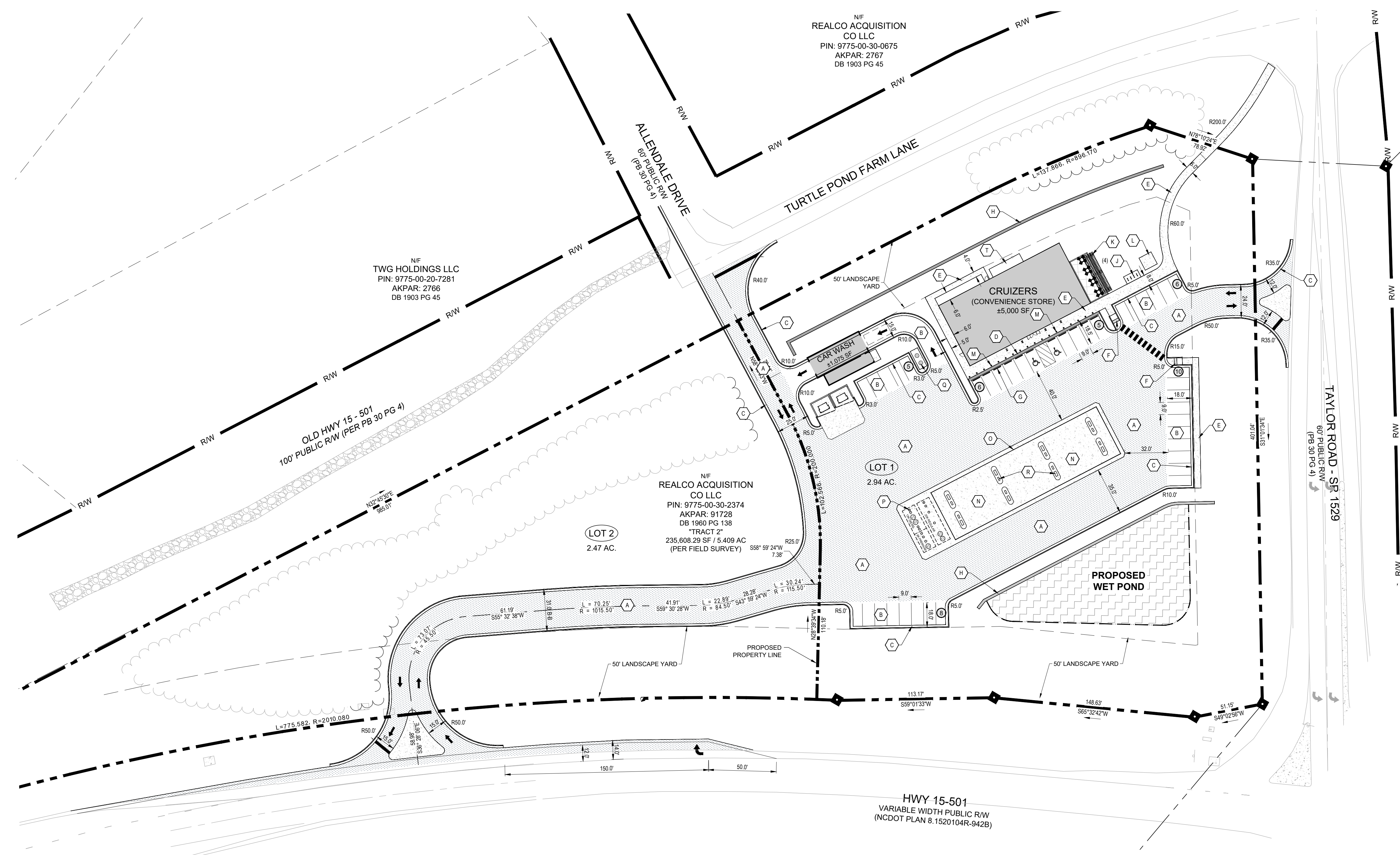


P:012 (Edward Homes)12-24 (Taylor Rd Cruizers)Engineering\Design\Plumbing\Construction Plans\012-24-31 LAYOUT PLN.dwg PLOTTED: 12/28/2020 10:42 AM BY: BMUELLER



LEGEND

---	PROPERTY LINE (PL)
---	PROPOSED PROPERTY LINE (PL)
---	ADJACENT PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	UTILITY EASEMENT
---	PROPOSED FENCE
---	PROPOSED METAL GUARDRAIL
---	PROPOSED ORNAMENTAL FENCE
---	PROPOSED RETAINING WALL
---	PROPOSED RIBBON CURB
---	PARKING COUNT
---	PROPOSED STANDARD CURB
---	PROPOSED HANDICAP SPACE
---	LIGHT POLES
---	BUILDING LIGHTS
---	BOLLARDS
---	SIGN

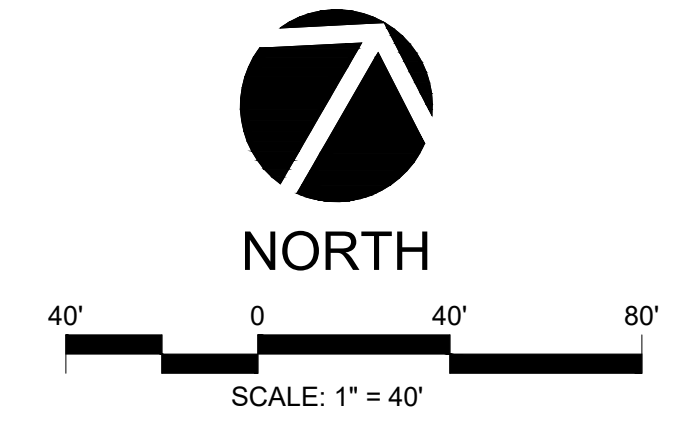
SITE KEYNOTES

A	HEAVY DUTY ASPHALT PAVING
B	LIGHT DUTY ASPHALT PAVING IN PARKING FIELD
C	24" STANDARD CURB AND GUTTER
D	RIBBON CURB (FLUSH WITH SIDEWALK / ASPHALT)
E	4" THICK CONCRETE SIDEWALK OR PAVERS
F	ADA COMPLIANT ACCESSIBILITY RAMP (TYP) (SEE DETAIL, SHEET 9C)
G	CONCRETE WHEEL STOP (SEE DETAIL, SHEET 9B)
H	MODULAR BLOCK RETAINING WALL
I	LIGHT LOCATION (SEE LIGHTING PLAN)
J	BICYCLE RACK (MIN. OF 4 SPACES PER RACK)
K	PATIO AREA WITH PERGOLA (SEE ARCHITECTURAL PLANS FOR DETAILS)
L	10' x 10' TRANSFORMER PAD
M	BOLLARD
N	HEAVY DUTY CONCRETE PAVING FOR CANOPY AND UNDERGROUND STORAGE TANKS (SEE DETAILS ON SHEET 9C)
O	FUEL ISLAND CANOPY (DESIGNED & PERMITTED BY OTHERS)
P	UNDERGROUND FUEL STORAGE TANKS (DESIGNED & PERMITTED BY OTHERS)
Q	VACUUM / AIR STATION
R	FUEL MPD (DESIGNED & PERMITTED BY OTHERS)
S	CONCRETE STAIRS
T	MECHANICAL YARD ENCLOSURE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL)

SITE DATA
CRUIZERS - ANDREWS STORE ROAD / 15-501

LOT 1	OWNER: REALCO ACQUISITION CO., LLC
OWNER:	REALCO ACQUISITION CO., LLC
PIN:	9775-00-30-2374
AKPAR:	91728
DEED BOOK/PAGE:	1960/138
PLAT BOOK/PAGE:	2016/199
SITE AREA:	128,060 SF OR 2.94 AC
ZONED:	CUD-CC
CONDITIONAL USE DISTRICT:	COMPACT COMMUNITY
CURRENT USE:	VACANT
PROPOSED USE:	GAS STATION / CONVENIENCE STORE
IMPERVIOUS AREA:	60,453 SF OR 1.39 AC
PARKING DATA:	
PARKING REQUIRED:	(4 x 5,000 SF x 1/5,000) = 25 SPACES
PARKING PROVIDED:	40 SPACES (INCLUDES 2 HC SPACES)
WATERSHED:	WS-IV-PA
LOT 2	OWNER: REALCO ACQUISITION CO., LLC
OWNER:	REALCO ACQUISITION CO., LLC
PIN:	9775-00-30-2374
AKPAR:	91728
DEED BOOK/PAGE:	1960/138
PLAT BOOK/PAGE:	2016/199
SITE AREA:	107,548 SF OR 2.47 AC
ZONED:	CUD-CC
CONDITIONAL USE DISTRICT:	COMPACT COMMUNITY
CURRENT USE:	VACANT
PROPOSED USE:	FUTURE
IMPERVIOUS AREA:	13,578 SF OR 0.31 AC
PARKING PROVIDED:	0 SPACES
WATERSHED:	WS-IV-PA

- GENERAL CONSTRUCTION NOTES**
- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 - ALL CONSTRUCTION SHALL CONFORM TO CHATHAM COUNTY STANDARDS AND SPECIFICATIONS.
 - ALL CONSTRUCTION WITHIN N.C.D.O.T. RIGHT OF WAY SHALL CONFORM TO N.C.D.O.T. STANDARDS AND SPECIFICATIONS.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM PLAN 9775, MAP NUMBER 3710977500K, DATED 11/17/17.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY THE CE GROUP, INC. HORIZONTAL DATUM: NAD83 / 2011 VERTICAL DATUM: NAVD88 / GEOID12B



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF PITTSBORO AND NCDOT STANDARDS AND SPECIFICATIONS.

RELEASED FOR REGULATORY REVIEW ONLY

NO.	REVISIONS	DATE

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301 GLENWOOD AVE. 220
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FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

Preliminary
Not Released
For Construction

CONSTRUCTIONS DRAWINGS
CRUIZERS CONVENIENCE STORE
LAYOUT PLAN
TAYLOR ROAD, CHATHAM COUNTY, NORTH CAROLINA

Date:	10/ /2020
Scale:	1" = 40'
Drawn:	BWM
Checked:	JMC
Project No.:	012.24
Computer Dwg. Name:	D12.24.3 LAYOUT PLAN.dwg

Sheet No:
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