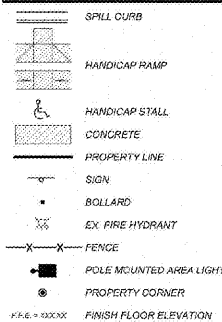


SITE KEYNOTES:

- 1) CONSTRUCT 2.0' CONCRETE SPILLING CURB AND GUTTER PER DETAIL SHEET
- 2) CONSTRUCT CONCRETE SPILLING CURB AND GUTTER PER NCDOT STANDARDS, MATCH EXISTING
- 3) CONSTRUCT 2.0' CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
- 4) CONSTRUCT CONCRETE CATCHING CURB AND GUTTER PER NCDOT STANDARDS, MATCH EXISTING
- 5) CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
- 6) CONSTRUCT CONCRETE HANDICAP RAMP PER DETAIL SHEET
- 7) HANDICAP PARKING STALL
- 8) INSTALL HANDICAP PARKING SIGN PER DETAIL SHEET
- 9) INSTALL VAN ACCESSIBLE HANDICAP PARKING SIGN PER DETAIL SHEET
- 10) CONCRETE PAVEMENT PER DETAIL SHEET
- 11) ASPHALT PAVEMENT PER DETAIL SHEET
- 12) TRANSFORMER PAD BY GENERAL CONTRACTOR PER ELECTRIC COMPANY SPECIFICATIONS (COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY)
- 13) CONSTRUCT DUMPSTER PAD, MINIMUM 6" CONCRETE WITH 4" ABC BASE, AND TRASH ENCLOSURE WITH GATES, SEE ARCHITECTURAL SHEETS FOR DETAIL, MATERIALS TO MATCH BUILDING
- 14) CONCRETE WHEEL STOP PER DETAIL SHEET
- 15) POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
- 16) PAINT 4" WIDE STRIPE, WHITE
- 17) PAINT 4" WIDE STRIPE @ 45', 2 FEET APART
- 18) PAINT TRAFFIC ARROWS PER DETAIL SHEET
- 19) SITE IDENTIFICATION SIGN, COORDINATE WITH OWNER AND CITY
- 20) MATCH EXISTING CURB & GUTTER
- 21) ASPHALT/CONCRETE TRANSITION PER DETAIL SHEET
- 22) INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
- 23) MATCH EXISTING ASPHALT PAVEMENT
- 24) PAINT 2" STOP BAR PER DOT AND MUTCD STANDARDS
- 25) PAINT "DO NOT ENTER" PER DOT AND MUTCD STANDARDS
- 26) MATCH EXISTING CONCRETE SIDEWALK
- 27) INSTALL "STOP" SIGN PER DOT AND MUTCD STANDARDS
- 28) INSTALL "STOP" AND "DO NOT ENTER" SIGN PER DOT AND MUTCD STANDARDS
- 29) PAINT CROSSWALK PER DETAIL SHEET
- 30) 8" CONCRETE HEADER CURB PER DETAIL SHEET
- 31) KEYSTONE RETAINING WALL WITH HANDRAIL, DESIGN BY STRUCTURAL ENGINEER
- 32) SWITCHBACK HANDICAP RAMP WITH HANDRAILS, SEE DETAIL SHEET
- 33) INSTALL BICYCLE RACKS (3) PER DETAIL SHEET
- 34) CONSTRUCT NCDOT CLASS 'A' CONCRETE APRON PER CITY OF WINSTON-SALEM INFRASTRUCTURE DEVELOPMENT STANDARD V-13. 2" THICK 4000 PSI CONCRETE OVER 6" COMPACTED ABC STONE, COORDINATE ALL WORK WITH NCDOT AND CITY
- 35) NOSE DOWN CURB PER DETAIL SHEET

