

Johns Homestead Dam & Park

DEFERRED MAINTENANCE & LIFE SAFETY

Site Deficiencies identified in the AECOM Dam Alternatives Analysis, and confirmed by the Design Team

- Upper and Lower Dams are overgrown with vegetation
- Water seepage identified at the bottom of lower dam
- Soil samples of each dam revealed inadequate soils
- Bypass channel at Edinburgh Estates is severely eroded
- Sedimentation/Water Quality issues in the upper lake
- Problems with downstream flooding

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Upper Dam



Lower Dam

Vegetation on Upper and Lower Dams violates safety regulations because it can lead to dam failure and breach.

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Bypass Channel – erosion, steep slopes



Bypass Channel - undercutting

The bypass channel along Edinburgh Estates is severely eroded, creating safety risks to people and property from fallen trees, stream bank failure, steep slopes, and flooding.

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COST & BIDDING PROCESS

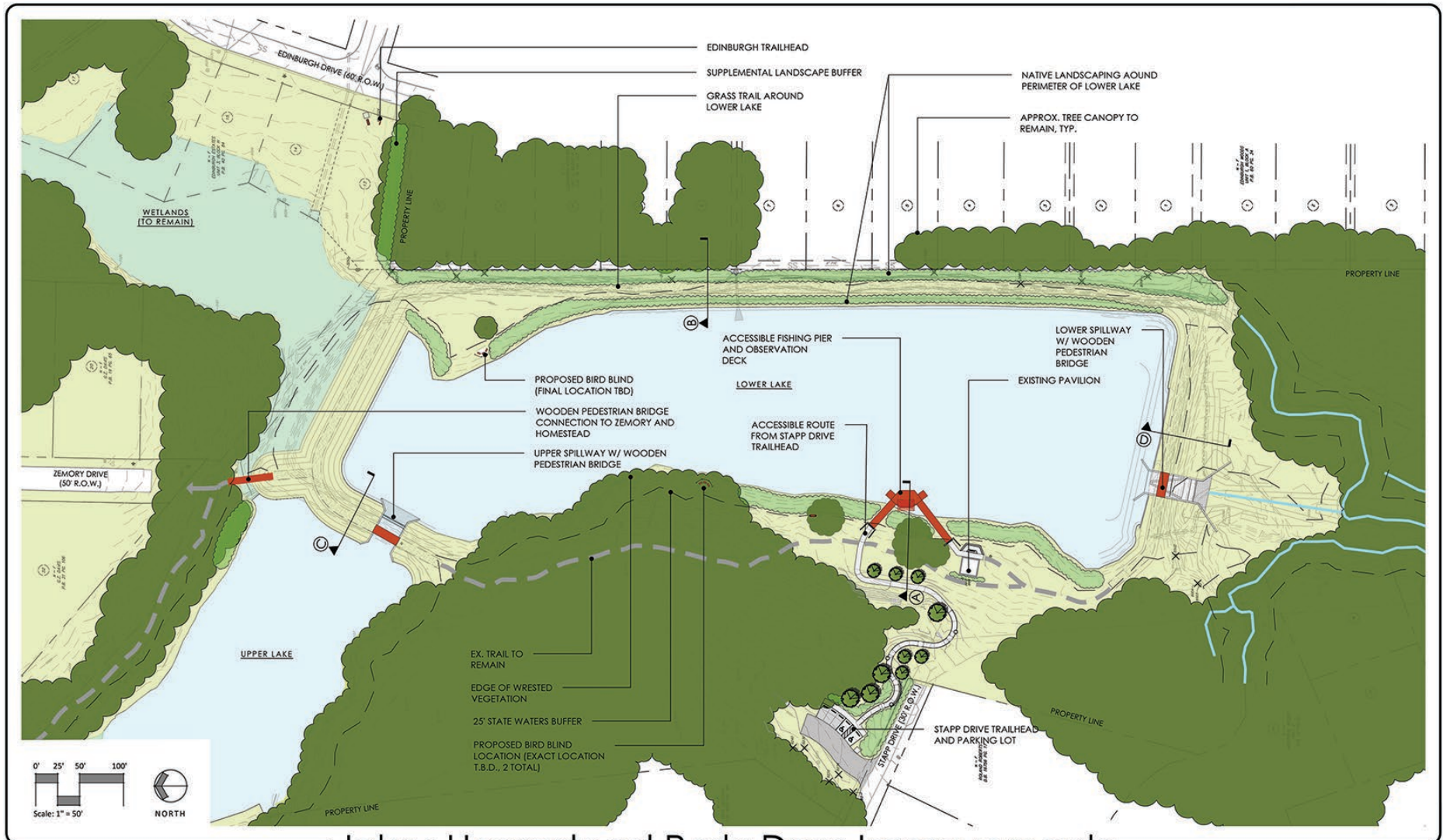
- Invitation to Bid Issued: July 23, 2024
- Pre-Bid Conference: August 1, 2024
- Bids Received: August 29, 2024
- References Checked & Vetted: September, 2024
- Bid Awarded: October 16, 2024
- Construction Contract Amount: \$3,817,263.00
 - Includes All Bid Alternates
 - Does not include City's Contingency

