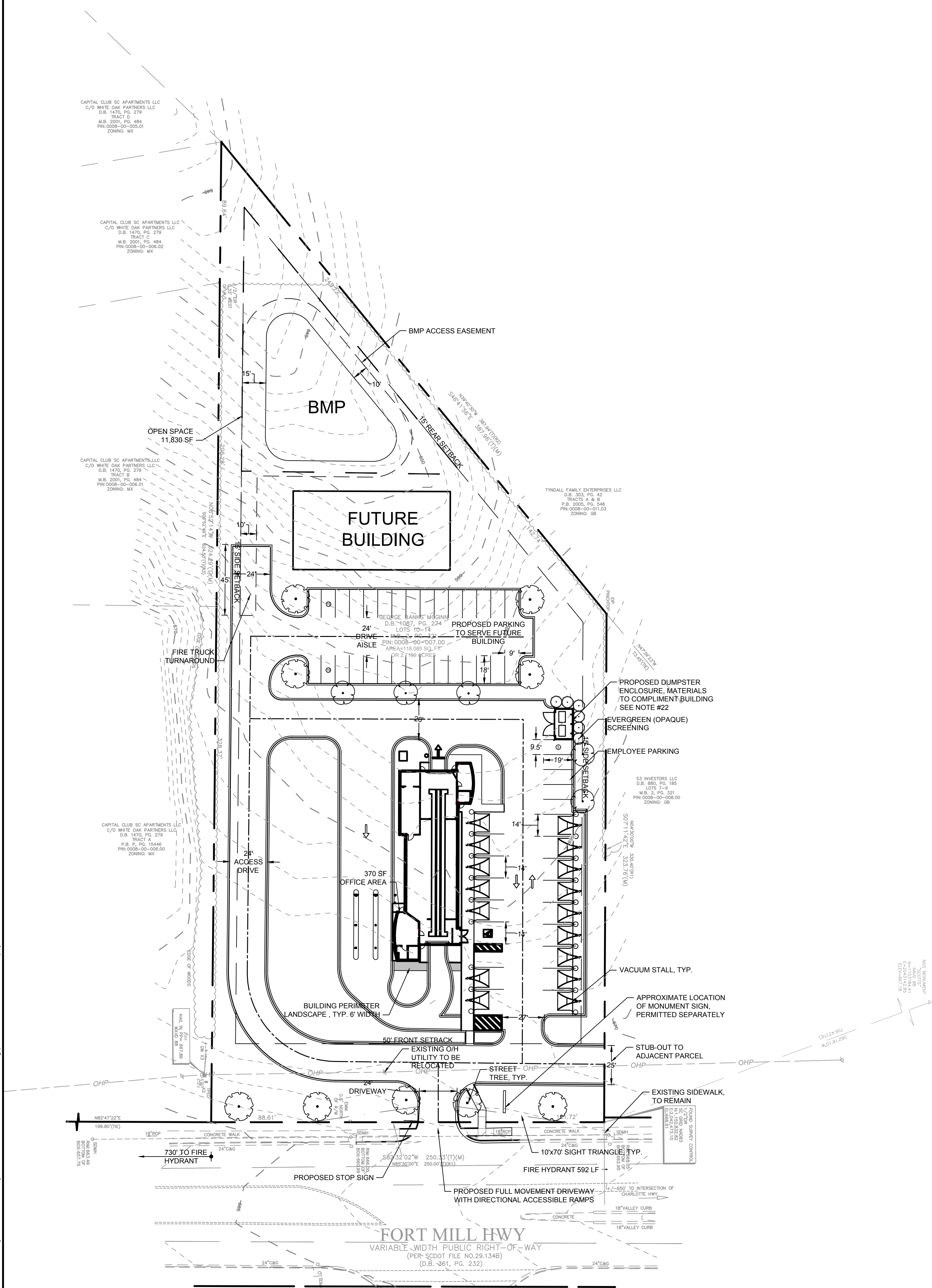


S:\1045654-Tommy's Express Car Wash\DWG\Sheet\CD58654.C200 SITE.dwg | Printed on 6/1/2023 4:09 PM | by Jason Dolan



