

Know what's Below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE. THEY MAY ONLY HAVE BEEN DISCOVERED BY THE OWNER OR ITS SUBSIDIARY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES WHICH MAY OCCUR DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL PRESERVE ANY AND ALL UTILITIES AND STRUCTURES.

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ANY NEARBY STRUCTURES OR UTILITIES. THE CONTRACTOR SHALL PRESERVE ANY AND ALL UTILITIES AND STRUCTURES.

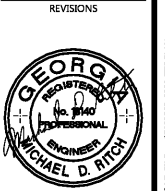
24 HOUR EMERGENCY CONTACT
JOHN DAWSON
770-329-8807



LAND LOT 298, 16TH DISTRICT
1-447 GA-138
CONVERS, GEORGIA 30013
ROCKDALE COUNTY

THE KRystal COMPANY
KRystal RESTAURANT - ATL034
SITE DEVELOPMENT PLANS
SITE PLAN

DATE: 03-23-2018



DRAWN BY: JTR
CHECKED BY: MDR
PROJECT MANAGER: MDR
JOB #: 17003568
FILE CODE: CP
SHEET NO. C200

SITE LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- EXISTING SIDEWALK LINE
- 100' FLOODPLAIN
- 24" CURB AND GUTTER
- SIDEWALK
- CONCRETE WHEEL STOP
- CONCRETE HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- CONCRETE PAVING
- CONCRETE SIDEWALK
- GUARD RAIL
- 3-RAIL FENCE

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. SEE ARCHITECTURAL PLANS FOR BUILDING RELATED DIMENSIONS AND FEATURES.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS HAS BEEN PROVIDED BY THE FOLLOWING COMPANY: ATWELL, LLC - ALTA/NSPS LAND TITLE SURVEY
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
7. ALL STRIPED OR CURBED RADII SHALL BE 3' MIN. UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFFSITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE OWNER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
10. SITE CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
11. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
12. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE PRESENTED TO THE ENGINEER IMMEDIATELY.
13. ALL CONCRETE FOR CURBS, SIDEWALKS AND FLUMES SHALL BE 3,500 PSI 28 DAY COMPRESSIVE STRENGTH AND ALL CONCRETE FOR PAVEMENT AND DUMPSTER PAD SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH UNLESS OTHERWISE SPECIFIED ON THESE DRAWINGS OR IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.
14. ALL PROPOSED CURB SHALL BE HEADER CURB.
15. PARKING LOT STRIPING TO HAVE TWO (2) COATS OF PAINT (MIN).
16. THE CONTRACTOR SHALL REMOVE AND REPLACE CONCRETE PAVEMENT PER DEMOLITION PLAN (SHEET C110)
17. DRIVE THRU LANES SHALL BE 6" THICK REINFORCED CONCRETE PAVEMENT PER DETAIL ON C700 (SEE HATCH IN LEGEND).
18. ALL ONSITE EXISTING LIGHT POLES SHALL REMAIN IN PLACE.
19. NO WORK SHALL BE PERFORMED IN GA-138 RIGHT-OF-WAY.

SITE AREA

TOTAL PROPERTY AREA:	0.71± AC (30,915± S.F.)
DISTURBED AREA:	0.60± AC (26,136± S.F.)
EXISTING IMPERVIOUS AREA:	0.57± AC (25,185± S.F.), 94.4%
EXISTING PERVIOUS AREA:	0.04± AC (1,730± S.F.), 5.6%
PROPOSED IMPERVIOUS AREA:	0.62± AC (27,007± S.F.), 87.4%
PROPOSED PERVIOUS AREA:	0.09± AC (3,908± S.F.), 12.6%

ZONING CLASSIFICATION

JURISDICTION:	ROCKDALE COUNTY
ZONING:	C2 (GENERAL COMMERCIAL)
ADJACENT ZONING:	C2 TO NORTH AND EAST, GV-UV (CONVERS) TO SOUTH AND WEST

