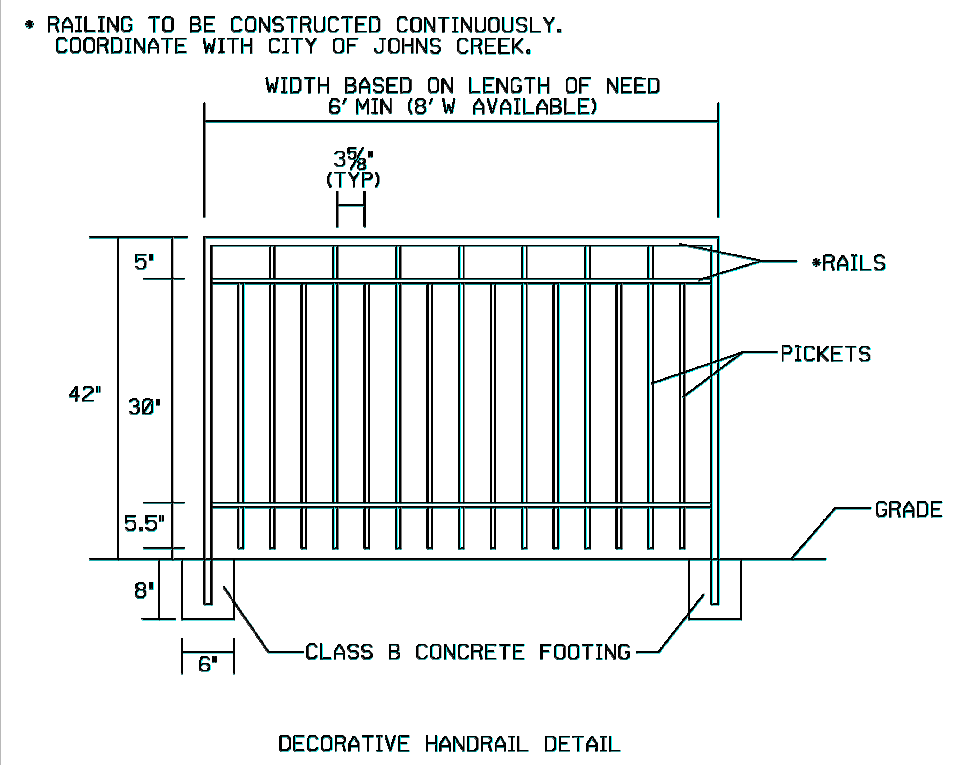


HANDRAIL DETAIL:



SIDEWALK NOTES:

- KEEP EXISTING SIDEWALK OPERATIONAL AS MUCH AS POSSIBLE DURING HANDRAIL INSTALLATION AND SIDEWALK CONNECTION CONSTRUCTION. SIDEWALK CLOSURE WILL NO BE ALLOWED UNLESS THERE IS ACTIVE INSTALLATION/CONSTRUCTION ACTIVITY GOING ON.
- PROPOSED SIDEWALK TO PROPERLY TIE INTO EXISTING SIDEWALK.

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 GROUNDBREAK.
- 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.
- 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 DOT 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 AQUORON CONCRETE TREATMENT AS MANUFACTURED BY AQUORON. 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 RADII 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 OTHER WISE 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.