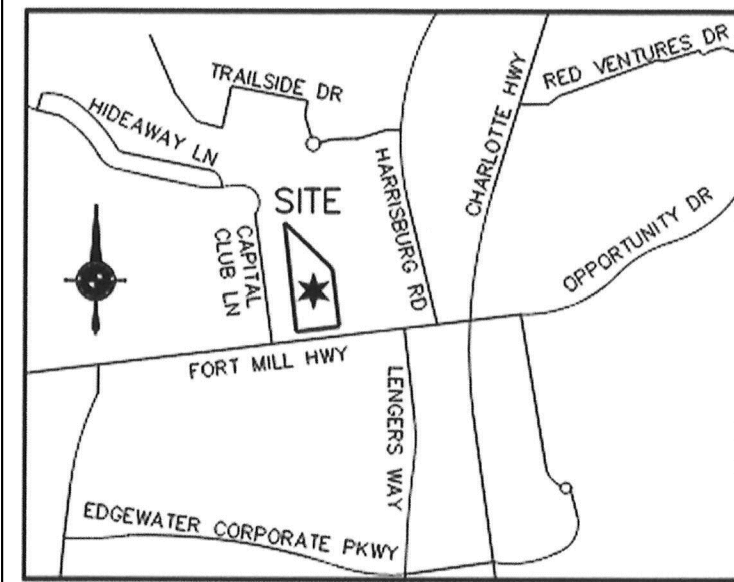
STAKING INSET

SITE SUMMARY

DEVELOPER:	TIL HOLDINGS OF TEXAS, LLC
PROJECT NAME:	TOMMY'S EXPRESS CAR WASH
TMS:	0008-00-007.00
ZONING:	GB
OVERLAY:	HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD)
LOT SIZE:	2.7109 ACRES
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	CAR WASH (EXPRESS TUNNEL) AND OFFICE (FUTURE)
BUILDING SIZE:	
CARWASH:	5,200 SQUARE FEET
OFFICE (FUTURE):	5,000 SQUARE FEET
SETBACKS:	
FRONT:	50'
SIDE:	15'
REAR:	15'
MAX BUILDING HEIGHT:	35' (OR 3 STORIES, WHICHEVER IS GREATER)
BUILDING HEIGHT:	28' - 0"
PARKING - CAR WASH	(5,200 SF TOTAL, 4,830 SF WASH AREA, 370 SF OFFICE)
REQUIRED:	11 (1 SPACES/500 SF = 10.4 SPACES [5,200 / 500])
PROVIDED:	22 (INCLUDES 1 ACC. SPACE)
PARKING - OFFICE (FUTURE)	20 (1 SPACES/250 SF = 20 SPACES [5,000 / 250])
REQUIRED:	30 (INCLUDES 2 ACC. SPACE)
PROVIDED:	
BUFFER YARDS:	NOT REQUIRED (GB ADJACENT TO GB AND MX)
OPEN SPACE	
REQUIRED:	11,809 SF (10% OF 118,087)

IMPERVIOUS SUMMARY

SITE ACREAGE:	118,084 SF (2.71 ACRES)
PROPOSED BUILDINGS:	9,710 SF
PROPOSED PAVEMENT:	55,693 SF
FINAL BUA %:	55.4%



VICINITY MAP NOT TO SCALE

SITE PLAN LEGEND

---	R/W, PROPERTY LINE	
---	1'-6" CURB AND GUTTER	-/-
+	STOP SIGN	
+	STREET SIGN	
+	HEAVY-DUTY CONCRETE	-/-
+	CONCRETE	-/-
+	CONCRETE SIDEWALK	-/-

GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DETERMINE IF THERE ARE ANY DISCREPANCIES FROM THE PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO USE ARCHITECTURAL DRAWINGS FOR EXIST DIMENSIONS OF THE BUILDING.
- CONTRACTOR TO FOLLOW AND UTILIZE ALL LANCASTER COUNTY AND SCDOT TRAFFIC CONTROL GUIDELINES SET FORTH FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY. CONTRACTOR TO COORDINATE AND CALL FOR INSPECTIONS AS SPECIFIED IN THE PERMIT.
- CONTRACTOR IS TO CUT A CLEAN EDGE ALONG EXISTING PAVEMENT PRIOR TO TYING IN NEW DRIVE. NEW ASPHALT, BASE MATERIAL, AND PAVEMENT CONSTRUCTION METHODS SHALL MEET MINIMUM REQUIREMENTS OF LANCASTER COUNTY AND SCDOT.
- ALL TRAFFIC SIGNAGE AND STREET MARKINGS IN THE RIGHT-OF-WAY SHALL USE REFLECTIVE SHEETING THAT MEETS THE REQUIREMENTS OF ASTM D4956-09. OBTAIN SHEETING FROM MANUFACTURERS PREQUALIFIED IN ACCORDANCE WITH THE LANCASTER COUNTY AND SCDOT QUALIFIED PRODUCT POLICY 20 AND WHO APPEAR IN THE CURRENT EDITION OF SCDOT QUALIFIED PRODUCTS LIST 20.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL RADII SHALL BE 5' (F.O.C.) UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY TIMMONS IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TO FACE OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
- ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- ALL SIDEWALKS SHALL BE MINIMUM 5'-0" UNLESS OTHERWISE NOTED.
- PARKING SPACE DIMENSIONS ARE 18.0' x 9.0' WIDE UNLESS OTHERWISE NOTED.
- NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
- NO DEMOLITION LANDFILLS ALLOWED ON SITE.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- ALL UTILITIES WILL BE UNDERGROUND.
- OFF-SITE CONSTRUCTION OR GRADING REQUIRES A LETTER FROM THE AFFECTED PROPERTY OWNER GRANTING PERMISSION.
- EXISTING WELLS SHALL BE CLOSED ACCORDING TO SCDHEC STANDARD PROCEEDURES.
- DEMOLITION PERMITS ARE REQUIRED FOR ANY STRUCTURE ON THE PROPERTY PRIOR TO CONSTRUCTION.
- DUMPSTER ENCLOSURE, MECHANICAL EQUIPMENT, AND UTILITY BORES SHALL BE SCREENED FROM VIEW FROM ALL ADJACENT PARCELS, RESIDENTIAL USE DISTRICTS AND PUBLIC R/W'S.

