

BLUF

Social Circle Discussions

Conversion of Large Facility to Detention Center

Existing Conditions

- Built in 2025 (C/O November 5, 2025)
- 183 Acres
- 1,013,902 Sqft Under Roof
- The Government is purchasing the site with the one facility completed. The approved plans by Social Circle included three buildings (Building 1 – 1,013,902 sqft, building 2 – 769,500 sqft, Building 3 – 532,980 sqft for a total of 2,316,382 sqft under roof). This is significant as the *plan already included over 2m square feet* of capacity for the infrastructure.
- Social Circle currently has a capacity of 1.25m GPD at the existing A. Scott Emmons Treatment Facility with another 3.0m GPD facility in planning.
- Utility Capacities at Site Currently:
 - 4,000 Amp Electrical Service from Georgia Power
 - 4 x 2,014,000 BTUH gas fed heaters from 4” PE gas main by Natural Gas Systems of Social Circle
 - Fire Suppression System including 2,500 gpm, 520 HP Fire Pump fed from main 10” water line by Water and Sewer Services of Social Circle
 - Domestic Water serviced by 10” by Water and Sewer Services of Social Circle
 - Wastewater System currently serviced by 2 @ 6” mains (1,105,000 gpd capacity) which eventually feed to a 6” force main (666,720 gpd capacity). These feed into the treatment system of Water and Sewer Services of Social Circle

From Water and Sewer Services of Social Circle

The City of Social Circle, Georgia, operates its water and sewer services, with plans for a new **3.0 million gallons per day (MGD) wastewater treatment plant designed to support industrial growth.** Additionally, the A. Scott Emmons Water Reclamation Facility, a 1.25 MGD plant in the Little River watershed, serves the area.

Key details regarding water and wastewater, based on the provided search results, include:

- **Future Infrastructure:** The City of Social Circle is planning a new 3.0 MGD wastewater treatment plant to accommodate industrial growth.
- **Existing Facility:** The A. Scott Emmons Water Reclamation Facility (1.25 MGD) was constructed for the Newton County Water and Sewerage Authority.

- **Service Information:** Information on setting up water service, which requires a, [lease or closing document](#), a completed application, and a, copy of a driver's license, is available from the city,.
- **Regional Context:** While not directly in Social Circle, the, [CCWSA \(Clayton County Water Authority\) operates a 38 MGD plant](#), indicating the scale of nearby regional infrastructure.

Regulatory Authority

Water and wastewater systems are regulated to ensure compliance with, [safety standards](#), and the Georgia Environmental Protection Division (EPD) oversees systems with a capacity over 10,000 gallons per day.

New Conditions of Detention Facility

Approach

The design took the approach to not affect the existing infrastructure adversely in any way. Ultimately this led to an approach of on-site containment and generation for the utilities needs. Please see the following chart for the outcomes of the studies:

Utility	Existing Capacity	New Demand	Mitigation/Approach
Gas	4" Main	4" Main	As a contingency there is a 6" gas main upstream which can be utilized
Power	4,000 Amps @ 3 Phase 480	Final TBD	The existing grid contains enough power for the facility – the facility will utilize on site generation if Georgia Power will not accommodate
Water – Domestic	10" Main	10" Main	Contingency is Storage Tanks on Site
Water – Fire Pro.	10" Main	10" Main	Contingency is Storage Tanks on Site
Wastewater	6" Force Main – 666,720 GPD	1,001,683 GPD	<p>Engineering Assessment & Management Strategy</p> <ul style="list-style-type: none"> • Wastewater Peak Shaving via Flow Equalization: The installation and utilization of Flow Equalization (EQ) tanks (Tight Tanks) allow the system to buffer surge volumes during peak periods. This stored effluent is then metered into the treatment stream at a controlled rate during low-flow "off-hours," preventing plant washouts. • SCADA and Automated Flow Control: Upgrading to automated monitoring systems allows for real-time adjustments of lift station pumping rates. This ensures that the velocity within the force mains is optimized and that surges are managed proactively before reaching the headworks. • Load Distribution & Usage Scheduling: To prevent concurrent peak events, a staggered discharge schedule is implemented. By shifting high-volume activities, such as commercial laundry, industrial processing, and appliances use to a defined "off-peak" window (typically 11:00 PM to 5:00 AM). • On Site Wastewater Treatment Plant
Storm	On Site	On Site	None

