

SITE PLAN NOTES

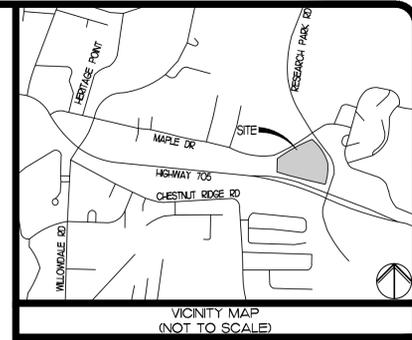
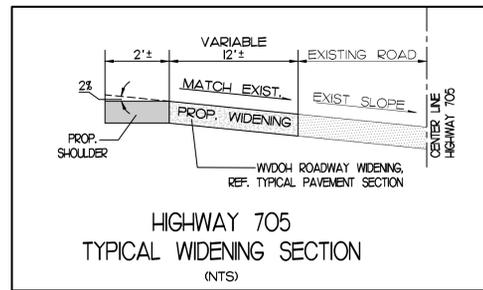
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, AND FOR THE EXACT LOCATION OF UTILITY ENTRANCES, ROOF LEADERS, EXIT DOORS, EXIT STOOPS, ETC.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
- ALL STRIPING SHALL BE WHITE, 4" WIDE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH OWNER.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MORGANTOWN REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS NOTED OTHERWISE.
- EXISTING SITE IMPROVEMENTS WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY ROBERT MURPHY PLLC.
- ASSUMED ZONING FOR SITE IN CITY OF MORGANTOWN IS B5.

OFF-SITE IMPROVEMENT NOTES

- PAVEMENT MARKINGS (DIRECTIONAL ARROWS, MESSAGES AND LINES 12" & WIDER) SHALL BE PRE-FORMED MARKINGS (TYPE V) AND ALL LANE LINES LESS THAN 12" WIDE SHALL BE THERMOPLASTIC.
- ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED BY SAND BLASTING, BEAD BLASTING, GRINDING OR OTHER METHODS APPROVED BY WVDOT TO THE SATISFACTION OF WVDOT. CONTRACTOR TO FIELD COORDINATE PAVEMENT MARKING REMOVAL WITH WVDOT.
- ALL EXISTING ROAD SIGNS CONFLICTING WITH PROPOSED IMPROVEMENTS SHALL BE RELOCATED TO THE SATISFACTION OF WVDOT.
- ALL PROPOSED TRAFFIC SIGNS SHALL BE MANUFACTURED AND INSTALLED PER WVDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP OF OFF-SITE IMPROVEMENTS SHALL BE PER THE 2010 ISSUE OF WVDOT STANDARD SPECIFICATIONS AND THE 2012 ISSUE OF WVDOT SUPPLEMENTAL SPECIFICATIONS.
- OFF-SITE IMPROVEMENTS SHALL BE CONTROLLED BY THE MARCH 1, 2003 ISSUE OF THE WVDOT EROSION AND SEDIMENT CONTROL MANUAL, INCLUDING ADDENDUM 1 DATED SEPTEMBER 1, 2004.
- ALL PAVEMENT MARKINGS ARE TO RECEIVE 2 COATS OF GLASS BEADS.

