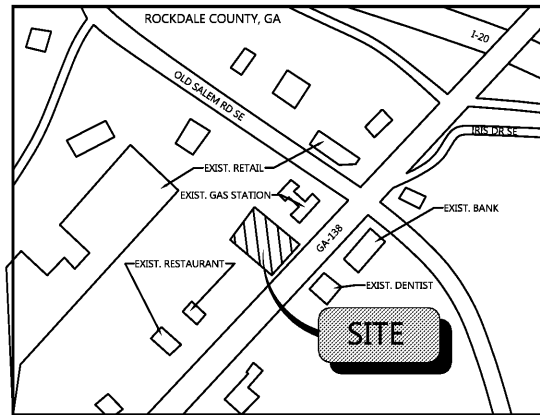
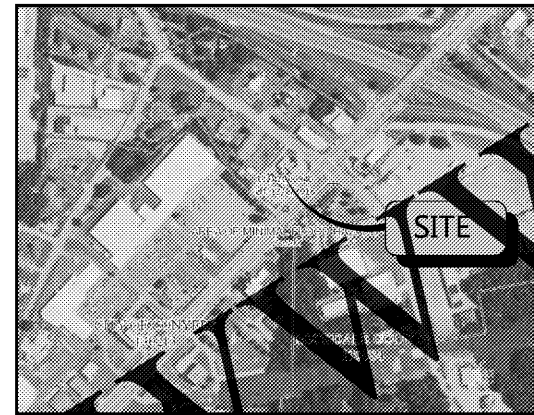


# SITE DEVELOPMENT PLANS FOR KRYSTAL RESTAURANT - ATL034

1447 GA-138  
CONYERS, GEORGIA 30013  
ROCKDALE COUNTY  
PARCEL ID: 075001014A



VICINITY MAP  
N.T.S.



FEMA MAP  
N.T.S.



AERIAL MAP  
N.T.S.

THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ROCKDALE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13247C0094D, EFFECTIVE DATE OF DECEMBER 8, 2016.

**KRYSTAL RESTAURANT - ATL034**  
TOTAL SITE AREA: 0.71 AC.  
DISTURBED AREA: 0.60 AC.  
ZONING: C2 (GENERAL COMMERCIAL)

**24-HOUR CONTACT**  
JOHN DAWSON  
770-329-6807

## DEVELOPMENT TEAM

**OWNER**  
THE KRYSTAL COMPANY  
1455 LINCOLN PARKWAY  
DUNWOODY, GA 30346  
PHONE: (770) 329-6807  
CONTACT: JOHN DAWSON

**CIVIL ENGINEER**  
ATWELL, LLC  
1800 PARKWAY PLACE, SUITE 700  
MARIETTA, GA 30067  
PHONE: (770) 423-0807  
CONTACT: MICHAEL D. RITCH

**SURVEYOR**  
ATWELL, LLC  
1800 PARKWAY PLACE, SUITE 700  
MARIETTA, GA 30067  
PHONE: (678) 351-2413  
CONTACT: ELYN ELDREDGE

## SUBMITTAL DATE

ROCKDALE COUNTY SUBMITTAL - 03-23-2018

## GOVERNING AGENCIES AND UTILITY CONTACTS

**PLANNING & ZONING**  
ROCKDALE COUNTY  
958 MILSTEAD AVENUE  
CONYERS, GA 30012  
PHONE: (770) 278-7140  
CONTACT: KELLIE LITTLEFIELD

**STORMWATER**  
ROCKDALE COUNTY  
958 MILSTEAD AVENUE  
CONYERS, GA 30012  
PHONE: (770) 278-7155  
CONTACT: TODD COSBY

**WATER & SEWER**  
ROCKDALE COUNTY WATER RESOURCES  
958 MILSTEAD AVENUE  
CONYERS, GA 30012  
PHONE: (770) 278-7434  
CONTACT: TIM SMITH