Summary

The engineering approach to utilizing the Social Circle facility was to ensure proper operation while not adversely affecting the municipal infrastructure. As part of this it is important to calculate that:

1. Prior to ICE identifying the facility, Social Circle made a commitment to increasing the capacity of their wastewater treatment system by an additional 3m gpd.
2. Prior to ICE identifying the facility, Social Circle approved plans for the development for 2.3m sqft which would have increased the capacity.
3. The design currently includes on site mitigation strategies for wastewater treatment. Additional contingencies are in place if required for power and water supply if required due to non-engineering circumstances.
4. The economic benefits of the existing capacities should assist Social Circle in completing their additional wastewater treatment plant build out.

Attachments

1. Internal Memo on Social Circle Utilities dated January 28, 2026
2. Screenshot of Social Circle Wastewater Authority web site
3. A. Scott Emmons Wastewater Project webpage
4. Page on 3 Building Zoning Approval by Social Circle for this site in question
5. ICE Test Fit Floor Plan
6. Available Upon Requestion or On Sharesite (files too big to attach)
 - a. Full Zoning Report for Site
 - b. Full ALTA for Site
 - c. Social Circle Comprehensive Plan through 2024

Social Circle, GA

Answer to Project Inquiry

The following is regarding the proposed ICE Detention Site at 1365 East Hightower Trail, Social Circle, GA.

Question 1 – Please provide the proximity of adjacent and nearby buildings, including but limited to, schools, businesses, churches, residential and other uses.

Attached please find a scaled map illustrating the distances between these buildings.

I have called out a few buildings and their distances:

- Social Circle Elementary School – 1.2 miles
- Residential Development, Burkes Field Park – 1 mile

We have also provided a plan illustrating the access controls and safety perimeter measures which will be in place well before the site is occupied. These measures include multiple redundant perimeters fencing structures, digital surveillance technologies and personnel spaces for watches.

Question 2 – Once the facility is operational, what, if any, added capacities exist, and what mitigation measures are included in the design to ensure there is no impact to the local community.

As part of our current assignment, we reviewed the proposed use and capacities for water usage, waste exportation, and water capacities for life safety building systems (fire protection systems). Once we identified these capacities, we engineered a solution, using standard, code compliant, methodologies within the design of the facility. The following is a description of these design strategies:

- **Life Safety Building Systems** – Our study did not identify a need for fire protection water supply which would exceed the capacities currently in place at the site. While the new building configuration will require additional sprinkler distribution, we believe the existing capacity is sufficient to address this minimal new demand. Ultimately the designer of record will conduct a hydrant flow test with the local water authority to confirm the data at the site matches the engineering. As a contingency plan, if there is not sufficient capacity within the fire protection water supply, we have engineered a mitigation method of utilizing a cistern on site. This

system will supplement the existing water supply, thus ensure a compliant life safety system and not require additional capacity from the water authority.

