GENERAL NOTES:
1.) 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.

2.) ALL DIMENSIONS ARE SHOWN AT THE FACE OF BUILDING AND THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

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.) COMMERCIAL TRACT IS ZONED CDD, COMMERCIAL DEVELOPMENT DISTRICT (HIGHWAY COMMERCIAL).

2.) PARKING STALLS PROVIDED ON THE LAQUINTA SITE = 91 PARKING STALLS.

3.) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.

4.) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE LAQUINTA SITE.

5.) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

6.) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.

7.) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.

8.) ALL SUBGRADE PREP AND AREAS OF THE SITE TO RECEIVE FILL SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS IN THE REPORT BY THE PROJECT GEOTECHNICAL ENGINEER, PROVIDED BY THE OWNER. THE CONTRACTOR SHALL HAVE THIS REPORT ON THE JOB SITE FOR REFERENCE AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE EARTHWORK OPERATIONS AND CONSTRUCTION PHASE MONITORING TO ENSURE THAT ALL COMPACTION IS COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE OWNER REGARDING COMPACTION TESTING PER THE TESTING PROTOCOL IN THE GEOTECHNICAL REPORT.

9.) ALL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.

10.) MAXIMUM CUT OR FILL SLOPE 2H:1V

11.) ALL PAVEMENT MARKING WITHIN THE CITY OF AUBURN AND ALDOT R/W SHALL BE THERMOPLASTIC AND ACCORDING TO ALDOT SPECIFICATIONS.

12.) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR.

13.) CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT ROADWAYS.

14.) ALL UTILITIES WITHIN ROADWAY SHALL BE BACKFILLED WITH STONE.

15.) PROPOSED FLOOR AREA= 39,612 SF (0.91 AC)

16.) A 10' BUFFER IS REQUIRED ALONG HILTON GARDEN DRIVE. A 15' BUFFER IS REQUIRED ALONG ALL OTHER PROPERTY LINES.

17.) A 50' STREAM BUFFER AND A 20' UPLAND BUFFER IS REQUIRED AGAINST THE CREEK TO THE WEST OF THE SITE.

LEGEND	
	CONCRETE SIDEWALK
(X)	PROPOSED PARKING COUNT
	PROPOSED TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	PROPERTY LINE

SURFACE AREA CALCULATIONS	
TOTAL SITE AREA:	3.62 AC.
PERVIOUS SURFACE AREA:	1.85 AC.
IMPERVIOUS SURFACE AREA:	1.77 AC.
IMPERVIOUS SURFACE RATIO:	1.77= .49 / 3.62
MAX ISR:	0.80

PARKING CALCULATIONS
REQUIRED PARKING: 1.25 SPACES/PER ROOM X 71 ROOMS=88.5 SPACES ONE SPACE PER 500 SF BANQUET SPACE X 2 (1,000 S.F.) =2 SPACES TOTAL PARKING REQUIRED = 91 SPACES TOTAL PARKING PROVIDED = 91 SPACES

NOTE: CONTRACTOR TO CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION

PROJECT INFORMATION

1). A SINGLE BUILDING HOTEL PROPOSED ON HILTON GARDEN DRIVE.

2.) LOCATED IN SECTION 27, TOWNSHIP 19 NORTH, RANGE 26 EAST.

3.) SITE AREA: 3.62 AC. (157,610 SF)

4.) CURRENT ZONING: CDD (COMPREHENSIVE DEVELOPMENT DISTRICT)

5.) ADJACENT ZONINGS: CDD (SOUTH) HILTON GARDEN INN, PROVINO'S, AND VACANT LAND, CDD (NORTH) WAFFLE HOUSE, GOO GOO CAR WASH AND VACANT LAND ,CDD (WEST-PROGRESSING) VACANT LAND, EAST GLENN AVENUE, AND AIRPORT, CDD (EAST) BENT CREEK MOTORS AND CONVENIENCE STORE.

6.) CURRENT LAND USE: VACANT LAND

7.) LAND USE INTENSITY CLASSIFICATION: IX

8.) BUFFER YARD REQUIREMENTS: 10 FEET FRONT AND 15 FEET SIDES AND REAR

9.) BUILDING HEIGHT: 56'-1 1/2" (AT LOWER EAVE OF TOWER)

10.) NUMBER OF FLOORS: 3 FLOORS

11.) ANGLE OF LIGHT SETBACK REQUIREMENT: 1:1

12.) MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED: 0.80 (3.05 AC.)

13.) TOTAL IMPERVIOUS SURFACE AREA: 1.77 AC

14.) IMPERVIOUS SURFACE RATIO PROVIDED: 1.77 AC / 3.62 AC = 0.49

15.) THE IMPERVIOUS SURFACE AREA INCLUDES THE FOLLOWING: BUILDING FOOTPRINT (GROSS SF), DRIVEWAY, PARKING LOT, AND SIDEWALK.

