



VICINITY MAP
NTS

ATLANTA HIGHWAY
(200' R/W, ASPHALT PAVED, PUBLIC, VARIABLE WIDTH)
PB 37 - PG 16

OUTPARCEL 2
SUBDIVISION PLAT FOR SEMBLER RETAIL, INC. ET AL
PB 37 - PG 16-17
45,837 S.F.
1.0523 ACRES

PROPOSED H-24
66 SEATS
24 PARKING SPACES
2927 SF
FF ELEV 647.71 HT = 2.5' W/WT
SPOIL

N/F
POLIS INVESTMENTS, LLC
DB 2585 - PG 177
PB 37 - PG 16
TAX ID: 074 A003
CURRENT ZONING: C-G

24 HOUR EMERGENCY CONTACT: GREG CRAFT 678.361.4854

- GRADING NOTES:**
1. INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER AND ENGINEER.
 3. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.
 4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
 5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
 6. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO, SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
 8. IN ALL AREAS WHERE NEW CURB AND GUTTER ARE INSTALLED REMOVE OLD CURB AND GUTTER AND SAW CUT A STRAIGHT EDGE ALONG ASPHALT.
 9. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
 10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 11. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOWABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 12. SPOIL FROM FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM SITE.
 13. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS.
 14. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHOULD BE A CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL GRADATION ANALYSIS SHOULD BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHOULD BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES IN THICKNESS PER RECOMMENDATIONS FOUND IN THE SOILS REPORT / GEOTECHNICAL REPORT.
 15. ALL STORMWATER STRUCTURES NOT LOCATED IN THE R/W AND REQUIRING MANHOLE ACCESS SHALL BE PROVIDED WITH A-CC STORMWATER MANHOLE COVERS DESIGNATED PRIVATE PER THE STANDARD DETAIL ON SHEET C11.
 16. AN AS-BUILT SURVEY OF THE COMPLETE STORM SEWER AND STORMWATER MANAGEMENT SYSTEM, DEMONSTRATING IT WAS BUILT AND WILL FUNCTION ACCORDING TO DESIGN, AND CERTIFIED BY A PROFESSIONAL ENGINEER, IS REQUIRED PRIOR TO THE RELEASE OF ANY CERTIFICATE OF OCCUPANCY.
 17. THE PUBLIC WORKS INSPECTOR MUST BE NOTIFIED 24 HOURS IN ADVANCE OF ANY STORMWATER MANAGEMENT FACILITY UNDERDRAIN CONSTRUCTION OR SOIL MEDIA PLACEMENT.

PARCEL # 074 A003
GMD 241 & 1467
CITY OF ATHENS,
CLARKE COUNTY, GEORGIA

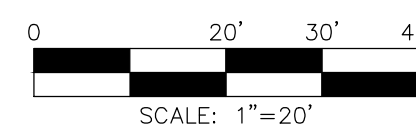
REVISIONS:	
PROJECT: HARDEE'S	
PROJECT ADDRESS: 3075 ATLANTA HWY	
PROJECT ADDRESS: ATHENS, GA 30606	
CLIENT: CGP ACQUISITIONS & DEVELOPMENT, LLC	
CLIENT ADDRESS: 3615 SUMMIT BLVD STE 110	
CLIENT ADDRESS: BIRMINGHAM, AL 35243	
DATE: 03/01/17	DWG: PRJ1

Civil Consulting Engineers, Inc.

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CANTON, GA 30114
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CIVILCONSULTINGENGINEERSINC.COM

GRADING PLAN C4

811
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.
Know what's below.
Call before you dig.



08/14/17

ALL STORMWATER STRUCTURES NOT LOCATED IN THE R/W AND REQUIRING MANHOLE ACCESS SHALL BE PROVIDED WITH A-CC STORMWATER MANHOLE COVERS DESIGNATED PRIVATE PER THE STANDARD DETAIL ON SHEET C11.

AN AS-BUILT SURVEY OF THE COMPLETE STORM SEWER AND STORMWATER MANAGEMENT SYSTEM, DEMONSTRATING IT WAS BUILT AND WILL FUNCTION ACCORDING TO DESIGN, AND CERTIFIED BY A PROFESSIONAL ENGINEER, IS REQUIRED PRIOR TO THE RELEASE OF ANY CERTIFICATE OF OCCUPANCY.

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