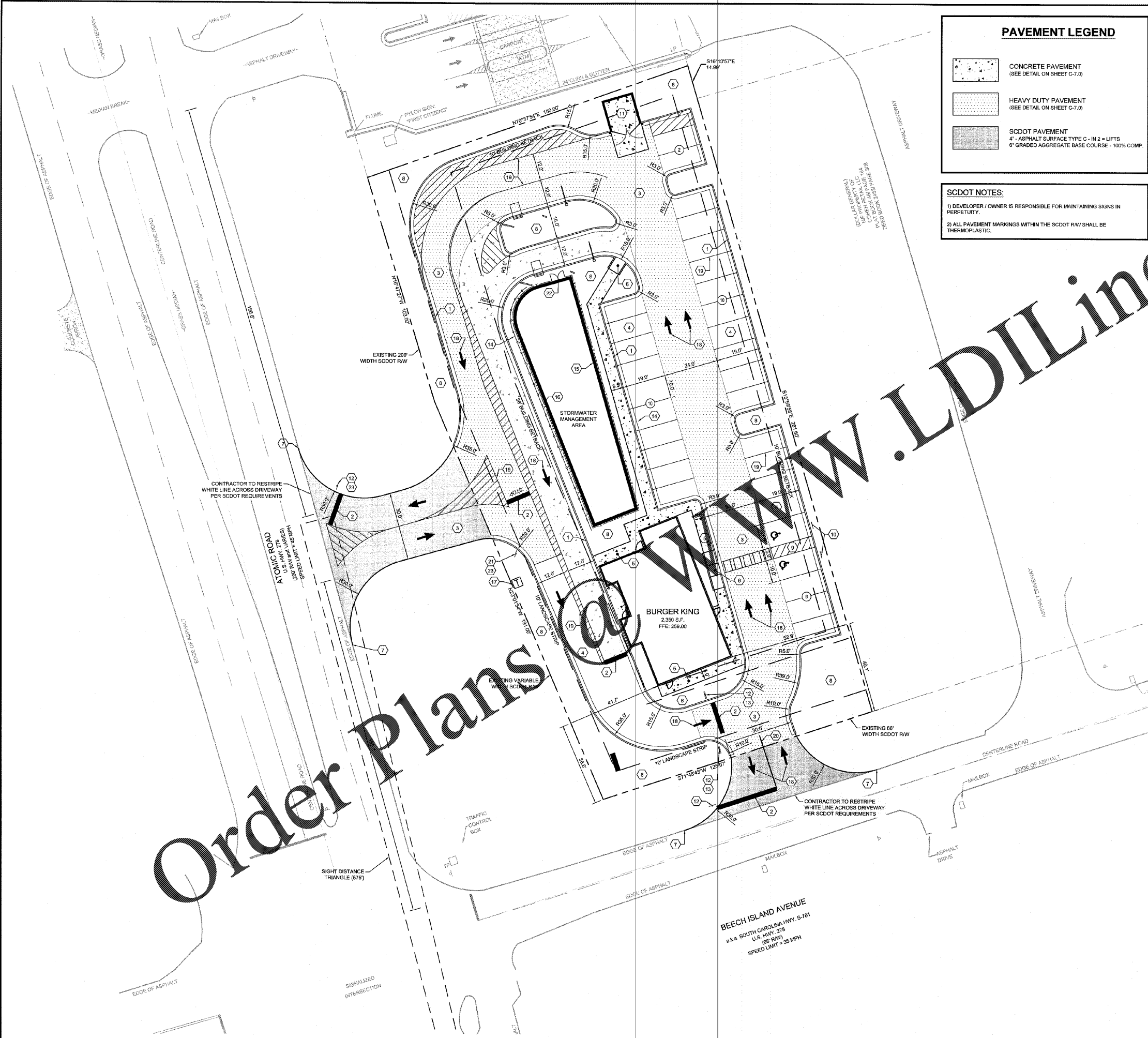


Drawing Name: L:\28604 - Carolina RE Holdings, LLC - Burger King - Beech Island_SCCAD\CONSTR\28604 - 08 - SITE.dwg SITE PLAN Aug 28, 2019 8:57am by: michael.tschaefer



