



ZONING CODE

ZONING CLASSIFICATION: C2
 PROPERTY AREA: 64,575 SQ. FT.
 PAVEMENT AREA: 17,601 SQ. FT.

PARKING SUMMARY
 PARKING FORMULA: 1 SP. PER 200 SQ. FT. GFA
 SPACE SIZE: 9' x 20'
 SPACES REQUIRED: 17
 SPACES PROVIDED: 37
 H.C. SPACES PROVIDED: 2

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (D) REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- (E) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- (F) FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 2/C2.2.

SYMBOLS LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- NEW BUILDING CONSTRUCTION
 - AREA OF STANDARD DUTY CONCRETE
 - AREA OF HEAVY DUTY CONCRETE
 - NEW POLE LOCATION
 - NEW CONCRETE PAVING BLOCK
 - NEW LIGHT POLE LOCATION
 - NEW FENCE CONSTRUCTION

KEY NOTES

- (1) CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
- (2) CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA, REFER TO DETAIL 2/C2.2.
- (3) CONCRETE CURB, REFER TO DETAIL 3/C2.2.
- (4) CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- (5) CONCRETE SIDEWALK OR DOOR LANDING, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS. LANDING MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
- (6) ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 6/C2.2.
- (7) STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- (8) ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
- (9) DETECTIBLE WARNING SURFACE, REFER TO DETAIL 9/C2.2.
- (10) (NOT USED)
- (11) ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- (12) REFUSE ENCLOSURE, REFER TO 1/C2.3.
- (13) CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1"-5" LONG #4 REBAR.
- (14) PARKING LOT LIGHTING, REFER TO SITE UTILITY PLAN FOR TYPE AND CONSTRUCTION.
- (15) 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- (16) SITE SIGN, REFER TO SHEET SG1.1 FOR TYPE, CONSTRUCTION AND LOCATION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO SITE UTILITY PLAN FOR ADDITIONAL REQUIREMENTS.
- (17) CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 2/C2.2.
- (18) LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
- (19) ROLL DOWN CURB END TRANSITION SLOPING 1:2
- (20) CURB OPENING, REFER TO SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS.

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PROJECT:
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SITE DEVELOPMENT PLAN

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 CHECKED BY: SB
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 REVISION: 05/21/19
 PROJECT NUMBER: AHF
 SHEET NUMBER

CAUTION:
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



Know what's below
Call before you dig.

C2.1

SPECIAL NOTE:
 POINT OF BEGINNING FOR SITE DEVELOPMENT LAYOUT PARALLEL AND PERPENDICULAR TO SOUTH PROPERTY LINE (S 90°00'00" E).

SPECIAL NOTE:
 PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

Order Plans @

NORTH BROADWAY STREET
COUNTY ROAD 55

1 SITE DEVELOPMENT PLAN
C2.1 SCALE: 1" = 20'-0"



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