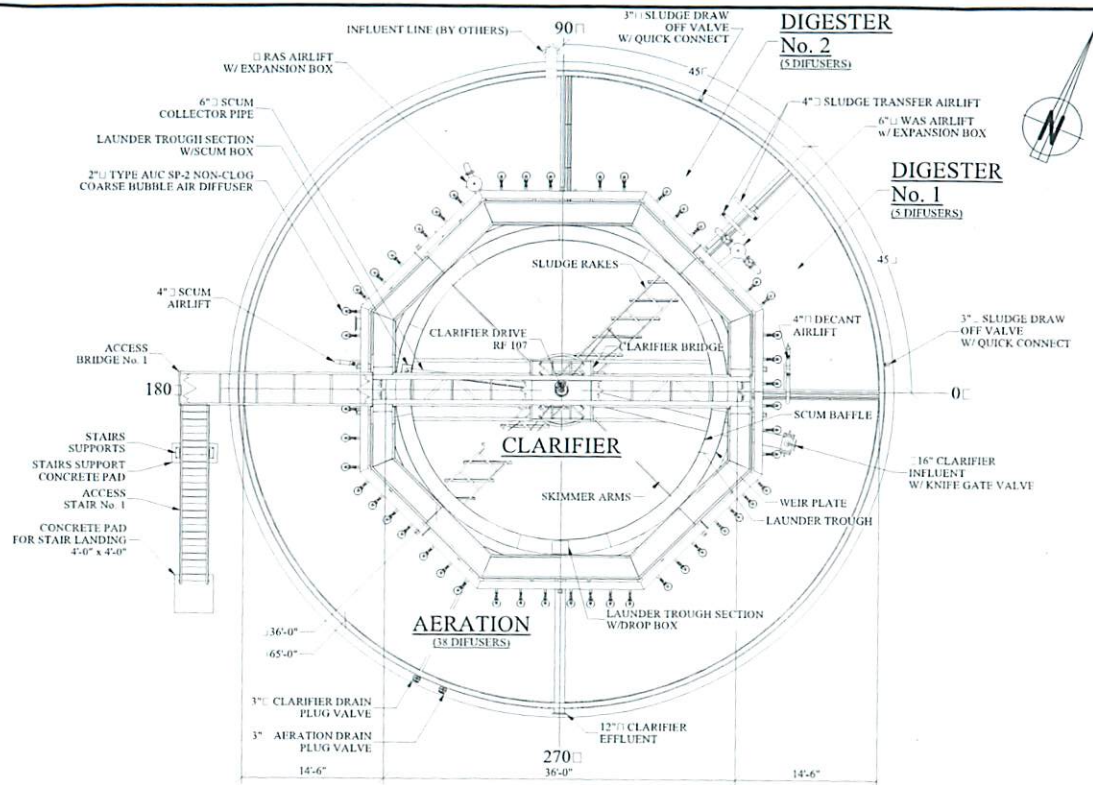
- **Domestic Water Supply** – As with the fire protection supply, our team reviewed the additional capacity for domestic water supply and believe the capacity currently at the site is sufficient to support the new facility. Like above, we engineered a contingency solution if we find the data at the site is not as engineered. In this solution, we would again utilize a cistern approach. With this approach the cistern system would fill from the local municipality on off peak hours. Once filled, the facility would work from this supply to avoid any capacity issues with the regional domestic water supply. This approach is standard engineering and practice.
- **Waste Water Exportation** – Our team reviewed the current site wastewater piping and systems. We understand the systems at the site will need upgrading. We do not have the data, nor is there public information available, to determine if the current water authority wastewater treatment plant has the capacity required for the new facility. We do believe that there are numerous solutions which could be implemented to utilize the existing infrastructure without creating an adverse impact to the water authority infrastructure. To engineer these plans, the design builder will require the engagement and data/capacities from the water authority. That said, the current design **DOES NOT** require the utilization of the current water treatment plant. The current design utilizes an on-site water treatment system. We have attached plans which illustrate the system that would be implemented. Our engineers believed this approach to be the most practical approach ensuring that the facility does not impact the local infrastructure and provides the US Government with a safe and sustainable. This system is self-contained and will have no impact to the surrounding properties. Once the data is available, this system will be re-examined and finalized.

It is important to note that our team and engineers believe the solutions above, and the contingencies, will provide no adverse effect on the community and surrounding properties. We further believe, with local authority data and cooperation, this new facility could generate revenue to the water authority (and other utilities) and not impact their current infrastructure.