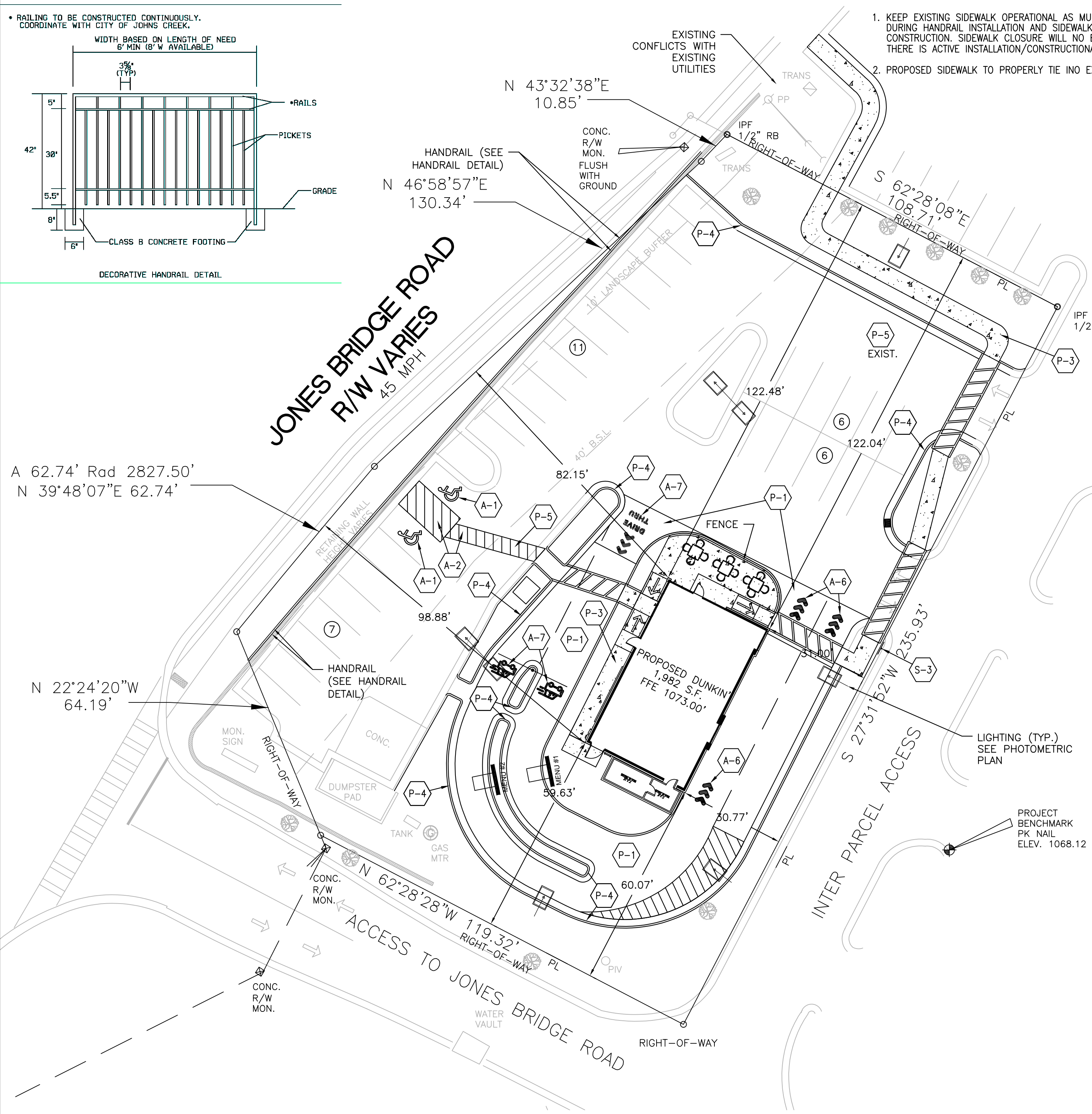
SITE DATA		
STREET LOCATION: 11605 JONES BRIDGE RD, JOHNS CREEK, GA 30022		
CURRENT SITE AREA: 0.76 AC. (33,413 S.F.)		
0.70 AC. (30,288 S.F.) BUILDABLE		
0.06 AC (3,125 S.F.) UNBUILDABLE		
CURRENT ZONING: C-1, COMMUNITY BUSINESS (CITY OF JOHNS CREEK)		
BUILDING TYPE: PROTOTYPE (1,982 SQ.FT.)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	40'	40'
LEFT SIDE	0'	0'
RIGHT SIDE	0'	0'
REAR	0'	0'
LANDSCAPE BUFFERS		
ALONG ROW	10'	10'
PARKING REQUIREMENT		
1 SPACE/100 S.F.	19	32

