

LOT SUMMARY
 ZONING CLASSIFICATION - B-3 GENERAL BUSINESS
 MINIMUM FRONT SETBACK - N/A
 MINIMUM SIDE SETBACK - 4'
 MINIMUM REAR SETBACK - 10'
 MAXIMUM BUILDING HEIGHT - 45'
 AREA = 1.84 ACRES
 NO. OF PARKING SPACES REQUIRED: 46
 NO. OF PARKING SPACES PROVIDED:
 STANDARD = 44
 HANDICAPPED = 2
 TOTAL = 46

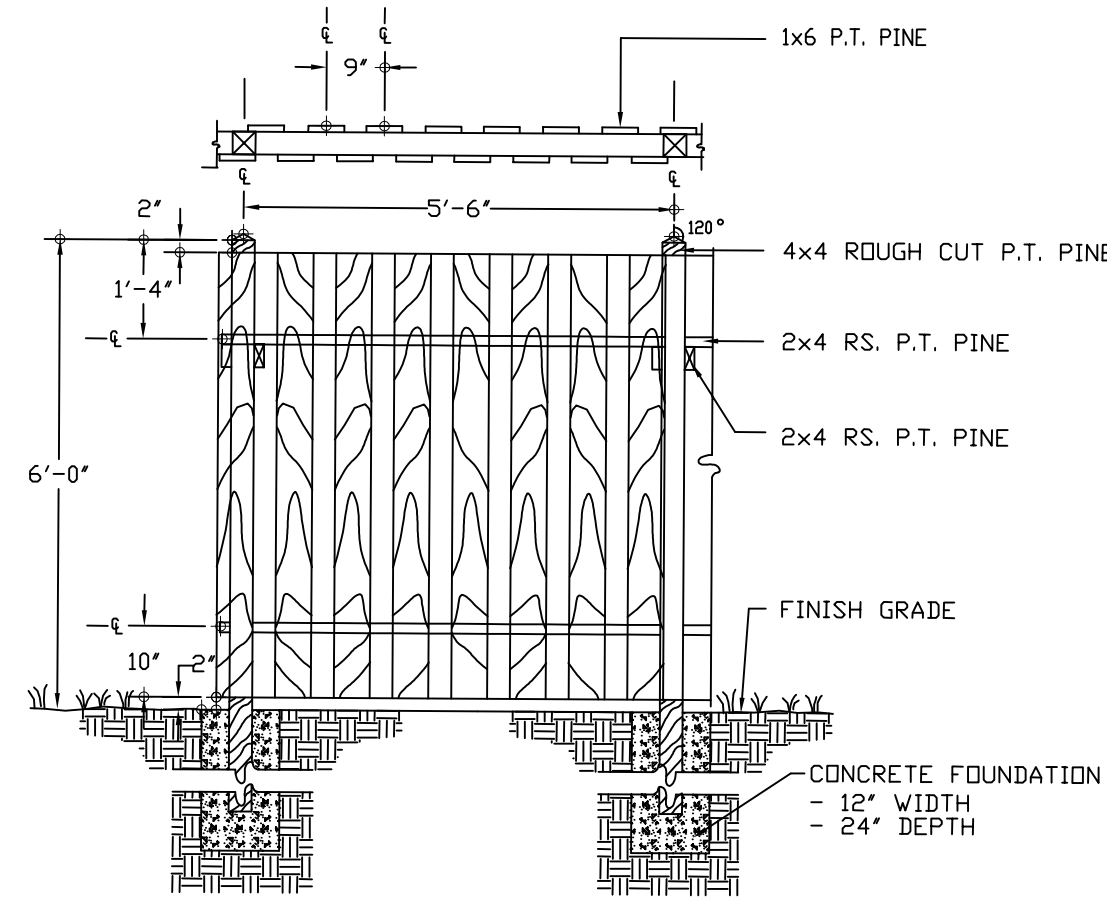
GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY MEADE GUNNELL ENGINEERING & SURVEYING, P.C.
- UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES.
- THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAN. AS PER FLOOD MAP, COMMUNITY PANEL # 3740351 0180 B, NOVEMBER 1, 1979.

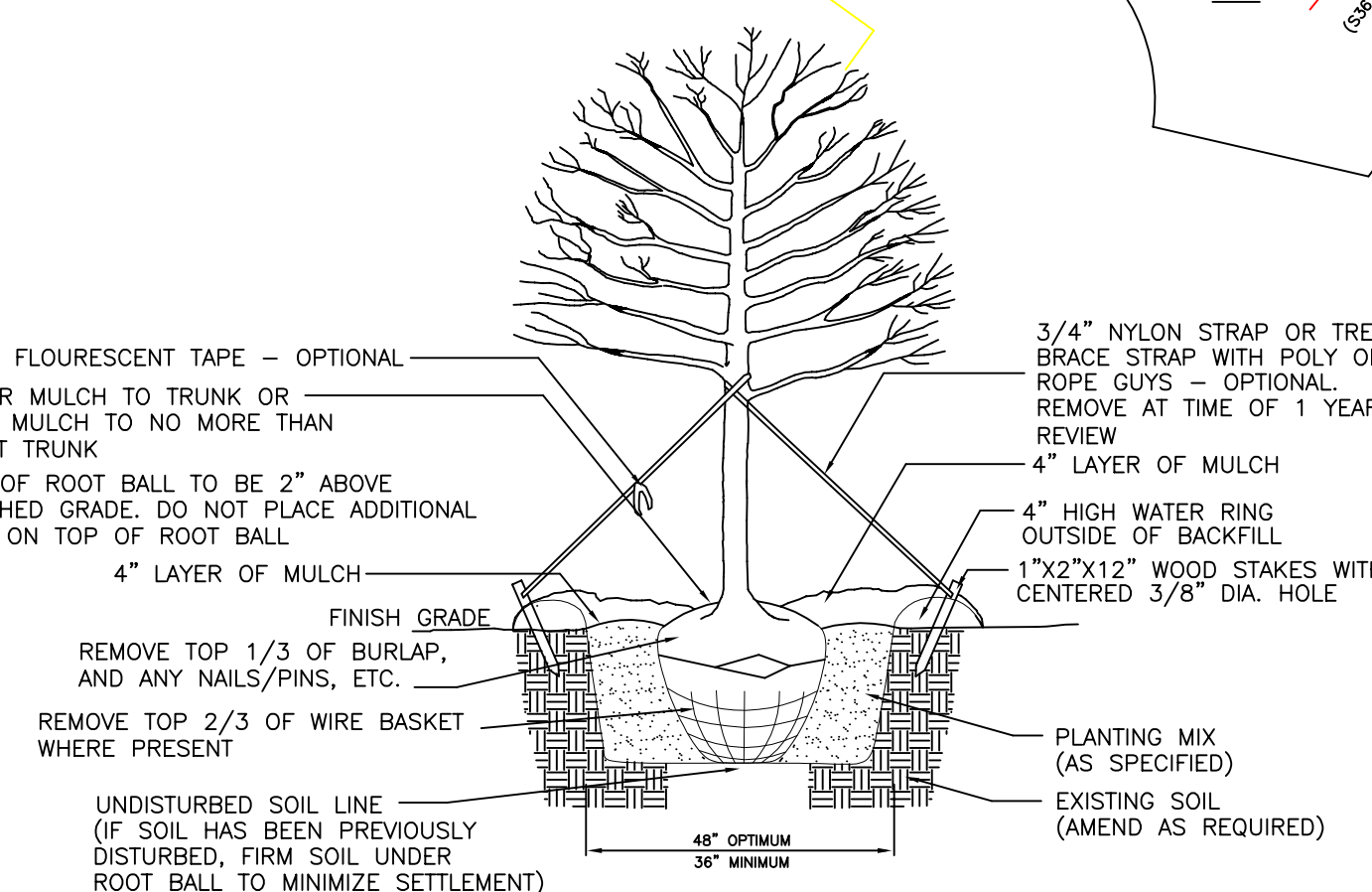
UTILITY NOTES

- PROPOSE UTILITIES OUTSIDE OF RIGHT OF WAY ARE PRIVATE.
- ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
- CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY CHINA GROVE PUBLIC WORKS DEPARTMENT AS APPLICABLE.
- ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.
- CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER AND OTHER UTILITIES.
- GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE BUILDING.
- 3/4" TO 1" WATER LINES SHALL BE SDR 21 PVC.
- CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP LOCATIONS WITH THE APPROPRIATE UTILITY COMPANY. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THRUST BLOCKS ARE REQUIRED AT EACH FIRE HYDRANT, TEE, BLOWOFF AND ELBOW.
- WATER LINES AND SERVICES SHALL BE AT LEAST 18" ABOVE SANITARY SEWER LINES AND SEWER LINES AND SERVICES SHALL BE AT LEAST 18" BELOW WATER LINES. IF THIS IS NOT POSSIBLE, BOTH LINES SHALL BE OF FERROUS MATERIAL 10' EITHER SIDE OF THE CROSSING.
- SEWER LINES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER LINE. WHERE 10' CANNOT BE MAINTAINED, AND AS APPROVED BY THE ENGINEER, THE WATER LINE SHALL BE IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER.
- PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS OR THE TOWN OF CHINA GROVE STANDARD SPECIFICATIONS, WHICHEVER THE MORE STRINGENT CONDITION.
- LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
- 4" AND 6" SANITARY SEWER LATERALS SHALL BE SCHEDULE 80 PVC PIPING.
- INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE-COMPACTED TO THE REQUIRED SPECIFICATIONS, AND THE STONE BASE AND ASPHALT BE RETURNED TO ITS ORIGINAL CONDITION.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY FOR THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION, AND ANY OTHER UNDERGROUND OR OVERHEAD UTILITY BEFORE STARTING CONSTRUCTION. THE OMISSION FROM OR INCLUSION OF UTILITY LOCATIONS ON THE CONTRACT DOCUMENTS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
- THE CONTRACTOR SHALL COORDINATE WATER AND SEWER LOCATIONS WITH APPROVED PLUMBING PLANS AND ADJUST LOCATIONS OF UTILITY SERVICES AS REQUIRED.
- ALL WATER AND SEWER MATERIALS, BACK FLOW PREVENTION DEVICES, AND INSTALLATION PROCEDURES SHALL BE ACCORDING TO THE CHINA GROVE UTILITY DEPARTMENT STANDARDS.