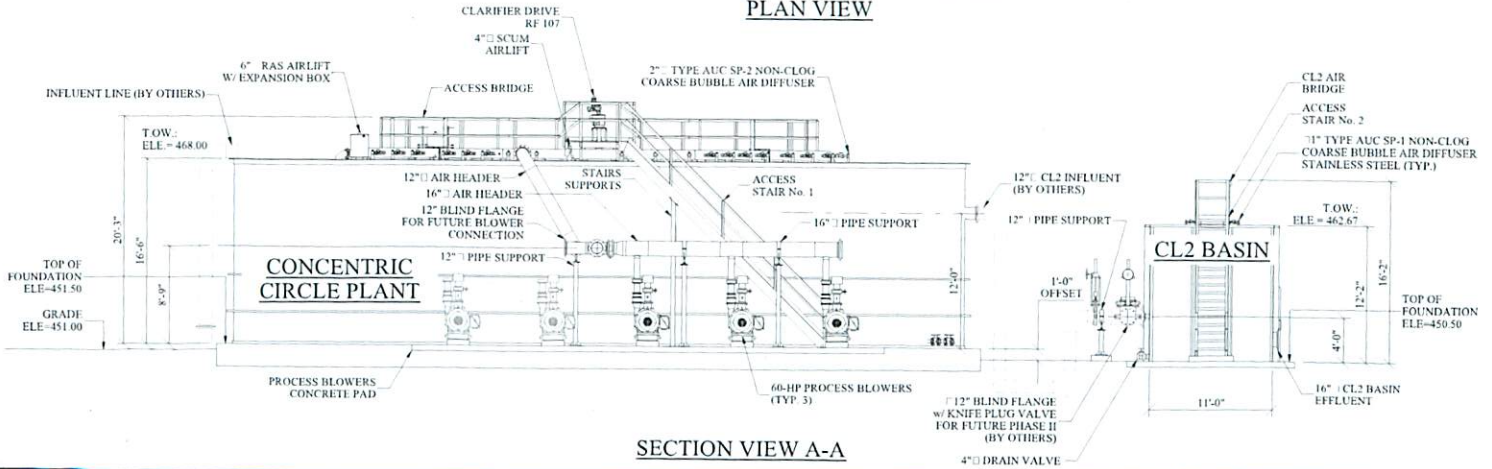
Please let me know if you have any further questions, need further assistance, or deeper explanations.

Thank you!


Jim Grossmann



PLAN VIEW



SECTION VIEW A-A

THIS DRAWING CONTAINS CONFIDENTIAL PROPRIETARY INFORMATION AND MAY NOT BE TRANSFERRED, REPRODUCED, OR USED TO CONSTRUCT ANY OTHER PROJECT THAN THAT FOR WHICH IT WAS ISSUED WITHOUT PRIOR PERMISSION BY AUC GROUP

CONCEPT

AUC GROUP	
CCP PLAN VIEW & SECTION VIEW A	5

V:\AUC Data\3 - All Projects\3 - Preliminary\Collin County 5 - Hillstead\Phase 1 - Prelim 1 - Drawings 1 - Preliminary Drawings\Collin County 5 - Preliminary Drawings.dwg



Water Quality Reports

- [2024 Water Quality Report](#)
- [2023 Water Quality Report](#)
- [2022 Water Quality Report](#)
- [2021 Water Quality Report](#)
- [2020 Water Quality Report](#)
- [2019 Water Quality Report](#)
- [2018 Water Quality Report](#)
- [2017 Water Quality Report](#)
- [2016 Water Quality Report](#)

Free viewers are required for some of the attached documents.

They can be downloaded by clicking on the icons below.



The City of Social Circle is committed to supplying you with the highest quality of water possible.

How do I connect for water service?

To set up water service, please email documents in a pdf format or bring them to the Utilities Department at the drive-thru at City Hall located at 166 N. Cherokee Road. All emailed PDF documents can be sent to jturner@socialcirclega.gov.

Service can NOT be set up online.

To have services connected you will need:

1. A legal document of residency, such as a lease or closing documentation
2. The completed application
3. A copy of the driver's license for anyone listed on the account.

A deposit must be paid before services will be connected under the new account. The deposit amounts are \$100 for water and \$200 for gas services.

Who do I call if there is a leak?

If you suspect a water leak and have checked to ensure that no faucets are leaking or toilets are running, please call City Hall at 770-464-2380 and ask for the Utilities Department or email rgroves@socialcirclega.gov.

Water and Sewer Leak Adjustments?

If you have remedied a water leak, review the below water and sewer leak adjustment policy to see if you could be eligible for an adjustment.

[Water and Sewer Leak Adjustment Policy](#)

[Water and Sewer Leak Adjustment Request Form](#)

The City plans to expand sewer services

The City has future plans for a new 3.0 million gallons per day wastewater treatment plant that can serve the city and be expanded to accommodate industrial growth.

