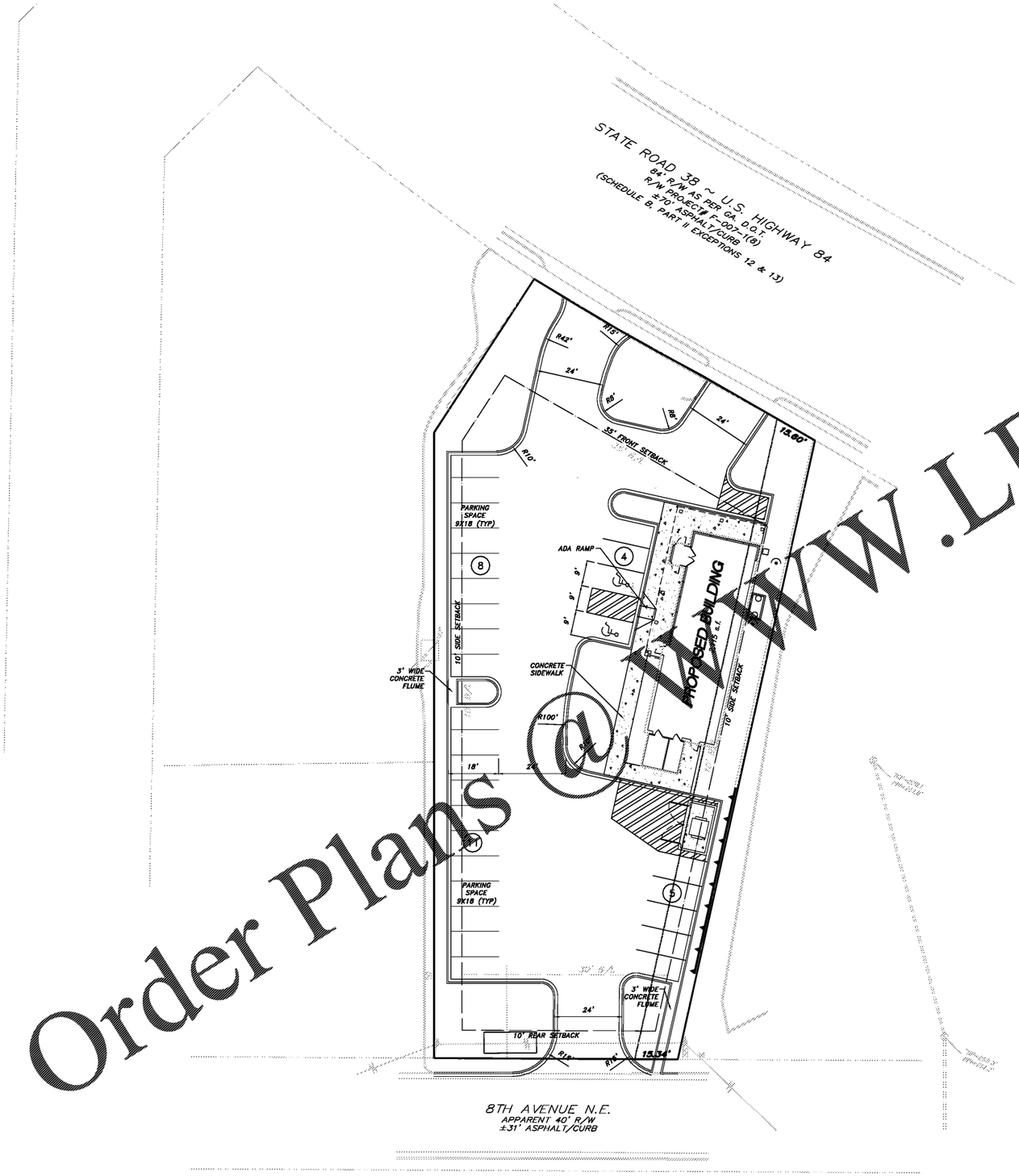
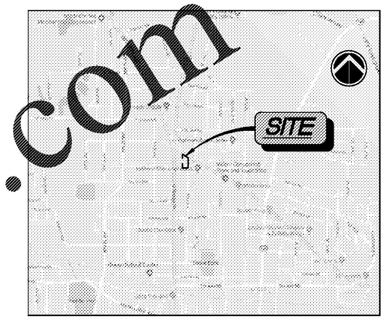



Order Plans @ WWW.LDILine.com

0 20' 30' 40'
SCALE: 1"=20'




## VICINITY MAP
N.T.S.

## SITE DATA
HUDDLE HOUSE RESTAURANT 0.68± AC.

## PARKING DATA

| | BLDG. S.F. | PROP. PARKING |
|---|---|---|
| RESTAURANT | 2,115 S.F. | 28 SPACES |

PROP. PARKING RATIO: 13.23/1,000

## SITE LEGEND
- EXISTING R.O.W.
- EXIST. PROPERTY LINE
- SETBACK LINE
- CONCRETE CURB AND GUTTER (SEE DETAIL)
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- PROPOSED SIGNAGE (REFER TO PLAN)
- HANDICAP STALL AND DESIGNATED VAN STALL
- CONCRETE SIDEWALK (SEE DETAIL)
- A.D.A. STD HANDICAP RAMP(S)
- PARKING SPACE COUNT 9.0'x18'
- STORM SEWER CATCH BASINS
- SANITARY SEWER MANHOLE
- JUNCTION BOX
- FIRE HYDRANT
- HEAVY DUTY CONCRETE PAVING (REFER TO DETAIL SHEET)

## 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. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
4. CONCRETE TRUCK DOCKS ARE BY THE BUILDING CONTRACTOR.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE AND LOCAL CODES.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON SITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
8. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
10. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS 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 IDENTIFIED TO THE ENGINEER IMMEDIATELY.
13. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
14. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18" AND SHALL BE 30" WITHIN THE R.O.W. UNLESS NOTED OTHERWISE.
15. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
16. LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDANCE OF ALL WETLANDS AREAS AS ILLUSTRATED IN THE WETLANDS DELINEATION PACKAGE.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
19. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.
20. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
21. NO OUTDOOR STORAGE WILL BE PERMITTED OUTSIDE A FULLY ENCLOSED BUILDING UNLESS THE STORAGE AREA IS COMPLETELY SCREENED FROM THE STREET AND ADJOINING PROPERTIES BY A SUITABLE FENCE OR WALL AT LEAST 6 FEET IN HEIGHT ABOVE FINISH GRADE. THE REQUIRED FENCE OR WALL MUST PROVIDE FOR A VISUAL SEPARATION BETWEEN THE STORAGE AREA AND ALL ADJOINING PROPERTY.

**PROPOSED CONSTRUCTION PROJECT**
40 US HIGHWAY 84, CAIRO, GEORGIA 39928
PREPARED FOR:
**HUDDLE HOUSE, INC.**
LAND LOT 22, 18TH DISTRICT GRADY COUNTY, GEORGIA

MASS ENGINEERING AND CONSULTANTS, LLC.
3459 ACWORTH DUE WEST RD. SUITE 565
ACWORTH, GEORGIA 30101
PHONE: 404.850.7790
WWW.MASS-ENG.COM
Copyright © 2019

MASS
ENGINEERING AND CONSULTANTS, LLC

REVISIONS

| DATE: | DESCRIPTION |
|---|---|

SITE PLAN

PROJECT NUMBER: 19-0001
DATE: January 28, 2019

**C-03**