16.) PARKING SPACES PROVIDED: 91 SPACES (SEE CALCULATION BELOW)

17.) PARKING SPACES REQUIRED: 91 SPACES

18.) MAXIMUM F.A.R.: 0.70

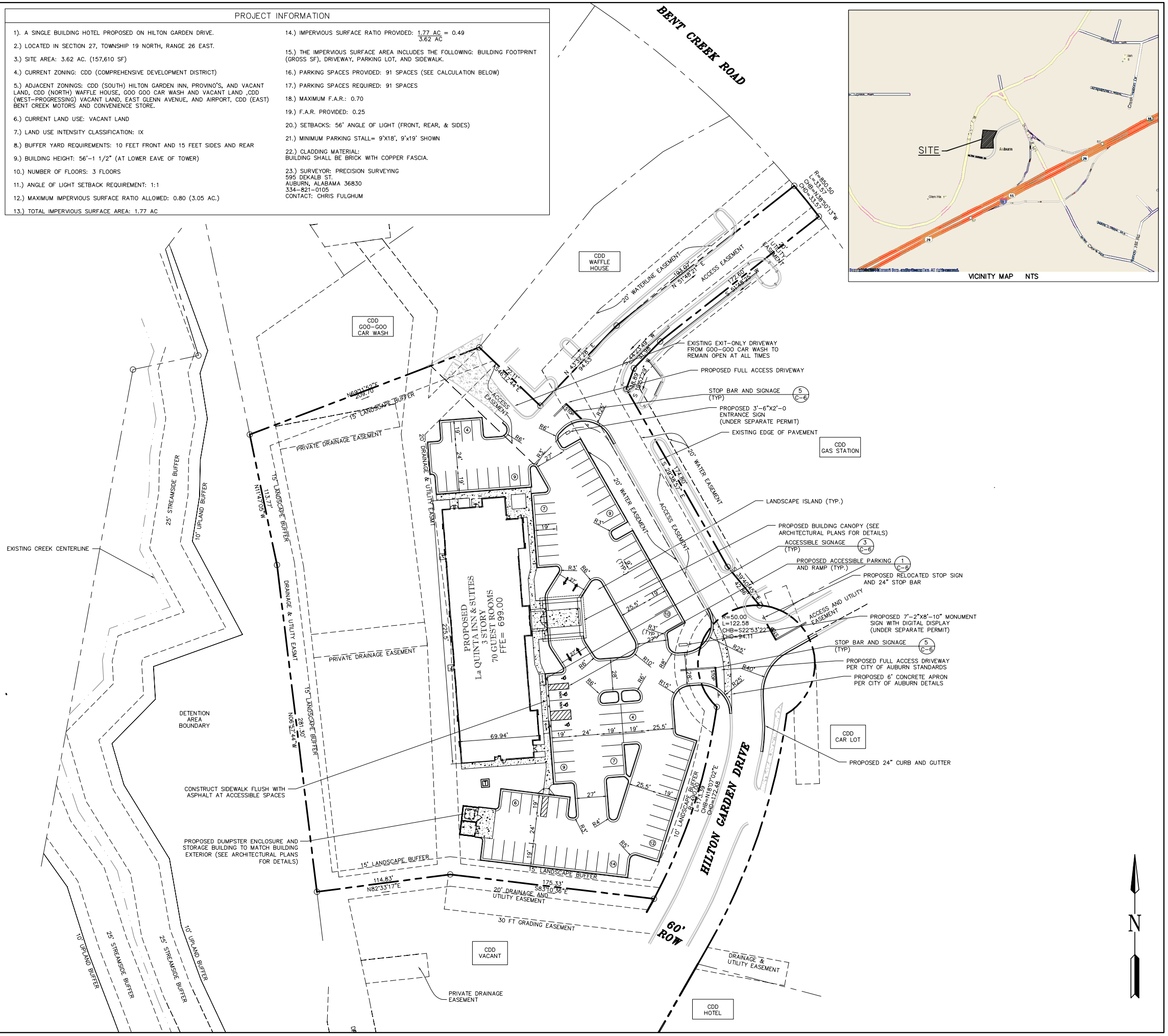
19.) F.A.R. PROVIDED: 0.25

20.) SETBACKS: 56' ANGLE OF LIGHT (FRONT, REAR, & SIDES)

21.) MINIMUM PARKING STALL= 9'X18', 9'x19' SHOWN

22.) CLADDING MATERIAL:
BUILDING SHALL BE BRICK WITH COPPER FASCIA.

23.) SURVEYOR: PRECISION SURVEYING
595 DEKALB ST.
AUBURN, ALABAMA 36830
334-821-0105
CONTACT: CHRIS FULGHUM



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SEAL:

ALABAMA LICENSED PROFESSIONAL ENGINEER No. 27820 BRETT C. BASGUT
1/7/08

PROJECT:

LaQuinta INN & SUITES

DEVELOPER:

RUSHI INTERNATIONAL, INC.

3200 ARBOR RIDGE
ATLANTA, GEORGIA 30340
(770) 938-5930

CONTACT: MR. MIKE PATEL

REVISIONS	DATE

PROJECT MANAGER:	DAS
DRAWING BY:	JBH
JURISDICTION:	CITY OF AUBURN
DATE:	12/17/08
TITLE:	

SITE PLAN

SHEET NUMBER: C-1

SCALE: 1" = 40'
40 20 0 40 80
SCALE IN FEET

JOB/FILE NUMBER: 191.001