Featured Project



Home / Project / A. Scott Emmons Water Reclamation Facility

← BACK

A. Scott Emmons Water Reclamation Facility

The scope for this project consisted of constructing a new 1.25 MGD wastewater treatment plant in the Little River watershed. Preconstruction services included design and constructability reviews, cost estimating, value-engineering recommendations, and preparation of a Guaranteed Maximum Price (GMP) proposal package. Construction services included CMAR procurement, construction and construction management, start-up, performance testing, commissioning, and operator training.

Location:

Social Circle, Georgia

Client:

Newton County Water and Sewerage Authority

1.25

65%



← Previous Project
Camp Creek WRF Improvements

Next Project →
Duncan 85 Business Center

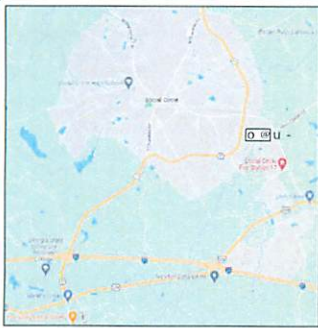
Get in touch →



Locations
Atlanta
Nashville
Greenville
Savannah (Coming Soon)

Why Reeves Young
Our Approach
Culture
Careers
Contact
Subcontractors





BLDG.	BLDG. S.F.	PARKING DATA		
		TRAILER PARKING	AUTO PARKING	PARKING SPACES (MAX. CAPACITY) ON-SITE*
BUILDING 100	1,011,902	250	600	600
BUILDING 200 (FUTURE)	765,500	179	372	372
BUILDING 300 (FUTURE)	532,960	161	372	372
AUXILIARY (FUTURE)	N/A	279	0	0
TOTALS	2,310,362	769	1,344	1,344

* NOTE: Any company vehicles will operate from trailer spaces. (Zoning Sect. 1304)
SITE DENSITY: 22.62% (Maximum = 35%)

