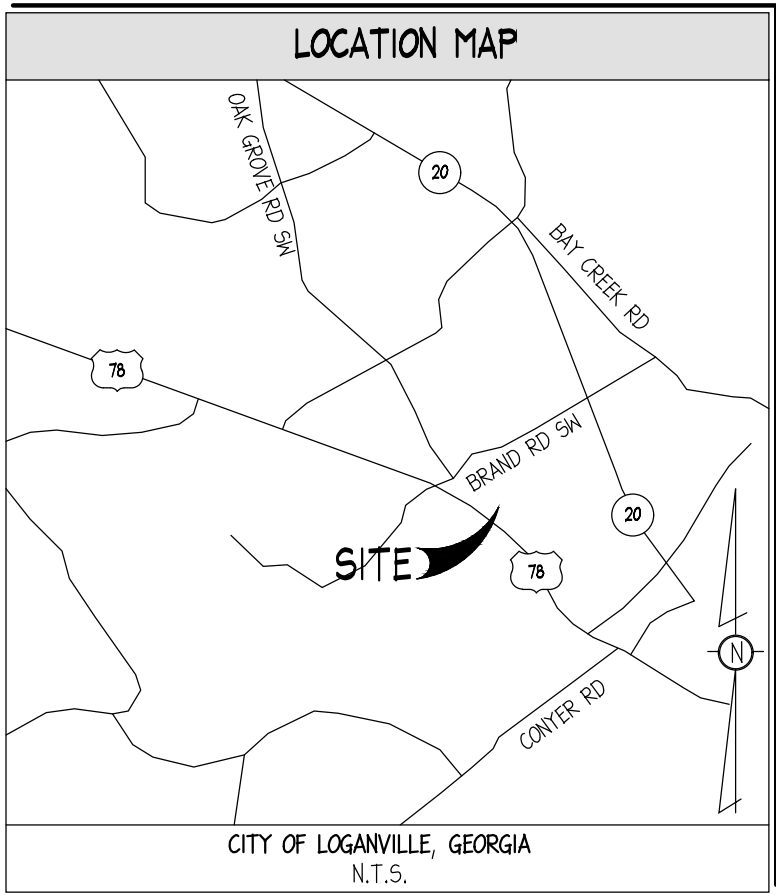


U.S. HIGHWAY 78 / S.R. 10
(ATHENS HIGHWAY) (VARIABLE R/W)
DB 2382, PG 151 (TE #17)
D.O.T. PROJ. # TSAP-10(60)(PHASE II)
POSTED 55 M.P.H. SPEED LIMIT
PAVEMENT CONDITION = GOOD

- PAVING LEGEND**
- HEAVY DUTY PAVEMENT SECTION:
DETAIL 2A/SHEET C03.4
 - LIGHT DUTY PAVEMENT SECTION:
DETAIL 2B, SHEET C03.4
 - CONCRETE SECTIONS:
SIDEWALK: DETAIL 9 /SHEET C03.3
DUMPSTER APPROACH PAD: SEE ARCHITECTURAL
PARKING AREAS



- SITE NOTES**
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING CONSTRUCTION OF THE PROJECT.
 - ALL WORK SHALL COMPLY WITH CITY OF LOGANVILLE/GWINNETT COUNTY, STATE OF GEORGIA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
 - ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 - ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
 - BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF GEORGIA" TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
 - ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATION OF POLES WITH PHOTOMETRIC PLAN AND OWNER PRIOR TO CONSTRUCTION.
 - SEE SHEET C01 FOR GENERAL NOTES.

- CITY OF LOGANVILLE SITE NOTES**
- CURB DESIGNATED BY CITY OF LOGANVILLE FIRE MARSHALL SHALL BE PAINTED RED WITH WHITE LETTERS "FIRELINE NO PARKING" SPACED EVERY 20 FEET PER STANDARDS. (MUNICODE SECTION 6-41 C1)

SITE INFORMATION

JURISDICTION: CITY OF LOGANVILLE, GEORGIA
GWINNETT COUNTY

ZONING: CH (COMMERCIAL HIGHWAY)

REQUIRED BUILDING SETBACKS:
FRONT: 5' SOUTH
SIDE: 5' WEST / 20' EAST
SIDE: 5' WEST / 20' EAST
REAR: 20' NORTH

REQUIRED PARKING:
17 SPACES

PROPOSED PARKING:
9' X 14' (REGULAR) = 21
8' X 14' (LC) = 2
TOTAL = 23

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
SITE: 10.770 AC.
PERVIOUS AREA: 10.079 AC.
IMPERVIOUS AREA: 10.679 AC.
DISTURBED AREA: 10.553 AC.

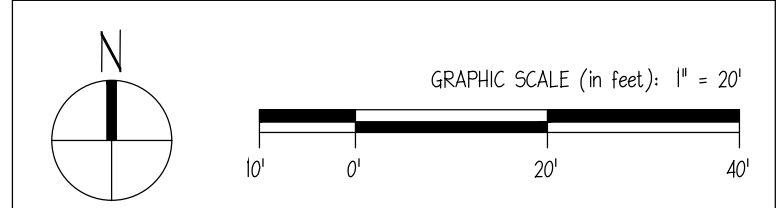
FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 13247C0066, DATED DECEMBER 8, 2016.

EXISTING INFORMATION:
PROVIDED BY LECRAM ENGINEERING, DATED 10/26/2016 (SEE SHEET C02.0).

CONTRACTOR SHALL PROTECT ALL ITEMS
OUTSIDE LIMITS OF CONSTRUCTION UNLESS
OTHERWISE NOTED IN THE CONSTRUCTION
PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING
UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO
STARTING CONSTRUCTION AND ALERT ENGINEER TO
ANY DISCREPANCIES IMMEDIATELY.

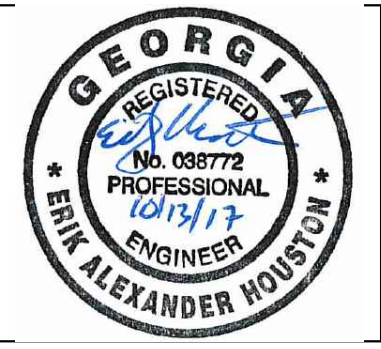
24-HOUR CONTACT:
JOE CELENTO
(912) 272-4811



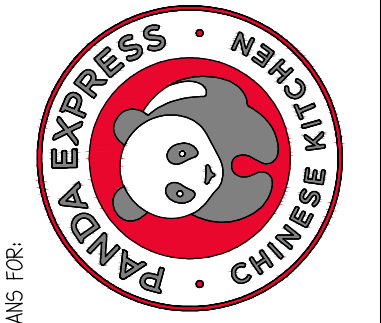
CONTRACTOR SHALL INSTALL GENERAL UTILITY
CONDUITS TO PLANTERS AROUND BUILDING AND
PATIO. SEE ARCHITECTURAL/MEP PLANS FOR
CONTINUATION.



ingenium
ENTERPRISES
PLANNING & ENGINEERING
221 ROSWELL ST.
SUITE 100
ALPHARETTA, GA 30009
770.437.8650



PANDA EXPRESS
D5305 / STORE# 2900
205 ATHENS HIGHWAY
LOGANVILLE, GA 30052



CLIENT:
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (626) 372-8292

REVISION HISTORY	
1	ISSUED FOR BIDDING

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THE CIVIL ENGINEER IS PROHIBITED.

PROJ. # 160278
DWG. NAME 160278 C03.DWG
ISSUE DATE 10/13/2017
PROJ. TGR: CB

SITE PLAN

C03.0
SHEET NUMBER

ISSUE FOR BID