SITE INFO	RMATION	C. SITE PLAN GENERAL NOTES: 1. THE SITE PLAN IS BASED ON MINIMUM REQUIREMENTS FOR SITE ACCESS, PARKING AND FREIG
OWNER CONTACT CONTACT CONTACT TELEPHONE NUMBER: PANCEL #	FREITSON COMPANIES, NC. MATT TAGGART 2073 JAMPEN LAVE RD 2073 JAMPEN LAVE RD 2073 JAMPEN LAVE RD 2074 JAMPEN	DELIVETY DEVINITION FROM THE FAN BANK, BANKER PROPER STA ACCESS FOR DOLLAR DELIVETY. DEVINITION FOR THE FAN BANK BANK BANK BANK BANK BANK BANK BA
DEED: TOTAL PARCEL AREA: PROP. IMPERVIOUS AREA: MAX. ALLOWABLE: MIN. LOT SIZE: MIN. LOT WIDTH: PROPOSED HEIGHT:	BK 64747; PC 0270 1.766 ACRES 0.85 ACRES (48.2%) NIA NIA NIA 18	 PANTED FRE LAW STRIPMS OF PANTED LINES SHALL BE PROVIDED AN BEQUIRED BY JURISDICTION. REQUIREMENTS. CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE CUTER PERMET OF PARKING STOP WHEN CONCRET LINES ARE NOT USED AT THE FRONT OF THE BUILDING OR ALONG FRANCIETS (AUGLECTR) TO THE BULDING.
EXISTING ZONING: CURRENT USE:	C-I VACANT	 THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF S-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP CLOSE TO THE STORE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3".

PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH A 6" HIGH CURB AT ALL PAYEMENT TRANSITIONS. USE: WELDED WIRE FABRIC REINFORCING.

DRIVEWAY CONSTRUCTION WITHIN ROAD RIGHT-OF-WAYS, INCLUDES RADIUS SIZES, PAVEMENT MARKINGS, DRIVEWAY WIDTHS, ETC., SHALL BE IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.

SITE PLANS SHALL UTILIZE DOLLAR GENERAL'S PROTOTYPICAL BUILDING DESIGN WITH 78-0" BY 149-0" DIMENSIONS. SHOULD SITE CONSTRAINTS NOT ALLOW THE PROTOTYPICAL BUILDING

12. THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.

 THE LANE OR DRIVE BETWEEN PARKING SPACES SHALL HAVE A MINIMUM WIDTH OF 36' WHEN LANE IS HEAVY DUTY PAVEMENT AND USED FOR FREIGHT TRUCK MANEUVERING. THE LANE SHALL HAVE BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPLIETEMANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.

DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. SEE DETAIL ON THIS SHEET.

16. DUMPSTER AND DELIVERY PADS SHALL BE CONSTRUCTED OF CONCRETE AS DETAILED ON THE DRAWINGS. AR ENCLOSURE SHALL BE PROVIDED ON THE DUMPSTER PAD IF REQUIRED BY JURISDICTIONAL REQUIREMENTS, OR IF SUSILE BY CUSTOMER TRAFFIC OR ABUTTING. RESIDENTIAL. SANITARY SEWER AND DOMESTIC HOT WAT AREA IF REQUIRED BY JURISDICTIONAL REQUIREMENTS.

19 LIFT STATIONS ARE NOT ALL OWED WITHOUT DOLLAR GENERAL APPROVAL

17. SEPTIC SYSTEM DESIGN BY OTHERS.

21. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.

22 FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN . IF AN UNOBSTRUCTED VIEW EXISTS OF A RESIDENTIAL BUILDING BETWEEN TENANT PARCEL AN ADJACENT PARCE, THEN LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCIRCUANCE WITH TENANT'S PROTOTYPE CRITERIA SET PLANS AND ANY APPLICABLE GOVERNMENTIA. AGENCIES

RHETSON COMPANIES, INC IS RESPONSIBLE FOR SITE AND LANDSCAPING MAINTENANCE, INCLUDING PARKING LOT AND ALL BUFFERS DURING CONSTRUCTION OR UNTIL SITE IS SOLD OR TUNNED OVER TO TENAM!