Plan Approval
Public Works Department
07/31/2025 2:18:29 PM

Stormwater Approval
Public Works Department
08/08/2025 2:02:56 PM

Gas Approval
Public Works Department
08/08/2025 2:01:18 PM

Streets Approval
Public Works Department
08/08/2025 2:00:35 PM

Sewer Approval
Public Works Department
08/08/2025 2:00:59 PM

- GENERAL NOTES:**
1. SITE IS LOCATED AT 100 & HIGHTOWER TRAIL, CITY OF SOCIAL CIRCLE, GA. SCDDP IS FOR A LOGISTICS / DISTRIBUTION CENTER. FULL BUDGET TO INCLUDE (1) BUILDING OF AT 100, 700' AND 510' S.F. FOR A TOTAL OF 475,000 S.F., (2) SITE INCLUDES EXISTING PAVEMENT, UTILITIES, TOWER DRAINAGE, LANDSCAPING, ETC. AS TYPICAL WITH SIMILAR DEVELOPMENTS. CURRENT PHASE IS FOR BLDG 100, ACCESS ROAD AND ASSOCIATED INFRASTRUCTURE AND UTILITIES.
 2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) (36 CFR PART 1191) FOR STRUCTURE COMPLIANCE.
 3. TOTAL DEVELOPMENT AREA=212,112 S.F. CURRENT DIST. AREA PHASE I (BLDG 100)=101,100 S.F. FUTURE TOTAL ESTIMATED AREA=111,012 S.F. (ALL PHASES)
 4. SITE IS ZONED "U-1" LIGHT INDUSTRIAL AND PART OF THE "COMMERCIAL DISTRICT"
 5. PLANS BASED UPON SURVEY BY TECHNICAL SURVEY SERVICES (TSS), DATED 10/07/2020, REVISED 07/12/2022. VERTICAL DATUM MAY BE HORIZONTAL DATUM AND IS.
 6. ALL CONSTRUCTION TO CONFORM TO CITY OF SOCIAL CIRCLE, GA. (AS APPLICABLE) AND STATE OF GEORGIA. WHETHER OR NOT REFER COMMENTS HAVE MADE.
 7. MAINWAY CUT / FULL SLOPES = 2:1 HORIZ. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEOTECHNICAL ENGINEER.
 8. ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADII DIMENSIONS ARE "I" UNLESS OTHERWISE SHOWN.
 9. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
 10. CONTRACTOR TO MAINTAIN MAINWAY COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
 11. CONTRACTOR TO COORDINATE RELOCATION / ABANDONMENT OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
 12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GRASS COVER IS ESTABLISHED.
 13. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 14. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
 15. NOTIFY CITY OF SOCIAL CIRCLE INSPECTORS AT LEAST 24 HOURS PRIOR TO EACH PHASE OF CONSTRUCTION.
 16. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE LIMITS OF 100-YEAR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13017-0174 AND 13017-0175. FLOODPLAIN FILL IS NOT PROPOSED IN THE CLEARANCE SCOPE OF WORK.
 17. RETAINERS ARE PROPOSED EXCEPT AS SHOWN ON THE ATTACHED PLAN. NO DISTURBANCE TO ANY ADJACENT RETAINERS ARE PROPOSED WITHIN THE SUBJECT SITE.
 18. ALL LANDSCAPE BUFFER AREAS SHALL BE FIELD LOCATED, STAKED AND PLACED ON MAINWAY WITH TREE SHAVE ON DOUBLE TREE ENDING AND SHALL BE SUBMITTED TO THE LOCAL INSPECTOR FOR APPROVAL PRIOR TO GRADING.
 19. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
 20. UNDESIRABLE BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTINGENT DISTURBANCES SHALL FIRST BE TO THE ATTENTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN ANY BUFFER AREAS.
 21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMP) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA DEPARTMENT OF NATURAL RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 22. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
 23. ALL LOCAL AND PRIVATE ROADS TO HAVE PRELIMINARY MARKING, SIGNALS AND SIGNAGE CONFORMANCE TO THE STANDARDS AND SPECIFICATIONS OF CITY OF SOCIAL CIRCLE AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - PHASE II, 11TH EDITION. ALL STAKE MARKS TO CONFORM TO GEORGIA DOT STANDARDS AND SPECIFICATIONS.
 24. NO OPERATIVE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
 25. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.

LEGEND

EXISTING EDGE OF PAVEMENT	-----
EXISTING CURB & GUTTER	=====
PROPOSED CONCRETE CURB & GUTTER	=====
PROPOSED BUILDING	—————
PROPERTY LINES	—————
HEAVY DUTY CONC. PAVEMENT	—————
STANDARD DUTY ASPHALT PAVEMENT	—————
HEAVY DUTY ASPHALT "A"	—————
HEAVY DUTY ASPHALT "B"	—————
CONCRETE SIDEWALK	—————
SITE LIGHTING POLE	o

GEORGIA811
Emergency Production Center, Inc.