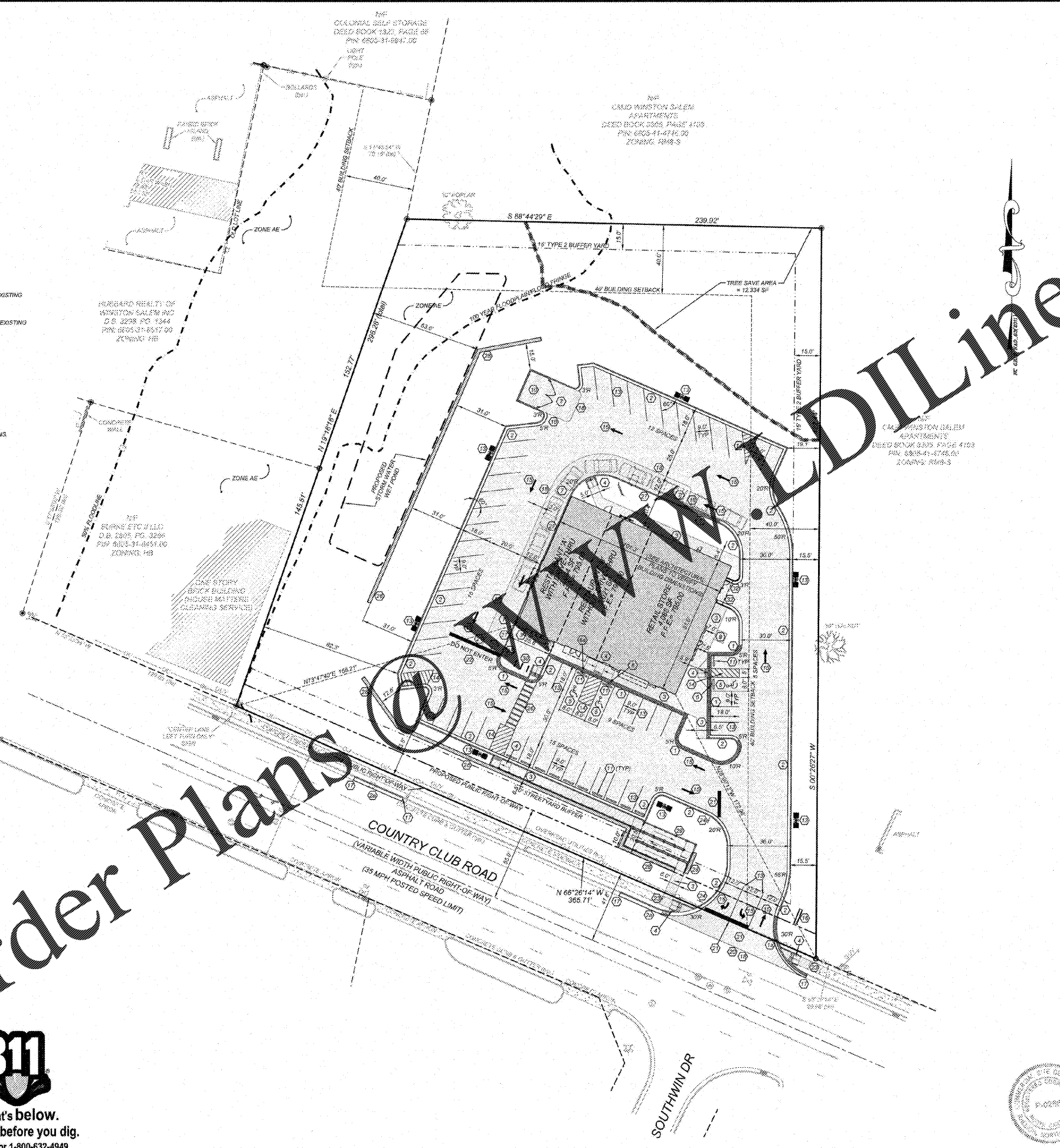
SITE LEGEND



Order Plans

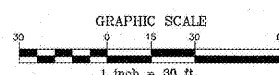
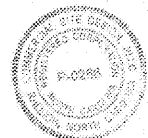


Know what's below.
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nc811.org or 1-800-632-4949



GENERAL NOTES:

1. THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY: COMMERCIAL SITE DESIGN, 8112 CREEMOOR ROAD, RALEIGH, NORTH CAROLINA 27813. PHONE: (919) 848-8121, FAX: (919) 848-3741.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
4. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
5. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR INSTALLATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL REQUIRED DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AGENCIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASSUME FULL RESPONSIBILITY FOR ANY DELAY OR MODIFICATION OF THE WORK MANDATED BY ANY PERMITTING AUTHORITY. CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
6. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
7. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
8. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
10. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
11. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
12. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
14. GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE A SITE IDENTIFICATION SIGN, PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
15. FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
16. CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
17. ALL RADII DIMENSIONS ARE TO FACE OF CURB.
18. ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE, UNLESS OTHERWISE INDICATED.
19. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
20. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-UTILITIES UTILITIES. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA "ONE CALL" AT 800-832-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
22. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
23. COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT.
24. THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
25. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
26. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
28. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
29. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
30. ALL SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
31. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
32. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
33. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE IRRIGATION CONTRACTOR, FOR IRRIGATION SLEEVE SIZE FOR IRRIGATION SYSTEM.
34. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE GLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.



NO.	DATE	DESCRIPTION
1	06-14-19	
2	06-20-19	
3	06-26-19	

CLIENT:
GEMCAP DEVELOPMENT
2710 WEST FOURTH STREET
SUITE 200
WINSTON-SALEM, NC 27101

COMMERCIAL SITE DESIGN
8112 CREEMOOR ROAD
RALEIGH, NORTH CAROLINA 27813
(919) 848-8121 FAX: (919) 848-3741
WWW.COMMERCIALSITEDESIGN.COM

RETAIL DEVELOPMENT
4809 COUNTRY CLUB ROAD
WINSTON-SALEM, NORTH CAROLINA

SITE PLAN

PROJECT NO: GEM-1808
PACKAGE: GEM1808-SP
DRAWN BY: RCN
SCALE: 1" = 30'
DATE: 01-17-19
SHEET NO: C-2

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