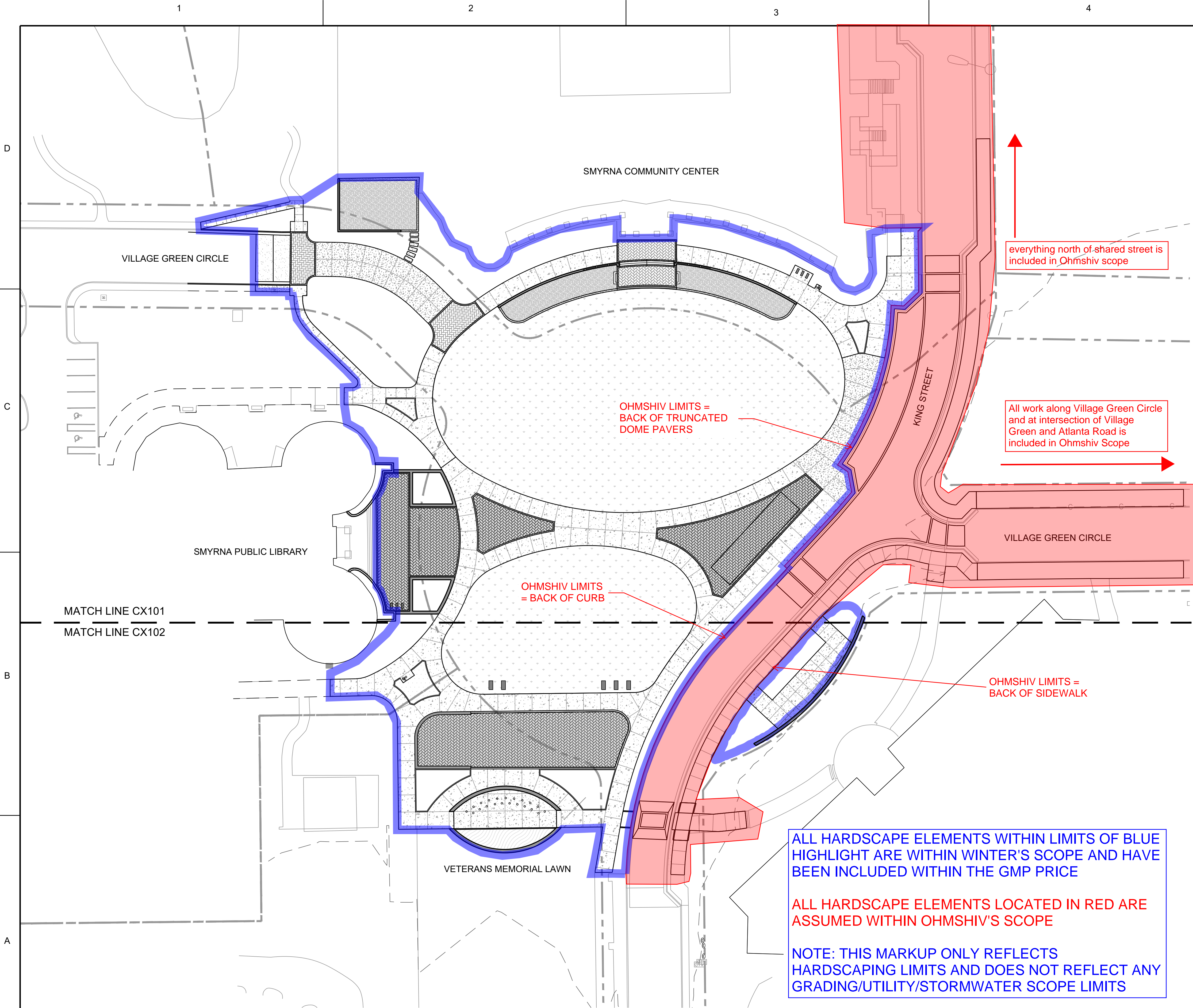


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A1 OVERALL KEY PLAN
SCALE: 1" = 30'