APPROVED VARIANCE SUMMARY

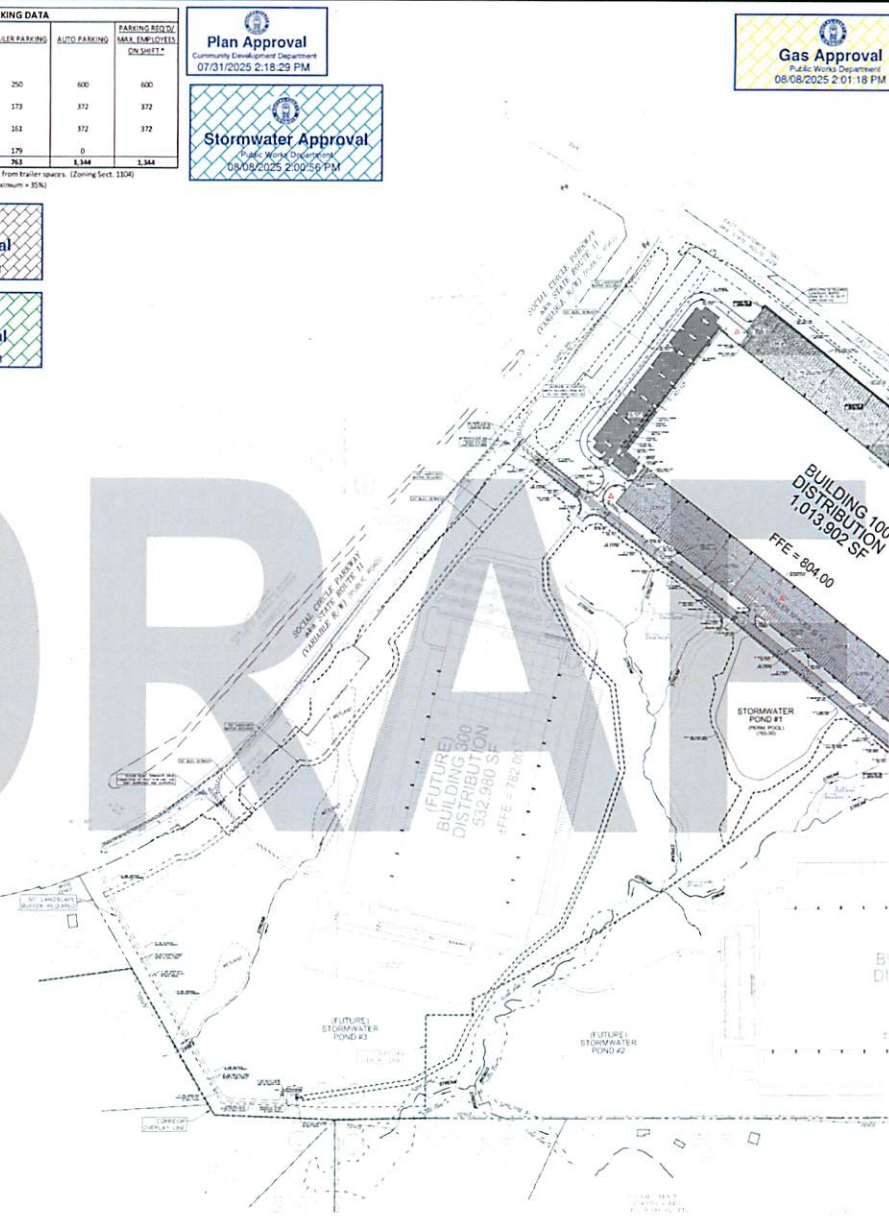
Variance #	Description
DAV-2022-8	ALLOW CONCRETE SKING ON BUILDINGS
DAV-2022-9	ALLOW INCREASE OF PARKING WIDTH FROM 60' TO 124' BETWEEN LANDSCAPE BUFFER AND BUILDING
DAV-2022-10	REDUCTION OF LANDSCAPE BUFFER ALONG HIGHTOWER TRAIL FROM 50 FT. TO 25 FT.

ALL RETAINING WALLS TO BE DESIGNED BY A GEORGIA REGISTERED PROFESSIONAL ENGINEER AND REQUIRE SEPARATE REVIEW AND APPROVAL BY THE LOCAL MUNICIPALITY.

