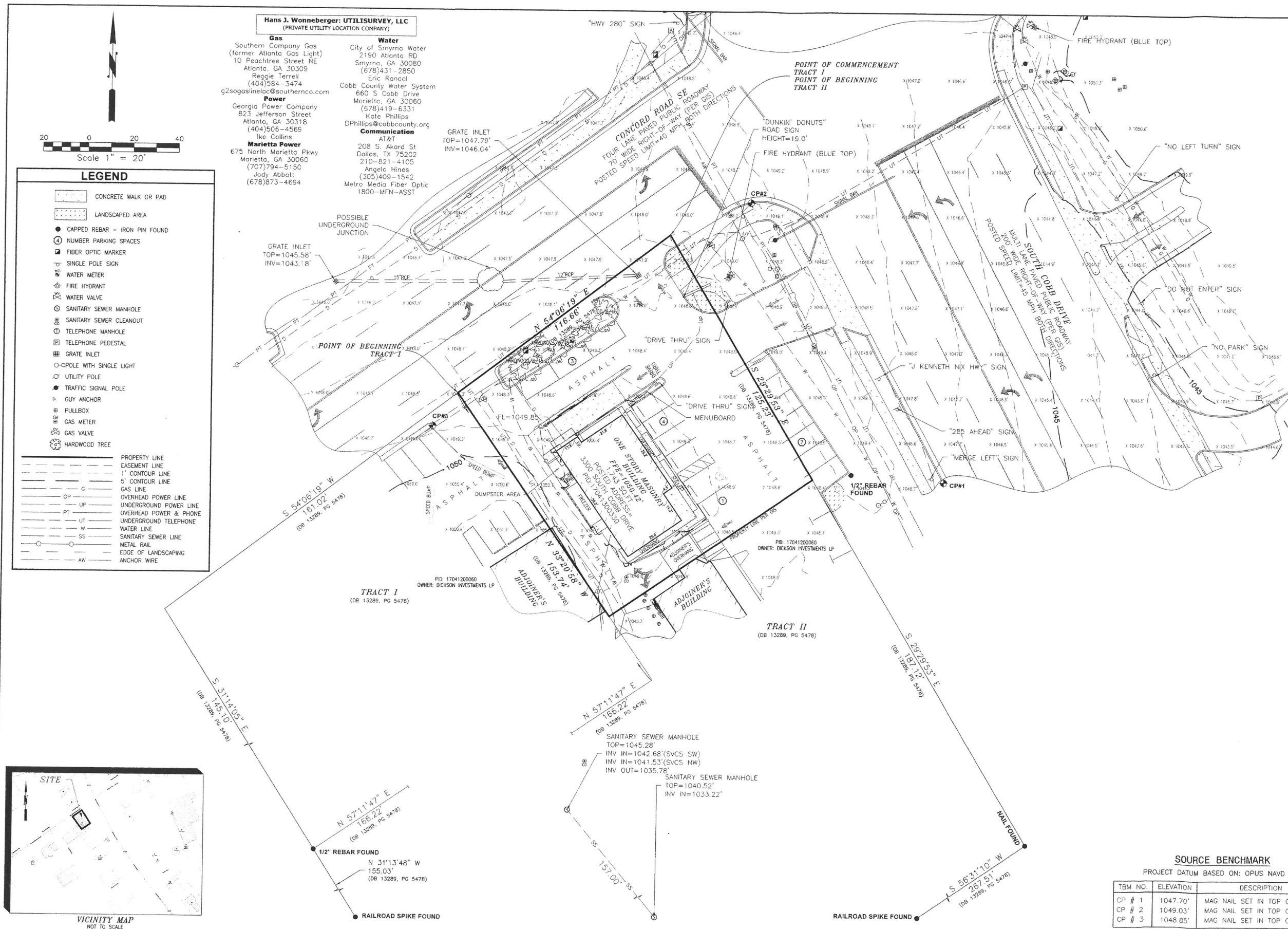




SOURCE BENCHMARK

PROJECT DATUM BASED ON: OPUS NAVD 88'

TBM NO.	ELEVATION	DESCRIPTION
CP # 1	1047.70'	MAG NAIL SET IN TOP OF CURB
CP # 2	1049.03'	MAG NAIL SET IN TOP OF CURB
CP # 3	1048.85'	MAG NAIL SET IN TOP OF CURB



DRAWING INVALID WITHOUT SEAL

153 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124
PHONE (205) 864-8408 FAX (205) 864-9685

CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS
AND
LAND SURVEYORS

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PRODUCTION		REVISIONS			
FIELD BOOK:	1233	DESCRIPTION	BY	REVIEW	DATE
CREW CHIEF:	MAJ				
CADD OPER:	BBY				
CADD FILE:	21 JMS SWP/PLA				
DESIGN ENG:	N/A				
DESIGN FILE:	N/A				
DATE:	4/20/21				
SCALE:	1" = 20'				

