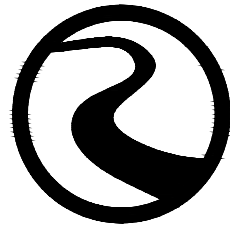


SITE CONSTRUCTION PLANS LOT 109A DARIEN, GA

PREPARED FOR:
DARIEN DOWNTOWN DEVELOPMENT AUTHORITY (DDA)



ROBERTS
CIVIL ENGINEERING
WWW.ROBERTSCIVILENGINEERING.COM

301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS ISLAND, GA 31522
912-638-9681

6001 CHATHAM CENTER DRIVE, SUITE 255
SAVANNAH, GA 31405
912-298-7006

14600 WHIRLWIND AVENUE, SUITE 119A
JACKSONVILLE, FL 32218
904-741-0099

4000 FABER PLACE DRIVE, SUITE 300
NORTH CHARLESTON, SC 29405
843-323-4224

NOT RELEASED
FOR
CONSTRUCTION



VICINITY MAP NTS

DARIEN, GA

LOT 109A

OWNER
DARIEN DDA
CONTACT
DEBORAH GILKEY
EMAIL
DDADIRECTOR@DARIENTEL.NET

ENGINEER
ROBERTS CIVIL ENGINEERING
CONTACT
JESSICA NAJAR
EMAIL
JNAJAR@ROBERTSCIVILENGINEERING.COM

#	REVISIONS
1	2023-06-20
2	
3	
4	
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2023-05-23: ORIGINAL ISSUE DATE RCE PROJECT NUMBER: 22221

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Know what's below.
Call before you dig.

COVER

GENERAL NOTES:

- CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
- PERMITS NECESSARY FOR CONSTRUCTION SHALL BE OBTAINED BY CONTRACTOR.
- DEVIATIONS FROM PLANS ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE ENGINEER.
- CONTRACTOR IS TO IMMEDIATELY CONTACT ENGINEER IF ANY UNFORESEEN CONDITIONS OR DISCREPANCIES OCCUR.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION OF UTILITIES ON SITE WITH APPROPRIATE PROVIDER (I.E. POWER, PHONE, CABLE, ETC.).
- ENGINEER IS NOT RESPONSIBLE FOR PHYSICAL CONSTRUCTION OF SITE.
- CONTRACTOR SHALL MAINTAIN A SAFE SITE AND MEET APPROPRIATE REGULATIONS CONCERNING SAFETY.
- SURVEY DATA PROVIDED BY JACKSON SURVEYING, INC.
 - DATE OF SURVEY 10/19/2022
 - SURVEYOR PROJECT OR FILE NO. LSF001244
- EXISTING SURVEY INFORMATION TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF DISCREPANCIES IN FIELD OBSERVATIONS VERSUS SURVEY DATA.
- CONTRACTOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION BY CALLING "CALL BEFORE YOU DIG" HOTLINE: 811.
- ACCORDING TO FEMA FLOOD INSURANCE RATEMAPS 13191C0381E, DATED 08-02-2018, SITE IS LOCATED IN ZONE "X" UNSHADED.
- HORIZONTAL DATUM BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM; EAST ZONE NAD83; VERTICAL DATUM BASED ON NAVD 88.

ADA NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADHERING TO CURRENT ADA REQUIREMENTS.
- EXTERIOR ACCESSIBLE ROUTE SHALL HAVE A MINIMUM WIDTH OF 3 FEET. IF ACCESSIBLE ROUTE CLEAR WIDTH IS LESS THAN 3 FEET, THEN 6"x6" PASSING SPACES SHALL BE PROVIDED EVERY 200' OR LESS. INTERSECTING SIDEWALKS MEET THIS REQUIREMENT.
- FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS SHALL MEET FOLLOWING:
 - 0 - 1/2" NO REQUIREMENTS.
 - 1/2" - 2" BEVEL WITH 1:2 SLOPE.
 - GREATER THAN 2" CONFORM TO RAMP REQUIREMENTS.
- RAMPS SHALL MEET FOLLOWING CONSTRAINTS:
 - MAX SLOPE 1:12.
 - MAX RAMP RISE IS 30".
 - MAX RAMP LENGTH IS 30'.
 - MAX CROSS SLOPE IS 2.00%.
- RAMP LANDINGS SHALL MEET FOLLOWING CONSTRAINTS:
 - A MINIMUM 5' LONG LEVEL LANDING AT LEAST AS WIDE AS RAMP SHALL BE PLACED AT TOP AND BOTTOM OF RAMP.
 - LANDING SHALL BE MINIMUM 5'x5' WHERE RAMP CHANGES DIRECTION.
 - LANDINGS SHALL NOT EXCEED A 2.00% SLOPE.
- HANDRAILS SHALL MEET FOLLOWING CONSTRAINTS:
 - IF RAMP RISE IS GREATER THAN 6", THEN HANDRAILS ARE REQUIRED ON BOTH SIDES OF RAMP.
 - MINIMUM OF 12" LONG HANDRAIL EXTENSIONS SHALL BE PROVIDED AT TOP AND BOTTOM OF LANDINGS.

