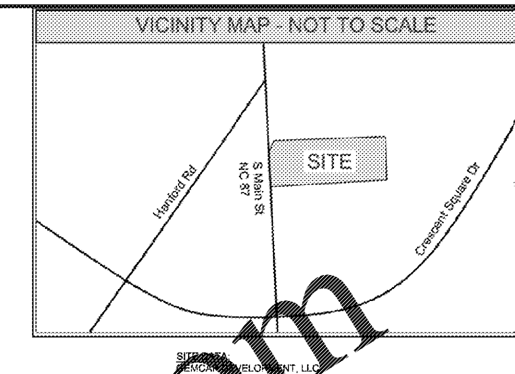
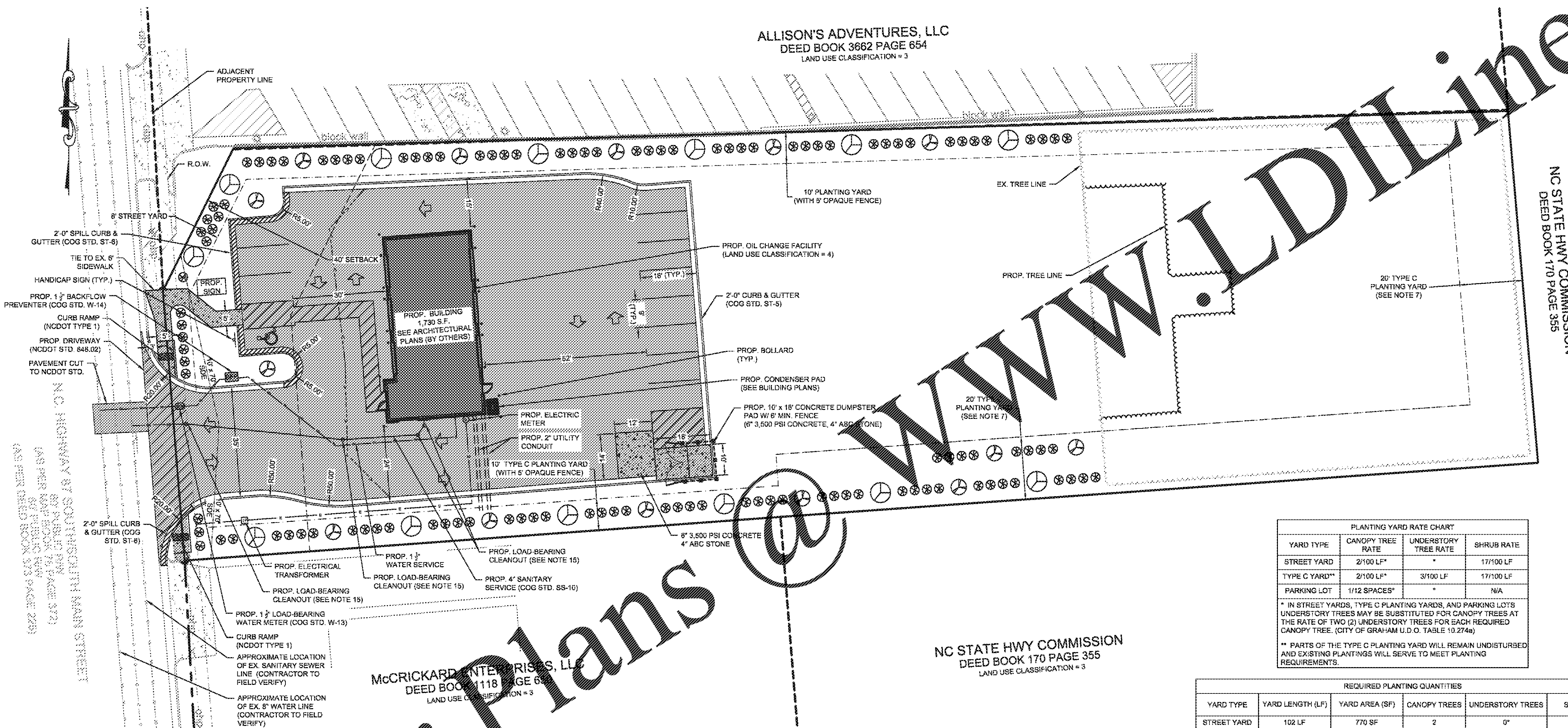
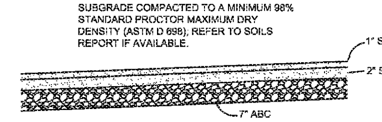
Order Plans @ WWW.LDILine.com





SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698); REFER TO SOILS REPORT IF AVAILABLE.



PAVEMENT SECTION

N.T.S.

