



Site Data		
SITE AREA = 0.80 AC (0.71 AC TO BE DISTURBED)		
ZONED: M-1 (S)		
BUILDING: 1,610 S.F. OIL CHANGE FACILITY		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT (ACROSS FROM R. DISTRICT)	50 FT	33.70' MIN. **
SIDE	10 FT	123.06' MIN.
REAR	10 FT	> 20 FT
SETBACKS - PARKING		
FRONT (FROM STREET LINE)	10 FT	44.99' MIN. **
PARKING		
# OF SPACES - SEE CALCULATION BELOW	9	9
PARKING SPACE SIZE	9' x 18'	9' x 18'
MAX. BUILDING HEIGHT	40 FT	< 40 FT
PARKING CALCULATION:		
AUTO REPAIR / SERVICE:		
REQD ~ 3 SPACES PER BAY		
3 BAYS x 3 SPACES / BAY = 9 SPACES REQD		

- DETAIL LEGEND SEE SITE DETAIL SHEET
- 1 TYPE "A" CONCRETE CURB
 - 2 CONCRETE SIDEWALK
 - 3 90° PARKING STALL
 - 4 STANDARD DUTY ASPHALT
 - 5 EXTERIOR CONCRETE SLAB ON GRADE
 - 6 HANDICAPPED PAVEMENT MARKINGS
 - 7 HANDICAPPED PARKING SIGN
 - 8 PAINTED TRAFFIC ARROWS
 - 9 LIGHT POLE FOUNDATION
 - 10 PIPE BOLLARD

- NOTE LEGEND
- 1 RUNOUT CURB IN 2' OR MATCH EXISTING CURB
 - 2 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
 - 3 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
 - 4 EDGE OF PAVEMENT
 - 5 EXISTING BILLBOARD TO REMAIN
 - 6 CONCRETE DRIVEWAY APRON
 - 7 DUMPSTER ENCLOSURE - SEE PLANS FROM OTHERS

- GENERAL NOTES:
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
 2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
 3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
 4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
 6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
 7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
 8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
 9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.
- NOTES:
1. ALL RADI SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
 2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
 3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
 4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
 5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE LEGEND	
PROPERTY LINE	---
PROPOSED CONCRETE CURB	=====
PROPOSED SIDEWALK / CONCRETE PAD	=====
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	■
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	=====
PROPOSED LIGHT POLE	⊙

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:	
No.	Description
1	Revised per ECDPW comments
2	Revised northern door location