

SITE ANALYSIS TABLE	
PROPERTY AREA:	7.29 ACRES
LOCAL JURISDICTION:	HOOVER, ALABAMA
ZONING:	PUD-PC
BUILDING SETBACKS:	30' FRONT 15' REAR 15' SIDE
MAX BUILDING HEIGHT:	60'
BUILDING AREA:	
GROCERY STORE	±48,387 SF
RETAIL	±9,100 SF
PARKING:	
REQUIRED (CITY):	1 SPACE/250 SF
REQUIRED (TENANT):	1 SPACE/200 SF
GROCERY	5 SPACES/1,000 SF = 242
RETAIL	5 SPACES/1,000 SF = 46
TOTAL REQUIRED	288 SPACES
PARKING PROVIDED:	
GROCERY - STANDARD	236
GROCERY - ACCESSIBLE	9
RETAIL - STANDARD	43
RETAIL - ACCESSIBLE	3
TOTAL	291 SPACES
PARKING RATIOS PROVIDED:	
GROCERY	5 SPACES/1,000 SF
RETAIL	5 SPACES/1,000 SF
TOTAL	5 SPACES/1,000 SF

LAYOUT LEGEND	
1	ENTRANCE RAMP REQ'D. SEE DETAIL.
2	18" CONCRETE CURB AND GUTTER REQ'D. SEE DETAIL.
3	24" SOLID WHITE STOP BAR. TYPICAL. SEE DETAIL.
4	SOLID WHITE PAINT STRIPING. SEE DETAIL FOR ON-SITE ARROWS, STOP BAR, AND ENTRANCE. ALL COMPLY WITH ALDOT SPECIFICATIONS.
5	TRASH CONTAINER PAD REQ'D. SEE DETAIL FOR ACCESSIBLE SIGN, ASBL.
6	TRASH CONTAINER PAD REQ'D. CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR LOCATION AND SIZE.
7	CONCRETE SIDEWALK REQ'D. SEE DETAIL.
8	ROLL-UP CURB REQ'D. SEE DETAIL.
9	18" TRIP TRIP STRIPING REQ'D. 4" SOLID WHITE PAINT STRIPING 45° TO FLOW OF TRAFFIC @ 2' O.C. AND 4" WHITE EDGE STRIPE.
10	18" TRIP TRIP STRIPING REQ'D. 4" SOLID WHITE PAINT STRIPING 45° TO FLOW OF TRAFFIC @ 2' O.C. AND 4" WHITE EDGE STRIPE.
11	4" WIDE SINGLE WHITE PAINT STRIPING REQ'D.
12	CURBED LANDSCAPE ISLAND WITH CURB RETURN REQ'D. SEE DETAIL.
13	STANDARD DUTY ASPHALT PAVEMENT REQ'D. SEE DETAIL.
14	HEAVY DUTY ASPHALT PAVEMENT REQ'D. SEE DETAIL.
15	RIGHT-OF-WAY PAVEMENT SECTION REQ'D. SEE DETAIL.
16	TYPE I ACCESSIBLE RAMP REQ'D. SEE DETAIL.
17	TYPE II ACCESSIBLE RAMP REQ'D. SEE DETAIL.
18	TRUCK WELL AND CONCRETE APRON REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
19	DRIVE-THRU PHARMACY DIRECTIONAL SIGNS REQ'D. SEE DETAIL.
20	R1-1 STOP SIGN REQ'D., TYPICAL. SEE DETAIL.
21	R5-1 DO NOT ENTER SIGN REQ'D. SEE DETAIL.
22	24" WIDE WHITE PAINT STRIPING 9" O.C. WITH 4" WIDE EDGE STRIPES REQ'D.
23	24" WIDE YELLOW PAINT STRIPING 10" O.C. WITH 4" WIDE EDGE STRIPES REQ'D.
24	4" WIDE DOUBLE YELLOW PAINT STRIPING REQ'D.
25	DUAL LEFT TURN LANE WITH 4" WIDE SOLID YELLOW PAINT STRIPING OUTSIDE AND 4" WIDE BROKEN YELLOW PAINT STRIPING INSIDE REQ'D.
26	4" WIDE DOTTED WHITE PAINT STRIPING REQ'D.
27	PROJECT SIGN REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
28	3" WIDE CONCRETE FLUME REQ'D. SEE DETAIL.
29	EMERGENCY GENERATOR REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
30	TRASH COMPACTOR PAD REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
31	DUMPSTER ENCLOSURE REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
32	PAINTED "ONLY" LEGEND REQ'D. PER ALDOT SPECIFICATIONS.
33	CURB ALONG FRONT SIDEWALK SHALL BE PAINTED TRAFFIC YELLOW REQ'D.
34	CURB OPENING REQ'D. SEE DETAIL.
35	W11-2 PEDESTRIAN CROSSING SIGN REQ'D. SEE DETAIL.
36	DMIT.
37	24" SOLID WHITE STOP BAR WITH LEGEND REQ'D. SEE DETAIL.
38	8" X 8" CONCRETE GREASE BARREL PAD REQ'D.
39	TIE TO EXISTING CURB & GUTTER.
40	TRANSITION FROM 18" CURB & GUTTER TO 24" CURB & GUTTER WITHIN 10' REQ'D.
41	YIELD SIGN REQ'D.
42	STANDARD DUTY CONCRETE PAVING REQUIRED. SEE DETAIL.
43	FIRE LANE SIGN REQ'D. SEE DETAIL.
44	CONCRETE ISLAND REQ'D. SEE DETAIL.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY GONZALEZ, STRENGTH & ASSOCIATES, INC. PROJECT # 28914.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND BENCH MARKS. IF LOST OR DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE AT HIS EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED TO EXISTING IMPROVEMENTS ON-SITE OR OFF-SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS AT HIS EXPENSE. REPAIRS SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITIONS.
- ACCESSIBLE SYMBOLS, SIGNS, AND MARKS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE, AND ADA REQUIREMENTS. MAXIMUM SLOPE IN ACCESSIBLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- CONTRACTOR SHALL CONTACT ALL UTILITIES AND LOCATE ALL UTILITIES WITHIN THE WORK AREA PRIOR TO STARTING CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
- GONZALEZ STRENGTH & ASSOCIATES, INC. SHALL NOT HAVE AUTHORITY OVER THE CONTRACTOR'S WORK AND/OR RESPONSIBILITIES. GONZALEZ STRENGTH & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR METHODS OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR OR FOR SAFETY PRECAUTIONS INCIDENT TO THE WORK OF THE CONTRACTOR OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH LAWS, RULES, REGULATIONS, ORDINANCES, OR CODES APPLICABLE TO THE CONTRACTOR FURNISHING AND PERFORMING THE WORK.