BUILT-UPON AREA SUMMARY:

TOTAL LOT AREA:	47,044.8 S.F.	(1.08 AC)
EXISTING BUA:	5,800.1 S.F.	(0.13 AC +/-)
NET EFFECTIVE AREA (LOT AREA - EXISTING BUA):	41,244.7 S.F.	(0.95 AC +/-)
PROPOSED BUA INCREASE:	9,794.3 S.F.	(0.22 AC +/-)
PROPOSED BUA % INCREASE (PROP. BUA INCREASE / NET EFFECTIVE AREA):	23.75%	
TOTAL BUA (EXISTING BUA + PROPOSED):	15,594.4 S.F.	(0.36 AC +/-)

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG! CONTACT ONE-CALL CENTER

PLANTING YARD RATE CHART

YARD TYPE	CANOPY TREE RATE	UNDERSTORY TREE RATE	SHRUB RATE
STREET YARD	2/100 LF*	*	17/100 LF
TYPE C YARD**	2/100 LF*	3/100 LF	17/100 LF
PARKING LOT	1/12 SPACES*	*	N/A

* IN STREET YARDS, TYPE C PLANTING YARDS, AND PARKING LOTS UNDERSTORY TREES MAY BE SUBSTITUTED FOR CANOPY TREES AT THE RATE OF TWO (2) UNDERSTORY TREES FOR EACH REQUIRED CANOPY TREE. (CITY OF GRAHAM U.D.O. TABLE 10.274a)

** PARTS OF THE TYPE C PLANTING YARD WILL REMAIN UNDISTURBED AND EXISTING PLANTINGS WILL SERVE TO MEET PLANTING REQUIREMENTS.

REQUIRED PLANTING QUANTITIES

YARD TYPE	YARD LENGTH (LF)	YARD AREA (SF)	CANOPY TREES	UNDERSTORY TREES	SHRUBS
STREET YARD	102 LF	770 SF	2	0*	17
TYPE C YARD**	871 LF	6,548 SF	11	12	98
PARKING LOT	12 SPACES	225 SF	0*	2*	0
TOTAL	–	7,543 SF	13	29	115

* IN STREET YARDS, TYPE C PLANTING YARDS, AND PARKING LOTS UNDERSTORY TREES MAY BE SUBSTITUTED FOR CANOPY TREES AT THE RATE OF TWO (2) UNDERSTORY TREES FOR EACH REQUIRED CANOPY TREE. (CITY OF GRAHAM U.D.O. TABLE 10.274a)

** PARTS OF THE TYPE C PLANTING YARD WILL REMAIN UNDISTURBED AND EXISTING PLANTINGS WILL SERVE TO MEET PLANTING REQUIREMENTS.

NOTE: ON LOTS OF RECORD LESS THAN FIFTY-FIVE THOUSAND (55,000) SQUARE FEET IN AREA, NO DEVELOPMENT SHALL BE REQUIRED TO PLACE REQUIRED LANDSCAPING ON GREATER THAN FIFTEEN (15%) PERCENT OF THE SITE.

- REQUIRED LANDSCAPING AREA: 1.08 AC (47,044.8 S.F.) x 15% = 7,056.7 S.F.

PLANTING LEGEND

SYMBOL	CLASSIFICATION	COMMON NAME	SCIENTIFIC NAME	HEIGHT AT MATURITY (FT)	EXPOSURE	SPACING
	CANOPY TREE	RED OAK	QUERCUS RUBRA	60' - 75'	SUN	AS SHOWN ON PLANS
	UNDERSTORY TREE	FLOWERING DOGWOOD	CORNUS FLORIDA	15' - 20'	PARTIAL SHADE	AS SHOWN ON PLANS
	SHRUBS	HARLAND BOXWOOD	BUXUS HARLANDII	4'-6'	SUN	AS SHOWN ON PLANS

20 0 10 20 40 80

SCALE: 1"=20'

SITE DATA:
GEMCAP DEVELOPMENT, LLC
PIN: 88831[illegible]76
PARCEL ID: [illegible]075
D.B. 408 PG. [illegible]

TOTAL AREA: 1.08 ACRES

DISTURBED AREA: 0.65 ACRES

ZONING:
EXISTING ZONING: R-7
PROPOSED ZONING: B-2
DEVELOPMENT STANDARDS: CITY OF GRAHAM
STREET SETBACK: 40'
SIDE SETBACK: N/A
REAR SETBACK: N/A
MAXIMUM HEIGHT: N/A'

WATERSHED DATA:
WATERSHED: COUNTY HOME BRANCH (STILL HOUSE BRANCH)
WATERSHED CLASSIFICATION: WS-V; NSW
RIVER BASIN: CAPE FEAR
STREAM INDEX: 16-17-1
SOIL TYPES: Ur, EoB2
AVG. SLOPE: 5%

LANDSCAPE YARD REQUIREMENTS:
PROPOSED LAND-USE-CLASSIFICATION: 4
ADJACENT PROPERTY LAND-USE-CLASSIFICATION: 3
STREET YARD: 8'
SIDE & REAR YARD: 20' TYPE C (10' W/ OPAQUE FENCE)