PROJECT NOTES:

- OWNER / DEVELOPER:
 - NAME: DARIEN DEVELOPMENT AUTHORITY
 - CONTACT: DEBORAH GILKEY
 - ADDRESS: LOT 109A
 - DARIEN, TAX PARCEL : D006 0138
- ZONING CLASSIFICATION: CHT-HQ, GENERAL COMMERCIAL, GOVERNMENT OVERLAY SUBAREAS
 DEVELOPMENT ORDINANCE (NAME / DATE): THE CODE OF THE CITY OF DARIEN GEORGIA, AUGUST 16, 2022
 - FRONT SETBACK: 0'
 - SIDE SETBACK: 0'
 - REAR SETBACK: 0'
 - BUILDING HEIGHT (ALLOWABLE / PROPOSED): N/A.
- SITE COVERAGE
 - TOTAL AREA: 7,521 SQ. FT. (0.17 AC)
 - IMPERVIOUS (ALLOWABLE / PROPOSED): N/A (7,521 SQ. FT.)
 - OPEN SPACE (REQUIRED / PROPOSED): N/A
- PARKING REQUIREMENTS:
 - REQUIRED / PROPOSED: N/A / 12 REG + 1 HC + 2 EV + 15

EARTHWORK AND PAVING:

- UPPER 12 INCHES OF SUBGRADE BELOW PAVEMENT AND BUILDINGS SHALL BE SCARIFIED AND RECOMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
- CONTRACTOR TO PROVIDE TEST RESULTS OF SUBGRADE AND BASE COURSE COMPACTION TO ENGINEER INCLUDING VOLUME ESTIMATES OF ANY UNSUITABLE SOILS TO BE REMOVED AND REPLACED THAT WERE IDENTIFIED DURING COMPACTION OPERATIONS PER ITEM NO. 1 ABOVE. IF ANY, CONTRACTOR SHALL NOT PROCEED WITH OVER-EXCAVATION AND REPLACEMENT OF UNSUITABLE SOILS WITHOUT WRITTEN AUTHORIZATION FROM ENGINEER OR OWNER.
- FOR APPROVED AREAS OF OVER-EXCAVATION AND REPLACEMENT, CONTRACTOR TO REMOVE IDENTIFIED UNSUITABLE MATERIAL TO A DEPTH OF 3 FEET AND REPLACE WITH STRUCTURAL FILL.
- IN AREAS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN LIFTS OF 6 INCHES AND BE COMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY. STRUCTURAL FILL SHALL CONSIST OF GRANULAR SOIL CONTAINING LESS THAN 10% MATERIAL PASSING THE NO 200 SIEVE.
- EXCAVATION AND FILL SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITIES.

GRADING & DRAINAGE NOTES:

- STORM PIPES SHALL BE JOINED PER DOT SPECIFICATIONS.
- PIPING SHALL BE INSTALLED IN NEW CONDITION.
- A RIGHT-OF-WAY WORK PERMIT MAY BE REQUIRED BEFORE ANY WORK CAN BE DONE IN RIGHT-OF-WAY.
- STORM DRAINAGE PIPING SHALL BE CONSTRUCTED PER GA DOT SPECS.
- STORM DRAINAGE PIPING JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
- CONTRACTOR TO REQUEST CONFIRMATION OF LATEST PLAN REVISION DATE FROM ENGINEER IN WRITING PRIOR TO ORDERING MATERIALS.
- IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO ORDERING MATERIALS.

