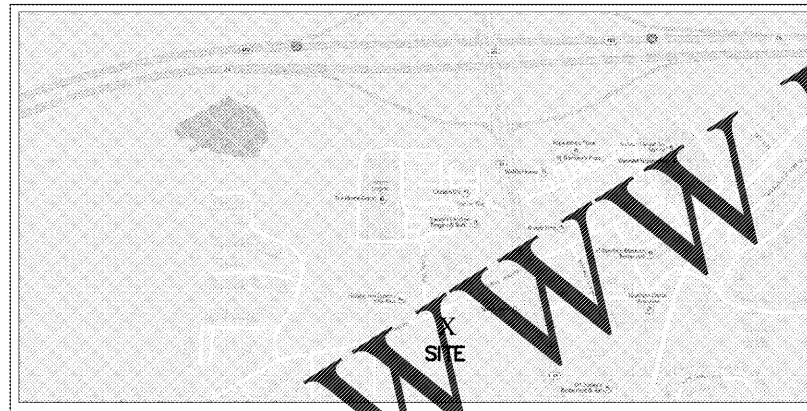


# INTERNATIONAL HOUSE OF PANCAKES

HICKORY LEVEL ROAD AND GEORGIA HIGHWAY 61  
LAND LOT 131 - 6TH LAND DISTRICT  
VILLA RICA, CARROLL COUNTY, GEORGIA



### SHEET INDEX

- 01 COVER SHEET
- 02 GSWCC CHECKLIST
- 03 USGS BASIN MAP
- 04 TOPOGRAPHIC MAP
- 05 GENERAL PLAN
- 06 PHASE I EROSION CONTROL PLAN
- 07 GRADING PLAN
- 08 PIPELINE PLAN AND PROFILES
- 09 STORMWATER PIPING PLAN
- 10 PHASE II EROSION CONTROL PLAN
- 11 PARKING AND STRIPING PLAN
- 12 ENTRANCE PLAN AND PROFILE
- 13 UTILITIES PLAN
- 14 LANDSCAPING PLAN
- 15 PHASE III EROSION CONTROL PLAN
- 16 STORMWATER DRAINAGE BASIN MAP
- 17 DETENTION POND DETAILS
- 18 SEDIMENT STORAGE CALCULATIONS
- 19 MISCELLANEOUS EROSION CONTROL DETAILS
- 20 STORMWATER POLLUTION PREVENTION PLAN
- 21 STORMWATER DETENTION POND PLAN
- 22 STORMWATER DETENTION POND CROSS-SECTIONS
- 23 CONNECTING PARCEL SIDEWALK PLAN
- 24 CONNECTING PARCEL SIDEWALK CROSS-SECTIONS

GPS COORDINATES:  
N 33.717122°  
W 84.940678°

PRIMARY PERMITTEE:  
Asad Mazahir  
P.O. Box 6715  
Marietta, Georgia 30066  
678-200-8524  
4444ihop@gmail.com

SITE ADDRESS:  
Hickory Level Road and Georgia Hwy 61  
Villa Rica, Carroll County, Georgia 30180

PRESENT ZONING:  
General Commercial

SETBACKS:  
Front - 25'  
Side - 15'  
Rear - 15'

PLANNED DEVELOPMENT:  
1 - 3,500 Sq.Ft. Restaurant

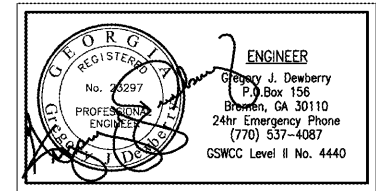
PARKING SPACES PROVIDED:  
60 Standard Parking Spaces  
2 Handicap Parking Spaces

AFFECTED UTILITIES:  
Plantation Pipeline Company  
Atlanta Gas Light  
BellSouth Telephone  
Georgia Power Company  
City of Villa Rica Water and Sewer

- ZONING STIPULATIONS:
- Applicant/Owner/Developer agrees to construct building facades of masonry and/or glass.
  - Applicant/Owner/Developer agrees to submit landscaping plan which at a minimum includes a landscaped strip adjoining the Hickory Level Road right-of-way and plantings within the parking lots.
  - Applicant/Owner/Developer agrees to install sidewalks to provide for inter-parcel and intra-parcel pedestrian traffic.
  - Applicant/Owner/Developer agrees to design the parking lot and drives to provide inter-parcel and intra-parcel vehicular traffic, including stub streets and, if feasible, an access road.
  - Applicant/Owner/Developer agrees to submit a master signage plan which encourages the use of ground mounted monument signs particularly for single tenants.

Order Plans @

WWW.LDILine.com



NO.	DATE	DESCRIPTION
1	01-07-2020	REVISED PER COMMENTS
2	01-31-2020	REVISED PER COMMENTS
3	03-06-2020	REVISED PER COMMENTS

INTERNATIONAL HOUSE OF PANCAKES

COVER SHEET  
HICKORY LEVEL ROAD AND GEORGIA HIGHWAY 61  
VILLA RICA, CARROLL COUNTY, GEORGIA

CIVIL SOLUTIONS  
ENGINEERING & LAND SURVEYING  
Gregory J. Dewberry, PE, LS  
P.O. Box 156  
Bremen, Georgia 30110  
(770) 537-4087