STRIPING LEGEND		PROPOSED SIGNS	
A-1	ADA ACCESSIBLE STALL WHITE STRIPING W/B/LUE SYMBOL PER ADA REQUIREMENTS	S-1	BOLLARD MOUNTED MUTCD SIGN R7-8 & R7-8a - ADA VAN ACCESSIBLE HANDICAP PARKING
A-2	HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45°, 2' O.C.	S-2	ALL IN ONE MENUBOARD AND CANOPY SEE SD-1.3 FOR DETAIL
A-3	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45°, 2' O.C.	S-3	DIGITAL PREVIEW BOARD SEE SD-1.3 FOR DETAIL
A-4	6" ORANGE DRIVE-THRU STRIPE	S-4	DIRECTIONAL SIGN DD "WELCOME
A-5	5" DOUBLE YELLOW STRIPING	S-5	BACK/ENTER" SIGN SEE SD-1.3 FOR DETAIL
A-6	SITE DIRECTIONAL ARROWS	S-6	SIGN BY OTHERS. TO CONFORM TO MASTER DEVELOPMENT/CITY REQUIREMENTS
A-7	BRANDED DT ORDER LANE PAVEMENT MARKINGS		

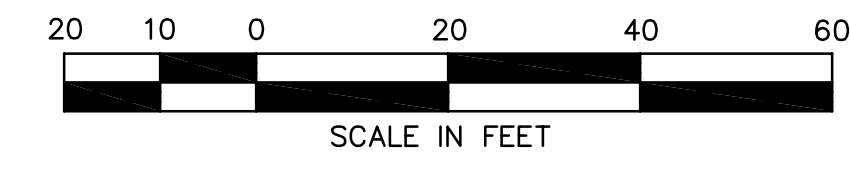
PROPOSED CONCRETE CURBS/GUTTERS, PADS AND PAVING ON SITE			
	DESCRIPTION	SPECIFICATION	QTY.
P-1	CONCRETE PAVEMENT	6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	2,114 SF
P-2	STANDING CURB	6" x18" 4,000 PSI CONCRETE WITH FIBERMESH	195 LF
P-3	CONCRETE SIDEWALK	4" THK. 4,000 PSI CONCRETE	662 SF
P-4	18" CURB & GUTTER	4,000 PSI CONCRETE WITH FIBERMESH	515 LF
P-5	ASPHALT PAVEMENT	1 1/2" TOPPING OVER 2" BINDER (COMPRESSED) OVER 8" STONE BASE	8,687 SF

A 62.74' Rad 2827.50'
N 39°48'07"E 62.74'

N 22°24'20"W
64.19'



Received
 June 12, 2024
 RZ-24-0005
 Planning & Zoning



PROJECT NO.:	PROJ. MGR.:
DATE:	DRWN. BY:
SCALE:	CHKD. BY:
DRAWING SERIES:	
SHEET NO.	