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REVISIONS
2023-06-20



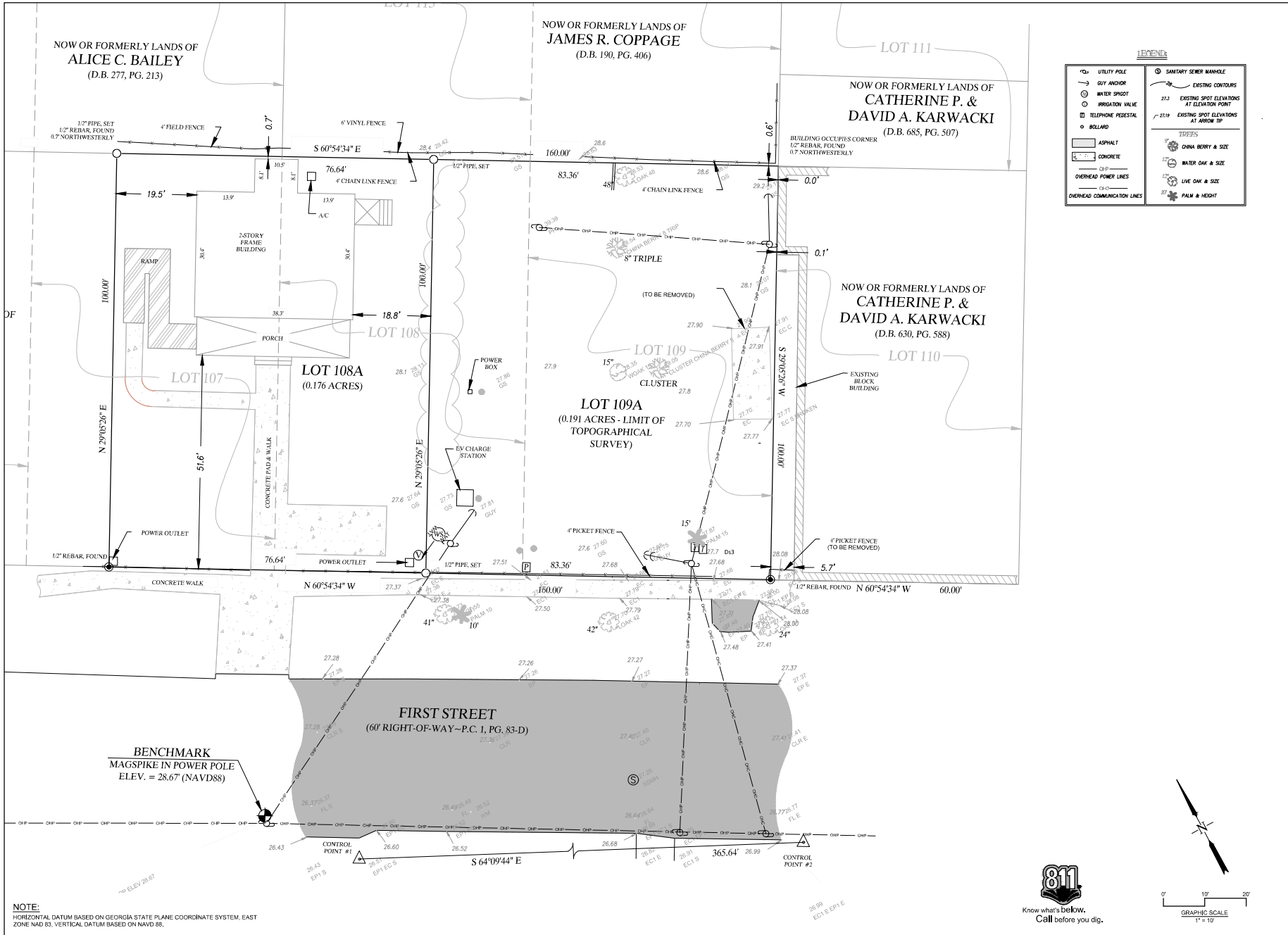
GENERAL NOTES

LOT 109A
DARIEN, GA
PREPARED FOR:
DARIEN DDA

DATE: 2023-05-23
 PROJECT NUMBER: 22221
 DRAWN BY: MS
 CHECKED BY: IN
 SCALE: NTS

2

SHEET:



