



UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF MIDDLETON SPRINGS DRIVE AND BEING APPROXIMATELY 300 FEET SOUTH OF CENTURY AVENUE. ELEVATION = 874.08

BENCHMARK #2
CHISELED BOX IN THE CENTER MEDIAN OF CENTURY AVENUE, BEING APPROXIMATELY 150 FEET EAST OF MIDDLETON SPRINGS DRIVE. ELEVATION = 873.34

PROPOSED SITE RE-CAP

EXISTING AND PROPOSED ZONING = B-2 GENERAL BUSINESS

LOT SIZE
38,414 S.F. (0.882 ACRES)

EXISTING IMPERVIOUS SURFACE AREA
24,487 S.F.

PROPOSED IMPERVIOUS SURFACE AREA
26,963 S.F.

EXISTING BUILDING AREA
2,659 S.F.

PROPOSED BUILDING AREA
7,385 S.F.

EXISTING PARKING AND PAVEMENT
21,828 S.F.

PROPOSED PARKING AND PAVEMENT
19,578 S.F.

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
- ALL CONCRETE SAWCUTS SHALL BE AT AN EXISTING JOINT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- 18" CONCRETE CURB & GUTTER
- 2'x3' ADA COMPLIANT DETECTABLE WARNING PLATE
- STEEL BOLLARD TYP.
- ADA PARKING PARKING SIGN
- ADA PARKING STALL
- PARKING LOT STRIPING
- CONCRETE BUMPER BLOCK TYP.- 8"W X 5"H X 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1'-5" LONG #4 REBAR.
- 5' CURB OPENING W/CONCRETE FLUME
- SIGN LOCATION-SIGN FURNISHED AND INSTALLED BY OTHERS
- CMU DUMPSTER ENCLOSURE (SEE STRUCTURAL PLANS FOR DETAILS)
- 14' X 14' REFUSE AREA
- CONCRETE DOOR LANDING
- BUILDING FRONT ENTRANCE
- ADA LOADING ZONE
- BUILDING DOWNSPOUT (SEE ARCHITECTURAL PLANS)
- RIP RAP AREA
- OVERFLOW WEIR, 5' WIDE
- EXPOSED FOUNDATION (SEE ARCHITECTURAL DRAWINGS)
- COMMERCIAL DRIVEWAY APRON (PER CITY OF MIDDLETON STANDARD DETAIL: 600-04)
- ROCK SPREADER
- ACCESS ROUTE
- PROPOSED BIKE PARKING LOCATION
- MAINTAIN EXISTING ELECTRICAL LINE. FIELD VERIFY LOCATION AND RELOCATE TO EASEMENT AS NEEDED FOR BUILDING INSTALLATION

PAVEMENT HATCH PATTERNS:

- PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/8" BASE COURSE
- PROPOSED 4" CONCRETE PAVEMENT W/6" BASE COURSE
- PROPOSED 8" REINFORCED CONCRETE PAVEMENT W/6" BASE COURSE
- PROPOSED MEDIUM RIP RAP W/FILTER FABRIC BENEATH

PROPOSED PARKNG STALLS

EXISTING AND PROPOSED ZONING = B-2 GENERAL BUSINESS

REQUIRED PARKING STALLS
7,385 S.F. / 300 = 24.6 (25 PARKING STALLS)

PROPOSED PARKING STALLS
35 TOTAL PARKING STALLS (2 HANDICAP, 33 STANDARD)