TRAFFIC NOTES

- SIGHT DISTANCE VISIBILITY AT ALL ENTRIES/EXITS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
- ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES).

ADA NOTES

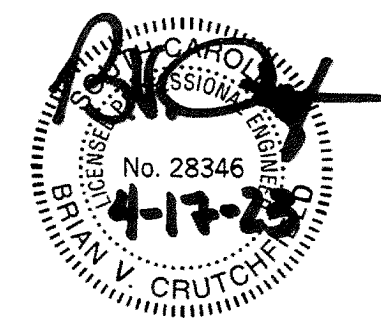
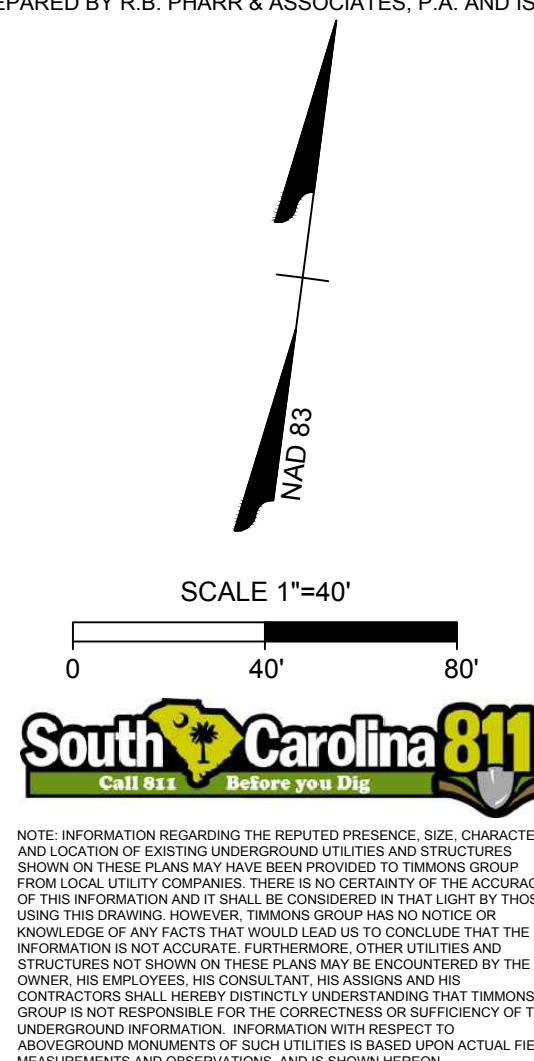
- THE PUBLIC RIGHT OF WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.
- ALL ACCESS POINTS TO BUILDING ARE PLANNED TO BE ADA COMPLIANT.
- MINIMUM 98-INCH VERTICAL CLEARANCE MUST BE PROVIDED AT ADA VAN PARKING SPACE, ACCESS AISLE, AND ON VEHICULAR ROUTE TO AN FROM VAN SPACE.

SPECIAL LIGHTING NOTES

- LIGHTING SHALL BE SHIELDED AND INSTALLED TO MINIMIZE GLARE ON ADJACENT PROPERTIES.
- SIGNAGE TO BE PLACED ON DUMPSTER GATES DESIGNATING THAT NO PARKING WILL BE ALLOWED IN FRONT OF DUMPSTER.

SURVEY NOTES

- THE ALTAINSPS LAND TITLE SURVEY HAS BEEN PREPARED BY R.B. PHARR & ASSOCIATES, P.A. AND IS DATED APRIL 4, 2023.



THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
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North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
04/17/2023	
	DRAWN BY J.DOLAN
	DESIGNED BY J.DOLAN
	CHECKED BY J.DOLAN
	SCALE 1" = 40'

TIMMONS GROUP

TOMMY'S EXPRESS CAR WASH
LANCASTER COUNTY, SOUTH CAROLINA
CONDITIONAL SITE PLAN

JOB NO.	58654
SHEET NO.	CSP1.0

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