

SITE PLAN
SCALE: 1"=30'

GENERAL NOTES

1. INSTALL ALL MATERIALS TO MANUFACTURERS RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

NOTES

1. ALL RADI SHALL BE 30' UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE # MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE DATA - 1306 SWEET HOME ROAD	
SITE AREA = 11.6 AC	
ZONED EXIST: C3 COMMERCIAL SERVICE DISTRICT, PRO. GR. GENERAL BUSINESS DISTRICT	
SETBACKS BUILDING	REQUIRED
FRONT (<= 30 FT) > 30 FT	60 FT / 75 FT
SIDE ABUTTING NONRESIDENTIAL (<= 30 FT) > 30 FT	0 OR 10 FT / 25 FT
REAR ABUTTING NONRESIDENTIAL	15 FT MIN / 25 FT MAX
REAR ABUTTING RESIDENTIAL	15 FT (GARAGE HGT)
SETBACKS PARKING	
FRONT	> 10 FT MIN
SIDE	5 FT
REAR	N/A
GREENSPACE	
INTERIOR GREENSPACE	10% (0.2 AC)
PARKING	
# OF SPACES - SEE CALCULATION BELOW	33
PARKING SPACE SIZE	9' X 19'
	9' X 19' GARAGES
MAX. BUILDING HEIGHT	<= 65 FT
PARKING CALCULATION:	
THEORETICAL OFFICER: (6,380 GSF)	
REQUIRED PARKING = 1 SPACE PER 150 NSF OF FLOOR AREA	
NSF = 90% OF GSF = 5,380 GSF X 0.90 = 4,842 NSF	
# OF SPACES = 4,842 / 150 = 33 SPACES	

DESIGN INFORMATION BASED ON THE 2006 STANDARD SPECIFICATIONS

DRIVEWAY ACROSS SHALL BE LOCATED SUCH THAT HIGHWAY DRAINAGE STRUCTURES ARE 5' MINIMUM OUTSIDE THE DRIVEWAY OPENING WIDTH.

MINOR COMMERCIAL DRIVEWAY PROJECTS INCLUDING SHOULDER PAYMENT AS REQUIRED BY THE ASSISTANT RESIDENT ENGINEER:

ASPHALT CONCRETE: 4" hot 60# 0/10, Hot Mix Asphalt (HMA) Shoulder, Driveway, Bicycle Paths and Vegetation Control Strip. Composed of: 1 1/2" of 9.5 IMA and 2 1/2" of 19 IMA. The mix design is based on PG 64-22 binder. ESALs less than 0.5 million and produced in accordance with Section 401 and Materials Procedures using Course Aggregate Type P3.

SUBBASE: 8" hot 94# 1.2 Subbase Course, Type 2. (Two 4" Lifts)

Note on Drain: Tank Coat is required between all lifts of asphalt.

NOTE LEGEND

- ▲ INSTALL STOP SIGN, MUT. CD. SIGN AND B.I.B.
- ▲ RAMP SIDEWALK @ 1:12 MAX.
- ▲ RAMP CURB IN 2 OR MATCH EXISTING CURB
- ▲ INSTALL NO PARKING SIGN, MUT. CD. SIGN NO P.I.C.
- ▲ LANDSCAPE AREA: SEE LANDSCAPE PLAN IF NO PLANTINGS. INSTALL TOPSOIL & SEED
- ▲ 4" WIDE YELLOW PAINT STRIPES @ 2' O.C. & 4" TO PARKING LINES
- ▲ INSULATED WATER WETTER & 8" 9" ENCLOSURE
- ▲ ELECTRIC TRANSFORMER ON CONC. PAD W/ PRE BOLLARDS (BY ELEC. CO.)
- ▲ 6" WIDE YELLOW TIELOM PAINTMENT STRIPE
- ▲ 6" WIDE WHITE PAINTMENT STRIPES @ SPACING CROSS WALK
- ▲ CONCRETE PAVERS, COLOR AND STYLE TO BE CHOSEN BY OWNER
- ▲ INSTALL "DO NOT ENTER" SIGN, MUT. CD. SIGN NO B3 10C
- ▲ SIDEWALK FLASH WITH PAVERS, SET GRANITE PLAIN
- ▲ INSTALL "ONE WAY" SIGN, MUT. CD. SIGN NO B3 10C
- ▲ 4" WIDE WHITE PAINTMENT STRIPE
- ▲ 4" HIGH YELLOW PAINTMENT TEXT
- ▲ 4" WIDE DOUBLE YELLOW PAINTMENT STRIPES @ SPACING
- ▲ EX. CURB CUT / ARROW TO BE REMOVED. INSTALL FULL HEIGHT CURB TO MATCH ADJACENT
- ▲ REMOVE / REPAIR EX. SIDEWALK AS REQ'D TO PROVIDE SLOPE NOT GREATER THAN 1:20
- ▲ MINOR COMMERCIAL DRIVEWAY
- ▲ MINOR RESIDENTIAL DRIVEWAY ON THE 2006 STANDARD SPECIFICATIONS
- ▲ INSTALL "STOP" SIGN, MUT. CD. SIGN NO B3 10C

