



GRADING LEGEND

---	EXISTING PROPERTY
---	EXISTING RIGHT-OF-WAY
---	EXISTING SETBACK LINE
---	100 YEAR FLOOD LINE
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED BREAK LINE
---	EXISTING STORM LINE
x123.4	PROPOSED SPOT ELEV
→	DRAINAGE FLOW ARROW
HP	HIGH POINT
DS	DOWNSPOUT LOCATION
⌒	DOUBLE WING CATCH BASIN
⌒	SINGLE WING CATCH BASIN

NOTICE:
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY AND ALL EXISTING UTILITIES.

24 HOUR EMERGENCY CONTACT
JOHN DAWSON
770-329-6807

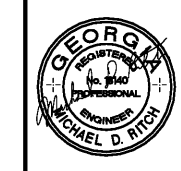


LAND LOT 298, 16TH DISTRICT
1447 GA-138
CONYERS, GEORGIA 30013
ROCKDALE COUNTY

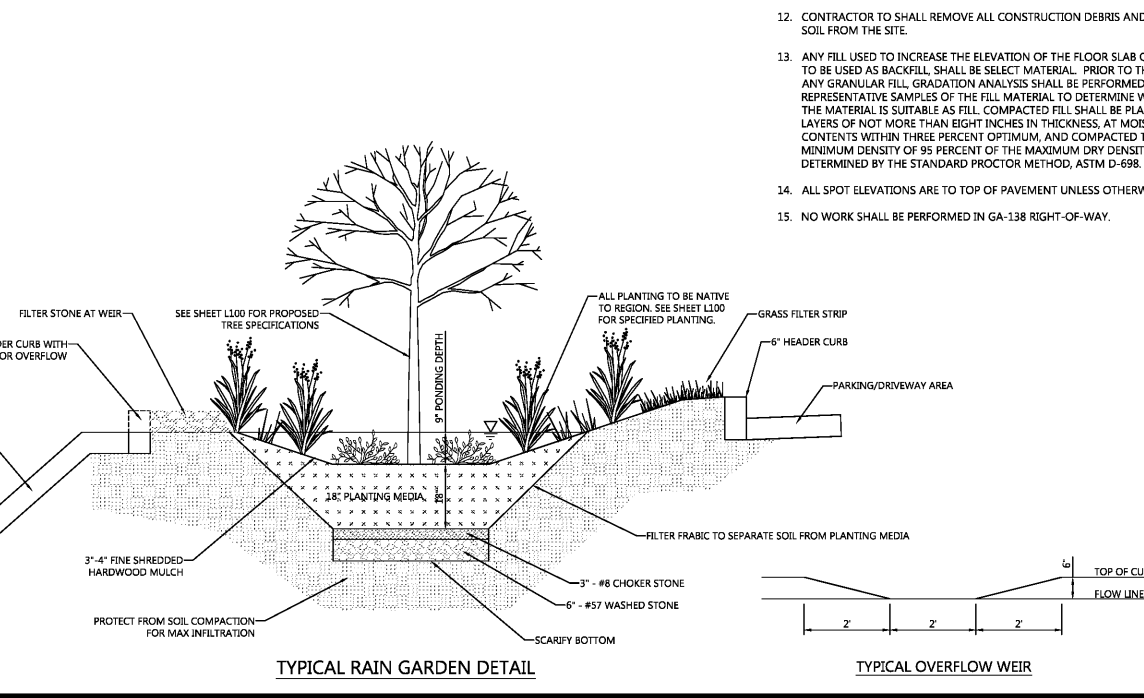
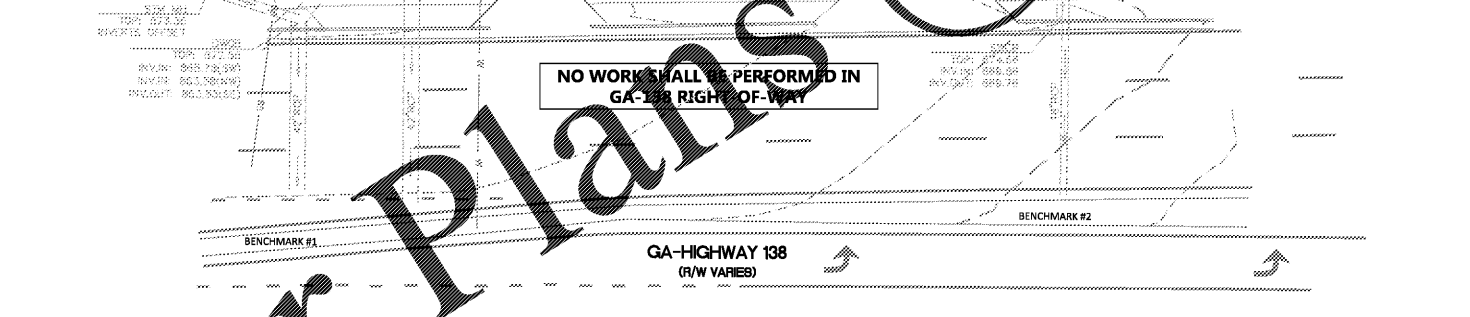
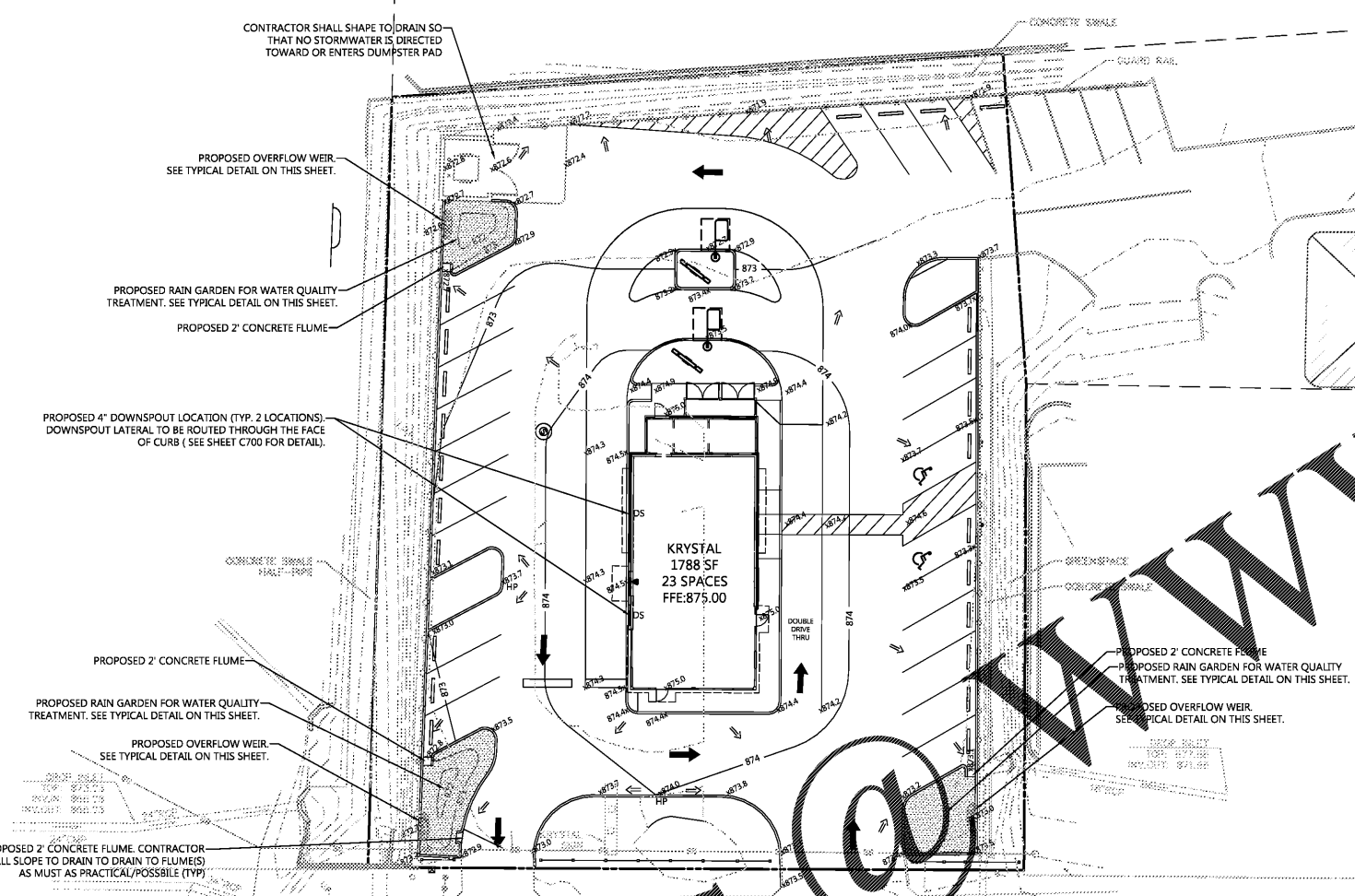
THE KRYSTAL COMPANY
KRYSTAL RESTAURANT - ATLO34
SITE DEVELOPMENT PLANS
GRADING PLAN