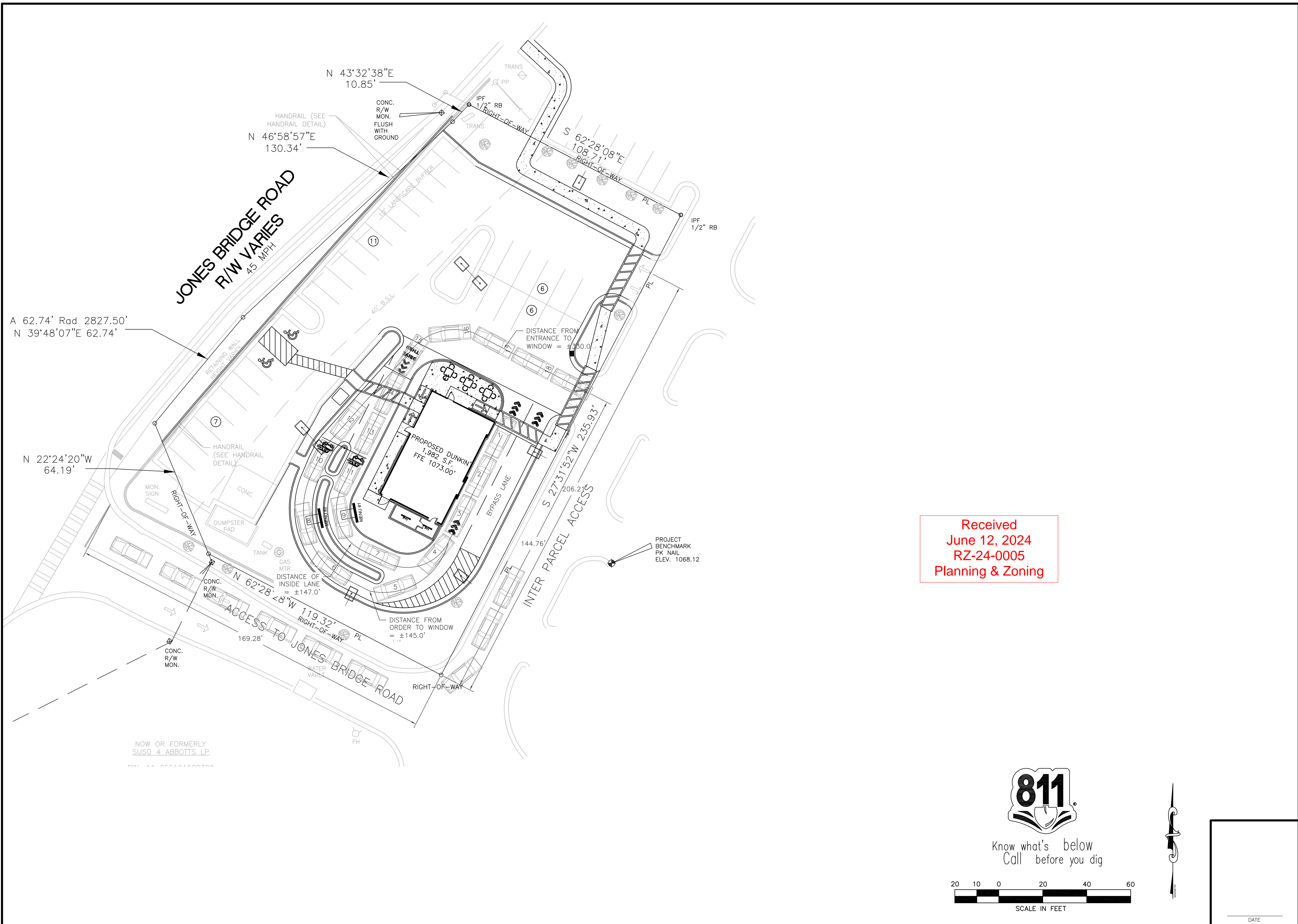
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NO.	DATE	DESCRIPTION
4		
3		
2		
1		



DRAWING TITLE:	SITE PLAN
PROJECT NAME:	DUNKIN'
CLIENT:	MG RETAIL ADVISORS
	11605 JONES BRIDGE RD, JOHNS CREEK, GA
	3390 PEACHTREE RD #1000, ATLANTA, GA

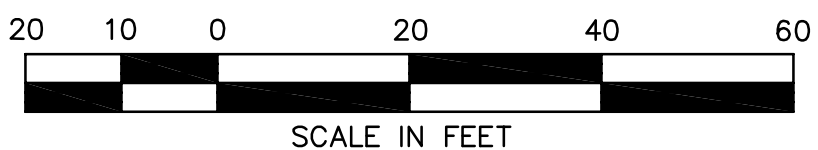
PROJECT NO.:	PROJ. MGR.:
DATE:	DRWN. BY:
SCALE:	CHKD. BY:
DRAWING SERIES:	
SHEET NO.	



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Know what's below
 Call before you dig



DATE

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NO.	DATE	DESCRIPTION	REVISIONS
4			
3			
2			
1			



DRAWING TITLE: LAYOUT PLAN	
PROJECT NAME: DUNKIN'	11605 JONES BRIDGE RD, JOHNS CREEK, GA
CLIENT: MG RETAIL ADVISORS	3390 PEACHTREE RD #1000, ATLANTA, GA

PROJECT NO.:	PROJ. MGR.:
DATE: 05/01/2024	TMC
SCALE: AS NOTED	DRWN. BY: JHJ
DRAWING SERIES: LAYOUT	CHKD. BY: TMC
SHEET NO. C-2.1	