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ENVIRONMENTAL MITIGATION

- Design follows Georgia Safe Dams Act
- Pre-Construction Permits included
 - Stream Buffer Variance
 - US Army Corps Nationwide Permit
 - State and Local Erosion Control Permits
 - Dekalb County Sewer Permit
 - City Land Disturbance & Tree Protection Permits
- Ongoing invasive species removal by EcoAddendum
- Two native plant rescues
- Fishing rodeo to remove fish
- Proposed revegetation with native plants
- Lakes will be restocked after project is completed

Johns Homestead Dam & Park



Johns Homestead Park: Dam Improvements

Overall Site Plan

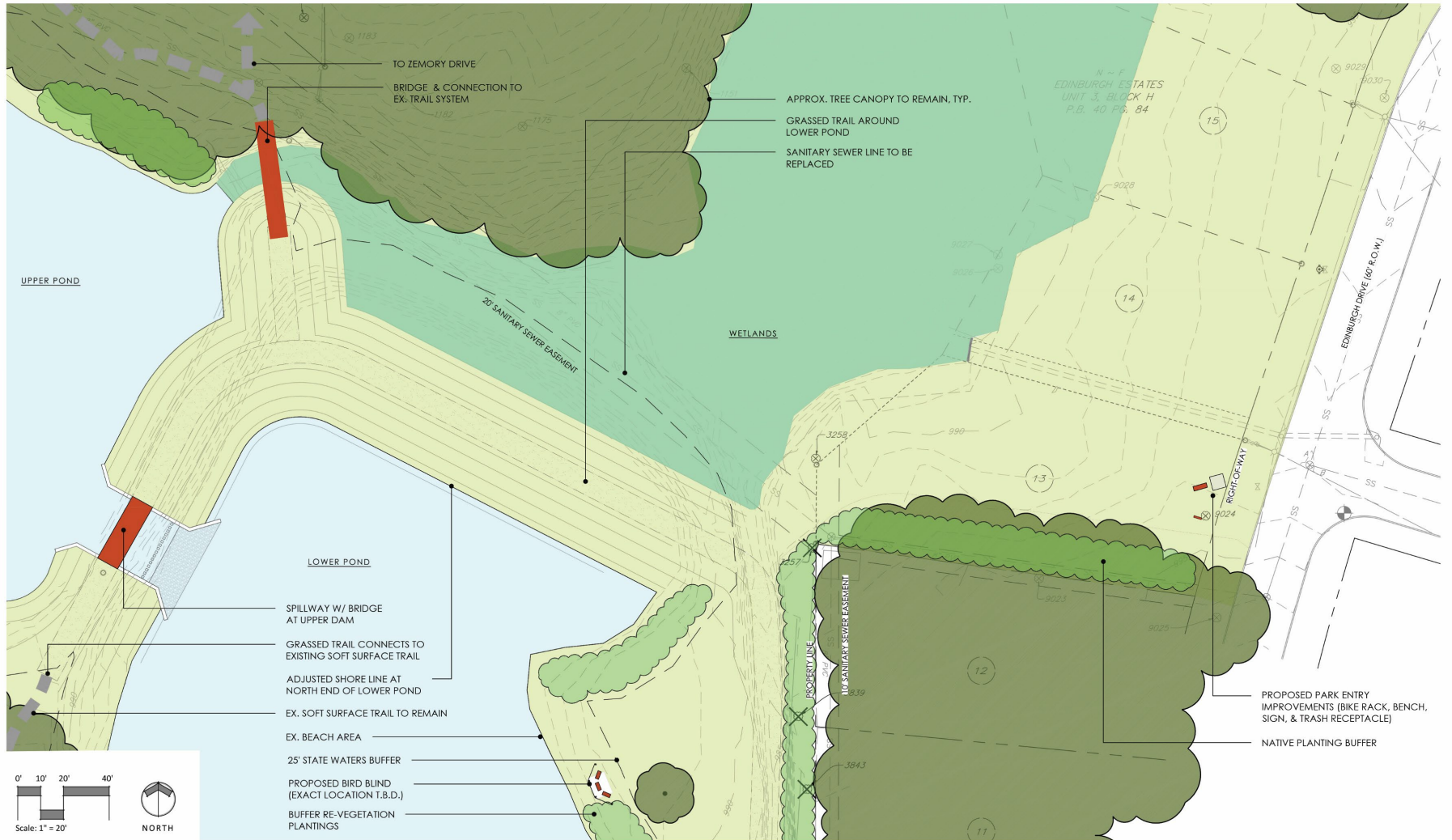
