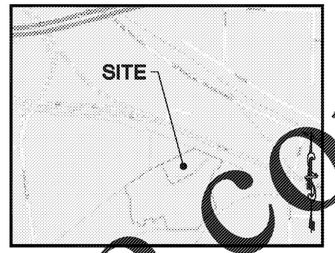

LOCATION MAP
NOT TO SCALE

SITE ANALYSIS

BURGER KING	3,406 S.F.
TOTAL PARKING	37 SPACES
RATIO REQUIRED	5.0/1,000 S.F.
RATIO PROVIDED	10.86/1,000 S.F.
SITE AREA	3.00 ± AC.

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
5. ALL CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
6. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. TOTAL LAND AREA IS 4.93± ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE WORK SPECIFICATIONS".
11. MONUMENT SIGNS SHALL BE COMPLETED BY DEVELOPER'S SIGN CONTRACTOR.
12. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
13. ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN WAS TAKEN FROM A SURVEY BY LOWERY AND ASSOCIATES LAND SURVEYING, LLC DATED 7/28/2017.
14. THIS PROPERTY DOES NOT LIE IN A 100-YEAR FLOODPLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL 13217C0128D, DATED MARCH 17, 2014.
15. THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS "CM".
16. NO WORK SHALL COMMENCE WITHIN THE U.S. HWY 278 RIGHT-OF-WAY PRIOR TO THE GEORGIA DEPARTMENT OF TRANSPORTATION APPROVAL.
17. INTERPARCEL CONNECTIVITY IS NOT REQUIRED DUE TO THE GEORGIA DEPARTMENT OF TRANSPORTATION PROHIBITING ADDITIONAL TRIPS TO HWY 278 FROM PARCEL C052-030A.

RETAINING WALL NOTE:
CONTRACTOR SHALL OBTAIN SEPARATE APPROVAL FROM THE CITY OF COVINGTON PLANNING AND ZONING DEPARTMENT FOR THE DESIGN-BUILD RETAINING WALL PRIOR TO MOBILIZATION AND INSTALLATION OF WALL MATERIALS.

NOTE:
SEE SHEET D-1A FOR FOR PARKING VARIANCE APPROVAL LETTER FROM THE CITY OF COVINGTON.

ALERT TO CONTRACTOR:
ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PAINTED TRAFFIC DIRECTION ARROW
- (5) PROPOSED PARKING SPACES
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- CONCRETE PAVEMENT REFER TO PLAN FOR TYPES AND LOCATIONS
- INTEGRATED BLACK COLORED CONCRETE PAVEMENT REFER TO PLAN FOR TYPES AND LOCATIONS
- POROUS ASPHALT WITH UNDERDRAIN SEE DETAIL.

PAVEMENT PAINT STRIPING LEGEND

SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE
DYSL/9" – DOUBLE YELLOW SOLID LINE / 9" WIDE EACH
SWSL/24" – SINGLE WHITE SOLID LINE / 24" WIDE

SITE PLAN

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OUT TO BID

WOLVERTON
Engineering Services, Inc.
6745 Sugarloaf Parkway - Suite 115 - Duluth, Georgia 30097
Phone: 770-417-1958
www.wolvertoninc.com

GSWCC# 22364

Project Title
PROPOSED BURGER KING
COVINGTON, GA
BY: PREMIER HOLDINGS OF GEORGIA, LLC
MONTGOMERY, AL

REVISIONS	BY

DRAWN BY SCR
CHECKED BY THH
DATE 06/27/2018
SCALE 1" = 30'
JOB No. 17-CE-015
SHEET NUMBER C-1

17-CE-015 MAIN.DWG

USER: dhenell.robinson – Jul 03, 2018 – 2:04pm
Z:\All Project Data\Projects\2017\17-CE-015 Covington GA Premier Kings\CE\Production\Production Drawings\17-CE-015 Main.dwg – LAYOUT: C-1 VERSION: ----

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