



AEC inc.

CIVIL ENGINEERING | LAND PLANNING
LANDSCAPE ARCHITECTURE
60 Warm Springs Circle
Roswell, Georgia 30075
(770) 841-1542 • Fax (770) 388-8124 • www.aecinc.com

SITE LAYOUT PLAN
AND NOTES

PROVIDENCE AT
HISTORIC ROSWELL
(JESSICA WALK)
CITY OF ROSWELL, GEORGIA
LL 387 1ST DISTRICT, 2ND SECTION

NO.	REVISIONS	DATE
1	PER CITY COMMENTS	10/15/09
2	PER CITY COMMENTS	10/22/09
3	PER CITY COMMENTS	12/16/09
4	PER CITY COMMENTS	4/21/11

PROJECT NO. - 09-2933.00

DRAWN - SBC

DESIGNED - SBC, BDR

CHECKED - SBC

DATE - 9-10-09



CURB AND GUTTER NOTE:
CONTRACTOR TO REPLACE EXISTING CURB AND GUTTER AS NEEDED AS A RESULT OF CONSTRUCTION DAMAGE.

LEGEND:
L/A = LANDSCAPE AREA
ALL DIMENSIONS ARE TO BACK OF CURB
LP = EXISTING LIGHTPOLE (TO REMAIN)
LP = EXISTING LIGHTPOLE (TO BE REMOVED)

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARED ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 Hour Contact:
BRENDAN WALSH
704-609-2827

DRIVEWAY NOTE:
PROPOSED DRIVEWAYS VARY IN LENGTH FROM 10' TO 25'. NOT ALL DRIVEWAYS WILL PROVIDE PARKING.

PLAN, DETAILS & PROFILES NOTES

DISCREPANCIES BETWEEN PLAN, PROFILES AND SITE CONDITIONS MAY BE ENCOUNTERED. IF A DISCREPANCY OR INFORMATION IS OUT OF THE ORDINARY THE GENERAL CONTRACTOR IS TO CONTACT THE PROJECT ENGINEER FOR CLARIFICATION PRIOR TO ANY INSTALLATION.

TRAFFIC CONTROL NOTE:
DURING CONSTRUCTION, TRAFFIC SHALL BE MAINTAINED/CONTROLLED ALONG JESSICA WALK IN ACCORDANCE TO THE MANUAL OF UNIFORM CONTROL DEVICES (MUTCD), LATEST EDITION. SEE DETAIL C3.0.

STREAM BUFFER NOTE:

1. 25' STREAM BUFFER WAS IN EFFECT AT TIME OF ORIGINAL APPROVED SITE DEVELOPMENT AND LAND DISTURBANCE PLANS.
2. THE SITE PLAN FOR THE DARLEN WALK SUBDIVISION WAS DEVELOPED UNDER THE OLD HPC REGULATIONS. THE REGULATIONS GRANTED APPROVAL FOR A SITE PLAN AND THAT APPROVAL HAD NO EXPIRATION DATE; THEREFORE THAT HPC APPROVAL IS STILL IN EFFECT.
3. THE LAND DISTURBING ACTIVITY WITHIN THE BUFFER AREA HAS ALREADY BEEN DONE UNDER THE PREVIOUS PERMIT FOR DARLEN WALK. THE PROPOSED IMPERVIOUS AREA WITHIN THE BUFFER AND SETBACK ZONE IS IN SUBSTANTIAL COMPLIANCE WITH THAT SHOWN ON THE PREVIOUS PERMIT FOR DARLEN WALK AND NO PROPOSED ENCROACHMENT IS CLOSER TO THE STREAM THAN WHAT IS SHOWN ON THE APPROVED DARLEN WALK PLAN. WE BELIEVE THIS PLAN MEETS THE INTENT OF THE SECTION 21.10.10 (B).

ASPHALT DRIVE
(SEE PLAN)

SIDEWALK
(SEE PLAN)

RAMP

LANDING

CURB AND GUTTER (SEE PLAN)

ADA NOTE:

PAVEMENT NOTE:
CONTRACTOR IS RESPONSIBLE FOR PLACING

1 1/2" TYPE "B" MODIFIED ASPH. CONC. UNDER 6.0" GRADED AGGREGATE BASE COMPACTED BY 60% MODIFIED PROCTOR (ASTM 1557) Minimum Dry Density

COMPACTED SUBGRADE (90% STD. PROCTOR)

PREVIOUSLY APPROVED PAVEMENT SECTION

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