April, 2024

PREPARED FOR:
City of Tucker Parks & Recreation
4898 Lavista Road
Tucker, GA 30084

Disclaimer:
This master plan is for planning purposes only. Existing conditions information was gathered from sources provided by the client, as well as aerial photography from Google Earth and field observations by the landscape architect. This master plan shall not be used for implementation or construction and shall not be used, in part or in whole, for any other project.

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Johns Homestead Dam & Park



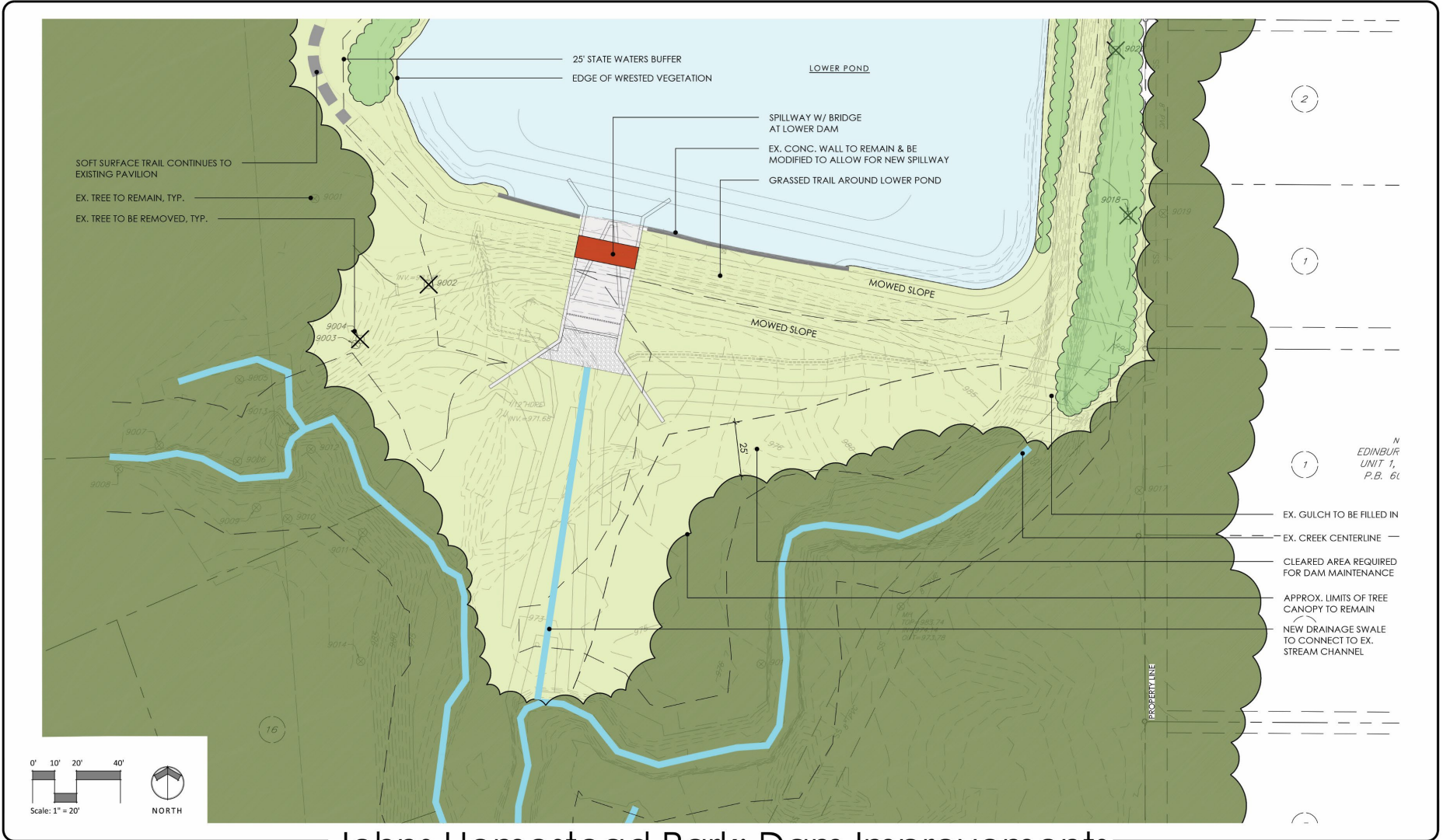
Johns Homestead Park: Dam Improvements Upper Dam - Enlargement Plan April, 2024

