

SITE ANALYSIS TABLE	
PARCEL ID:	4-A-1A & 4-A-2
PROPERTY AREA:	53,339 SF / ±1.224 ACRES
LOCAL JURISDICTION:	BYRON, GA
CURRENT ZONING:	C-3/PUD GENERAL COMMERCIAL
BUILDING AREA:	±2,145 SF
PARKING:	
REQUIRED:	
1 SPACE/4 SEATS	
+ 1 SPACE/75 SF OF PATRON AREA	
PROVIDED:	
STANDARD	23
ADA ACCESSIBLE	2
TOTAL	25
BUILDING SETBACKS:	
FRONT:	75'
(SIDE STREET):	15'
(SIDE INTERIOR):	15'
REAR:	20'

LAYOUT LEGEND

- 1 18" CURB & GUTTER REQ'D. SEE DETAIL.
- 2 TRANSITION FROM 18" CURB & GUTTER TO 24" VALLEY GUTTER THROUGH RADIUS REQ'D.
- 3 TIE TO EXISTING VALLEY GUTTER REQ'D.
- 4 TIE TO EXISTING CURB & GUTTER REQ'D.
- 5 HEAVY DUTY ASPHALT PAVEMENT REQ'D, TYPICAL. SEE DETAIL.
- 6 LIGHT DUTY ASPHALT PAVEMENT REQ'D, TYPICAL. SEE DETAIL.
- 7 BLACK-STAINED CONCRETE PAVEMENT REQ'D, TYPICAL. SEE DETAIL.
- 8 TIE TO EXISTING PAVEMENT REQ'D.
- 9 DUMPSTER PAD, GATE, & ENCLOSURE REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 10 CONCRETE SIDEWALK REQ'D. SEE DETAIL.
- 11 4" SOLID WHITE PAINT STRIPE REQ'D, TYPICAL.
- 12 PAINTED ISLAND WITH 4" SOLID WHITE EDGE STRIPE AND 4" SOLID WHITE STRIPES @ 2' O.C. @ 45° TO DIRECTION OF TRAFFIC. REQ'D.
- 13 PAINTED DIRECTIONAL ARROW REQ'D. SEE DETAIL.
- 14 24" WIDE SOLID WHITE STOP BAR REQ'D. SEE DETAIL.
- 15 R1-1 "STOP" SIGN REQ'D. SEE DETAIL.
- 16 RS-1 "DO NOT ENTER" SIGN REQ'D. SEE DETAIL.
- 17 ADA ACCESSIBLE SPACE, AISLE, CROSSWALK, AND SIGN REQ'D. SEE DETAILS. "VAN" INDICATES VAN-ACCESSIBLE SPACE. CROSSWALK PAINT SHALL MATCH ACCESSIBLE AISLE.
- 18 TYPE I ACCESSIBLE RAMP REQ'D. SEE DETAIL.
- 19 TYPE II ACCESSIBLE RAMP REQ'D. SEE DETAIL.
- 20 CONCRETE TRANSFORMER PAD REQ'D. SEE SITE UTILITY PLAN FOR MORE INFORMATION.
- 21 2" WIDE CONCRETE FLUME REQ'D. SEE DETAIL.
- 22 MENU BOARD CANOPY REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 23 EXTERIOR MENU BOARD REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 24 HEADACHE BAR REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 25 RESTAURANT SIGN TO BE PROVIDED BY TENANT. SEE SIGNAGE PLANS FOR MORE INFORMATION.
- 26 REPLACE VALLEY GUTTER IN LIKE KIND REQ'D. PER CITY SPECIFICATIONS.
- 27 REPLACE ASPHALT PAVEMENT IN LIKE KIND REQ'D. PER CITY SPECIFICATIONS. AT A MINIMUM, PAVEMENT SHALL BE REPLACED WITH FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT.
- 28 2" WIDE CURB OPENING REQ'D. SEE DETAIL.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY GEOSURVEY, PROJECT # 20206474.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND BENCHMARK. IF DESTROYED DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE AT HIS EXPENSE.
3. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED TO EXISTING IMPROVEMENTS ON SITE OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS AT HIS EXPENSE. REPAIRS SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITIONS.
4. ACCESSIBLE SYMBOLS, SIGNS, AND RAMPS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE, AND ADA REQUIREMENTS. MAXIMUM SLOPE IN ACCESSIBLE AREAS SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
5. CONTRACTOR SHALL CONTACT ALL UTILITIES AND LOCATE ALL UTILITIES WITHIN THE WORK AREA PRIOR TO STARTING CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
7. GONZALEZ STRENGTH & ASSOCIATES, INC. SHALL NOT HAVE AUTHORITY OVER THE CONTRACTOR'S WORK AND/OR RESPONSIBILITIES. GONZALEZ-STRENGTH & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR METHODS OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR, OR FOR SAFETY PRECAUTIONS INCIDENT TO THE WORK OF THE CONTRACTOR, OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH LAWS, RULES, REGULATIONS, ORDINANCES, OR CODES APPLICABLE TO THE CONTRACTOR FURNISHING AND PERFORMING THE WORK.

