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: CRD-S (CORRIDOR DEVELOPMENT DISTRICT - SUBURBAN)

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 PLANNING DEPARTMENT.

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

11) ALL PAVEMENT MARKING WITHIN CITY OF AUBURN RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO CITY OF AUBURN SPECIFICATIONS.

12) MAXIMUM CUT OR FILL SLOPE=2H:1V. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS ON 2H:1V SLOPES.

13) 24 HOUR CONTACT: RUSS LASSITER P.E., (334) 887-6064

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

16) PROPERTY OWNER:
BECK-BRADHAM, INC.
6021 COCA COLA BLVD
COLUMBUS, GA 31909

17) ADJACENT PROPERTY ZONING AND LAND USE:
NORTH: RESTAURANT AND MECHANIC (CRD-S)
SOUTH: OFFICE (CRD-S)
EAST: SERVICE, OFFICE, AND RESIDENTIAL (CRD-S)
WEST: COMMERCIAL SHOPPING CENTER AND RESTAURANT (CRD-S)

LEGEND

	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE PAVING
	PROPERTY LINE
	CHAINLINK FENCE
#	PARKING COUNT
SP	SPILL CURB
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS

SITE DATA

PROJECT:		A CAR WASH WITH ASSOCIATED INFRASTRUCTURE
ZONING:		CRD-S (CORRIDOR DEVELOPMENT DISTRICT - SUBURBAN)
ADJACENT ZONING:		CRD-S (CORRIDOR DEVELOPMENT DISTRICT - SUBURBAN)
CURRENT LAND USE:		VACANT
LAND USE INTENSITY:		CLASS VIII
PARCEL IDENTIFICATION NUMBER:		090521100002500O, 090521100002600, 090521100002700O
LOCATION:		SECTION 21, TOWNSHIP 19 N, RANGE 26 E
PROJECT SITE AREA:		1.14 AC, (49,658 S.F.)
DISTURBED AREA:		1.24 AC.
PERVIOUS SURFACE AREA:		0.55 AC. (23,958 S.F.)
IMPERVIOUS SURFACE AREA:		0.59 AC. (25,700 S.F.)
IMPERVIOUS SURFACE RATIO:		0.50
LANDSCAPE BUFFER -	FRONT:	15 FT
	SIDE:	5 FT
	REAR:	5 FT
BUILDING SETBACK -	FRONT:	20 FT
	SIDE:	10 FT
	REAR:	10 FT
TOTAL GROUND FLOOR AREA:		2523 S.F.
FLOOR AREA RATIO MAXIMUM:		35.00 %
FLOOR AREA RATIO PROPOSED:		5.08 %
OVERALL BUILDING EAVE HEIGHT:		25 FT
CLADDING TYPE:		UNKNOWN
NUMBER OF FLOORS:		1
PARKING RATIO REQUIRED -		1 SPACE / 150 S.F.,
PARKING REQUIRED:		17 SPACES
PARKING PROVIDED:		25 SPACES
ACCESSIBLE PARKING REQUIRED:		1 SPACES
ACCESSIBLE PARKING PROVIDED:		1 SPACES
MINIMUM PARKING STALL:		9'X18'
PROPOSED PARKING STALL:		9'X18'

LOCATION MAP
N.T.S.

Know what's below
Call before you dig

1" = 20'
20 10 0 20 40
SCALE IN FEET

ENGINEER:

FORESITE group

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

DEVELOPER:

GOO GOO CARWASH
6021 COCA COLA BLVD
COLUMBUS, GA 31909
(706) 563-6110

CONTACT: PHIL WISE

PROJECT:

GOO GOO CAR WASH

1810-1816 OPELIKA ROAD
AUBURN, LEE COUNTY, AL 36830
SECTION 21, TOWNSHIP 19 N, RANGE 26 E

SEAL:

REVISIONS	DATE
DRT COMMENTS	04/21/16

PROJECT MANAGER:	RAL
DRAWING BY:	ZLR
JURISDICTION:	AUBURN, AL
DATE:	03/30/2016
SCALE:	1" = 20'
TITLE:	

SITE & PAVING PLAN

SHEET NUMBER: C-1

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 817.001