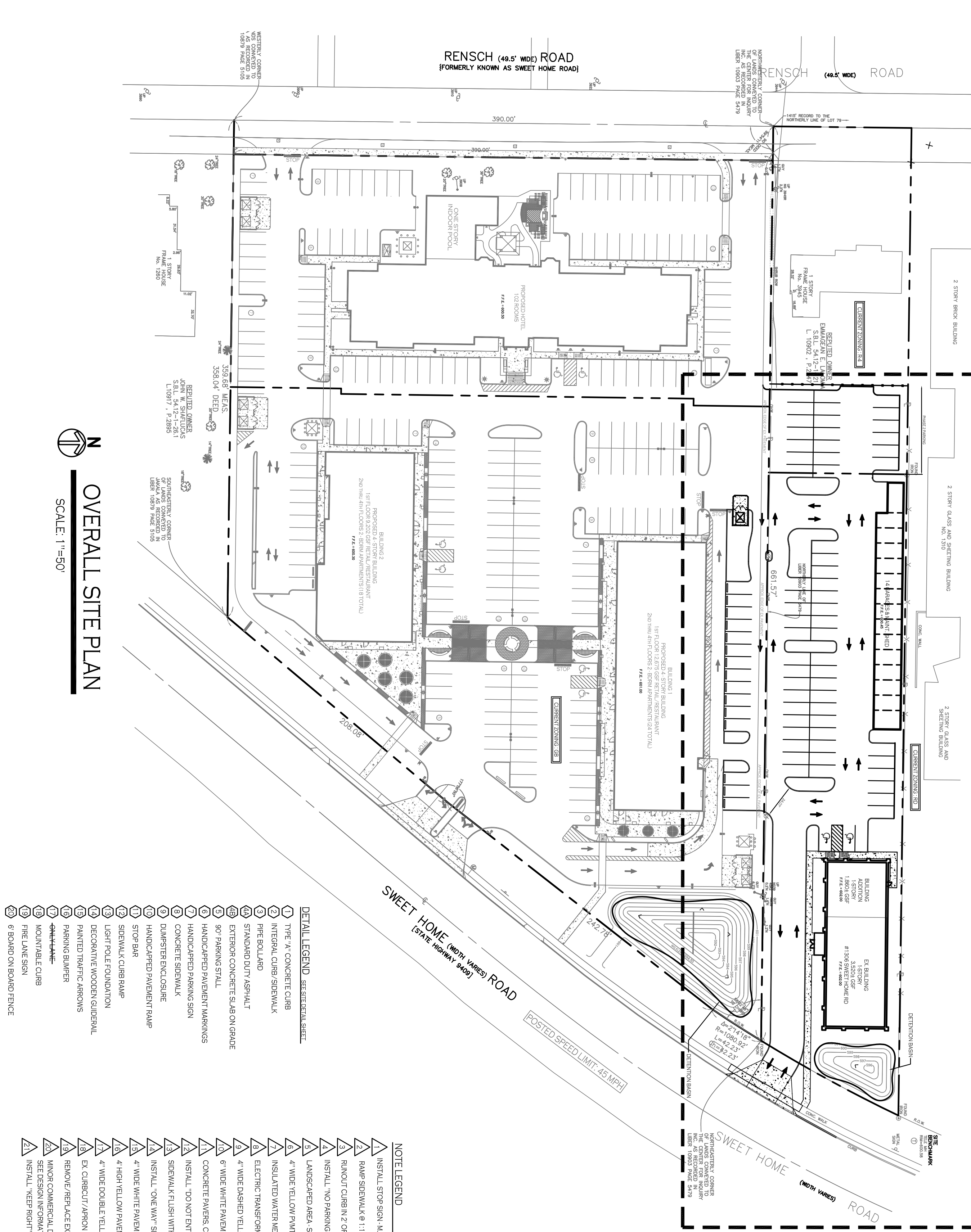
NOTE LEGEND

- PROPOSED SIDEWALK / CONCRETE PAD
- PROPOSED CURB
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED LIGHT POLE W/ SINGLE FIXTURE
- ▲ 1" SHALL NOT EXCEED 20' FROM A/C FINISHED GRADE
- ▲ PROPOSED LIGHT POLE W/ DOUBLE FIXTURE
- ▲ 1" SHALL NOT EXCEED 20' FROM A/C FINISHED GRADE
- ▲ PROPOSED WALL MOUNTED FIXTURE
- ▲ 1" SHALL NOT EXCEED 12' FROM A/C FINISHED GRADE

NOTE BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

Scale: 1"=30'

Scale: 1"=50'



OVERALL SITE PLAN
SCALE: 1"=50'

- DETAILED LEGEND - STATISTICAL SHEET**
- ① TYPE "A" CONCRETE CURB
 - ② METEORAL CURB SIDEWALK
 - ③ TYPE BOLLARD
 - ④ STRANDED DUCT ASPHALT
 - ⑤ EXTERIOR CONCRETE SLAB ON GRADE
 - ⑥ 90° PARKING STALL
 - ⑦ HANDICAPPED PAVEMENT MARKINGS
 - ⑧ CONCRETE SIDEWALK
 - ⑨ DIVERTER ENCLOSURE
 - ⑩ HANDICAPPED PAVEMENT RAMP
 - ⑪ STOP BAR
 - ⑫ SIDEWALK CURB RAMP
 - ⑬ RECONCRETE WOODEN CURB WALL
 - ⑭ PAINTED TRAFFIC MARKINGS
 - ⑮ PARKING SIGN
 - ⑯ MOUNTABLE CURB
 - ⑰ FRIE LINE SIGN
 - ⑱ 6 BOARD ON BOARD FENCE