SITE LEGEND

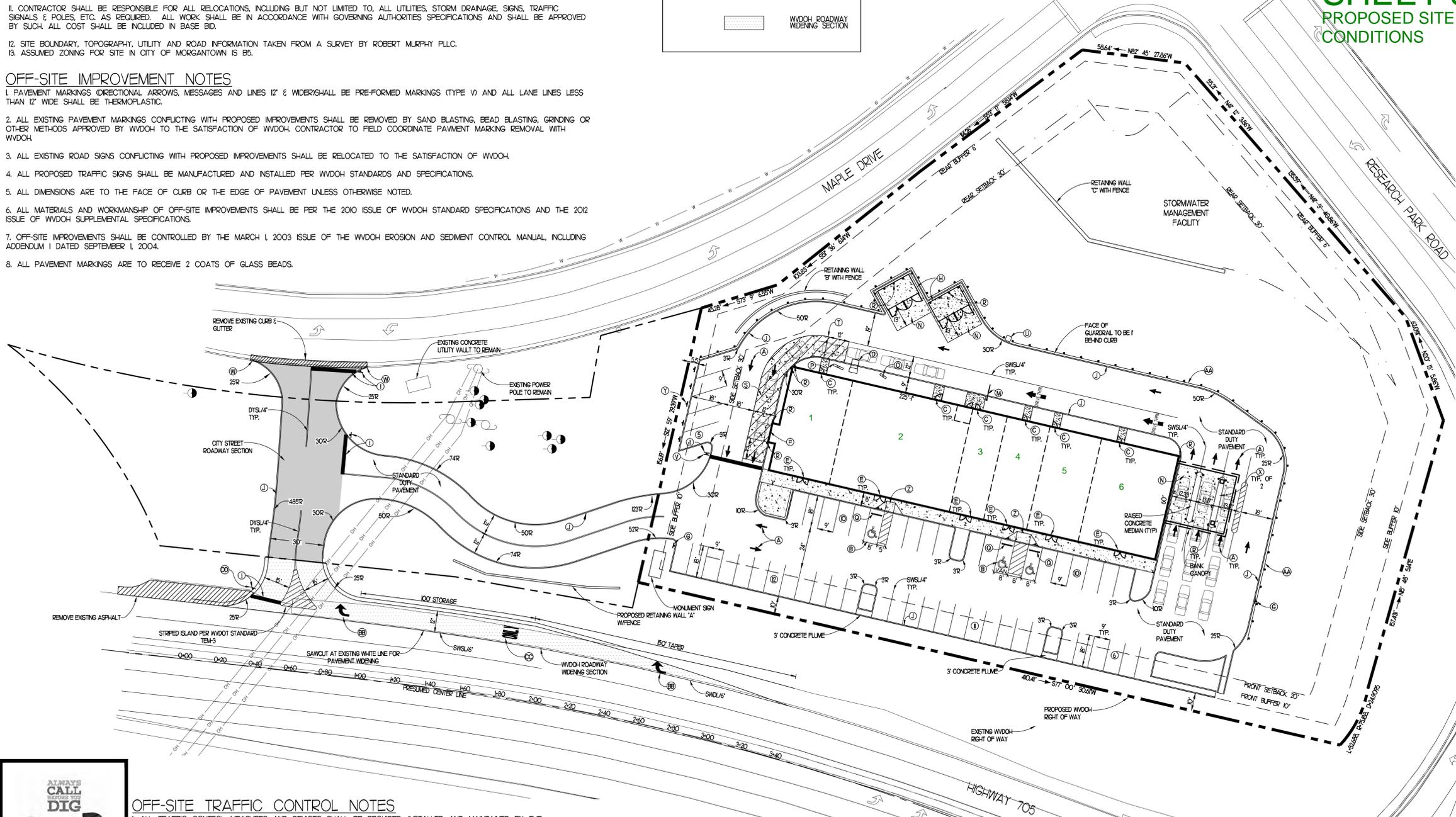
EXISTING	PROPOSED	DESCRIPTION
	③	NUMBER OF PARKING SPACES PER ROW
—	—	CURB & GUTTER
—	—	SIGN
—	—	HANDICAP PARKING SYMBOL
—	—	CONCRETE PAVEMENT & SIDEWALK (HEAVY DUTY AS NOTED)
—	—	SITE LIGHT
—	—	STAMPED CONCRETE
—	—	CITY STREET ROADWAY SECTION
—	—	WVDOT ROADWAY WIDENING SECTION