SITE LAYOUT NOTES

- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO FACE OF CURB, OR EDGE OF SURFACING.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS. ALL UTILITY TIE-INS, BOLLARD LOCATIONS AND OTHER RELATED INFORMATION.
- DIRECTIONAL ARROWS AND PARKING SPACES STRIPING SHALL BE WHITE. ACCESSIBLE PARKING STRIPING AND SYMBOL SHALL BE BLUE UNLESS LOCAL CODES INDICATE OTHERWISE.
- ALL TIE-INS ARE UNLESS OTHERWISE NOTED.
- THE PROPOSED DRIVE TO EXISTING PAVEMENT MATCHING GRADE AND ASSURING SMOOTH TRANSITION.
- ALL SIGNAGE SHALL CONFORM TO ADA AND CITY AND STATE REQUIREMENTS FOR ACCESSIBLE SPACES.
- ALL PAINT STRIPING SHALL BE APPLIED IN TWO EQUAL COATS TO A TOTAL THICKNESS OF 15 MILS.
- ALL PAVEMENT MARKINGS SHALL BE SLIP-RESISTANT PAINT.

WORK IN RIGHT-OF-WAY NOTES

- TRAFFIC CONTROL DEVICES SHALL BE UTILIZED IN ACCORDANCE WITH THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). DEVICES SHALL BE IMPLEMENTED FOLLOWING THE STATE'S DEPARTMENT OF TRANSPORTATION GUIDELINES AND REQUIREMENTS.
- ALL WORK IN RIGHT-OF-WAY SHALL COMPLY WITH JEFFERSON COUNTY TRAFFIC ENGINEERING SPECIFICATIONS AND REQUIREMENTS.
- PAINT STRIPING IN RIGHT-OF-WAY SHALL BE THE WORKABLE TO PER ALDOT'S STANDARD SPECIFICATIONS.

LEGEND			
---	EXISTING STORM SEWER	---	EXISTING SANITARY SEWER
---	EXISTING RETAINING WALL	---	EXISTING TELEPHONE
---	PROPOSED BUILDING FOOTPRINT	---	EXISTING POWER
---	EXISTING EDGE OF PAVEMENT	---	EXISTING WATER
---	EXISTING CURB AND GUTTER	---	EXISTING GAS LINE
---	PROPOSED CURB AND GUTTER	---	RIDGE LINE
---	PROPOSED LINE	---	PROPOSED FLOW
---	CENTERLINE	---	EXISTING SYMBOLS
---	EXISTING CONTOURS	---	POWER POLE
---	PROPOSED CONTOURS	---	SAN. SEWER MANHOLE
---	PROPOSED SANITARY SEWER	---	STORM MANHOLE
---	PROPOSED TELEPHONE	---	N.T.S.
---	PROPOSED POWER	---	C OR C.L.
---	PROPOSED WATER	---	MIN. R.
---	PROPOSED GAS LINE	---	RIGHT-OF-WAY
---	PROPOSED ASPHALT	---	TYPICAL
---	PROPOSED CONCRETE	---	SANITARY SEWER CLEANOUT
---	HEAVY DUTY ASPHALT	---	STORM SEWER CLEANOUT
---	STANDARD DUTY ASPHALT	---	S.C.O.
---	TRASH CONTAINER CONCRETE	---	PARKING COUNT
---	CONCRETE SIDEWALK	---	HANDICAP PARKING
---	PROPOSED SYMBOLS:	---	10
---	LIGHT POLE	---	10
---	SIGN	---	10
---	NOT TO SCALE	---	10
---	CENTERLINE	---	10
---	MINIMUM RADIUS	---	10
---	RIGHT-OF-WAY	---	10
---	TYPICAL	---	10
---	SANITARY SEWER CLEANOUT	---	10
---	STORM SEWER CLEANOUT	---	10
---	S.C.O.	---	10

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR APPROVAL
2	CITY COMMENTS
3	PUBLIC COMMENTS

TITLE
SITE LAYOUT PLAN
GROCERY STORE & SHOPS AT TATTERSALL PARK
TATTERSALL PARK
1000 TATTERSALL PARK
GREYSTONE WAY, LLC
 CDD BY: CLARIFICATION, L.L.C.
 SCALE: SEE PLANS
 DATE: 06/27/2018
 DRAWN BY: A. WILSON
 CHECKED BY: B. WILSON, P.E.

GONZALEZ - STRENGTH & ASSOCIATES, INC.
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 PROJECT: 17WH02



Order Plans

