

GENERAL NOTES:

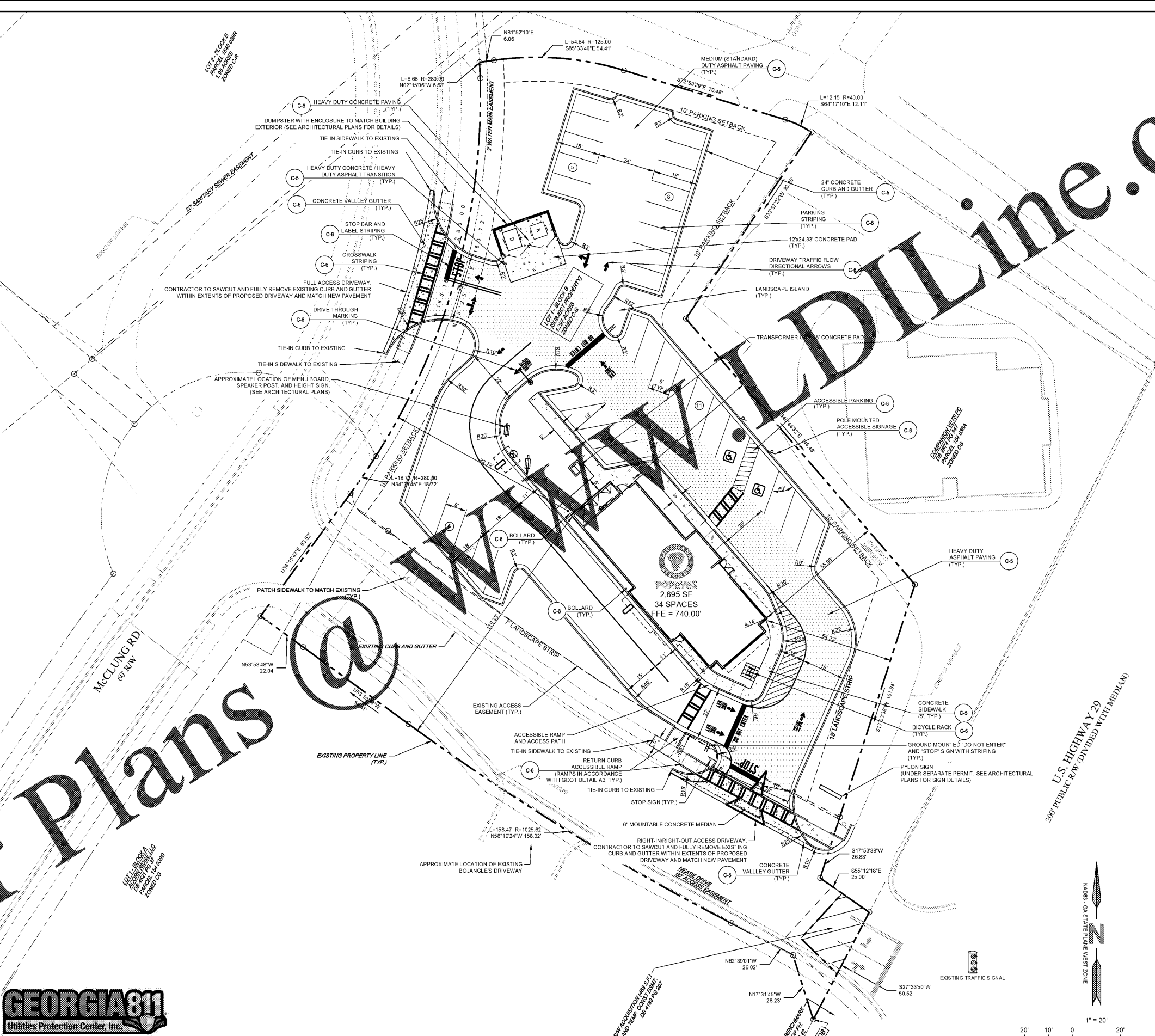
- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 2) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 3) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 4) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 5) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 6) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 7) ALL PAVEMENT MARKING WITHIN ATHENS-CLARKE COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO ATHENS-CLARKE COUNTY TRANSPORTATION & PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
- 8) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 9) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 10) MAXIMUM CUT OR FILL SLOPE=2H:1V
- 11) 24 HOUR CONTACT: DAVID STONECKI, (770) 368-1399
- 12) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	SPILL CURB
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION
	VEHICLE STACKING POSITION

