LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| X | EXISTING FENCE LINE |
| GAS | EXISTING GAS LINE |
| OHP | EXISTING OVERHEAD POWER LINE |
| | EXISTING STORM WATER LINE |
| SS | EXISTING SANITARY SEWER LINE |
| W | EXISTING WATER LINE |
| UG/E | EXISTING UNDERGROUND POWER LINE |
| FOC | EXISTING FIBER OPTIC LINE |
| UG/T | EXISTING UNDERGROUND TELEPHONE LINE |
| CATV | EXISTING CABLE TV LINE |
| | EXISTING CONCRETE |
| | PROPOSED STANDARD DUTY ASPHALT |
| | PROPOSED HEAVY DUTY ASPHALT |
| | PROPOSED CONCRETE |
| GAS | PROPOSED GAS LINE |
| OHP | PROPOSED OVERHEAD POWER LINE |
| UG/E | PROPOSED UNDERGROUND POWER LINE |
| SS | PROPOSED SANITARY SEWER LINE |
| W | PROPOSED DOMESTIC WATER LINE |
| FW | PROPOSED FIRE WATER LINE |
| | PROPOSED STORM WATER PIPE |
| T | PROPOSED ELECTRICAL TRANSFORMER |

## GENERAL SITE NOTES

1. ALL DIMENSIONS USED TO SHOW THE LAYOUT OF THE PROPOSED FEATURES ARE SHOWN AT THE FACE OF CURB OR OUTSIDE FACE OF BUILDING.
2. SEE ARCHITECTURAL PLANS FOR ACTUAL DOOR LOCATIONS AND OTHER BUILDING SPECIFICS. THERE SHALL BE A 5'x5' LANDING AT ALL EXTERIOR DOOR LOCATIONS SLOPED NO GREATER THAN 2% IN ALL DIRECTIONS.
3. A SEPARATE SIGN PERMIT IS REQUIRED FOR ANY ONSITE SIGNAGE.
4. ALL WORK WITHIN THE CITY OF AUBURN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT CITY OF AUBURN SPECIFICATIONS.
5. ALL TRAFFIC CONTROL SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. ALL ADA RAMPS, PARKING SPACES, SIGNANGE, AND STRIPING, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. ALL RAMPS SHALL HAVE A 1:12 MAX. SLOPE AND A 2% MAX. CROSS SLOPE. ALL ADA PARKING SPACES SHALL HAVE NO MORE THAN 2% SLOPE IN ANY DIRECTION INCLUDING THE PARKING SPACE AREA AND HATCHED AREA. ALL SIDEWALKS SHALL HAVE A 5% MAX. RUNNING SLOPE AND A 2% MAX. CROSS SLOPE

## GENERAL SITE DATA

| PROPERTY INFORMATION | | |
|---|---|---|
| EXISTING LAND USE | VACANT/ PARKING LOT | |
| PROPOSED LAND USE | OFFICES | |
| ZONING | CDD | |
| ADJACENT ZONING | N: CDD | E: CDD |
| | S: E. UNIVERSITY DR. | W: CDD |
| LAND USE INTENSITY CLASS | VII | |

| AREA CALCULATIONS | |
|---|---|
| TOTAL GROSS PROPERTY/PARCEL AREA | ±1.31 AC |
| EXISTING IMPERVIOUS SURFACE AREA | 0.50 AC |
| PROPOSED IMPERVIOUS SURFACE AREA | 0.74 = 0.98 AC |
| ALLOWED IMPERVIOUS SURFACE AREA | 0.80 = 1.05 AC |
| PROPOSED FLOOR AREA RATIO | 0.32 = 18,666 SF |
| ALLOWED FLOOR AREA RATIO | 1.20 = 68,857 SF |

| BUILDING INFORMATION | |
|---|---|
| PROPOSED BUILDING EAVE HEIGHT | 20 FT |
| ALLOWED BUILDING HEIGHT | 60 FT |
| BUILDING SIZE | ±18,666 SF |
| PROPOSED BUILDING FLOORS | 2 |
| PROPOSED CLADDING TYPE | BRICK |

| BUILDING SETBACKS | | BUFFERYARDS | |
|---|---|---|---|
| FRONT | AOL: 1.0 | NORTH | 5 FT |
| SIDE | AOL: 1.0 | SOUTH | 15 FT |
| REAR | AOL: 1.0 | EAST | 15 FT |
| | | WEST | 5 FT |

