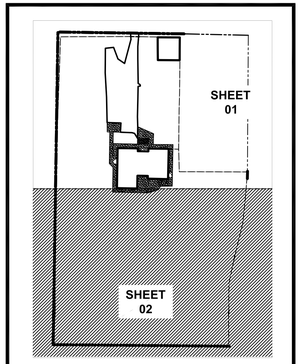


Key Map

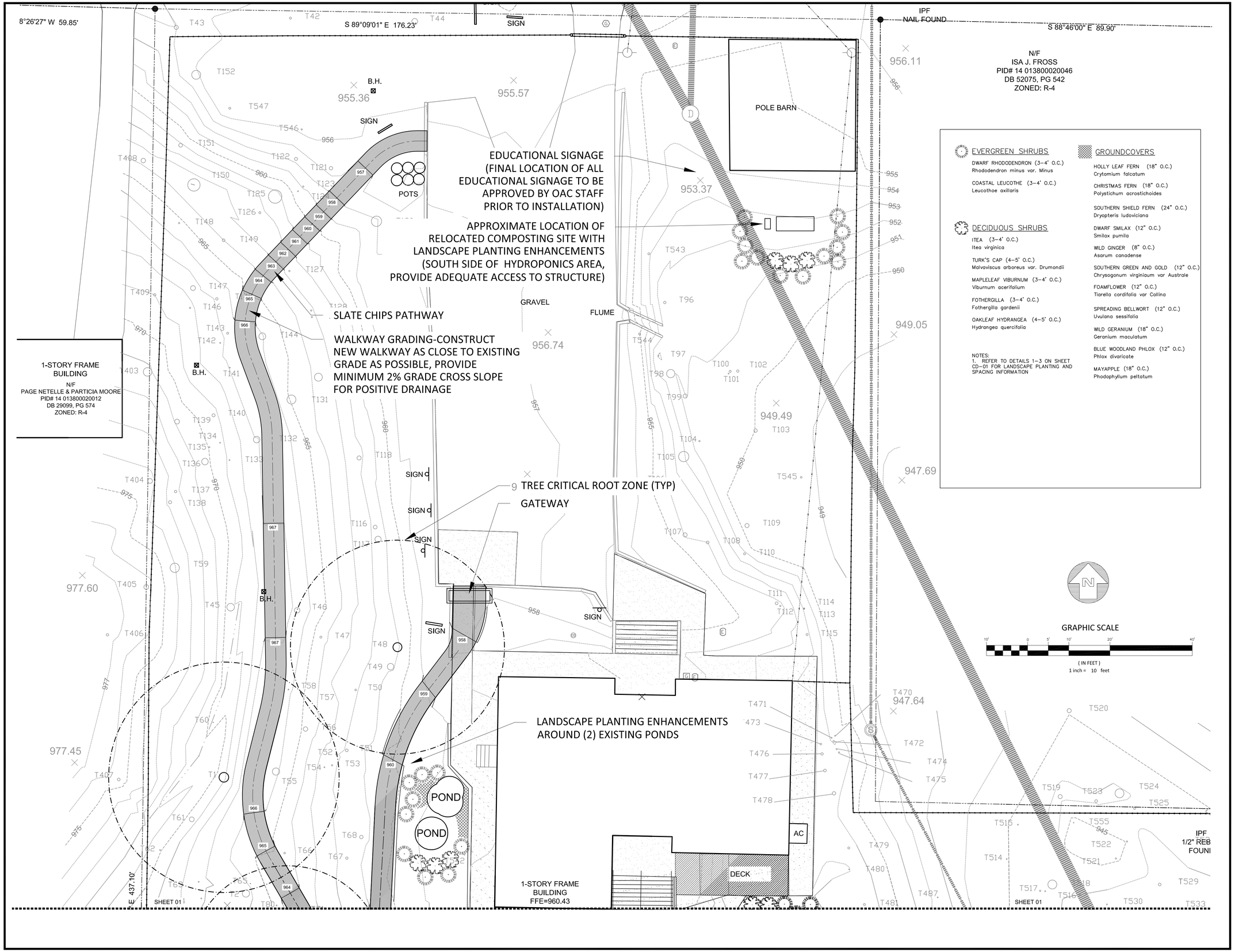
REVISION	DATE	DESCRIPTION

KAIZEN PROJECT #	2014 - 043
PROJECT MANAGER	GGD

OUTDOOR ACTIVITY CENTER PLAYGROUND IMPROVEMENTS

SITE PREPARATION

SCALE:	1"=10'
DATE:	AUGUST 11, 2014
SHEET NAME:	DM-02



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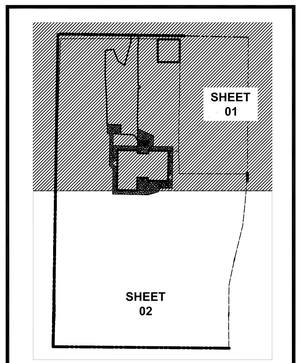


