GENERAL NOTES:

1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

1) TRACT IS ZONED: B-3

2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.

3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.

4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).

5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.

7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.

8) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.

9) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ENGINEERING DEPARTMENT.

10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.

11) ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC.

12) MAXIMUM CUT OR FILL SLOPE=3H:1V

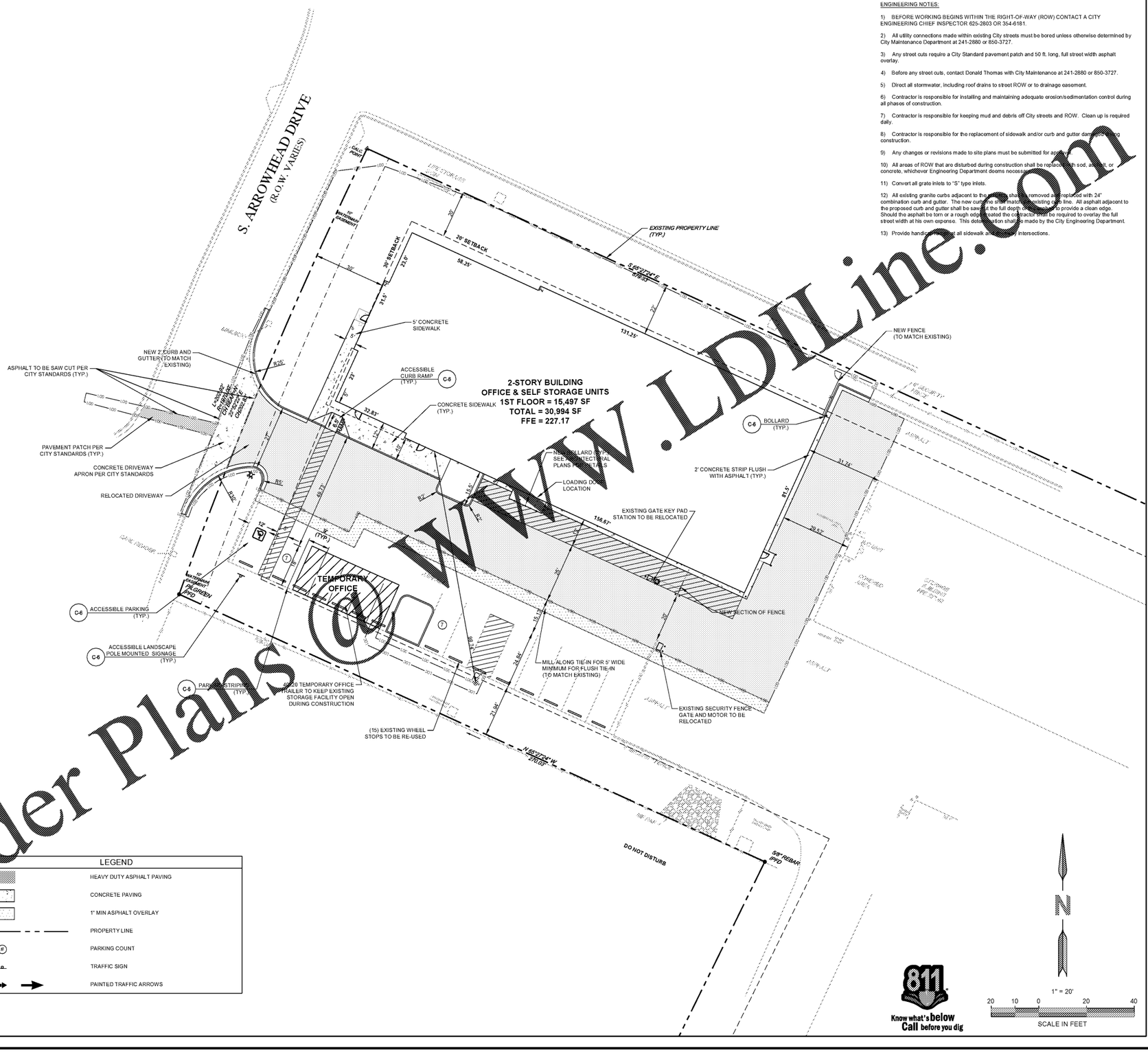
13) 24 HOUR CONTACT: LEE RODGERS (205) 397-0370.

14) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.

15) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS IN THE REPORT BY THE PROJECT GEOTECHNICAL ENGINEER, INTERTEK PSI DATED 10/30/18. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.

16) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT ROADWAYS.

18) IN HEAVY DUTY PAVEMENT AREAS G.A.B. SHALL EXTEND UNDER THE CURB TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.