PARKING REQUIREMENTS:
PROPOSED USE: VEHICLE ACCESSORIES/REPAIR/WASH
- REQUIRED: 1,680 S.F. X 1 SPACE / 200 S.F. GFA = 9 SPACES
- PROVIDED: 12 TOTAL SPACES (1 HANDICAP)

NOTES:

1. PROPERTY WILL BE SERVED BY COG WATER AND PUBLIC SEWER.
2. ALL CONSTRUCTION IS TO BE TO CITY OF GRAHAM, NCDOT, AND NCDEQ STANDARDS.
3. FIELD LOCATION INFORMATION SHOWN PROVIDED BY CAIN SURVEYING, P.C PER SURVEY DATED 03/03/2020.
4. THIS MAP DOES NOT MEET G.S. 47-30 REQUIREMENTS AND IS NOT FOR RECORDING OR CONVEYANCE.
5. THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS NOT VISIBLE OR APPARENT AT THE TIME OF THE SURVEY.
6. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.
7. WHERE POSSIBLE, EXISTING VEGETATION WITHIN THE 20' TYPE C PLANTING YARD WILL REMAIN AND BE INSPECTED BY CITY OF GRAHAM FOR APPROVAL. SEE SHEET 7 FOR LIMITS OF TREE FENCING FOR TREE PRESERVATION.
8. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL CONSTRUCTION SHALL COMPLY WITH THE SOUTH MAIN STREET/HIGHWAY 87 OVERLAY DISTRICT STANDARDS.
10. EXISTING DRIVEWAY ON SOUTH MAIN STREET (HIGHWAY 87) IS TO BE REMOVED.
11. PRIOR TO CONSTRUCTION, DRIVEWAY PERMITS WILL BE OBTAINED FROM CITY OF GRAHAM NCDOT AS APPLICABLE.
12. CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IMMEDIATELY IF SURVEY DOES NOT MATCH EXISTING CONDITIONS. THE EXISTING LOCATION OF THE WATER LINE AND SEWER MAIN HAS NOT BEEN FIELD LOCATED. CONTRACTOR SHALL HAVE BOTH UTILITIES FIELD VERIFIED BEFORE OPEN CUTTING ROAD FOR SERVICE INSTALLATION/MODIFICATION.
13. THE EXACT LOCATION OF THE WATER AND SEWER MAIN IS UNKNOWN. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING MAINS AND COORDINATE WITH NCDOT PRIOR TO PERFORMING SERVICE TIES. WHEN WORKING WITHIN NCDOT PUBLIC R/W, CONTRACTOR SHALL FOLLOW ALL GUIDELINES AND REQUIREMENTS OUTLINED IN THE ENCROACHMENT AGREEMENT AND DRIVEWAY PERMIT. CONTRACTOR SHALL COORDINATE WITH COG UTILITIES DEPARTMENT WHEN INSTALLING WATER SERVICE AND BACKFLOW DEVICE.
14. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. SEWER SERVICE TO FACILITY SHALL BE INSTALLED PER CURRENT NC PLUMBING CODE. CONTRACTOR TO VERIFY SEWER SERVICE TO MAIN IS EXISTING 4" PRIOR TO PERFORMING EXTENSION TO THE BUILDING.
16. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER; AND WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO COG AND NCDOT REQUIREMENTS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATIONS.
18. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
19. MINIMUM SLOPE FOR 4" SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2%.
20. ALL SEWER CLEANOUTS IN PAVEMENT AREAS SHALL BE TRAFFIC BEARING.
21. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE ORIGINAL CONDITION OR THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
22. HANDICAP PARKING AND ACCESS TO BUILDING MUST MEET ALL CURRENT FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO ADA COMPLIANT SPECIFICATIONS. PARKING SPACE AND HATCHED AREA MUST BE FLATTER THAN 2% IN ALL DIRECTIONS INCLUDING THE DIAGONAL.

FEI
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(336) 852-9797
www.feiconsulting.com
License No. C-0950

STRICKLAND BROTHER'S 10 MINUTE OIL CHANGE

SITE & LANDSCAPING PLAN

PROJECT LOCATION:
CITY: GRAHAM
COUNTY: ALAMANCE
STATE: NORTH CAROLINA

OWNER INFORMATION:
GEMCAP DEVELOPMENT, LLC
418 N MARSHALL STREET, SUITE 201
WINSTON-SALEM, NC 27101

NO	DATE	REVISION NOTE
1		
2		
3		
4		
5		
6		

DRAWN BY : CP
CHECKED BY: AC
DATE: 05/14/2020
PROJECT NO. 07510.018
REF. NO.: -
SCALE: N/A

NORTH CAROLINA PROFESSIONAL SEAL 027436 ENGINEER RAVINDRA BISSRAM

PRELIMINARY NOT FOR CONSTRUCTION

SHEET

5 OF 10