Key Map

north

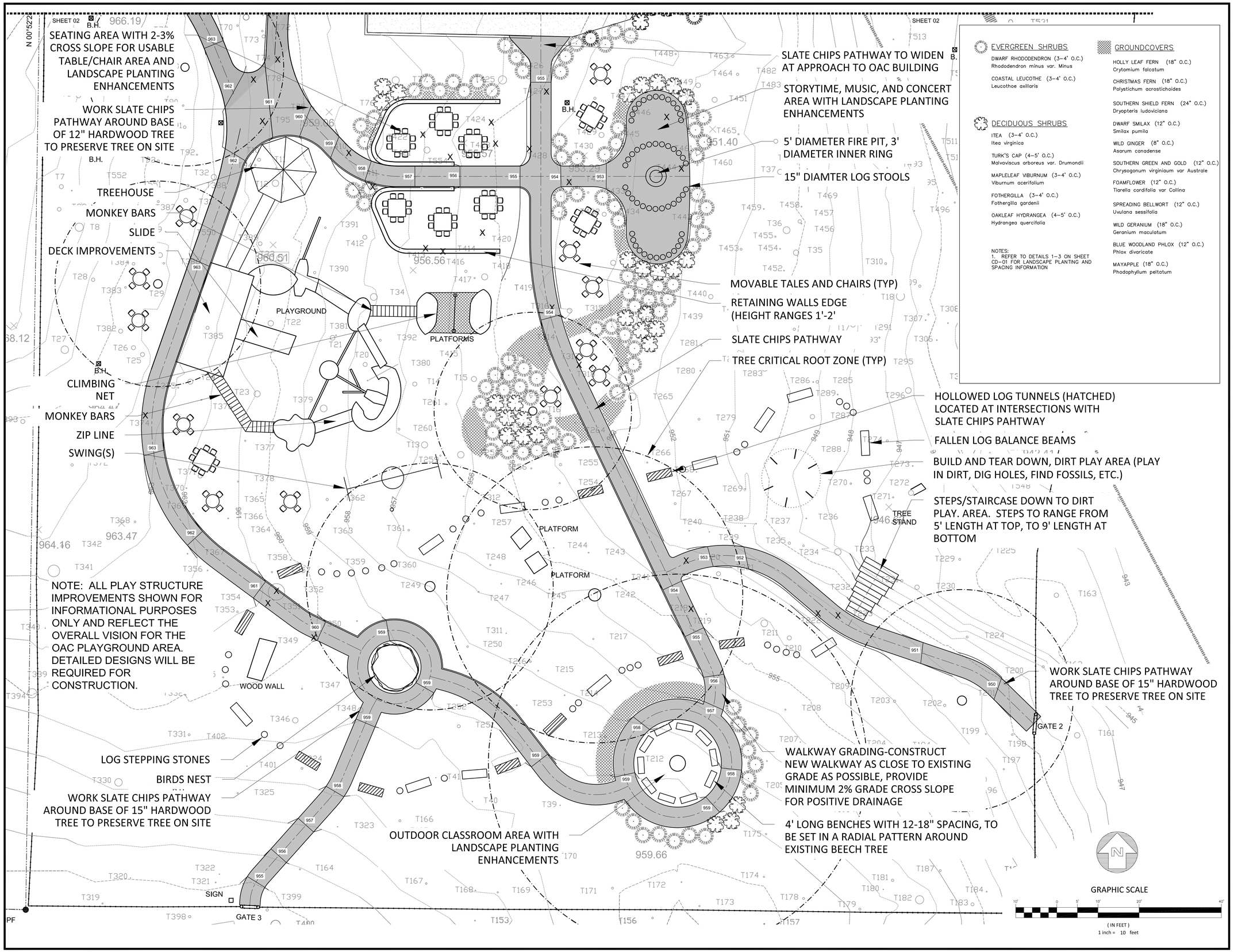
REVISION	DATE	DESCRIPTION

KAIZEN PROJECT #	2014 - 043
PROJECT MANAGER	GGD

OUTDOOR ACTIVITY CENTER PLAYGROUND IMPROVEMENTS

SITE IMPROVEMENTS PLAN

SCALE:	1"=10'
DATE:	AUGUST 11, 2014
SHEET NAME:	SP-01



EVERGREEN SHRUBS

DWARF RHODODENDRON (3–4' O.C.)
Rhododendron minus var. Minus

COASTAL LEUCOTHE (3–4' O.C.)
Leucothoe axillaris

DECIDUOUS SHRUBS

ITEA (3–4' O.C.)
Itea virginica

TURK'S CAP (4–5' O.C.)
Malvaviscus arboreus var. Drumondii

MAPLELEAF VIBURNUM (3–4' O.C.)
Viburnum acerifolium

FOTHERGILLA (3–4' O.C.)
Fothergilla gardenii

OAKLEAF HYDRANGEA (4–5' O.C.)
Hydrangea quercifolia

GROUNDCOVERS

HOLLY LEAF FERN (18" O.C.)
Crytomium falcatum

CHRISTMAS FERN (18" O.C.)
Polystichum acrostichoides

SOUTHERN SHIELD FERN (24" O.C.)
Dryopteris ludoviciana

DWARF SMILAX (12" O.C.)
Smilax pumila

WILD GINGER (8" O.C.)
Asarum canadense

SOUTHERN GREEN AND GOLD (12" O.C.)
Chrysogonum virginiaum var Australe

FOAMFLOWER (12" O.C.)
Tiarella cordifolia var Collina

SPREADING BELLWORT (12" O.C.)
Uvulana sessifolia

WILD GERANIUM (18" O.C.)
Geranium maculatum

BLUE WOODLAND PHLOX (12" O.C.)
Phlox divaricate

MAYAPPLE (18" O.C.)
Phodophylium peltatum

NOTES:
1. REFER TO DETAILS 1–3 ON SHEET CD–01 FOR LANDSCAPE PLANTING AND SPACING INFORMATION

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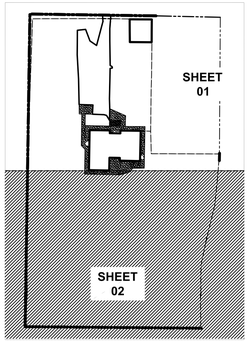


