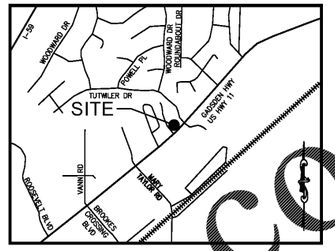
SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE SPECIFICATIONS.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GEOSURVEY, LTD, DATED 1/3/2019.
9. TOTAL LAND AREA IS 0.973± ACRES..
10. MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS.
11. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
12. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 01073C0407H, AND THE DATE OF SAID MAP IS 9/3/2010. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
13. THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS "C-C-2". ADJACENT PROPERTY ZONED AS SHOWN.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
15. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
16. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS DESIGNATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS. ALL PROPERTY CORNERS ARE TO BE LOCATED AND ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
18. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE FACILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
19. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
20. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.



LOCATION MAP
NOT TO SCALE

SITE ANALYSIS

RETAIL	6,000 S.F.
TOTAL PARKING	24 SPACES
RATIO PROVIDED	4.00/1,000 S.F.
SITE AREA	0.97 ± AC.

NOTE:
THIS CHART IS FOR CONCEPTUAL PURPOSES ONLY. ACREAGE ARE APPROXIMATE AND MAY VARY DEPENDING ON ACTUAL BOUNDARY SURVEY.

SITE LEGEND

- (A) TRANSITION FROM 18" CURB & GUTTER TO 30" CURB & GUTTER OVER 10 L.F.
- (B) AREA STRIPED AT SWSL/4" AT 45° @ 2'-0" O.C.
- (C) 8'-0" PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (D) EXIT DOOR. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, SIDEWALK, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED.
- (E) 6"ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (F) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (G) PROPOSED 6' SIDEWALK PER ALDOT STD 737. MAXIMUM CROSS SLOPE @ 2%
- (H) ADA RAMP. SEE DETAIL SHEET.
- (I) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (J) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (K) EXISTING LIGHT POLE TO REMAIN.
- (M) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.
- (N) STOP BAR PAINTED WHITE ON PAVEMENT. SEE DETAIL SHEET.
- (O) "STOP" SIGN. SEE DETAIL SHEET.
- (P) BUILDING SETBACK LINE PER ORDINANCE.
- (Q) MATCH EXISTING CURB GRADE AND ALIGNMENT.
- (R) 5'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (S) EXISTING CURB & GUTTER TO BE REMOVED.

PAINTING STRIPING LEGEND

SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" – DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" – SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" – SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" – SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24" – SINGLE WHITE SOLID LINE / 24" WIDE

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED GUIDERAIL
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- (5) PROPOSED PARKING SPACES
- PROPOSED SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT POLE

LUMINARIE SCHEDULE						
SYMBOL	QUANTITY	LABEL	LUM. LUMENS	LLF	DESCRIPTION	LUM. WATTS
▬■▬	4	A	16830	0.980	WLS-OSQ-A-4ME-T-40K-BLS 25' POLE 3' BASE	166

SITE PLAN

SCALE IN FEET
20' 10' 0 20' 40' 60'

Know what's below
Call before you dig

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STAMP
ALABAMA LICENSED 30057 PROFESSIONAL ENGINEER JOSHUA W. SOX

PROPOSED COMMERCIAL DEVELOPMENT
TRUSSVILLE, JEFFERSON COUNTY, AL

FOR: GEMCAP DEVELOPMENT
WINSTON-SALEM, NORTH CAROLINA

REVISION	BY

DRAWN
GDL
CHECKED
ADB
ISSUED DATE
2/11/2019
ISSUED FOR
PERMIT REVIEW
PROJECT NO.
18-188
FILE
18-188 Main
SHEET
C-1