

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: PMUD (PLANNED MIXED USE DEVELOPMENT)
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 4) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 5) 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.
- 6) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 7) THE CITY OF COLUMBUS ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 8) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

ADVANCE AUTO PARTS SITE NOTES:

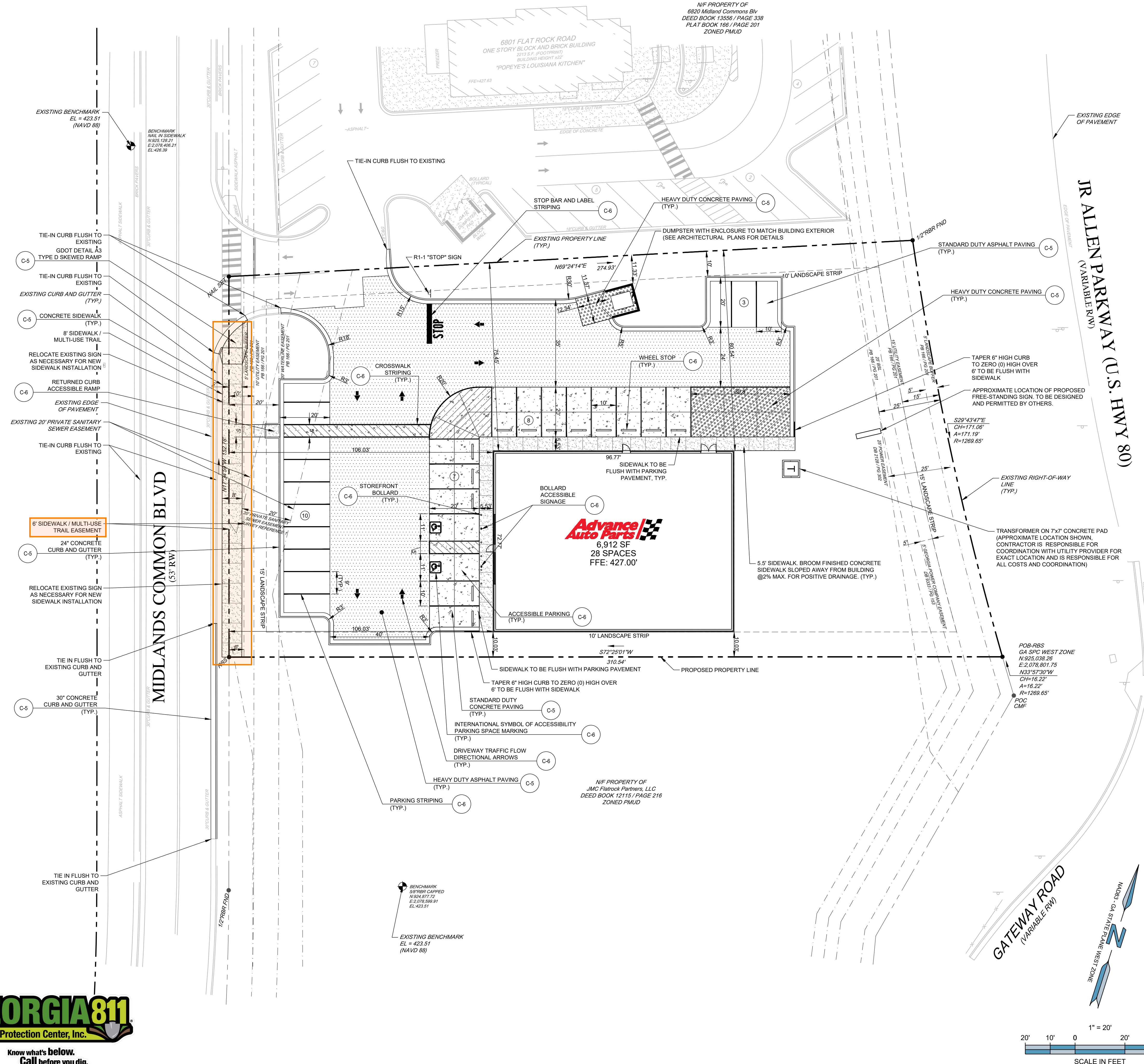
1. THE CONTRACTOR IS TO STAKE THE LOCATION OF THE PYLON SIGN AND NOTIFY ADVANCE AUTO PARTS SIGN COMPANY FOR THE EARLIEST POSSIBLE INSTALLATION DATE.
2. PARKING LOT GRADING SHALL NOT EXCEED 5% MAX. CROSS SLOPE.
3. PARKING SPACES ARE TO BE 10'x20' UNLESS OTHERWISE NOTED.
4. ALL ABANDONED ENTRANCES/EXITS ARE TO BE REMOVED.
5. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR SETUP AND COSTS OF ALL TEMPORARY UTILITY SERVICES (INCLUDING TEMPORARY POWER) UNTIL THE PROJECT IS TURNED OVER TO AND ACCEPTED BY ADVANCE AUTO PARTS.
6. THE CONTRACTOR IS TO PRESSURE WASH ALL PAVED AREAS AND SIDEWALKS THE MORNING PRIOR TO STORE OPENING.
7. THE CONTRACTOR SHALL FURNISH AND INSTALL A MAILBOX ON SITE. THE MAILBOX TYPE, LOCATION, AND INSTALLATION SHALL COMPLY WITH THE LOCAL U.S. POST OFFICE REQUIREMENTS. VERIFY REQUIREMENTS PRIOR TO PURCHASE AND ROUGH-IN.
8. BASE OF PARKING LOT LIGHT POLES SHALL REMAIN UNPAINTED AND RUBBED SMOOTH.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNED AND SEALED CERTIFICATION THAT PARKING LOT MEETS REQUIREMENTS SET FORTH IN THE CONSTRUCTION DOCUMENTS.

