



SCOTCHIE CIVIL ENGINEERING, LLC

Delivering Quality Innovation

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SERVICE OFFERINGS

ROADWAY AND SITE DEVELOPMENT DESIGN



Road design

- Local street and rural highway re-alignment and widening projects
- Design and agency coordination
- Prequalified Georgia Department of Transportation Vendor for Two-Lane or Multi-Lane Highway Design
- Registered with GDOT as a Small Business NAICS Code 541330-Engineering Services

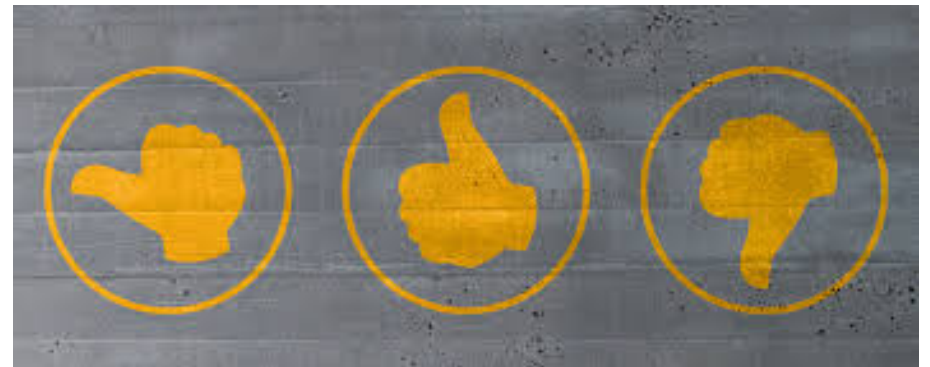


Site Grading

- Identifying the unexpected and extraordinary cost items early in the design process
- Develop options to address client needs

Site Design

- Sustainable Design
- Construction Documents
- Permitting



Site Evaluations

- Due Diligence
- Zoning Assistance

STORMWATER MANAGEMENT AND DRAINAGE DESIGN



Storm Water Management

- Enhancing Green Infrastructure
- Rainwater Harvesting
- Prequalified Georgia Department of Transportation Vendor for Hydraulic and Hydrological Studies



Drainage

- Retention
- Infiltration

Storm Hydraulics

- Experienced based cost savings solutions
- HEC-22 based gravity-flow storm drainage system design

STORMWATER MODELING AND UTILITY DESIGN



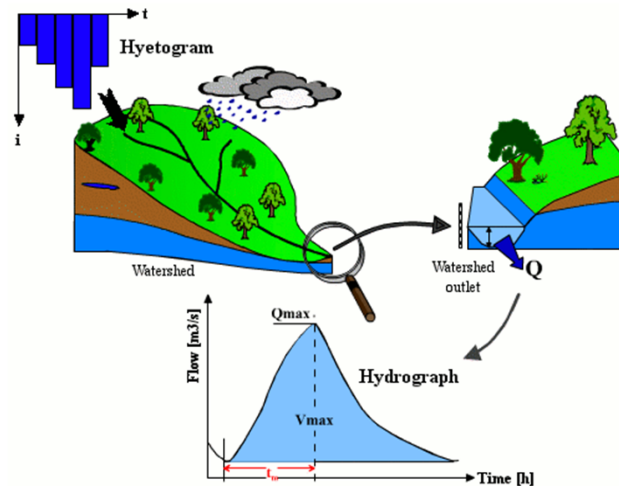
Flood Encroachment Analysis

- Maximize property assets
- Regulatory floodway permitting



Sewer Design

- Collection Systems - Gravity and Pressure
- Sewer Modeling



Drainage Design & Hydrology (Hydrologic Modeling)

- Stormwater Quality
- Runoff Reduction

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) COMPLIANCE



Erosion Control Inspection

- Measure and record rainfall events
- Rainfall event driven, weekly, and monthly site inspections
- Regulatory Reporting Requirements
- Nephelometric turbidity testing



NPDES Construction Permitting

- Three phase erosion control plans
- Sedimentation and Pollution Control Checklists
- Submitting Notice of Intent
- Sedimentation Calculations



Storm Water Pollution Prevention Plans

- Client specific preventing harm to our rivers, lakes, and coastal waters
- A SWPPP is required by GA EPD GAR100001 construction general permit
- Describes site operator's activities to prevent stormwater contamination, control sedimentation and comply with the Clean Water Act

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REPRESENTATIVE PROJECTS

THREE GLENLAKE PARKWAY

Sandy Springs, GA

The situation

Newell Rubbermaid Inc. (NR) signed an agreement with developers Greenstone Properties, in partnership with Pope & Land and Granite Properties, to construct a 350,000 sq. foot, 14-story Atlanta headquarters at Three Glenlake in the Perimeter Center area. Building architects, Pickard Chilton and Wakefield Beasley, designed a curvilinear glass structure which is situated in a park-like setting, featuring a two-acre pond. Employees from the three Atlanta sites are joined together in the new headquarters which includes a 1,200 car parking deck, training center, cafeteria, communications center and other worker-friendly amenities.

Approach taken

- Designed grading and drainage plans, roof stormwater harvesting system, and stormwater infrastructure systems compliant with City of Sandy Springs
- Developed erosion control plan to manage stormwater runoff during and after construction
- NR worked with The Georgia Department of Economic Development, Fulton County and the City of Sandy Springs to finalize all necessary permits and logistics.

Impact

"The addition of up to 350 positions and construction of an Atlanta headquarters means NR is firmly planting its feet in the red Georgia clay," Georgia Governor Sonny Perdue said. "This Fortune 500 company being headquartered in our state is proof positive that Georgia's business climate is thriving and attracting the attention of corporate CEOs across the world."



STORMWATER MANAGER

Brookhaven, GA

- Served as the City of Brookhaven (metro Atlanta - population 52,000) as Stormwater Manager
- Responsible for storm drain infrastructure, capital construction of new drainage infrastructure, regulatory compliance of stormwater programs, floodplain management, and stormwater utility budget (~ \$2.37 million per year)
- Duties included staff supervision, program management and resource management relative to the inventory, assessment, prioritization and improvement of stormwater facilities, pipes, culverts, manholes, inlets, curbs, ditches, streams, channels, management of street sweeping and roadway debris removal; downtown street and sidewalk cleaning operations; water quality permit and watershed improvement program; community outreach and education; and the Stormwater Utility ordinance
- Attended City Council Meetings when necessary

WOODLAND POINTS TOWNHOMES

Clarkston, GA (DeKalb County)

The situation

- Four individual lots needed to be combined to provide a 1.4-acre lot. This lot combination process allowed for the development of community townhomes and an SF home in Clarkston, built-in 2025 by Imperial Developers. The community has 14 units in all.
- Woodland Points has two-story townhomes with two-car garages, contemporary finishes, and Sq ft around 2,200.



Permitting

Civil Engineering permitting services were required at the City, County, and State levels for land-disturbing activities. Site, Grading & Drainage, Utility, Erosion & Sedimentation, and Landscape plans were provided to obtain the appropriate permits.

CHATTANOOGA COKE PLANT REMEDIATION

Chattanooga, TN

The situation

Final Remedial Action Report (RAR) documents remediation activities at the MeadWestvaco (MWV) Chattanooga Coke Plant site. These activities were conducted in accordance with TDEC's Consent Order.

Approach taken

Remedial action contractor began removal of impacted soils and structures in January 2013 and completed in August 2013.

Remediation involved seven areas on the 24.5-acre site.

Several remediation areas (RA) were over-excavated beyond original limits. An area was excavated due to high levels of benzene.



Impacted soil was removed and shipped to the Heritage Environmental LLC facility in East Liverpool, OH by railcar. All investigation-derived waste was removed from the site. Excavated areas have been completely backfilled with clean off-site soil.

Impact

Improvements made as part of site re-construction have added significant value to the property. Land was subsequently developed by a provider of alternative collision replacement parts, recycled engines and transmissions, and remanufactured engines. The outcome of the work signifies the success of the project and the potential of the site.

INSULET CORPORATE HEADQUARTERS

Acton, MA

The situation

Insulet Corporation, the global leader in [tubeless insulin pump](#) technology with its Omnipod® Insulin Management System, is relocating new global headquarters and U.S. manufacturing to a facility in Acton, Massachusetts.

Approach taken

- Obtained land disturbance permit and stormwater management permit for 26-acre site. Design of Cooling Tower Bleed-off/Blowdown sanitary sewer management system.
- Provided erosion control plan to manage stormwater runoff during and after construction. Provided inspections and maintenance certification for stormwater management facilities.



Impact

Over \$200 Million investment in Massachusetts creates hundreds of local manufacturing jobs and a launchpad for new product innovation.

The new facility has already created hundreds of local jobs and provides additional manufacturing capabilities closer to Insulet's large and growing U.S. customer base. The new U.S. manufacturing operation is also expected to drive operating efficiencies and increase productivity. The Company recently began production.



26 LOT OPEN SPACE SUBDIVISION – SILVER HOLLOW ESTATES

Westborough, MA

The situation

Client sought land disturbance permit for 26 lot subdivision, Silver Hollow Estates in Westborough, MA

Approach taken

- Obtained land disturbance permit and stormwater management permit
- Designed grading plans, sanitary sewer system collection, and stormwater infrastructure systems compliant with Westborough, MA.
- Developed erosion control plan to manage stormwater runoff during and after construction

Impact

- Silver Hollow Estates, an approved 26 lot subdivision set off a bucolic country road in the desirable town of Westborough, MA
- Development plans are available upon request. Owner has begun site work and road construction.
- Entire subdivision is currently for sale at \$6.8 million.