THE EXPECTED WATER DEMAND FOR THIS STORE IS 200 GALLONS PER DAY. THIS IS BASED ON ACTUAL USAGE AT OTHER STORE LOCATIONS.

D. SITE PARKING LOT:

PROVIDE PARKING LOT IN GOOD CONDITION, PROPERLY STRIPED WITH YELLOW PAINT. MINIMUM OF 39 PARKING SPACES REQUIRED, INCLUDING A MINIMUM OF 2 HANDICAP ACCESSIBLE SPACES (PROPERLY MARKED, SIGRED, AND ADA COMPLIANT).

PROVIDE PROTECTION (BOLLARDS, GUARD RAILS, OR EQUIVALENT) FOR ELECTRIC, GAS, HVAC, AND WATER METERS THAT ARE IN POTENTIALLY HAZARDOUS LOCATIONS.

 CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING RETENTION, AND REMOVAL OF DEBRIS. 6. ROUTE DOWNSPOUTS UNDER SIDEWALKS AS DETAILED ON THIS SHEET AT ALL SIDEWALK LOCATIONS

PLEASE NOTE THAT THERE SHOULD NOT BE ANY PARKING STOPS LOCATED DIRECTLY IN FRONT OF OR DIRECTLY ADJACENT TO THE BUILDING.

CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING. ALL LOCAL LANDSCAPE REQUIREMENTS MUST BE MET.

THE CONCRETE DELIVERY TRUCK RECEIVING PAD MUST BE A MINIMUM OF 16'X16'. THE CONCRETE PAD MUST SLOPE AWAY FROM THE BUILDING AT 18" PER FOOT.

 THE DUMPSTER ENCLOSURE MUST BE 18' WIDE BY 12' DEEP AND HAVE WOOD FENCE ON ALL SIDES AND REAR WITH CHAIN LINK GATES AND PRIVACY SLATS AS A MINIMUM BASIS OF DESIGN. 13. CONCRETE PARKING STOPS SHOULD BE LOCATED AT PERIMETER PARKING ZONES ONLY.

14. LANDSCAPING AND SITE WORK SHALL BE FREE OF DEBRIS AND IN LIKE NEW CONDITION

E. HVAC SECURITY FENCING:

ONLY TO BE USED IF HVAC UNITS ARE ON THE GROUND

PROVIDE THE FOLLOWING WHEN THE STORE IS DEFINED AS BOTH SELECT AND UTILIZING INNI LEASE.

PROVIDE 69 LINEAL FEET x 8"-0" HIGH 6 GAUGE CHAIN LINK FENCING 2. SCHEDULE 40 GALVANIZED PIPE.

PROVIDE (2) 30" GATES WITH COMMERCIAL GRADE HEAD LOCKS, FRAMES TO BE SAME AS TOP RAIL.

MAINTAIN A MINIMUM OF 4'-0' IN-BETWEEN UNITS AND FENCING, FENCING IS TO BE 6' INSIDE OF THE EDGE OF CONCRETE PAD. ADJUST PAD AND FENCING DIMENSIONS ACCORDINGLY.

6. PROVIDE RAZOR COIL FULL LENGTH OF FENCING, 18" DIAMETER, GALVANIZED

CONFIRM NUMBER OF UNITS AND SIZE OF UNITS AND ADJUST PAD AND FENCING ACCORDINGLY.

ALL MECHANICAL AREAS LOCATED ON, BESIDE OR ADJACENT TO BUILDING SHALL BE SCREENED FROM THE VIEWS OF STREETS AND ADJACENT PROPERTY.

V 9 4 8 C T

NOT FOR

PRELIMINARY) CONSTRUCTION



#

GENERAL TELOPMENT PLANS
SASH DOLLAR PLAN UTILITY AB,

WATER METER
FIRE DEPT. CONNECTION (FDC)

MECHANICAL JOINT / BEND

POST INDICATOR VALVE (PIV) AIR RELEASE VALVE (ARV)

PROPOSED WATER MAIN / SERVI

SANITARY SEWER MA SEWER CLEAN OUT

CURB INLET

DROP INLET JUNCTION BOX EXISTING WATER MAIN

1 inch = 30 ft.

PLUG & BLOCK

24-0120 24-0120_S

SITE D

CAL/

∞

SITE

C-5

GENERAL LANDSCAPING NOTES:

CONTRACTOR SHALL PROVIDE WATER PERMEABLE WEED MAT FOR ALL PLA ALL PLANTS/TREES SHALL BE PLANTED IN A MULCH BED # WIDE MINIMUM.

		PLANTING	SCHED	ULE			
SYMUKEY	BOTANICAL NAME	COMMON NAME		SPECIFICATION			
STMUMET		COMMON NAME	CALIPER	HEIGHT	MATURE HIGT	ROOT	SPACING
JM	Juniperus x media 'Old Gold'	Old Gold Juniper		24"	2-4	CONT.	AS SHOWN
			$\overline{}$				

A. GENERAL CIVIL SITEWORK NOTES:

CIVIL & SITE ENGINEER CONTACT ATT HASTINGS, PE JMMIT DESIGN & ENGINEERING SERVICES

OWNER / DEVELOPER: 3ON COMP... TAGGART VINIPER LAKE RD

VEST END, NC 2737 910) 944-0881 (PHO

50" 10" MIN, 25" TOTAL (SUM OF BOTH)

DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR ANY NATIONAL, STATE AND/OR LOCAL STORM WATER POLLUTION PREVISITION PLAN (SWMPP) REQUIREMENTS. EROSION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED TO NUMER THAT NO SEMBLY IS CONVEYED OF THE SITE TO ADJUGACENT PROPERTIES AT AN IMMUNIO, CONTRACTOR DEVELOPES HALL SEED, FERTILIZE AND MILCH ALL DISTURBED AREAS. A SUITABLE STAND OF GRASS SHALL BE OTRANED AT ALL MARMINION AND MONTH AND STATE OF THE ST

PROVISIONS FOR LOCAL AND/OR REGIONAL LANDSCAPING REQUIREMENTS, INCLUDING LANDSCAPING IRRIGATION ARE NOT SHOWN ON THESE DRAWNINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH

PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH

DEVELOPER SHALL OBTAIN ALL JURISDICTIONAL APPROVALS AND PERMITS REQUIRED FOR THE DEVELOPMENT

DOLLAR GENERAL MINIMUM PAVEMENT RECOMMENDATIONS MUST BE MET. DEVIATIONS WILL REQUIRE A
GEOTECHNICAL INVESTIGATION INCLUDING DESIGN RECOMMENDATIONS AND APPROVAL BY DOLLAR GENERAL

S. SITE ELECTRICAL AND SIGNAGE GENERAL NOTES:

UNDERGROUND ELECTRICAL SERVICE IS PREFERRED FOR DOLLAR GENERAL DEVELOPMENTS. TRANSFORMER PAD DESIGN SHALL BE PROVIDED BY ELECTRICAL UTILITY PROVIDER AND SHALL BE BOLLARD PROTECTED WHEN LOCATED IN A HAZARDOUS ARED.

SHE LIGHT INC SHALL BE DESIGNED TO PROVIDE A MINIQUID TO 15 FOOT-DANGLES AT THE PRANKING DID A SULLIDING SHYANCES, DUMPETER AREA AND TRUCK DELIVERY AREA. THE OUTER PERMETER OF THE BUILDING SHALL BE LIGHTED FOR SECURITY. SITE LIGHTING SHALL BE INSTALLED ALONG THE WALLS OF THE BUILDING AND POLE MOUNTED AT THE PERMETER OF THE PRIKING LOT AS INCESSARY.

REQUIRED POLE MOUNTED LIGHTING: 24' HEIGHT POLES WITH LED HEADS. CONFRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.

REQUIRED WALL MOUNTED LIGHTING: 400 WATT METAL HALIDE WALL PACKS. CONFIRM WITH ELECTRICAL DRAWINGS AND PHOTOMETRICS.

LIGHTED BUILDING SIGN: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO THE CENTER OF THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 102 WIRE WITH GROUND AND A 22-AMP 2-POLE BREAKER AT THE PANEL

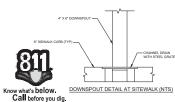
NOTE: IF THE LEASE SPECIFIES A 5-0" X 40'-0" BUILDING SIGN OR 24" (OR LARGER) LETTER SET, WITH TWO - 102 WIRE WITH GROUND AND TWO 20 AMP FUSES THE BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN.

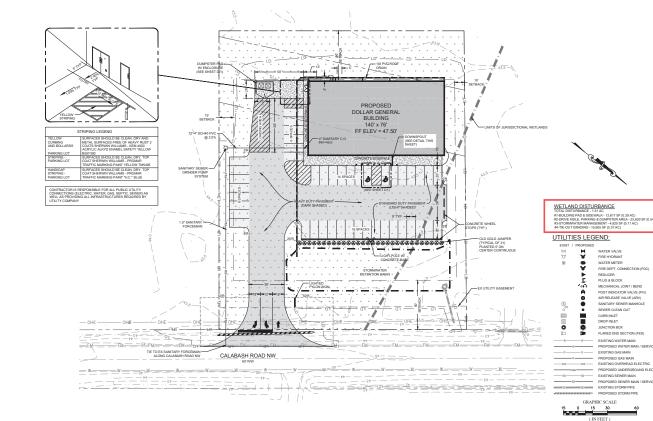
UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.

THE FINAL PYLON SIGN CONNECTION AND UNDERGROUND CONDUIT IS LANDLORD RESPONSIBILITY.

DOLLAR GENERAL VENDOR PRICING FOR LIGHTING WALL PLOCKS AND POLE LIGHT FIXTURES ARE AVAILABLE FROM LED LLC, DISTRIBUTION FOR ETI AND LISC. REFER TO VENDOR LIST. LED LLC, DISTRIBUTION FOR ETI AND LISC. REFER TO VENDOR LIST. LED LLC, DOR A LETEMATIE SIZE RESPICEL PLOTORISTIC CA, ALQUARDER CO, AT LICE.

THE SIGN MUST BE PERMITTED SEPARATELY.





GRADING GENERAL NOTES

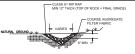
- PREFERRED GRADING PLAN SHOWN HEREIN IS PRO OPER SHALL SUBMIT DESIGN GRADING PLAN TO R GENERAL FOR PRIOR APPROVAL.
- . A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE COMPLETED FOR THIS PROJECT IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
- SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6° HIGH INTEGRAL CURB.
- PLAN SHOWN HEREIN DOES NOT ASSUME ANY LEDGES AT BUILDING EXTERIOR FOR BRICK VENEER OF METAL BUILDING WALLS PANELS.
- PLAN SHOWN HEREIN IS BASED ON PAVEMENT WITHOUT CURBS AND/OR GUTTERS. PLAN IS BASED ON SHEET FLOW TO EARTHEN DITCHES BEYOND THE EDGES OF THE PAVEMENT.
- . FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.
- FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN.

GRADING REQUIREMENTS

DRIVEWAY DETAIL NOTES

- VERIFY JURISDICTIONAL REQUIREMENTS WILL ALLOW THE PAVEMENT TO SLOPE DIRECTLY TO THE ROAD AS SHOWN ON THE DETAIL WHERE THE PARKING LOT IS HIGHER THAN THE ROAD ELEVATION. MAINTAIN POSITIV SLOPE AWAY FROM THE BULDING TO PREVENT FLOODING.





INLET/OUTLET PROTECTION RIP RAP CHANNEL

- BASIN INLET PROTECTION MAINTENANCE.

 1. REPAR SHOULD BE CHECKED AT LEAST ARRULE, YAND AT THE EVERY MAJOR STORM
 1. REPARE SHOULD BE CHECKED AT LEAST ARRULE ON AT EDIESS EMPECANLY
 DOWNSTERANG ROWNING. DEF. I'THE REPARE HAS BEEN DAMAGE. IT SHOULD BE
 REPARED IMMEDIATELY SEFORE FURTHER DAMAGE CAN TRAF FLACE.
 2. WOOD'V DEET ATTOM SHOULD BE REMOVED FROM THE ROCK REPARE ARRULLLY

STABILIZ	ATION T	IMEFRAMES
Site Area Description	Stabilization	Timeframe Exceptions
Perimeter dikes, swales, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	None
Slopes 3:1 or flatter	7 days	None
All other areas with slopes flatter than 4:1	7 days	None

DISTURBED AREA 1.55 ACRES

WETLAND DISTURBANCE
TOTAL DISTURBANCE - 1.31 AC
BUILDING PAD & SIDEWALK - 12,617 SF (0.2)
DRIVE AISLE, PARKING & DUMPSTER AREA
TORDHANNED MANAGEMENT 400 SE (0.2)

V 9 8 4 8 2 T

NOT

STATE OF THE STATE

=

GENERAL

SITE DEVELOPMENT PLANS
CALABASH DOLLAR

24-0120

24-0120_G

C-7

PLAN

& STORM DRAINAGE

GRADING 8

FOR

PRELIMINARY).

CONSTRUCTION

1) DELIVERY TRUCK UNLOADING ZONE/DUMPSTER AREA PREFERRED SLOPE = 0.503 MINIMUM SLOPE = MAXIMUM SLOPE = 2 DELIVERY TRUCK PARKING AREA PREFERRED SLOPE = 1.25% MINIMUM SLOPE =

MAXIMUM SLOPE = 3 CUSTOMER PARKING AREAS: MINIMUM SLOPE = 1.00%

MAXIMUM SLOPE = 1.00%

MAXIMUM SLOPE = 3.50%

NOTE: ANY SLOPE ABOVE 3.50% MUST HAVE PRIOR

WRITTEN APPROVAL BY DOLLAR GENERAL STORE

CONSTRUCTION DEPT. (4) HANDICAP PARKING AREAS

MINIMUM SLOPE = 1.00% MAXIMUM SLOPE = 2.00% NOTE: SLOPE SHALL NOT EXCEED 2.00% IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS, ACCESS

AISLES AND ROUTE TO BLDG. PREFERRED SLOPE = 2.00% MINIMUM SLOPE = 1.00%

PREFERRED SLOPE = 1.00%

MAXIMUM SLOPE = 2.00% ENTRY DRIVE/DRIVEWAY:

- NOTES:

 1. SEE DRIVEWAY DETAILS BELOW.
 2. GRADES WITH HIGHWAYS/STREET
 RIGHT-OF-MAYS SHALL MEET JURISDICTIONAL
 REQUIREMENTS.
 3. THE "LEAST" READE FACILITY OF THE STREET
 IN NOTES 1 & Z ABOVE SHALL GOVERN.
- ON-SITE UNIMPROVED (NON-PAVED) AREAS (WITHIN 6 OF BUILDING & PAVED AREAS): MAXIMUM SLOPE = 12.50%
- NOTES:

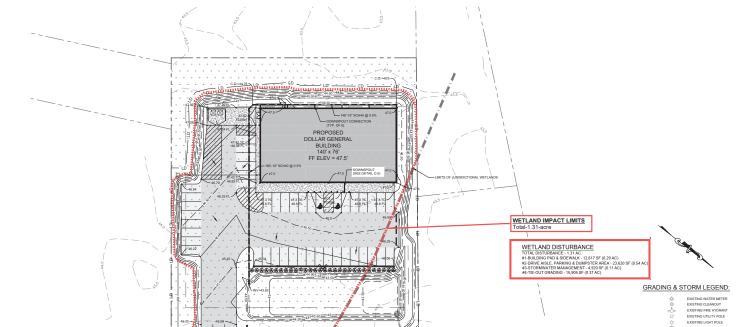
 1. THE FFE OF BUILDING SHALL BE 6" ABOVE FINISHED GRADE AT EXTERIOR PERIMETER OF BUILDING.

 2. TRANSITION GRADES TO CONCRETE DOOR STOOPS AS REQUIRED.
- ON-SITE UNIMPROVED (NON-PAVED) AREAS (BEYOND 6' OF BUILDING & PAVED AREAS):
- PREFERRED SLOPE = 2.00%

 MINIMUM SLOPE = 0.50%

 MAXIMUM SLOPE = 25.00% (4:1)

 (a) OFF-SITE UNIMPROVED AREAS:
 - NOTE: GRADES WITHIN HIGHWAY/STREET RIGHT-OF-WAYS SHALL MEET JURISDICTIONAL REQUIREMENTS.
- OFF-SITE DRAINAGE CONDUITS AND DITCHES: NOTE: OFF-SITE DRAINAGE CONDUIT SHALL BE SIZED, AND OFF-SITE DITCHES SHALL BE GRADED IN ACCORD WITH JURISDICTIONAL REQUIREMENTS.



CALABASH ROAD NW



EXISTING GAS METER CHIED INLET CURB INLET
DROP INLET
JUNCTION BOX
FLARED END SECTION (FES) EXISTING STORM PIPE LIMITS OF DISTURBANCE LIMITS OF DISTURBANCE & TREE PROTECTION FENCE WOODSLINE

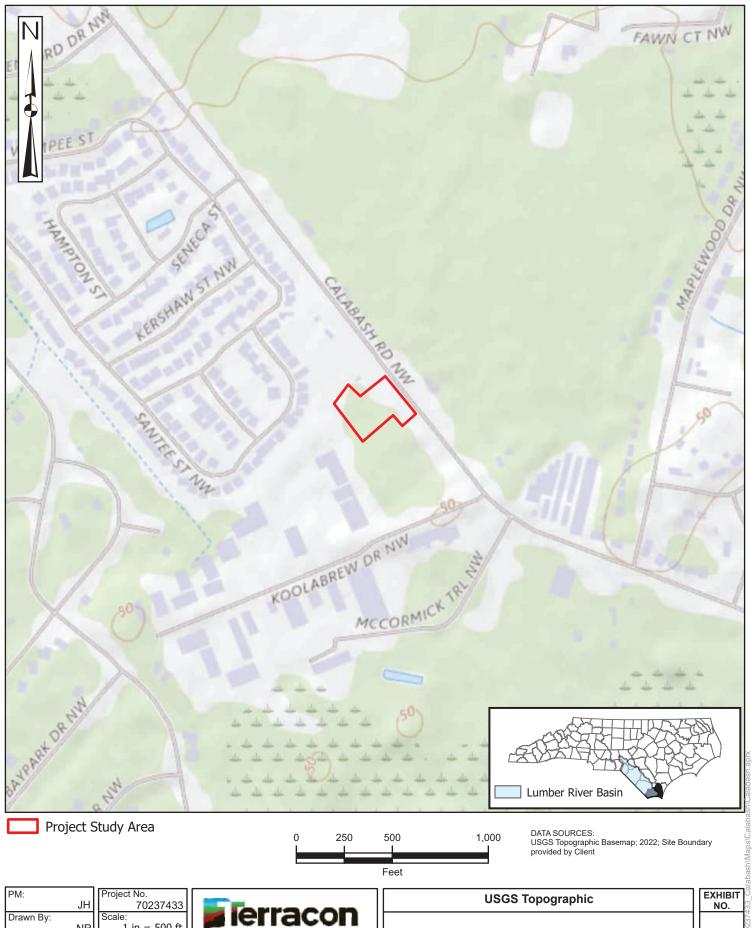
 \boxtimes

EXISTING BOLLARD

EXISTING POST INDICATOR VALVE

EXISTING ELECTRIC ACCESS





NR Checked By: SB Approved By: JΗ

1 in = 500 ftFilename: Calabash Date: August 2023



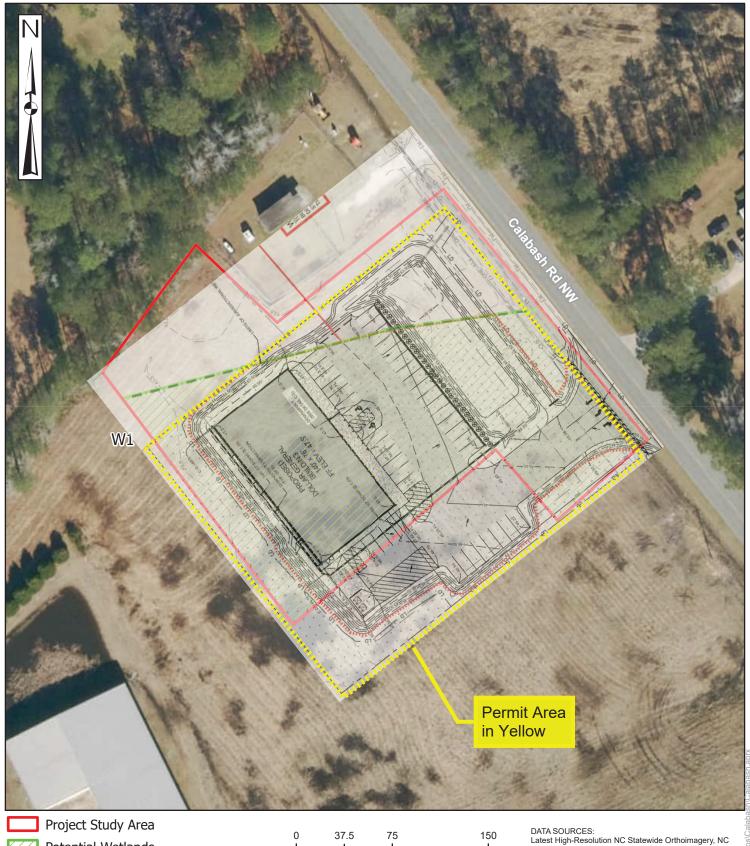
Fax: (919) 873-9555

Phone: (919) 873-2211

Calabash Road NW Site Brunswick County, NC

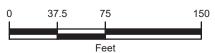
l	EXHIBIT NO.
ı	

1





Potential Wetlands



DATA SOURCES: Latest High-Resolution NC Statewide Orthoimagery, NC OneMap Server; 2021; Site Boundary provided by Client

PM:	
	JH
Drawn By:	
•	NR
Checked By:	SB
Approved By:	JH

Project No. 70237433 1 in = 75 ft. Filename: Calabash Date: August 2023

Fierra	con
2401 Brentwood Road, Suite 107	Raleigh, NC 27604
Phone: (919) 873-2211	Fax: (919) 873-9555

Potential Wetlands and Waters		
Calabash Road NW Site Brunswick County, NC		

EXHIBIT NO.	
3	



PM: JH Drawn By: NR Checked By: SB Approved By: JΗ

Project No. 70237433 1 in = 75 ft.Filename: Calabash Date: August 2023



Fax: (919) 873-9555

Phone: (919) 873-2211

NRCS Soil Survey

Calabash Road NW Site Brunswick County, NC

ı	EXHIBIT
ı	NO.
ı	
ı	

2



PM: JH
Drawn By: NR
Checked By: SB
Approved By: IH

Project No.
70237433
Scale:
1 in = 75 ft.
Filename:
Calabash

Date: August 2023 Fierracon

Raleigh, NC 27604

Fax: (919) 873-9555

2401 Brentwood Road, Suite 107

Phone: (919) 873-2211

Potential Wetlands and Waters

Calabash Road NW Site Brunswick County, NC

ı	EXHIBIT
ı	NO.
ĺ	

3

nty, NC





Photograph 1: Study area adjacent to road.



Photograph 2: Study area facing west

