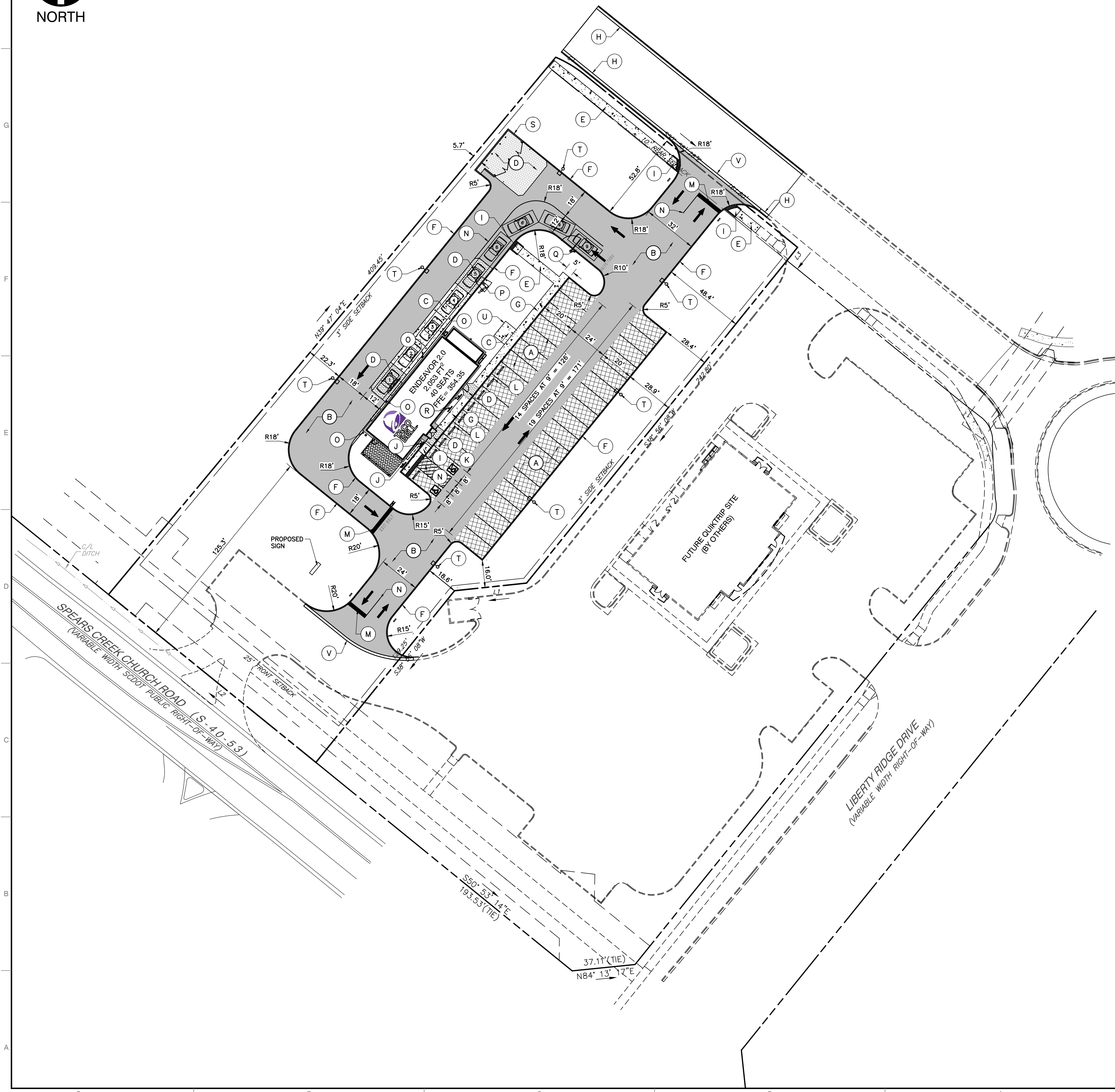
















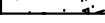





NORTH



**LEGEND:**

- |   |                             |
|---|-----------------------------|
|  | EXISTING PROPERTY LINE      |
|  | EXISTING EASEMENT           |
|  | EXISTING RIGHT-OF-WAY       |
|  | EXISTING SETBACK            |
|  | EXISTING DRAINAGE DITCH     |
|  | EXISTING FENCE LINE         |
|  | EXISTING ROADWAY CENTERLINE |
|  | EXISTING CURB               |
|  | EXISTING EDGE OF PAVEMENT   |
|  | PROPOSED CURB               |
|  | PROPOSED ASPHALT            |
|  | PROPOSED HEAVY DUTY ASPHALT |
|  | PROPOSED CONCRETE           |
|  | PROPOSED BLACK CONCRETE     |
|  | PROPOSED STRIPING           |
|  | PROPOSED SIDEWALK           |
|  | PROPOSED BUILDING           |
|  | PROPOSED PAVEMENT MARKING   |