MODERA NEEDHAM APARTMENT COMMUNITY

Needham, MA

The situation

Modera Needham an apartment community in Needham, Massachusetts. Situated less than ten miles southwest of downtown Boston, Needham is an affluent suburb along Route 128, a major employment corridor for the entire region.

To capitalize on Modera Needham's unique location within a premium town, the 136-apartment community features a mix of plus-sized two- and three-bedroom apartment layouts within 52 three-story townhomes and plus-sized one-, two-, and three-bedroom flat apartment layouts within one five-story mid-rise building.

Approach taken

Completed site design, grading, utility, erosion control, and stormwater management plans supporting permitting efforts

Impact

The community design focuses on a traditional New England aesthetic combined with contemporary features including townhome and mid-rise product types. The community contains a high-end specification comparable to the newer rental communities in the competitive set. The townhome designs respond to the site's topography and feature articulating facades and roof lines to ensure each cluster has a rich character. The mid-rise building blends a variety of horizontal and vertical design elements and includes several façade materials and projecting apartment balconies to break down the scale and massing of the building.



The clubhouse and amenity spaces are designed to be best-in-class within the trade area, and feature multiple programming elements to meet the needs of larger households. Outdoor amenities are contiguous with the mid-rise building, including a heated saline pool, grill stations, water features for ambience, a fireplace, numerous seating areas, and a playground. Modera Needham also connects to pre-existing walking trails that link to the site from the northwest and southeast.

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MANAGING MEMBER



GREG SCOTCHIE

P.E.
Managing Member

greg@scotchiecivilengineering.com

Professional History

- Lowe Engineer (2018–2020)
- WDA Design Group (2016–2018)
- Tetra Tech (2015–2016)
- CTI Engineers Inc. (2010–2015)
- URS Corporation (2004–2009)
- Jordan Jones and Goulding (2001–2004)
- TN Dept. of Transportation (1999–2001)

Licensure

- Georgia P.E. (030448)
- Georgia Soil & Water Conservation Commission Certified Design Professional-Level II
- Massachusetts, P.E. (52510)

Professional Memberships

- American Society of Engineers (2001)

Education

- Vanderbilt University, Bachelor of Science in Civil Engineering

Greg Scotchie is the Managing Member of Scotchie Civil Engineering, LLC in Atlanta, GA. Greg has over 20 years of experience with managing stormwater, permitting at local and state levels of government, roadway/highway design, and erosion control design and inspection.

Greg is an expert at planning and design services for new development and redevelopment projects. He has extensive project management and land development experience. He is accustomed to delivering results on diverse project teams by providing unique design solutions. He works for residential, commercial, and governmental clients helping them to grow and improve their surrounding environment. Expert Witness testimony is available if necessary. He is committed to providing each project with personal attention in communication, presentation of solutions, and attention to project finances.

Prior to forming Scotchie Civil Engineering, Greg was a consulting engineer, managing projects for Lowe Engineers, WDA Design Group and Tetra Tech.

Relevant experience

- Stormwater Manager for the City of Brookhaven (metro Atlanta - population 52,000), responsible for storm drain infrastructure, capital construction of new drainage infrastructure, regulatory compliance of stormwater programs, floodplain management, and the stormwater utility budget (≈ \$2.37 million per year)
- Engineer of Record for Three Glenlake (Newell Rubbermaid Corporate Headquarters), a 14-story office tower and a 7-story parking deck on 4 acres in Atlanta, Georgia
- Developed construction plans for the Coca-Cola Company's World of Coke, a \$60 million project consisting of an 85,000-square-foot building, a 627-space parking deck, and a 5-acre park
- Delivered permitting services for the Georgia Regional Transportation Authority on a five-year \$5 million contract for Regional Transportation Action Plan to implement express bus service, with 45 park and ride lots in the 13-county non-attainment area
 - Included: site selection, parking lot layout, storm water management, erosion and sediment control BMP, and coordination with GRTA, GDOT, and local municipalities
- Obtained land disturbance and stormwater management permits for Insulet Corporation's Global Corporate Headquarters and U.S. manufacturing facility in Acton, MA
 - Project deliverables revolved around a 26-acre site in Acton, MA
 - Designed Cooling Tower Bleed-off/Blowdown sanitary sewer management system
 - Provided erosion control plan to manage stormwater runoff during and after construction
 - Provided inspections and maintenance certification for stormwater management facilities
- Obtained land disturbance permit and stormwater management permit for 26-acre residential development, Silver Hollow Estates, in Westborough, MA