BUILDING SETBACKS

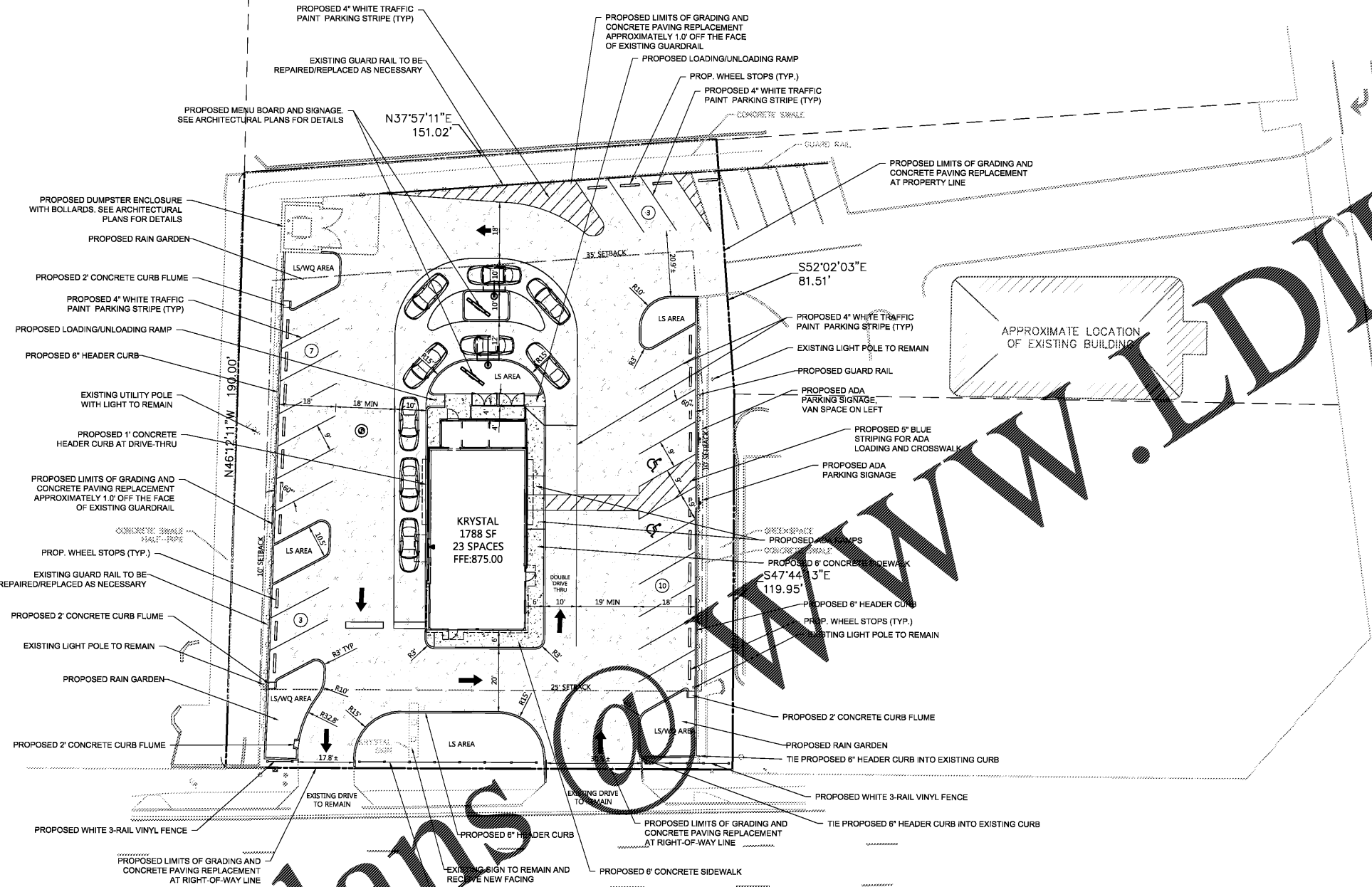
FRONT:	25'
SIDE:	10'
REAR:	35'

BUILDING SUMMARY

PROPOSED BUILDING AREA:	1,788 SF
BUILDING HEIGHT LIMIT:	50'
PROPOSED BUILDING HEIGHT:	21.5'

PARKING SUMMARY

EXISTING PARKING	33 SPACES, 2 ADA SPACES (1 VAN)
PROPOSED PARKING	23 SPACES, 2 ADA SPACES (1 VAN)



NO WORK SHALL BE PERFORMED IN GA-138 RIGHT-OF-WAY

GA-HIGHWAY 138 (R/W VARIES)

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