LEGEND			
○	UTILITY POLE	○	SANITARY SEWER MANHOLE
—	UTILITY ANCHOR	—	EXISTING CONTOURS
○	WATER SPOUT	○	EXISTING SPOT ELEVATIONS AT ELEVATION POINT
○	IRRIGATION VALVE	○	EXISTING SPOT ELEVATIONS AT ARROW TIP
□	TELEPHONE PEDESTAL		
○	BOLLARD		
—	ASPHALT		
—	CONCRETE		
—	CIP		
—	OVERHEAD POWER LINES		
—	OVERHEAD COMMUNICATION LINES		
			TREES
		○	CHINA BERRY & SIZE
		○	WATER OAK & SIZE
		○	LIVE OAK & SIZE
		○	PALM & HEIGHT

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REVISIONS



EXISTING CONDITIONS

LOT 109A
 DARIEN, GA
 PREPARED FOR:
 DARIEN DDA

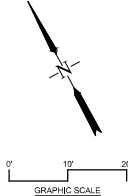
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 CHECKED BY: IN
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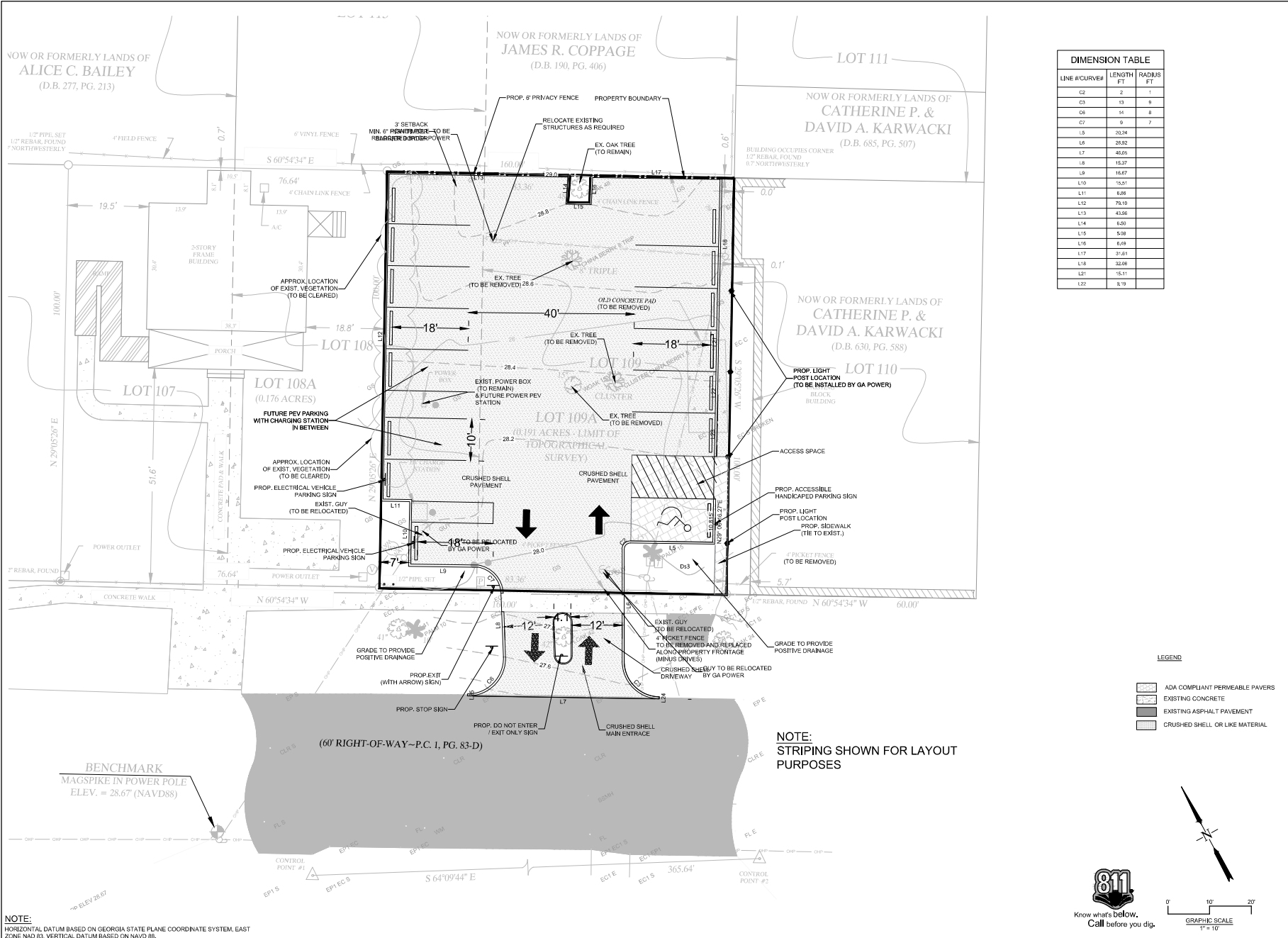
3