**TRANSPORTATION**  
ROCKDALE COUNTY  
2570 OLD COVINGTON HIGHWAY  
CONYERS, GA 30012  
PHONE: (770) 278-7140  
CONTACT: ANDREW BORTON

**PIPE**  
ROCKDALE COUNTY  
1496 ROCKBRIDGE RD, NW  
CONYERS, GA 30012  
PHONE: (770) 278-8401  
CONTACT: JERRY WAINRIGHT

**ENVIRONMENTAL**  
ROCKDALE COUNTY  
958 MILSTEAD AVENUE  
CONYERS, GA 30012  
PHONE: (770) 278-7340  
CONTACT: SUZANNE RICHARDSON

**ELECTRIC**  
COVINGTON UTILITIES  
2194 EMORY STREET NW  
COVINGTON, GA 30014  
PHONE: (770) 385-2138  
CONTACT: GLENN LOVERING

**GAS**  
COVINGTON UTILITIES  
2194 EMORY STREET NW  
COVINGTON, GA 30014  
PHONE: (678) 212-6461  
CONTACT: MIKE JEWELL

## PROJECT DESCRIPTION

THIS PROJECT WILL PRIMARILY CONSIST OF REDEVELOPING THE EXISTING SITE WITH THE SAME RESTAURANT USER. THE KRYSTAL COMPANY DESIRES TO UPGRADE THE SITE COMPLETE WITH A NEW PROTOTYPE BUILDING, NEW AND IMPROVED DRIVE THRU AND MENU BOARD FEATURES, AND RENOVATED PARKING FACILITY.

MEASURES TAKEN WILL INCLUDE, BUT WILL NOT BE LIMITED TO, THE DEMOLITION OF EXISTING BUILDING, REGRADING ONLY THAT PORTION OF THE SITE WHERE DRIVEWAY/PARKING SPACES SLOPES ARE EXCESSIVE, CONSTRUCTING A NEW BUILDING, AND REPLACING CONCRETE PAVING ON SITE.

THE EXISTING TOTAL BUILDING AREA OF OVER 2,200 SF WILL BE REDUCED TO THE NEW BUILDING SIZE OF 1,788 SF. AND THE EXISTING PARKING LOT CONSISTING OF 33 SPACES WILL BE REDUCED TO A PROPOSED 23 SPACES.

THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE. THE PROJECT IMPROVEMENTS ARE EXPECTED TO COMMENCE CONSTRUCTION AROUND MAY 30 AND COMPLETED WITHIN 3-4 MONTHS DEPENDING UPON CONDITIONS.

## Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
1 OF 2	ALTA/NSPS LAND TITLE SURVEY
2 OF 2	ALTA/NSPS LAND TITLE SURVEY
C110	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
C500	EROSION CONTROL PLAN
C700	CONSTRUCTION DETAILS
C701	CONSTRUCTION DETAILS
C800	EROSION CONTROL DETAILS
C801	EROSION CONTROL DETAILS
L100	LANDSCAPE PLAN

**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE. THEY MAY ONLY AND HAVE NOT BEEN IDENTIFIED BY OWNER OR ITS AGENT. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE WHICH MIGHT BE CAUSED BY ANY STRUCTURE OR UTILITY EXISTING UNDERGROUND.  
NOTICE:  
THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ANY PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.  
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24 HOUR  
EMERGENCY CONTACT  
JOHN DAWSON  
770-329-6807

**ATWELL**  
666.850.4200 www.atwell-group.com  
1800 PARKWAY PLACE, SUITE 700  
MARIETTA, GA 30067  
770.423.0807

LAND LOT 298, 16TH DISTRICT	1447 GA-138	ROCKDALE COUNTY
	CONYERS, GEORGIA 30013	

THE KRYSTAL COMPANY	KRYSTAL RESTAURANT - ATL034	COVER SHEET
	SITE DEVELOPMENT PLANS	

DATE 03-23-2018

REVISIONS



DRAWN BY: JTR  
CHECKED BY: MDR  
PROJECT MANAGER: MDR  
JOB #: 17003568  
FILE CODE: CP  
SHEET NO. C000