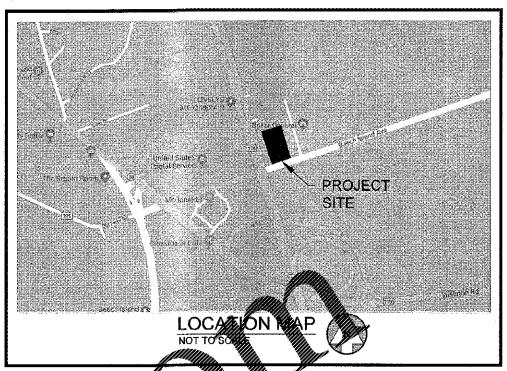
Order Plans @ WWW.LDILine.com

PAVEMENT LEGEND

	CONCRETE PAVEMENT (SEE DETAIL ON SHEET C-7.0)
	HEAVY DUTY PAVEMENT (SEE DETAIL ON SHEET C-7.0)
	SCDOT PAVEMENT 4" ASPHALT SURFACE TYPE C - IN 2 - LIFTS 8" GRADED AGGREGATE BASE COURSE - 100% COMP.

SCDOT NOTES:

- 1) DEVELOPER / OWNER IS RESPONSIBLE FOR MAINTAINING SIGNS IN PERPETUITY.
- 2) ALL PAVEMENT MARKINGS WITHIN THE SCDOT R/W SHALL BE THERMOPLASTIC.



SITE SUMMARY

SITE AREA	
SITE AREA:	0.956 ACRES (41,623 S.F.)
PERVIOUS AREA:	29,212 SF (70.2%)
PERVIOUS AREA:	12,411 SF (29.8%)
ZONING CLASSIFICATION	
JURISDICTION:	AIKEN COUNTY
ZONING:	RUD
ADJACENT ZONING:	RUD
BUILDING SETBACKS	
FRONT:	50' (36' PER VARIANCE), 40'
SIDE:	10'
REAR:	10'
BUILDING SUMMARY	
BUILDING AREA:	2,350 S.F.
BUILDING COVERAGE:	5.6%
PARKING SUMMARY	
PARKING REQ.:	1 SPACE/3 SEATS
	12 SPACES
PARKING PROV.:	1 SPACE/3 SEATS
	31 SPACES
STANDARD STALL DIMENSIONS:	10' x 19'
MIN. DRIVE WIDTH:	24'

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL
3	HEAVY DUTY PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
4	STANDARD DUTY PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
5	CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
6	SCDOT STD. ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-7.2 FOR DETAIL
7	CONTRACTOR TO TIE INTO AND MATCH PAVEMENT
8	LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAILS
10	ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL
11	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
13	DO NOT ENTER SIGN (R5-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
14	SCDOT STANDARD 005-210-00 GUARDRAIL
15	PROPOSED RETAINING WALL, DESIGN BY OTHERS
16	5' BLACK VINYL CHAINLINK FENCE, SEE SHEET C-7.3 FOR DETAIL
17	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
18	TYPICAL PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS
19	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
20	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
21	RIGHT TURN ONLY SIGN (R3-5R), SEE SHEET C-7.0 FOR MOUNTING DETAIL
22	6" WIDE DOUBLE SWING GATE, SEE SHEET C-7.3 FOR DETAIL
23	NO LEFT TURN SIGN (R3-2), SEE SHEET C-7.0 FOR MOUNTING DETAIL

GENERAL SITE NOTES:

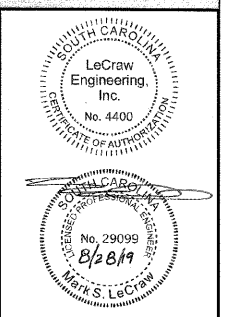
- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY & TOPOGRAPHIC SURVEY BY GEOSURVEY, LTD., DATED MARCH 5, 2019. BENCHMARK IS NOTED ON SURVEY.
- 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 45033C0492E, DATED JUNE 19, 2019.
- 5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURBS AND GUTTER AND PAVEMENT TIES AND GRADING.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY ECS SOUTHEAST, LLP DATED MARCH 4, 2019.

PREPARED IN THE OFFICE OF:
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NO.	DATE	BY	REVISION

CLIENT: **CAROLINA RE HOLDINGS, LLC**
300 GALLERIA PARKWAY - ATLANTA, GA 30339

PROJECT: **BURGER KING - BEECH ISLAND, SC**
BEECH ISLAND AVENUE & ATOMIC DRIVE
AIKEN COUNTY, SOUTH CAROLINA



DESIGN TEAM:
DRAWN BY: MAT
DESIGNED BY: MAT
REVIEWED BY: MSL

811
Know what's below.
Call what you dig.

SCALE & NORTH ARROW:
NORTH ARROW
SCALE: 1"=20'

JOB #: 259004
DATE: JULY 18, 2019
SITE PLAN
C-3.0