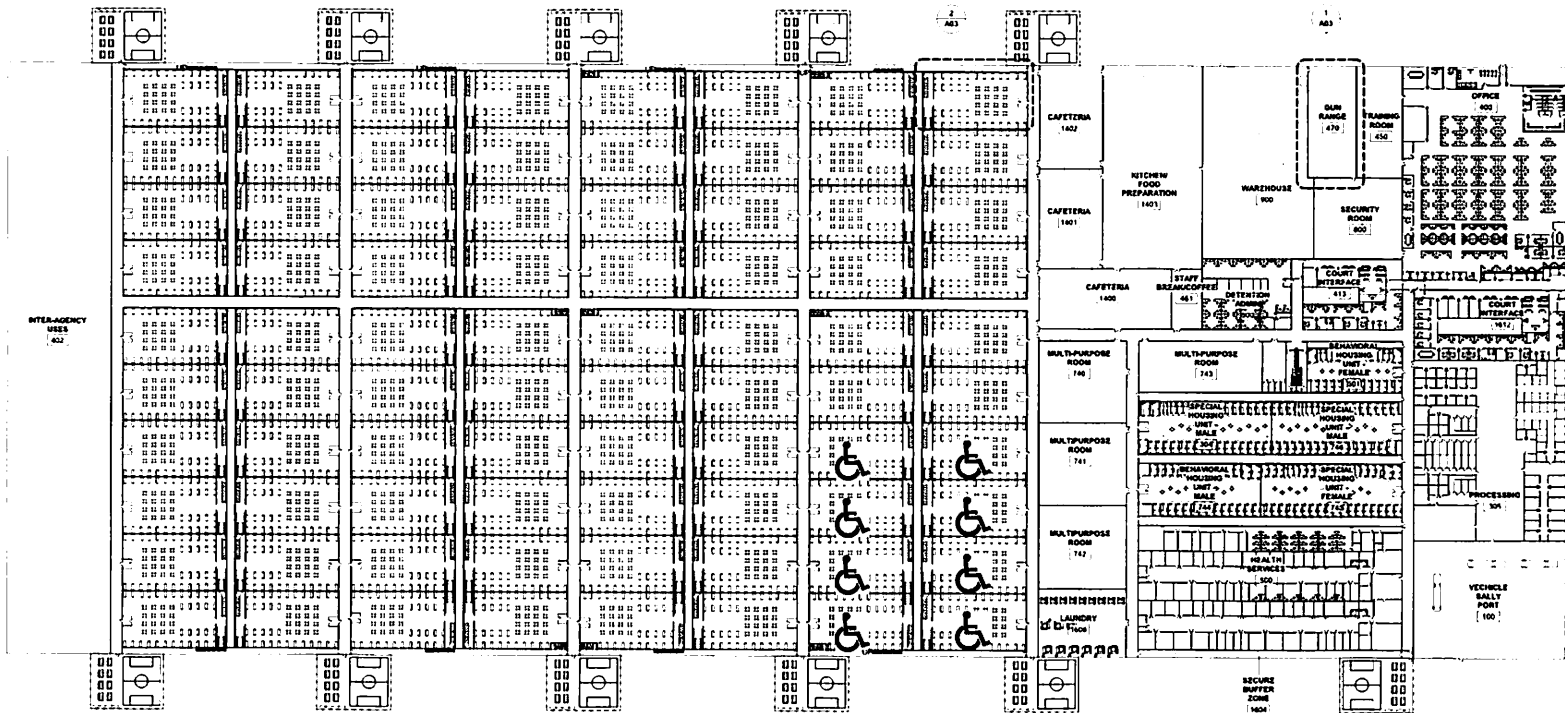
RIGHT OF WAY ENCROACHMENT PERMIT FROM GA D.O.T. REQUIRED FOR ALL DRIVEWAYS AND ANY DISTURBANCE WITHIN ADJACENT RIGHT OF WAY

SEE PLAN NOTES:

1. ALL CONCRETE AND PAVE ARE TO FOLLOW THE FACE OF CURB AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED. ALL PAVE UNDERLAYS TO CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) AND THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE).
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) AND THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE).
3. UNLESS OTHERWISE NOTED, PAVEMENT IS TO BE STANDARD DUTY ASPHALT. SPECIAL PAVEMENT REQUIREMENTS FOR NEW PAVEMENTS ARE INCLUDED IN THE CONTRACTOR'S DETAIL SHEETS.
4. ALL CONSTRUCTION TO CONFORM TO ALL RELEVANT ADJACENT JURISDICTIONS.
5. ALL CONSTRUCTION AND UTILITIES SHALL BE MAINTAINED WITHIN THE PROPERTY LINES AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE OF GEORGIA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL PAVEMENT MARKINGS, SIGNALS, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE OF GEORGIA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. SIGNAGE IS NOT ALLOWED WITHIN FOURTEEN FEET FROM THE EDGE OF THE ROADWAY UNLESS CURB AND GUTTER AND ANY NECESSARY DRAINAGE STRUCTURES.



BED COUNT	
1,388 TOTAL BEDS	
GENERAL PURPOSE	4,800
TYPICAL LABORATORY FLOOR	275
ADA COMPLIANT FLOOR	133
REARWORK & SPECIAL HOUSING	
REARWORK	1,047
TYPICAL LABORATORY FLOOR	1,047
TOTAL	6,302



1 FIRST FLOOR PLAN
1" = 40'