ENGINEERING NOTES:

1) BEFORE WORKING BEGINS WITHIN THE RIGHT-OF-WAY (ROW) CONTACT A CITY ENGINEERING CHIEF INSPECTOR 625-2803 OR 354-6181.

2) All utility connections made within existing City streets must be bored unless otherwise determined by City Maintenance Department at 241-2680 or 850-3727.

3) Any street cuts require a City Standard pavement patch and 50 ft. long, full street width asphalt overlay.

4) Before any street cuts, contact Donald Thomas with City Maintenance at 241-2680 or 850-3727.

5) Direct all stormwater, including roof drains to street ROW or to drainage easement.

6) Contractor is responsible for installing and maintaining adequate erosion/sedimentation control during all phases of construction.

7) Contractor is responsible for keeping mud and debris off City streets and ROW. Clean up is required daily.

8) Contractor is responsible for the replacement of sidewalk and/or curb and gutter damaged during construction.

9) Any changes or revisions made to site plans must be submitted for approval.

10) All areas of ROW that are disturbed during construction shall be replaced with sod, asphalt, or concrete, whichever Engineering Department deems necessary.

11) Convert all grate inlets to "S" type inlets.

12) All existing granite curbs adjacent to the entrance shall be removed and replaced with 24" combination curb and gutter. The new curb line shall match the existing curb line. All asphalt adjacent to the proposed curb and gutter shall be saw-cut the full depth of the asphalt and provide a clean edge. Should the asphalt be torn or a rough edge created the contractor shall be required to overlay the full street width at his own expense. This determination shall be made by the City Engineering Department.

13) Provide handicap ramps at all sidewalk and street intersections.

SITE DATA		
PROJECT:		
ZONING:		
ADJACENT ZONING:		
LAND USE INTENSITY:		
PARCEL IDENTIFICATION NUMBER:		
TYPE OF CONSTRUCTION	CONVENTIONAL OFFICE SPACE AND SELF STORAGE UNITS	
TYPE OF OCCUPANCY	OCCUPIED BY OFFICE STAFF DURING BUSINESS HOURS	
TOTAL SITE AREA:		8.64 ACRES
DISTURBED AREA:		0.83 ACRES
PERVIOUS SURFACE AREA - PRE:		2.78 ACRES
IMPERVIOUS SURFACE AREA - PRE:		5.86 ACRES
PERVIOUS SURFACE AREA - POST		2.92 ACRES
IMPERVIOUS SURFACE AREA - POST		5.72 ACRES
NET CHANGE		REDUCTION OF 0.14 ACRES IMPERVIOUS
LANDSCAPE BUFFER -		8 FT
		4 FT
BUILDING SETBACK -		30 FT
		20 FT
BUILDING FLOOR AREA:	30,994 S.F.	(1,107 S.F. OFFICE)
TOTAL GROUND FLOOR AREA:		15,497 S.F.
FLOOR AREA RATIO MAXIMUM:		30 %
FLOOR AREA RATIO PROPOSED:		26 %
OVERALL BUILDING HEIGHT:		30'
NUMBER OF FLOORS:		2
PARKING RATIO REQUIRED -		1 spaces + 1 /100 units
PARKING REQUIRED:		4 SPACES
PARKING PROVIDED:		15 SPACES
ACCESSIBLE PARKING REQUIRED:		1 SPACE
ACCESSIBLE PARKING PROVIDED:		1 SPACE
MINIMUM PARKING STALL:		9'X18'
PROPOSED PARKING STALL:		9'X18'

LEGEND

- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- 1" MIN ASPHALT OVERLAY
- PROPERTY LINE
- (#) PARKING COUNT
- TRAFFIC SIGN
- PAINTED TRAFFIC ARROWS

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ENGINEER:
FORESITE group
Foresite Group, LLC.
2128 Moores Mill Rd.
Suite C
Auburn, AL 36830
o | 334.887.6064
f | 334.887.6024
w | www.fg-inc.net

DEVELOPER:
LifeStorage
LIFE STORAGE
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
CONTACT: ROBERT FISHER

PROJECT:
LifeStorage
LIFE STORAGE #357
115 SOUTH ARROWHEAD DRIVE
MONTGOMERY, AL

SEAL:
ALABAMA LICENSED No. 24221 PROFESSIONAL ENGINEER THOMAS L. RODGERS II

REVISIONS	DATE
BID PLANS	04/22/2019

PROJECT MANAGER:	TLR
DRAWING BY:	JFG
JURISDICTION:	MONTGOMERY, AL
DATE:	04/29/2019
SCALE:	1" = 20'
TITLE:	

SITE & PAVING PLAN

SHEET NUMBER: C-1

COMMENTS: RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1208.002