SITE DATA	
ZONING:	C-G (COMMERCIAL GENERAL)
FUTURE LAND USE DESIGNATION:	CCMU (COMMUNITY CENTER MIXED USE)
PARCEL IDENTIFICATION NUMBER:	154038N
TOTAL SITE AREA:	1.297 AC.
PROJECT SITE AREA:	1.297 AC.
DISTURBED AREA:	1.0 AC.
IMPERVIOUS SURFACE AREA MAXIMUM (%):	1.036 AC. (80.0%)
IMPERVIOUS SURFACE AREA PROPOSED (%):	0.898 AC. (69.3%)
PERVIOUS SURFACE AREA PROPOSED (%):	0.399 AC. (30.9%)
OPEN SPACE AREA REQUIRED (%):	0.259 AC. (20.0%)
OPEN SPACE AREA PROPOSED (%):	0.348 AC. (26.2%)
LANDSCAPE STRIP - FRONT:	15' FT
LANDSCAPE STRIP - SIDE:	7' FT
LANDSCAPE STRIP - REAR:	7' FT
BUILDING SETBACK - FRONT:	0 FT
BUILDING SETBACK - SIDE:	0 FT
BUILDING SETBACK - REAR:	0 FT
LANDSCAPE BUFFER - SIDE:	0 FT
LANDSCAPE BUFFER - REAR:	0 FT
BUILDING FLOOR AREA:	TOTAL GROUND: 2,695 SF
	RETAIL: 2,695 SF
	SEATS: 60
BUILDING HEIGHT:	8 FT - 4 IN
PARKING RATIO REQUIRED - LEASABLE AREA:	SPACE / 100
(WHICHEVER IS LOWEST):	SPACE / 4 SEATS
PARKING REQUIRED (LOWEST RESULT IS OCCUPANCY):	34 SPACES
PARKING PROVIDED:	34 SPACES
MAXIMUM ALLOWABLE PARKINGS (15% OF TOTAL OPEN SPACE PER EMPLOYEE ON LARGEST SHIFT):	34 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES



ENGINEER:
FORENTE GROUP
 Forente Group, Inc.
 375 Peachtree Corporate Center, Suite 1000
 Peachtree City, GA 30092
 www.fg-inc.net
 o | 770.368.1399
 f | 770.368.1944

DEVELOPER:
CSG PROPERTIES, LLC
 5795 ULMERTON RD.
 CLEARWATER, FL 33760
 CONTACT: DEREK OBERSCHALL

PROJECT:
POPEYES
 LOUISIANA KITCHEN
 130 McCLUNG RD
 ATHENS, GA
 GMD 219
 PARCEL #154038N

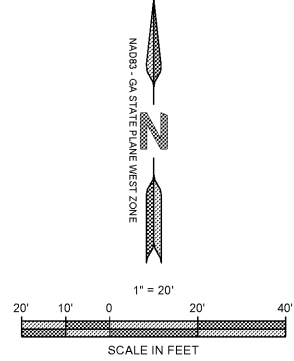
SEAL:

 03/05/18

REVISIONS	DATE
JURISDICTIONAL COMMENTS	03-05-2018

PROJECT MANAGER:	DMS
DRAWING BY:	JAM
JURISDICTION:	ATHENS-CLARKE COUNTY, GA
DATE:	2017-11-01
SCALE:	1" = 20'
TITLE:	

SITE & PAVING PLAN
 SHEET NUMBER: **C-1**
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 930.007



GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.