DATE: 03-23-2018

REVISIONS



0 10' 20'
SCALE 1"=20'
DRAWN BY: JTR
CHECKED BY: MDR
PROJECT MANAGER: MDR
JOB #: 17003568
FILE CODE: CP
SHEET NO. C300



- GRADING NOTES**
- INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE GEOTECHNICAL REPORT FOR THIS PROJECT.
 - IF THE CONTRACTOR FINDS A DISCREPANCY REGARDING GRADES OR ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
 - IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL MAKE A TOPOGRAPHIC SURVEY AT THEIR OWN EXPENSE AND SUBMIT IT TO THE OWNER FOR REVIEW.
 - CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
 - CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THE BUILDINGS.
 - PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
 - IN ALL AREAS WHERE NEW CURB IS INSTALLED, REMOVE ALL OLD CURB AND SAW CUT A STRAIGHT EDGE ALONG CONCRETE.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEAVY MOVABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR TO SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS SOIL FROM THE SITE.
 - ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHALL BE SELECT MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHALL BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES IN THICKNESS. AT MOISTURE CONTENTS WITHIN THREE PERCENT OPTIMUM, AND COMPACTED TO MINIMUM DENSITY OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD, ASTM D-698.
 - ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 - NO WORK SHALL BE PERFORMED IN GA-138 RIGHT-OF-WAY.

FILE NAME: H:\17003568\DWG\17003568-C300-GRADING PLAN.dwg LAST SAVED BY: MDR DATE: 3/23/2018 8:08 AM PLOTTED BY: MDR DATE: 3/23/2018 8:08 AM PLOTTER: HP DesignJet 2550-600 (PCL6) PAPER SIZE: 24.00 x 36.00 INCHES SHEET NO: 17003568-C300

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