GENERAL NOTES

- REFER TO SHEET C-001 AND C-002 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.
- THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
- REFER TO SHEET CD101 FOR DEMOLITION PLAN.
- LD101 AND LD102 PROVIDED FOR REFERENCE ONLY. SEE LP101 FOR TREE REPLACEMENT AND LANDSCAPE PLANS.
- SITE PLAN HATCHES FOR IDENTIFICATION ONLY. HATCH DOES NOT REPRESENT PAVING PATTERN OR DESIRED LAYOUT AND ORIENTATION.
- REFER TO CG101 AND CG102 FOR GRADING AND DRAINAGE INFORMATION.
- THE CONTRACTOR BARES ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, WALKS AND CURBS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO BEFORE MENTIONED INFRASTRUCTURE THAT ARE TO REMAIN SHALL BE PREPARED IMMEDIATELY AT NO EXPENSE TO THE OWNER. POND ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- BECAUSE KING STREET ROADWAY PROJECT CONSTRUCTION COMMENCED PRIOR TO THE GREENSPACE, IS IT IS ASSUMED THAT SHEET ER-300 (EROSION CONTROL PLAN - FINAL PHASE) OF LDP #220522 PERMIT SET SERVES AS THE EXISTING CONDITION. ALL PROPOSED AND FINISHED GRADES ARE BASED ON THIS DRAWING. CONTRACTOR TO ALERT OWNER REPRESENTATIVE AND DESIGN PROFESSIONAL OF ANY GRADING OR SPOT INCONSISTENCIES BEFORE COMMENCING WORK.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL FOOTINGS, WALLS, SIDEWALKS, PAVERS, RAILINGS, FENCING, STEPS, SITE FURNISHINGS, TRELLIS, AND FOUNTAIN ARE TO BE SURVEYED, LAID OUT AND STAKED FOR REVIEWS BY OWNER, AND DESIGN PROFESSIONAL, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION ADJUSTMENTS OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS, ANY QUANTITIES PROVIDED BY POND ARE FOR CONVENIENCE ONLY. NOTIFY OWNER REPRESENTATIVE OF ANY DISCREPANCIES.
- EASEMENTS, BUILDING SETBACKS, CURB AND GUTTER AND UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO POND BY THE OWNER/CROY ENGINEERING. REFER TO LDP #220522 FOR ADDITIONAL INFORMATION.
- DETAILS DENOTED AS "TYP." IN THE TITLE BLOCK SHALL APPLY TO ALL APPLICABLE APPLICATIONS UNLESS NOTED OTHERWISE.
- G.C. TO DELIVER ALL SUBMITTALS, PRODUCT SAMPLES, AND SHOP DRAWINGS TO OWNER REPRESENTATIVE AS LISTED IN DETAILS AND SPECS ON DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
- RFIs, CHANGE ORDERS, AND SUBMITTALS SHALL BE DIRECTED TO OWNER REPRESENTATIVE CONTACT.
- SEE LIGHTING AND ELECTRICAL DRAWINGS FOR ALL WALL, WALKS STEPS, AND LANDSCAPE AREA CONDUIT.
- IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE OWNER REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

LAYOUT NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, GIVING NOTICES, AND PAYING FEES. THE CONTRACTOR SHALL COMPLY WITH ALL INTERNATIONAL, CITY, COUNTY AND STATE BUILDING CODES AND ORDINANCES RELATING TO THIS CONSTRUCTION PROJECT.
- WHERE PLAN DETAILS DIFFER FROM CITY STANDARDS, THE LATTER SHALL BE USED AND MUST BE APPROVED IN WRITING BY OWNER REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH THE WORK.
- NO SUBSTITUTIONS OF ANY MATERIALS OR PRODUCTS SHALL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER REPRESENTATIVE.
- ALL DRAINS, LIDS, TOPS, ACCESS PANELS, VAULTS, GRATES, ETC. LOCATED IN THE HARDSCAPE SHALL BE COORDINATED WITH THE PATTERNING AND LAYOUT OF THE FLATWORK. ALL SHALL ALIGN WITH THE EDGES AND THE PATTERN. ODD ANGLES SHALL NOT BE ALLOWED.

MOCK UPS:

CONTRACTOR SHALL PROVIDE 4' X 4' SAMPLES OR 4' LONG SAMPLES FOR REVIEW AND APPROVAL BY THE OWNER REPRESENTATIVE, AND DESIGN PROFESSIONAL FOR THE FOLLOWING ITEMS:

- WALLS
- AGGREGATE PAVING
- CONCRETE PAVERS
- MOCKUP LAYOUT - SEE DETAIL 10/C-501

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DPR SEAL

CLIENT INFORMATION
SMYRNA
georgias oldest city
GEORGIA

PROJECT NAME
**SMYRNA
DOWNTOWN
IMPROVEMENTS**

LAND LOT(S) 521 OF
THE 17TH DISTRICT,
2ND SECTION

2800 KING ST SE
SMYRNA, GA. 30080

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: ST
DRAWN BY: SS
CHECKED BY: BJ
SUBMITTED BY: ST
DATE: 09/02/2022
PROJECT # 1210754

SHEET TITLE

**OVERALL KEY
PLAN**

SHEET NUMBER

CS100

ORIGINAL SHEET SIZE:
22" X 34"