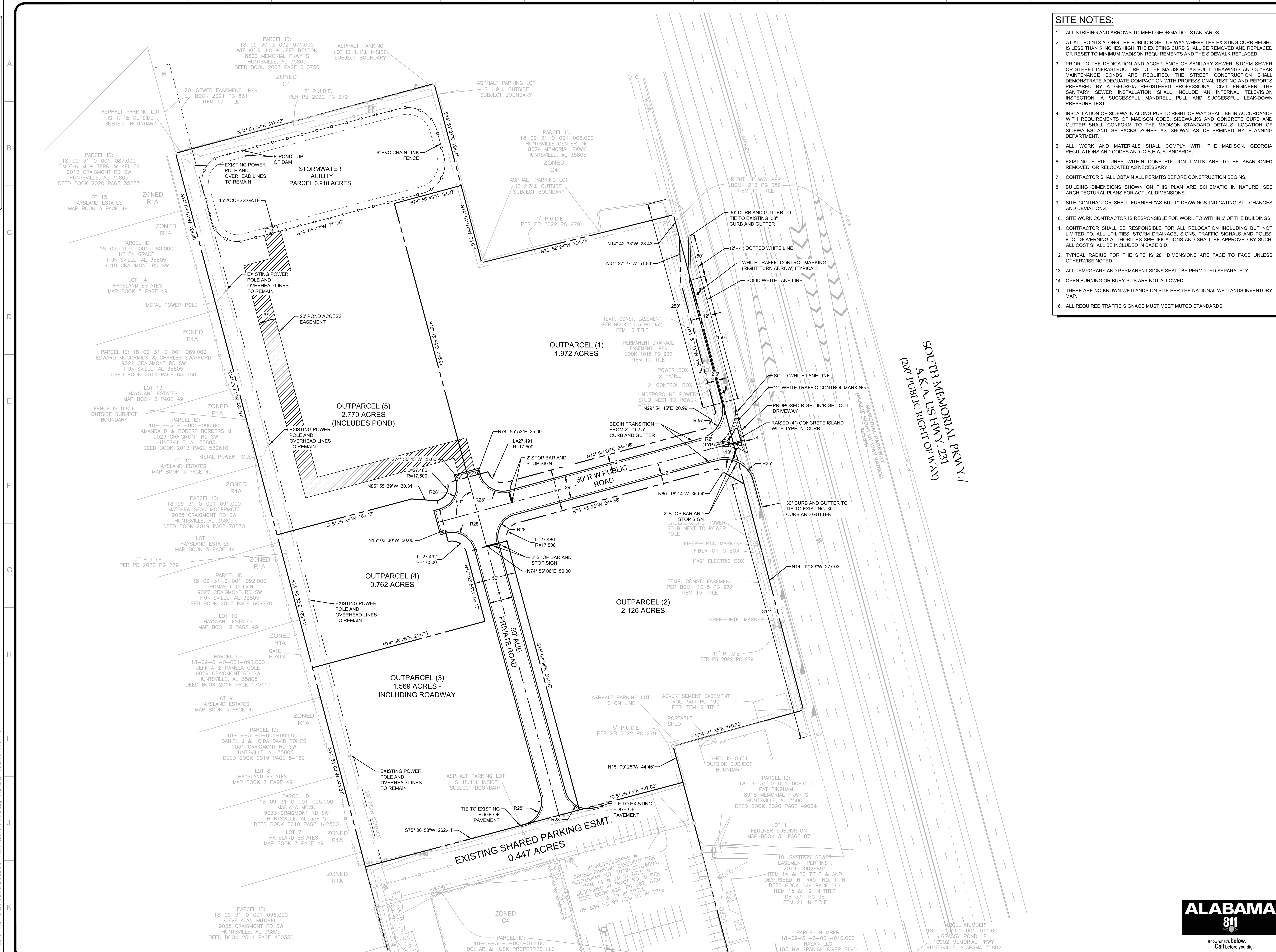
This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.



SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM MADISON REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE MADISON, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF MADISON CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE MADISON STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE MADISON, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. TYPICAL RADIUS FOR THE SITE IS 28'. DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.
13. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
14. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
15. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
16. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

HUNTSVILLE RETAIL

A MASTER PLANNED COMMERCIAL DEVELOPMENT

AT

8624 SOUTH MEMORIAL PARKWAY
HUNTSVILLE, ALABAMA 35802

FOR

BRANCH PROPERTIES
3340 PEACHTREE RD NE
SUITE 2775
ATLANTA, GA 30326
P: 404-832-8931

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

SITE PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: 04/22/2024
PROJECT: 24047.00

GRID NORTH N W E S GEORGIA WEST ZONE

C3.00
SHEET