Key Map

REVISION	DATE	DESCRIPTION

KAIZEN PROJECT #	2014 - 043
PROJECT MANAGER	GGD

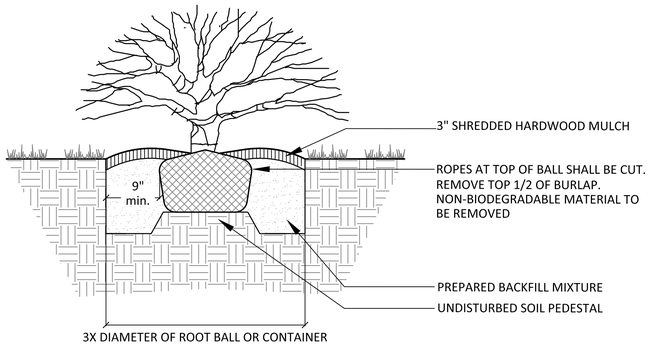
OUTDOOR ACTIVITY CENTER PLAYGROUND IMPROVEMENTS

SITE IMPROVEMENTS PLAN

SCALE:	1"=10'
DATE:	AUGUST 11, 2014
SHEET NAME:	SP-02

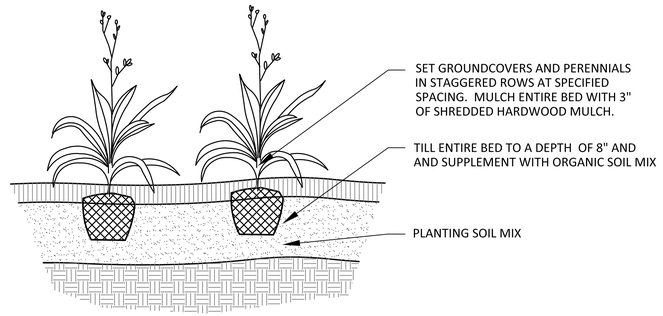
NOTE:

FOR CONTAINER GROWN SHRUBS CUT BOUND ROOTS VERTICALY 3 TIMES TO PROMOTE PROPER ROOT GROWTH



1 CD-01 SHRUB PLANTING DETAIL

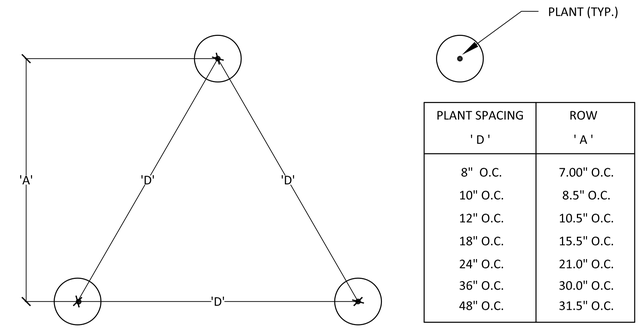
SCALE: 1" = 1'-0"



2 CD-01 GROUNDCOVER PLANTING DETAIL

SCALE: 1" = 1'-0"

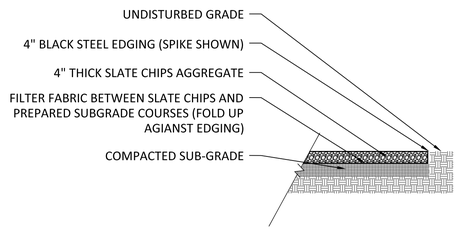
NOTE:
GROUNDCOVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING.



PLANT SPACING ' D '	ROW ' A '
8" O.C.	7.00" O.C.
10" O.C.	8.5" O.C.
12" O.C.	10.5" O.C.
18" O.C.	15.5" O.C.
24" O.C.	21.0" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

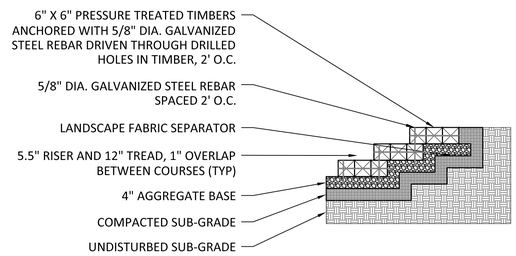
3 CD-01 PLANT SPACING DIAGRAM

SCALE: NTS



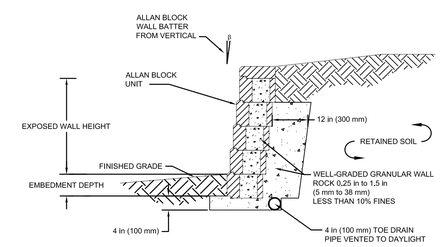
4 CD-01 SLATE CHIPS PATHWAY

SCALE: 1/2" = 1'-0"



5 CD-01 WOOD TIMBER STEPS

SCALE: 1/2" = 1'-0"



6 CD-01 TYPICAL MODULAR GRAVITY RETAINING WALL

SCALE: 1/2" = 1'-0"

***THESE DETAILS ARE PROVIDED FOR PLANNING PURPOSES ONLY, AND ARE NOT FOR CONSTRUCTION

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REVISION	DATE	DESCRIPTION

KAIZEN PROJECT #	2014 - 043
PROJECT MANAGER	GGD

OUTDOOR ACTIVITY CENTER PLAYGROUND IMPROVEMENTS

IMPLEMENTATION DETAILS

SCALE:	VARIES
DATE:	AUGUST 11, 2014
SHEET NAME:	CD-01