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 4898 Lavista Road
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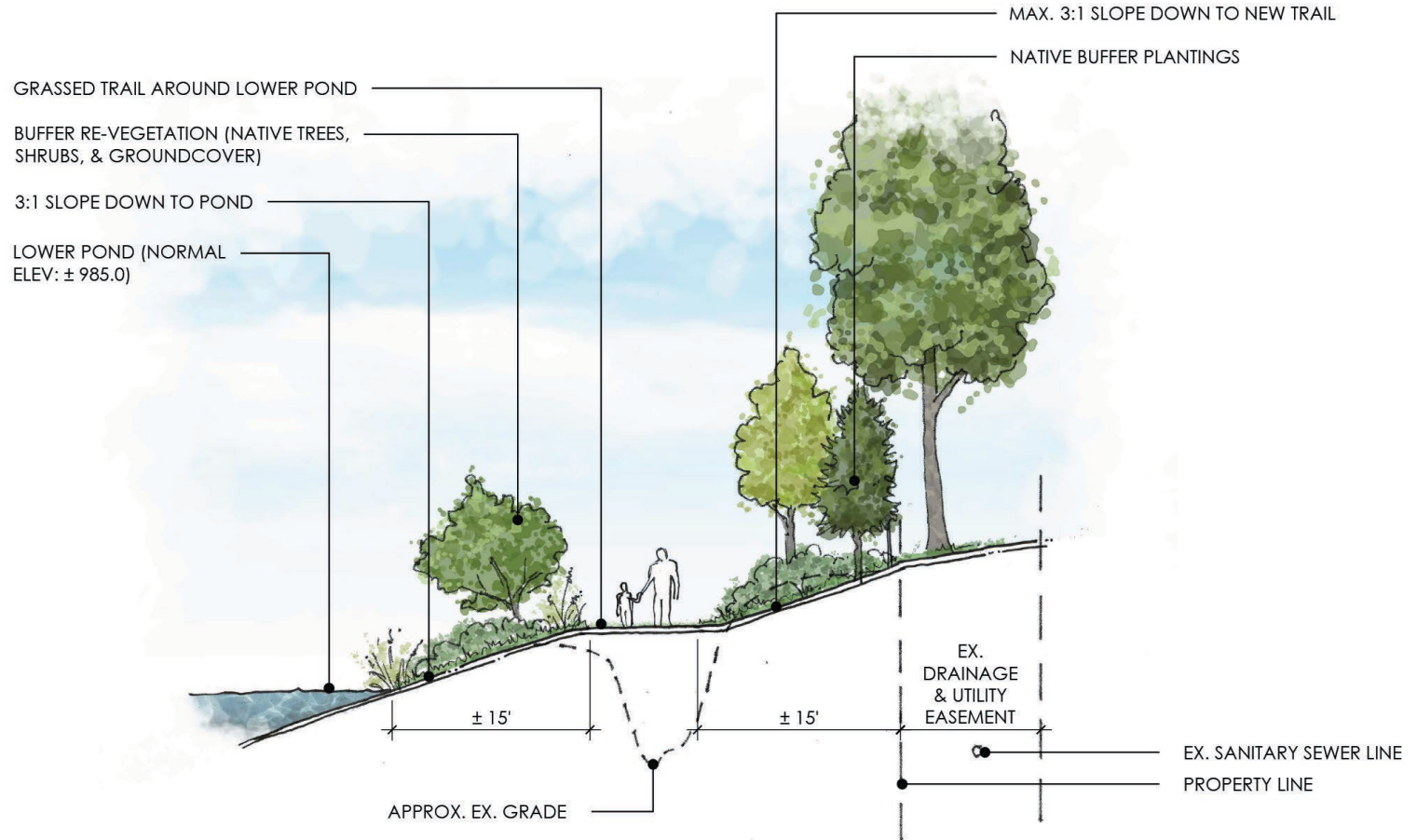
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ROOT DESIGN STUDIO
 LANDSCAPE ARCHITECTURE
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SECTION B: AT EAST BANK OF LOWER POND