SHEET 3 PROPOSED SITE CONDITIONS

SITE LEGEND

- (A) PAINTED DIRECTIONAL ARROW, TYPICAL, SEE DETAILS
- (B) ACCESSIBLE PARKING SPACE, TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE SPACE SIGN AND SYMBOL.
- (C) STORE SIDE ENTRANCE
- (D) STARBUCKS ORDER BOARD
- (E) STORE FRONT ENTRANCE
- (F) DRIVE THRU WINDOW
- (G) STARBUCKS DIRECTIONAL SIGN FOR DRIVE THRU
- (H) PROPOSED DUMPSTER ENCLOSURE (RE ARC-1)
- (I) 24" WHITE STOP BAR WITH "STOP" SIGN, SEE DETAILS
- (J) 6" STANDARD CURB, SEE DETAILS
- (K) CONNECT TO EXISTING CURB
- (L) STARBUCKS DIRECTIONAL SIGN
- (M) HEIGHT RESTRICTION BAR (BY TENANT)
- (N) HEAVY DUTY CONCRETE
- (O) STARBUCKS PRE MENU BOARD (BY TENANT), SEE ELEC SHEETS FOR COORD.
- (P) STARBUCKS MENU BOARD (BY TENANT), SEE ELEC SHEETS FOR COORD.
- (Q) WHEEL STOP (TYP)
- (R) 6" BOLLARD
- (S) 6" THICK, REINFORCED WITH WELDED WIRE MESH STAMPED CONCRETE
- (T) CONTRACTOR TO PLACE SENSOR STRIPS, PROVIDED BY STARBUCKS, PRIOR TO CONCRETE PLACEMENT, COORD. WITH ELEC DRAWINGS.
- (U) TRANSFORMER PAD
- (V) "ONE WAY DO NOT ENTER" SIGN
- (W) TIE TO EXISTING CURB & GUTTER
- (X) 6" MONOLITHIC RAISED CONCRETE ISLAND
- (Y) EMPLOYEE PARKING SIGN
- (Z) HO RAMP, TYPE AS INDICATED, SEE DETAILS
- (AA) GUARDRAIL (SEE DETAILS)
- (BB) TYPE V THERMO PLASTIC DIRECTIONAL ARROW PER WVDOT ITEM 3
- (CC) THERMO PLASTIC "ONLY" PER WVDOT ITEM 3
- (DD) NO LEFT TURN SIGN (R3-2)



OFF-SITE TRAFFIC CONTROL NOTES

- ALL TRAFFIC CONTROL MEASURES AND DEVICES SHALL BE PROVIDED, INSTALLED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THIS PROJECT TO THE SATISFACTION OF WVDOT AS PER CASES A9 & B2.
- ALL TRAFFIC CONTROL MEASURES AND DEVICES SHALL BE MANUFACTURED, INSTALLED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD AND/OR SUPPLEMENTS THERETO TO THE SATISFACTION OF WVDOT.
- FIELD CONDITIONS MAY REQUIRE TRAFFIC CONTROL MEASURES IN ADDITION TO MEASURES INDICATED ON THIS DRAWING. CONTRACTOR IS REQUIRED, ON SHEETZ'S BEHALF, TO COORDINATE ALL TRAFFIC CONTROL MEASURES WITH WVDOT.
- CONTRACTOR IS REQUIRED TO ENSURE THAT, AT A MINIMUM, ALL EXISTING TRAFFIC PATTERNS ARE KEPT OPEN AND OPERATIONAL DURING THE CONSTRUCTION PHASE OF THIS PROJECT. CONTRACTOR TO COORDINATE WITH WVDOT.
- CONTRACTOR TO INCLUDE ALL COSTS FOR TRAFFIC CONTROL IN BASE BID.
- ALL LAND CLOSURES ON UNIVERSITY AVENUE SHOULD BE PERFORMED DURING OFF-PEAK HOURS AND COORDINATED WITH WVDOT DISTRICT 4 TRAFFIC AT 304-203-6541.

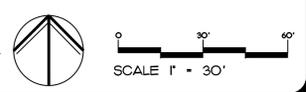
CONTRACTOR TO FURNISH & INSTALL MENU BOARDS, DIRECTIONAL SIGNAGE, HEIGHT RESTRICTION BAR, ETC. IN ACCORDANCE WITH STARBUCKS CRITERIA. COORDINATE WITH OWNER & STARBUCKS.

PARKING SUMMARY

TENANT	BUILDING SIZE	REQUIRED PARKING RATIO	REQUIRED PARKING SPACES	PROVIDED PARKING RATIO	PROVIDED PARKING SPACES
PROPOSED RETAIL	15,500 SF.	3.48 / 1000	47	4 / 1000	54

SITE ACREAGE: 2.69 ACRES

SITE PLAN



REVISIONS BY

FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-6916
NC LICENSE NO. C-1532



PROPOSED RETAIL MORGANTOWN, WV
FECH REALTY, LLC
3280 UNIVERSITY AVENUE
SUITE 1
MORGANTOWN, WV 26505
(304)-599-4929

DRAWN LRS
CHECKED BTS
DATE 11/6/2015
SCALE

DRAWING

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