AXIS COMPANIES

3300 SOUTH COBB DRIVE
CITY OF SMYRNA
COBB COUNTY, GEORGIA

TOPOGRAPHIC SURVEY

CLIENT:	PROJECT
SHEET 1 OF 2	
DWG. NO.:	

21.0305-01

CONCORD ROAD SE
FOUR LANE PAVED PUBLIC ROADWAY
70' WIDE RIGHT-OF-WAY (PER GIS)
POSTED SPEED LIMIT=40 MPH BOTH DIRECTIONS

SITE DATA		
STREET LOCATION: 3300 SOUTH COBB DRIVE SE, SMYRNA, GA 30080		
CURRENT SITE AREA: 0.32 AC. (13,742 S.F.)		
CURRENT ZONING: GC - GENERAL COMMERCIAL		
BUILDING TYPE: EXISTING		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT (MAJOR THOROUGHFARE)	50'	x
FRONT (MINOR THOROUGHFARE)	40'	x
SIDE	10'	x
REAR	30'	x
PARKING REQUIREMENT		
1 SPACE/75 S.F.	23	15

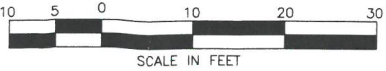
IMPERVIOUS REPLACEMENT: 3,053 S.F.

GENERAL NOTES:

- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- THE GEN. CONTRACTOR SHALL CONFIRM WHICH TYPE OF FOUNDATION IS TO BE USED BY THE SIGN COMPANY INSTALLING THE ON-SITE ROAD SIGN PRIOR TO POURING ANY ADJACENT CURBS AND PAVEMENT.
- ALL CONCRETE WALKS TO BE 4" THICK AND BROOM FINISHED.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- ANY WORK PERFORMED IN THE STATE R.O.W. SHALL BE PER GDOT GUIDELINES AND STANDARD SPECIFICATIONS.
- ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED AND/OR TO HAVE RADI.
- ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH AN AQUON CONCRETE TREATMENT AS MANUFACTURED BY AQUON. OR APPROVED EQUIVALENT.
- THE COMPACTION REQUIREMENTS FOR ALL FILL MATERIAL(S) PLACED ANYWHERE ON PROPERTY SHALL BE 100% OF THE STANDARD PROCTOR (ASTM D-698).
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- ALL JOINTS WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT SHALL BE SAW CUT, TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED TO THE NEXT EXPANSION JOINT ON DOT R.O.W. WHERE FEASIBLE.
- ALL CURB RADI 5' UNLESS NOTED OTHERWISE.
- ALL CURB FACES AND PAVEMENT ELEVATIONS SHALL MATCH ADJOINING CURBING AND PAVEMENT EXACTLY.
- STABILIZE AND GRASS ALL SLOPES TO PREVENT EROSION, AND SOD OR HYDRO-SEED SLOPES OVER 2:1 UNLESS OTHERWISE SPECIFIED. SEE GRADING PLAN.
- ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
- CONTRACTOR TO USE TOPOGRAPHIC SURVEY IN CONJUNCTION WITH THIS SITE PLAN FOR LOCATION AND SIZES OF EXISTING FEATURES.

PROPOSED CONCRETE CURBS/GUTTERS, PADS AND PAVING ON SITE			
KEY	DESCRIPTION	SPECIFICATION	QTY.
P-1	CONCRETE PAVING	6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	2,457 SF
P-2	VERTICAL CURB	6" x18" 4,000 PSI CONCRETE WITH FIBERMESH	223 LF
P-3	CONCRETE SIDEWALK	4" THK. 4,000 PSI CONCRETE WITH FIBERMESH	270 SF
P-4	CONCRETE PATIO	4" THK. 4,000 PSI CONCRETE WITH FIBERMESH	370 SF
P-5	MOUNTABLE CURB	6" HT. 4,000 PSI CONCRETE WITH FIBERMESH	70 LF
P-6	BOLLARD	6" DIA. CONCRETE FILLED PIPE BOLLARD	2

STRIPING LEGEND	
A-1	ADA ACCESSIBLE STALL WHITE STRIPING W/BUE SYMBOL PER ADA REQUIREMENTS
A-2	HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45°, 2' O.C.
A-3	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45°, 2' O.C.
A-4	6" WHITE DRIVE-THRU STRIPE
A-5	INGRESS/EGRESS ARROWS



5/12/21
DATE



SITE PLAN	
PROJECT NAME:	DUNKIN'
CLIENT:	THE FALCONS GROUP
PROJECT ADDRESS:	3300 SOUTH COBB DRIVE SE, SMYRNA, GA 30080
CLIENT ADDRESS:	1995 NORTH PARK PLACE, SUITE 430 ATLANTA, GA 30339

PROJECT NO.:	DUN02000151	PROJ. MGR.:	AA
DATE:	5/12/21	DRWN. BY:	MA
SCALE:	AS NOTED	CHKD. BY:	TMC
DRAWING SERIES:	SITE		
SHEET NO.:	C-2.0		