**KEY NOTES:**

- (A) STANDARD DUTY ASPHALT PAVEMENT
- (B) HEAVY DUTY ASPHALT PAVEMENT
- (C) CONCRETE PAVEMENT
- (D) BLACK CONCRETE PAVEMENT
- (E) CONCRETE SIDEWALK
- (F) CONCRETE CURB
- (G) CONCRETE CURB AND WALK
- (H) CONCRETE CURB AND GUTTER
- (I) ACCESSIBLE CURB RAMP
- (J) ACCESSIBLE PARKING SIGNAGE
- (K) ACCESSIBLE PARKING PAVEMENT MARKINGS
- (L) PRECAST CONCRETE WHEELSTOP
- (M) PAVEMENT STRIPING, 24" STOP BAR
- (N) PAVEMENT STRIPING, 4" SOLID
- (O) BOLLARD
- (P) MENU BOARD, ORDER CONFIRMATION, AND CANOPY
- (Q) CLEARANCE BAR
- (R) MOBILE ORDER PARKING SIGNAGE
- (S) DUMPSTER ENCLOSURE
- (T) LIGHT POLE
- (U) BICYCLE PARKING
- (V) DEPRESSED CONCRETE GUTTER

**GENERAL SITE LAYOUT NOTES:**

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVED SURFACES. REPAIRS TO EXISTING PAVED SURFACES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE TOWN OF ELY. NO CHANGES TO THE LAYOUT SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
10. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE MATERIALLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
11. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DESIGN CONSTRUCTION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL NECESSARY PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
14. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
15. CONTRACTOR SHALL PERTAIN TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
16. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY SUCH FINDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.

**REFERENCE:**

EXISTING INFORMATION BASED ON SURVEY PROVIDED BY FREELAND &  
ASSOCIATES, INC., 323 WEST STONE AVE., GREENVILLE, SC 29609,  
864-271-4924, DWG NO: 76095, DATED 12/06/2021.

THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THE ENGINEER, INC. DOES NOT WARRANT THAT THE EXISTING INFORMATION SHOWN ON THIS PLAN IS ACCURATE. PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, STORM SEWER AND SANITARY SEWER, FORCE MAIN, ELECTRIC, TELECOM. ANY CONFLICTS THAT OCCUR DURING CONSTRUCTION SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER.

**SITE DATA:**

ZONING DATA: EXISTING ZONING CLASSIFICATION:  
PUD-C – PLANNED UNIT DEVELOPMENT – COMMERCIAL

ZONING DATA: ADJACENT ZONING CLASSIFICATIONS

NORTH	PUD-C	-	PLANNED	UNIT	DEVELOPMENT	-	COMMERCIAL
SOUTH	PUD-C	-	PLANNED	UNIT	DEVELOPMENT	-	COMMERCIAL
EAST	PUD-C	-	PLANNED	UNIT	DEVELOPMENT	-	COMMERCIAL
WEST	PUD-C	-	PLANNED	UNIT	DEVELOPMENT	-	COMMERCIAL

SITE DATA:

**SITE AREA** 1.46± Acres (63,574 SQ. FT.)

### BUILDING DATA

BUILDING AREA 2,356 SQ.FT.

PROPOSED USE

NEW QUICK-SERVE RESTAURANT (TACO BELL)

## SETBACKS

FRONT	25 FT
SIDE	3 FT
REAR	10 FT

### PARKING DATA

REQUIRED PARKING SPACES (8 PER 1,000 SQ. FT.)	17 SPACES
PROPOSED PARKING SPACES	
ADA	2 SPACES
9'X20'	33 SPACES
REQUIRED BICYCLE PARKING SPACES	3 SPACES
PROPOSED BICYCLE PARKING SPACES	6 SPACES



PRELIMINARY  
BID SET

Know what's below.  
Call before you dig

SCALE IN FEET

0 30' 60'

## SITE PLAN

DRAWING NO.:

DATE:	05/19/2022	DRAWN BY:	KRG
DWG SCALE:	1" = 30'	CHECKED BY:	DRAFT
PROJECT NO:	320-610		
APPROVED BY:	DRAFT		

DRAWING NO.:

# C200

SHEET 03 OF 19