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Johns Homestead Park: Dam Improvements Trail Sections April, 2024

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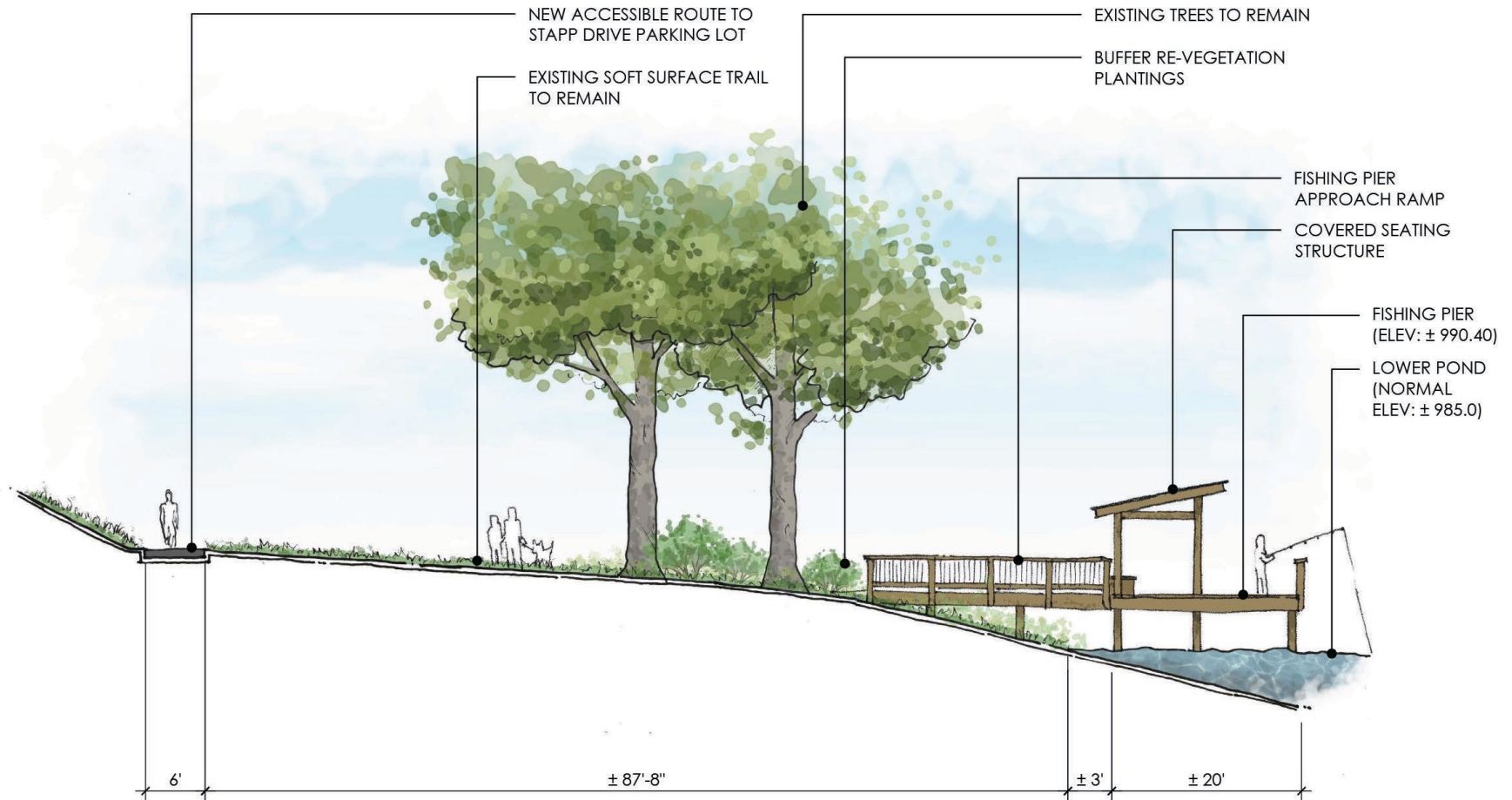
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Johns Homestead Park: Dam Improvements Stapp Drive Entrance - Enlargement Plan April, 2024

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SECTION A: AT FISHING PIER

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Johns Homestead Park: Dam Improvements Trail Sections April, 2024

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PARK AMENITIES



Interpretive
Signage



Wayfinding
Signage



Accessible Fishing
Pier



Bird Blinds



Benches/Trash
Receptacles



Orienteering



Informational
Kiosks



Boardwalks