SITE LAYOUT NOTES

1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO FACE OF CURB, OR EDGE OF SURFACING.
2. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, ALL UTILITY TIE-INS, BOLLARD LOCATIONS AND OTHER RELATED INFORMATION.
3. DIRECTIONAL ARROWS AND PARKING SPACES STRIPING SHALL BE WHITE. ACCESSIBLE PARKING STRIPING AND SYMBOL SHALL BE BLUE UNLESS LOCAL CODES INDICATE OTHERWISE.
4. ALL RADI ARE 3' UNLESS OTHERWISE NOTED.
5. THE PROPOSED DRIVE TO EXISTING PAVEMENT, MATCHING GRADE AND ASSURING SMOOTH TRANSITION.
6. ALL SIGNAGE SHALL CONFORM TO ADA AND CITY AND STATE REQUIREMENT FOR ACCESSIBLE SPACES.
7. ALL PAINT STRIPING SHALL BE APPLIED IN TWO EQUAL COATS TO A TOTAL THICKNESS OF 15 MILS.

WORK IN RIGHT-OF-WAY NOTES

1. TRAFFIC CONTROL DEVICES SHALL BE UTILIZED IN ACCORDANCE WITH THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. DEVICES SHALL BE IMPLEMENTED FOLLOWING THE STATE'S DEPARTMENT OF TRANSPORTATION GUIDELINES AND REQUIREMENTS.
2. ALL WORK IN RIGHT-OF-WAY SHALL COMPLY WITH GDOT AND CITY OF BYRON SPECIFICATIONS AND REQUIREMENTS. EXCEPT FOR EMERGENCIES, THE FOLLOWING NOTIFICATION PROCEDURES SHALL BE FOLLOWED, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN THE CITY OF BYRON ROW:
 - 3.1. CONTRACTOR SHALL NOTIFY THE ONE CALL LINE LOCATION CENTER 48 HOURS PRIOR TO ANY EXCAVATION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BEFORE COMMENCING CONSTRUCTION.
 - 3.2. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR 24 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY WITHIN ROADWAY LIMITS.
 - 3.3. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR 72 HOURS PRIOR TO THE CLOSURE OF ANY ROADWAY OR INTERRUPTION IN TRAFFIC FLOW.

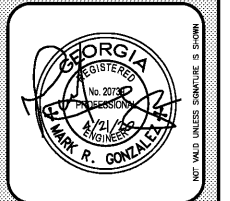
NO.	REVISIONS	DESCRIPTION	DATE
0	ISSUED FOR PERMITTING		4/17/2020

SITE LAYOUT PLAN

FAST FOOD RESTAURANT
 GEORGIA HIGHWAY 49 & CAKE RIVER DRIVE
 BYRON, GEORGIA
30AIP BYRON, LLC
 SANTA ROSA BEACH, FLORIDA

DWN BY: M. SIMS, PE
 CKD BY: M. GONZALEZ, PE
 SCALE: 1"=20'
 DATE: 4/9/2020

GONZALEZ - STRENGTH & ASSOCIATES, INC.
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DWG. NO.	C2.0
PROJECT	20-0135