| LEGEND | |
|--------|------------------------------|
| | STANDARD DUTY ASPHALT PAVING |
| | HEAVY DUTY ASPHALT PAVING |
| | CONCRETE SIDEWALK PAVING |
| | STANDARD CONCRETE PAVING |
| | HEAVY DUTY CONCRETE PAVING |
| | PROPERTY LINE |
| | PARKING COUNT |
| | TRAFFIC SIGN |
| | PAINTED TRAFFIC ARROWS |

| SITE DATA | |
|----------------------------------|--------------------------------------|
| ZONING: | PMUD (PLANNED MIXED USE DEVELOPMENT) |
| PARCEL IDENTIFICATION NUMBER: | 109-001-001 |
| PROJECT SITE AREA: | 1.070 AC. |
| DISTURBED AREA: | 0.9 AC. |
| LANDSCAPE STRIP - FRONT: | 15 FT |
| LANDSCAPE STRIP - SIDE: | 10 FT |
| LANDSCAPE STRIP - REAR: | 10 FT |
| BUILDING SETBACK - FRONT: | 20 FT |
| BUILDING SETBACK - SIDE: | 0 FT |
| BUILDING SETBACK - REAR: | 0 FT |
| BUILDING FLOOR AREA: | TOTAL GROUND: 6,912 S.F. |
| BUILDING HEIGHT: | 24'-0" |
| PARKING RATIO REQUIRED - RETAIL: | 1 SPACE / 250 S.F. |
| PARKING REQUIRED: | 28 SPACES |
| PARKING PROVIDED: | 28 SPACES |
| ACCESSIBLE PARKING REQUIRED: | 2 SPACES |
| ACCESSIBLE PARKING PROVIDED: | 2 SPACES |



Know what's below.
Call before you dig.



ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092

770.368.1399
770.368.1944
www.foresitegroup.net

DEVELOPER:

TRINITY FLAT ROCK, LLC

1504 MACY DRIVE
ROSWELL, GA 30076
TEL: (770) 410-0888

CONTACT: MRS. MICHELLE BENNEFIELD

Advance Auto Parts

STORE NUMBER: 7349

6855 MIDLAND COMMONS
COLUMBUS, MUSCOGEE COUNTY, GA 31909
9TH DISTRICT, LL 61, 62 & 63
PARCEL #: 109-001-001

SEAL:

| REVISIONS | DATE |
|--------------------|------------|
| CITY COMMENTS | 2023-05-26 |
| CITY COMMENTS | 2023-06-20 |
| LOWER BUILDING FFE | 2023-07-07 |
| SIGN AND LANDSCAPE | 2023-07-25 |

| | |
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| PROJECT MANAGER: | WVA |
| DRAWING BY: | RGM |
| JURISDICTION: | COLUMBUS, GA |
| DATE: | 2023-05-31 |
| SCALE: | 1" = 20' |
| TITLE: | |

SITE & PAVING PLAN

SHEET NUMBER: **C-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 341.093