SHEET:



Know what's below.
 Call before you dig.





DIMENSION TABLE		
LINE #/CURVE#	LENGTH FT.	RADIUS FT.
C2	2	1
C3	13	9
C6	14	8
C7	9	7
L5	20.24	
L6	28.82	
L7	48.06	
L8	15.37	
L9	15.47	
L10	15.47	
L11	6.86	
L12	78.10	
L13	43.26	
L14	6.20	
L15	5.08	
L16	6.08	
L17	31.61	
L18	32.08	
L21	15.11	
L22	8.19	

LEGEND

	ADA COMPLIANT PERMEABLE PAVERS
	EXISTING CONCRETE
	EXISTING ASPHALT PAVEMENT
	CRUSHED SHELL OR LIKE MATERIAL

811
Know what's below.
Call before you dig.

0' 10' 20'
GRAPHIC SCALE
1" = 10'

NOTE:
HORIZONTAL DATUM BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83, VERTICAL: DATUM BASED ON NAVD 88.

NOTE:
STRIPING SHOWN FOR LAYOUT PURPOSES

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REVISIONS
2023-06-20



STAKING PLAN

LOT 109A
DARIEN, GA
PREPARED FOR:
DARIEN/DDA

DATE: 2023-05-23
PROJECT NUMBER: 22221
DRAWN BY: MS
CHECKED BY: IN
SCALE: 1"=10' (PER VARIOUS)

4

SHEET:



- LEGEND**
- ADA COMPLIANT PERMEABLE PAVERS
 - EXISTING CONCRETE
 - EXISTING ASPHALT PAVEMENT
 - CRUSHED SHELL OR LIKE MATERIAL
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION AT LOW POINT
 - PROPOSED SPOT ELEVATION AT HIGH POINT
 - PROPOSED SPOT ELEVATION TO MATCH EXISTING

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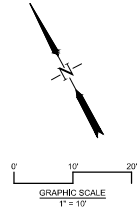
REVISIONS

2023-06-20



GRADING PLAN
 LOT 109A
 DARIEN, GA
 PREPARED FOR:
 DARIEN DDA

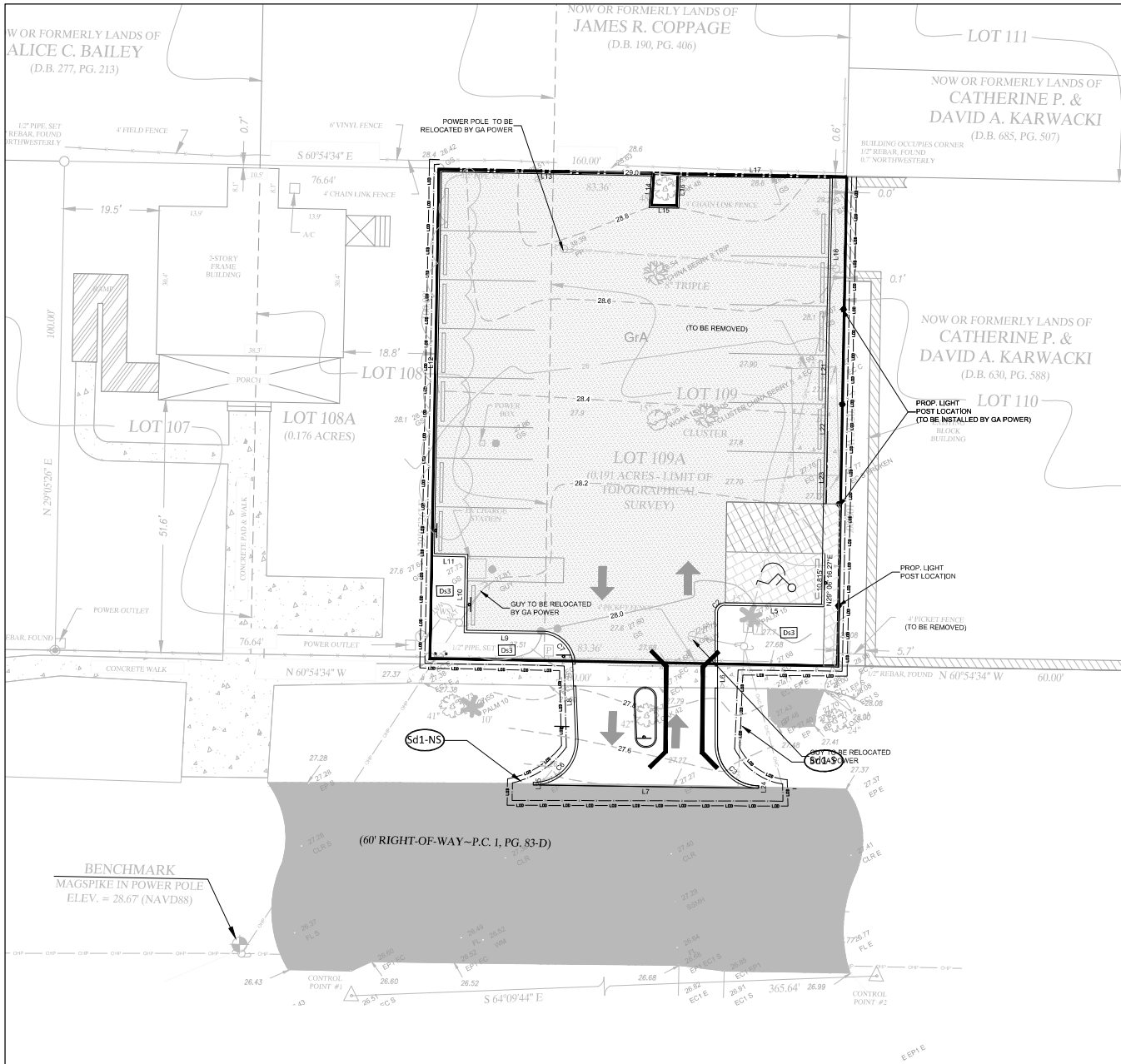
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 PROJECT NUMBER: 22221
 DRAWN BY: MS
 CHECKED BY: IN
 SCALE: 1"=10' (PER 2007 P&M)



NOTE:
 HORIZONTAL DATUM BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83. VERTICAL DATUM BASED ON NAVD 88.

5

SHEET:



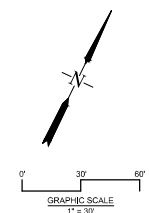
NOTE:
 HORIZONTAL DATUM BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83. VERTICAL DATUM BASED ON NAVD 88.

- ESAPC LEGEND**
- Co CONSTRUCTION EXIT
 - Sd1-NS SEDIMENT BARRIER SILT FENCE - (TYPE A) NON-SENSITIVE
 - Sd1-S SEDIMENT BARRIER SILT FENCE - (TYPE C) SENSITIVE
 - Du DUST CONTROL
 - Ds2 TEMPORARY SEEDING
 - Ds3 PERMANENT SEEDING
 - LOD LIMIT OF DISTURBANCE
 - GrA SOILS
 - SOILS DELINEATION