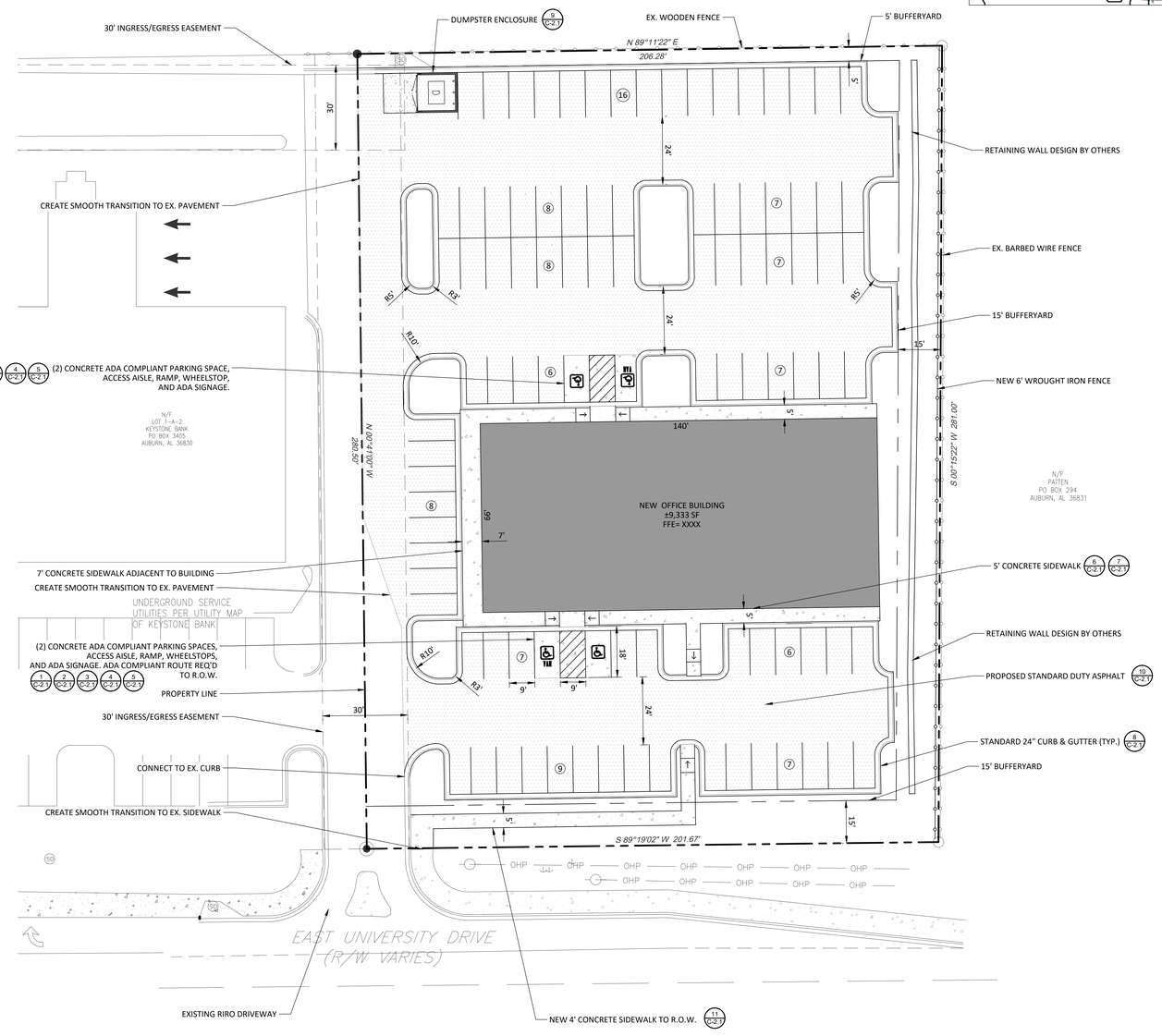
PARKING DATA

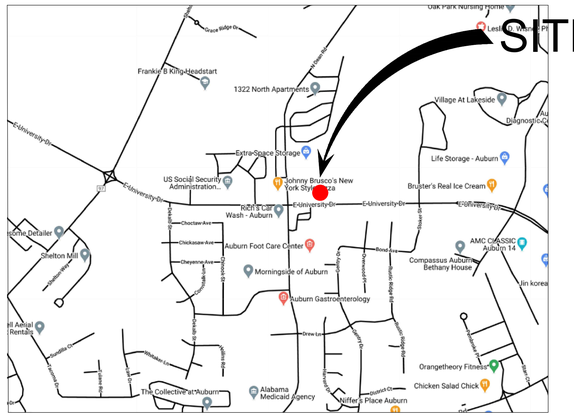
**REQUIRED:**

| USE | BASIS | AREA | TOTAL REQUIRED |
|---|---|---|---|
| OFFICE | 1/250 SF | 18,666 SF | 74 |

**PROVIDED:**

| USE | REGULAR | ADA ACCESSIBLE | TOTAL PROVIDED |
|---|---|---|---|
| OFFICE | 92 | 4 | 96 |




Engineer

PINNACLE DESIGN GROUP, INC.
106B W. Veterans Blvd
Auburn, AL 36832
334-703-8860
www.pinnacle-inc.net

Client

LOUCAP, LLC
MURRAY NEIGHBORS
1434 Falls Crest Dr.
Auburn, AL
---

Project Name

# SITE DEVELOPMENT PLANS FOR RIVER PLAZA 2372 E. UNIVERSITY DR. AUBURN, AL

Seal

ALABAMA LICENSED No. 35870 PROFESSIONAL ENGINEER DAVID A. SLOCUMB
3-17-21

| No. | Revision/Issue | Date |
|---|---|---|
| 1 | STORM PIPE ADDITION | 3-17-21 |

Sheet Title

SITE PLAN

Scale

0 20' 40'

Project No. 115.001
Date 3-10-21
Scale 1"=20'
Sheet No. C-2.0