20. GENERAL CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING SANITARY SEWER LATERAL. IF ELEVATION IS HIGHER THAN PROPOSED LATERAL AT POINT OF CONNECTION SHOWN, GENERAL CONTRACTOR SHALL FIELD ADJUST CONNECTION POINT.



WOOD SCREENING FENCE DETAIL

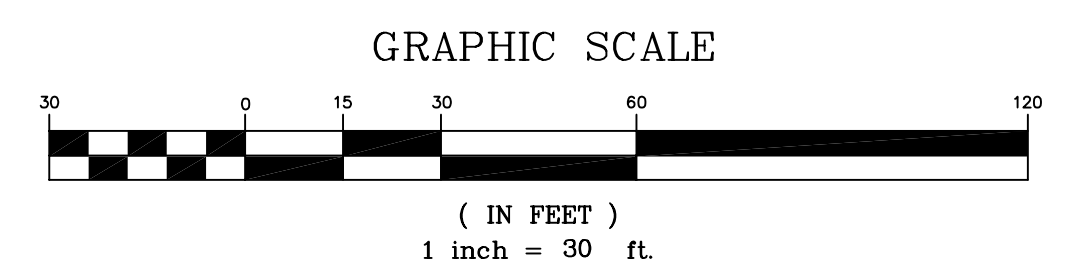


PLANTING DETAIL-SINGLE STEM TREE

SITE NOTES

- CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ASPHALT/CONCRETE PAVEMENT THICKNESS SHALL BE PER SOILS REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXERCISING REASONABLE EFFORT TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE ILLUSTRATED DESIGN.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OTHER FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE DEVELOPER. CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR ALL REPAIRS, AND REPAIRS ARE TO BE PERFORMED TO THE DEVELOPER'S APPROVAL.
- UTILIZE SIGNS, BARRICADES, FLAGMEN, OR GUARDS AS REQUIRED TO ENSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON PLANS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON PLANS, NOTIFY THE DEVELOPER PRIOR TO CONSTRUCTION.
- EXISTING CURB AND ASPHALT PAVEMENT SHALL BE SAWCUT.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES UNLESS INDICATED OTHERWISE.
- ALL DIMENSIONS AND RADIUS LENGTHS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
- CONCRETE JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE STATE OF NORTH CAROLINA AND THE TOWN OF CHINA GROVE.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY TRENCHING OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. FOR ASSISTANCE WITH FIELD LOCATION OF EXISTING UTILITIES THE CONTRACTOR CAN CONTACT NC ONE CALL AT 1-800-632-4949.
- ALL CONCRETE SHALL BE CLASS A 4000 PSI AND REINFORCED WITH 6 X 6 X 10/10 W/M. THICKNESS SHALL BE FOUR (4) INCHES UNLESS OTHERWISE NOTED.
- REFER TO DETAIL SHEET FOR ASPHALT PAVEMENT SECTIONS.
- RED MAPLE TREES MUST BE A MINIMUM OF 6" ABOVE GRADE AT PLANTING. MINIMUM HEIGHT IS 8' AND MINIMUM WIDTH IS 2'.



DATE	DESCRIPTION
12-08-98	SUBMITTAL
05-14-99	REVISED SITE LAYOUT

MEADE GUNNELL
 engineering & surveying, P.C.
 Charlotte, North Carolina (704) 398-9805

DATE
 12-08-1998

NEW RETAIL FACILITY
DOLLAR GENERAL STORES
PROJECT CITY-CHINA GROVE

SITE, UTILITY AND LANDSCAPE PLAN

JOB NUMBER	SHEET NUMBER
293.20	C1

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