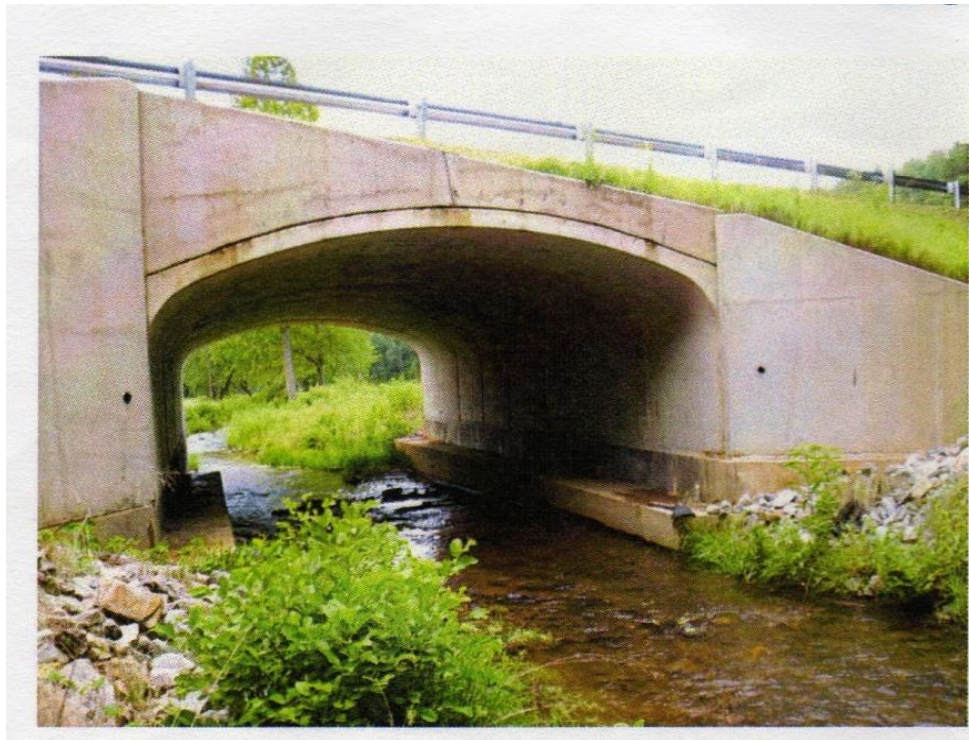


City of Kennesaw – Legacy Park Construction Update

March 19, 2010

Several major milestones have been accomplished toward making the proper replacement to the Legacy Park Circle culvert crossing at Proctor Creek. The Hydrology/Hydraulic analysis has been completed (keystone study required to determine the proper sized structure) and a structure selected - Conspan® Bridge. FEMA officials have also reviewed/approved staff's recommendations for the new Conspan® Bridge structure. Bids are now being solicited from qualified firms to design the roadway. This process will be completed in about 60 days. The next phase will be soliciting bids from qualified contractors to do the actual repairs. **Barring any unforeseen problems the demolition and construction should start in late summer.**



January 26, 2010

Below is a press release from the City of Kennesaw regarding the road repair. Should you have any further questions, please contact the City and follow the progress here:

<http://www.kennesaw.ga.us/CivicAlerts.aspx?AID=802>.

To help you understand the situation we need to explain the history of this road. The road was constructed with a corrugated metal pipe culvert in the early 1990's over Proctor Creek where a large portion is in a flood plain that floods periodically. In August 2005, the roadway and sidewalk was damaged due to flooding from Hurricane Dennis. Repairs were also made in 2007 because of extensive settlement over the culvert.

In September 2009, heavy rains and flooding destroyed the corrugated metal pipe, culvert headwalls and roadway. An engineering study of the damaged area was immediately conducted; the cost estimate to

repair the damage was \$1.3 million. This information was provided to FEMA. Since the repair cost exceeded FEMA guidelines, FEMA conducted an independent engineering study. Their review showed the same results as the City's: significant development has occurred upstream since construction of the culvert rendering that the damaged pipe was possibly undersized for current hydrologic conditions based on recurring flooding of the roadway. Erosion around the headwall, sidewalk and road has been a recurring problem. New construction standards do not allow the use of corrugated metal pipe.

Although the engineering studies take time, they are necessary to ensure the correct "fix" is made. If the new pipe is too small, that road and culvert will again be damaged. On the other hand, too large of a pipe will cause flooding downstream. Plus we must ensure compliance with Federal, State, and County regulations regarding road construction and stream restoration. Throughout the process, all information and approvals to proceed must be granted by FEMA. The process is further slowed since FEMA only has four representatives working all Cobb County government agencies with similar infrastructure flood damage.

The good news is FEMA has now approved us to conduct a Hydrology/Hydraulic analysis. These studies are "key" to starting the actual repair since they will determine the proper type and size structure that should be used to replace the existing configuration. The study will take about 30 days; once complete the next step will be to bid the work to be done. **We estimate "on-site" construction will begin in late spring.**

A lot of work has been and is being done to hasten the repair of this road. The City has been posting updates on its website and passing along information to the Legacy Park HOA staff. Town hall meetings are also being conducted (including one in Legacy Park).