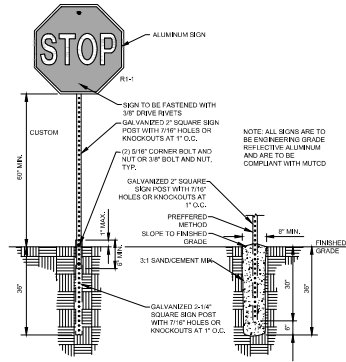
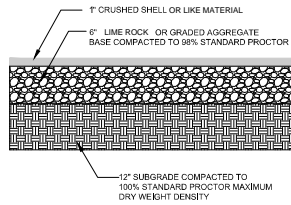
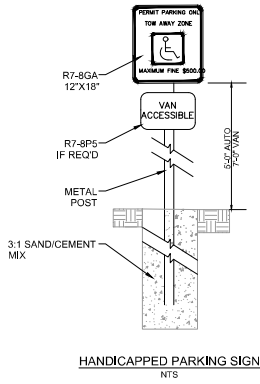
U.S. HIGHWAY 17



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2023-06-20 REVISIONS	 ROBERTS CIVIL ENGINEERING <small>15 SHADLOW LANE, LAWRENCEVILLE, GEORGIA 30046 WWW.ROBERTSCIVILENGINEERING.COM</small>
ES & PC PLAN LOT 109A DARIEN, GA PREPARED FOR: DARIEN DDA	
DATE: 2023-05-23 PROJECT NUMBER: 22221 DRAWN BY: MS CHECKED BY: IN SCALE: 1"=30' (PER 2007 PERC)	<div style="font-size: 2em; font-weight: bold;">6</div> SHEET:



POST AND SIGNAGE INSTALLATION DETAIL
SCALE: NTS

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FOR
CONSTRUCTION

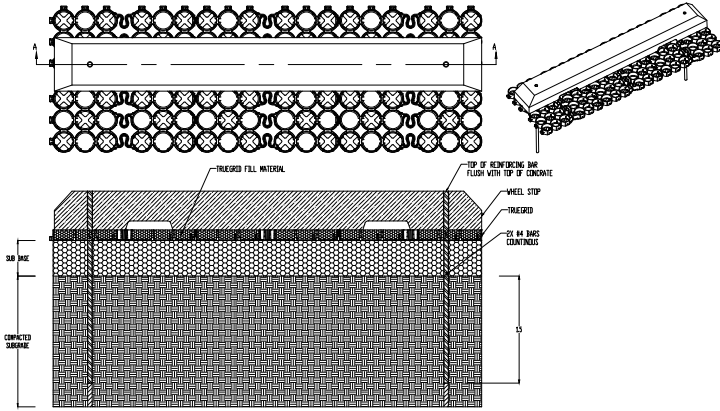
REVISIONS
2023-06-20



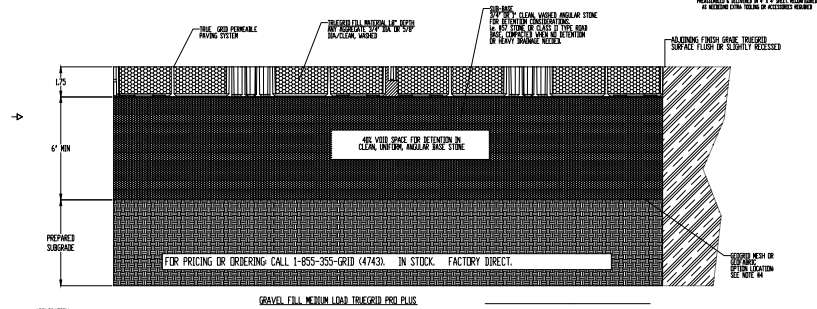
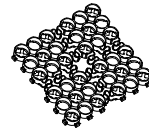
CONSTRUCTION DETAILS
 LOT 109A
 DARIEN, GA
 PREPARED FOR:
 DARIEN DDA

DATE: 2023-05-23
 PROJECT NUMBER: 22221
 DRAWN BY: MS
 CHECKED BY: JN
 SCALE: NTS

7
SHEET:



- NOTES
1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
 2. TRIGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 25,000 LBS PER SQ. FT. TRIGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
 3. TRIGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR 4-20 45-20 LOADING AND GREATER.
 4. GEOTEXTILE MESH OR GEOTEXTILES MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
 5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
 6. NO STORM NEEDED WITH TRIGRID PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
 7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR CORRECT INFILTRATION RATES, STORAGE CAPACITIES, OUTFLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
 8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



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REVISIONS
2023-06-20



CONSTRUCTION DETAILS

LOT 109A
DARIEN, GA
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DARIEN DDA

DATE: 2023-06-23
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SCALE: NTS

08

SHEET:

