

# SITE DEVELOPMENT PLANS

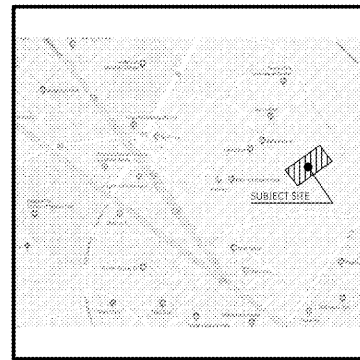
# SAM'S CLUB FUEL STATION #6463-502

# ANDERSON, SOUTH CAROLINA

## 3812 LIBERTY HWY #6

**GENERAL NOTES:**

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER.  
  
DONALDSON, GARRETT & ASSOCIATES, INC.  
9741-4 SOUTHERN PINE BOULEVARD  
CHARLOTTE, NC 28273  
JOHN STORY, PLS  
PH: 704-374-1855
- CEI ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS DUE TO THE LOCATION OF BOUNDARY LINES.
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DISCLAIMER:**  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTINGENT BASIS AT THE SITE.
- SAFETY NOTICE TO CONTRACTOR:**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- WETLANDS NOTE:**  
ANY DEVELOPMENT EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- RESIDENT ENGINEERING SERVICES:**  
ANY DEVELOPMENT EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.



**Vicinity Map**  
Not to Scale

**RESOURCE LIST**

<b>OWNER/DEVELOPER</b> WALMART STORES, INC. 2200 W. 10TH ST. MAIL STOP 5570 BENTONVILLE, AR 72716 3-4000	<b>ARCHITECT</b> R&S ARCHITECTS 211 N. RECORD STREET, SUITE 222 DALLAS, TEXAS 75202 SCOTT ALLEN PEARCE PH: 214-749-0928	<b>TELEPHONE/FIBER OPTIC</b> AT&T 1003 WHITEHALL ROAD, 2ND FLOOR ANDERSON, SC 29624 JAMES CROWELL PH: 864-231-2380 864-221-4888 ext	<b>STORM SEWER</b> CITY OF ANDERSON PUBLIC WORKS 1100 SOUTHWOOD STREET ANDERSON, SC 29624 PH: 864-231-2246
<b>CIVIL ENGINEER</b> CEI ENGINEERING ASSOC., INC. 7543 N. INGRAM AVE., SUITE 107 FRESNO, CA 93711 JOHN DEGUNYA, PROJECT MANAGER PH: 559-447-3119	<b>GEOTECHNICAL ENGINEER</b> SALEEM ENGINEERING GROUP, INC. 4729 W. JACQUELYN AVENUE FRESHO, CA 95722 DEAN B. LEDGERWOOD R.	<b>ELECTRIC</b> DUKE ENERGY CAROLINAS BUILDERS LINE PH: 800-454-3853	<b>BUILDING DEPARTMENT</b> CITY OF ANDERSON PLANNING AND DEVELOPMENT 601 SOUTH MAIN STREET ANDERSON, SC 29624 PH: 864-231-7272
<b>LAND SURVEYOR</b> DONALDSON, GARRETT & ASSOCIATES, INC. 9741-4 SOUTHERN PINE BOULEVARD CHARLOTTE, NC 28273 JOHN STORY, PLS PH: 704-374-1955	<b>GAS</b> FREDMONT NATURAL GAS 4700 FREEMONT ROW DRIVE CHARLOTTE, NC 28210 PO BOX 33068 CHARLOTTE, NC 28233 PH: 1-877-279-3636	<b>WATER</b> HAMMOND WATER DISTRICT 250 MITCHELL ROAD BELTON, SC 29627 PH: 864-647-4957	<b>FIRE DEPARTMENT</b> ANDERSON COUNTY FIRE DEPARTMENT HEADQUARTERS 210 MCGEE ROAD ANDERSON, SC 29625 PH: 864-260-4016 FOR EMERGENCIES DIAL 911
		<b>SEWER</b> CITY OF ANDERSON 309 WILKINSON DRIVE ANDERSON, SC 29624 JOHN WEST PH: 864-231-2250	<b>ENVIRONMENTAL HEALTH</b> SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL 2600 BALL STREET COLUMBIA, SC 29201 PH: 803-898-3432 E-MAIL: info@dhec.sc.gov

	UTILITY / GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY	OWNER RESPONSIBILITY
TELEPHONE / FIBER OPTIC	AT&T PH: 864-231-2380 CELL: 864-221-4888 CONTACT: JAMES CROWELL		
ELECTRIC	DUKE ENERGY CAROLINAS BUILDERS LINE PH: 800-454-3853		
SANITARY SEWER	CITY OF ANDERSON UTILITIES 601 S. MAIN STREET ANDERSON, SC 29624 PH: 864-231-6347		
WATER	CITY OF ANDERSON UTILITIES 601 S. MAIN STREET ANDERSON, SC 29624 PH: 864-260-6347		
STORM DRAIN	CITY OF ANDERSON PUBLIC WORKS 1100 SOUTHWOOD STREET ANDERSON, SC 29624 PH: 864-231-2246		

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATION OF THE ITEMS LISTED.

**CEI Engineering Associates, Inc.**

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

7543 N. Ingram Ave., Suite 107  
Fresno, CA 93711

(559)447-3119  
FAX: (559)447-3129



**Know what's below.  
Call before you dig.**

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NC-004-19-D	PARTIAL TOPOGRAPHIC SURVEY
APP C	PHOTOMETRIC LUMEN CALCULATION
APP D	PHOTOMETRIC SITE PLAN

**NOTICE TO BIDDERS:**

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT VIA ON-LINE BID QUESTION TOOL. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

**FLOOD CERTIFICATION:**

ACCORDING TO MAPPINGS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) CITY OF ANDERSON, SOUTH CAROLINA PANEL NUMBER 45007C0241F, EFFECTIVE DATE, DECEMBER 21, 2017, THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY IS ENTIRELY WITHIN AN AREA DESIGNATED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**WETLAND CERTIFICATION:**

BASED ON AN ONLINE SEARCH OF U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT [www.fws.gov/wetlands/ndst/ndstmap.html](http://www.fws.gov/wetlands/ndst/ndstmap.html), THE PROPOSED PROJECT DOES NOT APPEAR TO BE WITHIN A KNOWN WETLAND AREA.

**ALERT TO CONTRACTOR:**

- THE SITE WORK FOR THE SAM'S CLUB PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.



JOB NO.: 31076	DWG NAME: 31076-C5
DATE: 10/31/19	SHEET NO.:
4:41 PM	REV-0
	<b>C1</b>

Arkansas \* California \* Minnesota \* Pennsylvania \* Texas