



VICINITY MAP
NOT TO SCALE

FINAL DEVELOPMENT PLANS
FOR
DQ
Grill Chill
DAIRY QUEEN
Bremen, Georgia

CITY OF BREMEN
CARROLL COUNTY, GEORGIA

CIVIL SHEET INDEX

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C700-C703	CONSTRUCTION DETAILS

UTILITY CONTACTS

WATER:	CITY OF BREMEN 770.537.5782
ELECTRIC:	GEORGIA POWER COMPANY 770.537.2679
GAS:	GEORGIA NATURAL GAS 877.850.6200
SANITARY SEWER:	CITY OF BREMEN 770.537.4873
STORM SEWER:	CITY OF BREMEN 770.537.5780
COMMUNICATIONS:	SYNCGLOBAL TELECOM 770.537.1410

TITLE DISCLAIMER:

IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAYS, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

UTILITY INFORMATION:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.



GEORGIA UTILITY LOCATION SERVICE
PHONE: 800-282-7411 OR WWW.GEORGIA811.COM

CONTRACTOR NOTE:

THE CONTRACTOR AND/OR ALL SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN, AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF ALL THE AFFECTED UTILITY COMPANIES AND REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSING OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT OF WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION SHALL INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES, AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

SITE INFORMATION

PARCEL ID:	Z52 0065
AREA OF LOT:	42,253 S.F. (0.97 ACRES)
PROPOSED GROSS FLOOR AREA:	2,665 S.F.
PERCENTAGE (%) OF BUILDING COVERAGE:	6.06%
ZONING:	C-2, NEIGHBORHOOD AND HIGHWAY BUSINESS
PARKING SPACES REQUIRED (RESTAURANTS-1.5 SPACE PER EACH 4 SEATS)	
DAIRY QUEEN - 52 SEATS	
PARKING SPACES REQUIRED:	1
ADA PARKING SPACES REQUIRED:	1
PARKING SPACES PROVIDED:	44
ADA PARKING SPACES PROVIDED:	2
PARKING/SIDEWALK AREA:	27,395 S.F. (0.63 ACRES) (64.8%)
TOTAL IMPERVIOUS AREA:	29,955 S.F. (0.69 ACRES) (70.9%)
TOTAL PERVIOUS AREA:	12,298 S.F. (0.28 ACRES) (29.1%)

ARCHITECT

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417.343.2602

CIVIL ENGINEER

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SMITHTON, IL 62285
618.530.1694

SURVEYOR

GEORGIA AND WEST, INC.
105 CORPORATE DRIVE
CARROLLTON, GA 30117

SITE LEGEND

EXISTING	EXISTING	PROPOSED	PROPOSED
LIGHT POLE	EDGE OF SHOULDER	LIGHT POLE	EDGE OF SHOULDER
FLARED END SECTION	FLOW LINE	FLARED END SECTION	FLOW LINE
TRAFFIC SIGN	TOP OF BANK	TRAFFIC SIGN	TOP OF BANK
FIRE HYDRANT	CONTOUR	FIRE HYDRANT	CONTOUR
WATER VALVE	SILT FENCE	WATER VALVE	SILT FENCE
TREE	PROPERTY LINE	TREE	PROPERTY LINE
DRAINAGE MANHOLE	EASEMENT	DRAINAGE MANHOLE	EASEMENT
DRAINAGE CATCHBASIN	FENCE	DRAINAGE CATCHBASIN	FENCE
SANITARY MANHOLE	GAS LINE	SANITARY MANHOLE	GAS LINE
SANITARY CLEANOUT	FIBER OPTIC	SANITARY CLEANOUT	FIBER OPTIC
	OVERHEAD ELECTRIC		OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
	OVERHEAD TELEPHONE		OVERHEAD TELEPHONE
	UNDERGROUND TELEPHONE		UNDERGROUND TELEPHONE
	SANITARY SEWER		SANITARY SEWER
	STORM SEWER		STORM SEWER
	WATERLINE		WATERLINE

Architect:
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GEORGIA REGISTERED
No. PE041448
PROFESSIONAL
TODD JEFFREY REYLING
ENGINEER
LICENSE EXPIRES - 12.31.2018
DATE SIGNED - 10.30.2018

ENGINEER OF RECORD:
Todd J. Reyling, PE
Georgia PE 041448

ISSUED / REVISED DATE
ISSUED FOR REVIEW 10.30.2018

PROJECT NUMBER: 18-163

New Ground Up Building:
DAIRY QUEEN
Alabama Ave. & Davis Road
Bremen, GA 30110
Carroll County

Cover Sheet
C000