



LEGEND

- PROPERTY LINE
- HEAVY DUTY ASPHALT
- ROW PAVEMENT
- BUILDING SIDEWALK
- ARCHITECTURAL CONCRETE
- PIPE BOLLARD
- 6" RAISED CONCRETE CURB
- PAINTED TRAFFIC ISLAND
- CUSTOMER PARKING COUNT
- SIGN
- DOUBLE SOLID YELLOW LINE
- SAWCUT LINE
- ACCESSIBLE SYMBOL
- PARKING LOT LIGHT

SITE DATA	
SITE AREA	0.91 ACRES (39,640 SF)
PERVIOUS AREA	0.29 ACRES (12,600 SF)
IMPERVIOUS AREA	0.63 ACRES (27,040 SF)
MAXIMUM IMPERVIOUS AREA	N/A
BUILDING AREA	15,000 SF
BUILDING DENSITY	15,000 SF (BUILDING) = 37.84%
MAXIMUM BUILDING DENSITY	N/A
PARKING SPACES (REQUIRED)	68 (FOR ALL RETAIL)
PARKING SPACES (PROPOSED-ONSITE)	40
PARKING RATIO	2.0
PROPOSED LAND USE	RETAIL

*VARIANCE APPROVED BY BZA ON 6/7/18 REDUCING BUILDING SETBACK AND LANDSCAPING REQUIREMENTS.

- NOTES:**
- DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT U.N.O.
 - ALL CURBS SHALL BE CONCRETE CURB & GUTTER U.N.O. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
 - SEE THE UTILITY PLAN FOR PARKING LOT LIGHTING.
 - TRAFFIC SIGN NUMBERS REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL RADII TO BE 3' U.N.O.
 - BUILDING TIES SHOWN FROM THE CORNER OF BUILDING TO A POINT PERPENDICULAR TO THE PROPERTY LINE.
 - ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
 - ALL DELTA ANGLES ARE 90° U.N.O.
 - ALL PAINTED PAVEMENT MARKINGS SUCH AS ACCESSIBLE SYMBOLS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
 - CONCRETE DUMPSTER PAD AND APRON WITH ENCLOSURE TO MATCH BUILDING. REFER TO ARCH PLANS FOR ADDITIONAL INFORMATION.
 - CONNECT TO EXISTING EDGE OF PAVEMENT AND/OR CURB. MATCH EXISTING IN GRADE AND ALIGNMENT.
 - REFER TO THE ARCHITECTURAL PLANS FOR PIPE BOLLARD PLACEMENT AROUND THE BUILDING.
 - CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING CURB AND GUTTER OR DRIVEWAY LIP AND INSTALL CONCRETE DRIVEWAY APRON AND CURB AND GUTTER PER CITY OF HOOVER DETAILS. REMOVE ALL EXISTING PAVEMENT, BASE MATERIALS, CURBING, ETC. WITHIN SAWCUT LIMITS OF CONSTRUCTION.
 - 6" VERTICAL CURB.
 - CONCRETE CURB & GUTTER. SEE DETAILS FOR TYPE "A" & TYPE "B" CURB AND GUTTER, THIS SET, FOR ADDITIONAL INFORMATION.
 - SEE BUILDING SIDEWALK PLAN, THIS SET, FOR JOINTING, MATERIALS, AND FINISHES FOR BUILDING SIDEWALK.
 - BICYCLE PARKING. SEE DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
 - PEDESTRIAN CROSSING STRIPING. 4" WHITE STRIPES 90°-2' O.C. (TYP), W/6" END STRIPES. SEE DETAIL.
 - SLOPE ON ALL ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1:20 IN THE DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE. THE SLOPE WITHIN ALL ADA ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS. SEE GRADING PLAN, THIS SET, FOR DETAILED ELEVATIONS.
 - COORDINATE FIRE LANE STRIPING AND SIGN REQUIREMENTS WITH LOCAL FIRE DEPARTMENT. PROVIDE ALL REQUIRED SIGNS AND STRIPING AS A PART OF THE CONTRACT.
 - THE CONTRACTOR'S BASE BID SHALL INCLUDE STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT IN THE AREAS AS SHOWN ON THE SITE PLAN. THE CONTRACTOR SHALL INCLUDE AS AN ALTERNATE TO THE BASE BID THE SUBSTITUTION OF STANDARD DUTY CONCRETE FOR STANDARD DUTY ASPHALT AND HEAVY DUTY CONCRETE FOR HEAVY DUTY ASPHALT. SEE PAVING SECTION DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
 - SEE DETAIL SHEET FOR CONCRETE PAVEMENT JOINT REQUIREMENTS.
 - REFERENCE STRUCTURAL PLANS FOR SIDEWALK TIES AT BUILDING ENTRIES.
 - SEE RETAINING WALL PLANS, THIS SET, FOR ADDITIONAL INFORMATION.
 - REFER TO BOLLARD ACCESSIBLE SIGNAGE DETAIL FOR BOLLARD REQUIREMENTS AT ACCESSIBLE SIGNS.
 - 4" DIAGONAL YELLOW STRIPES @ 2' O.C. (TYP.)

DEVELOPER:



FUTURE RETAIL

1539 MONTGOMERY HWY.
HOOVER, AL

ARCHITECT OF RECORD:

CONSULTANT:



SEAL:

REVISIONS:

PROJECT MANAGER: D. BARNETT
DRAWING BY: T. HOWELL
DATE: FEBRUARY 6, 2019
TITLE:

SITE PLAN
SHEET NUMBER:

COMMENTS: