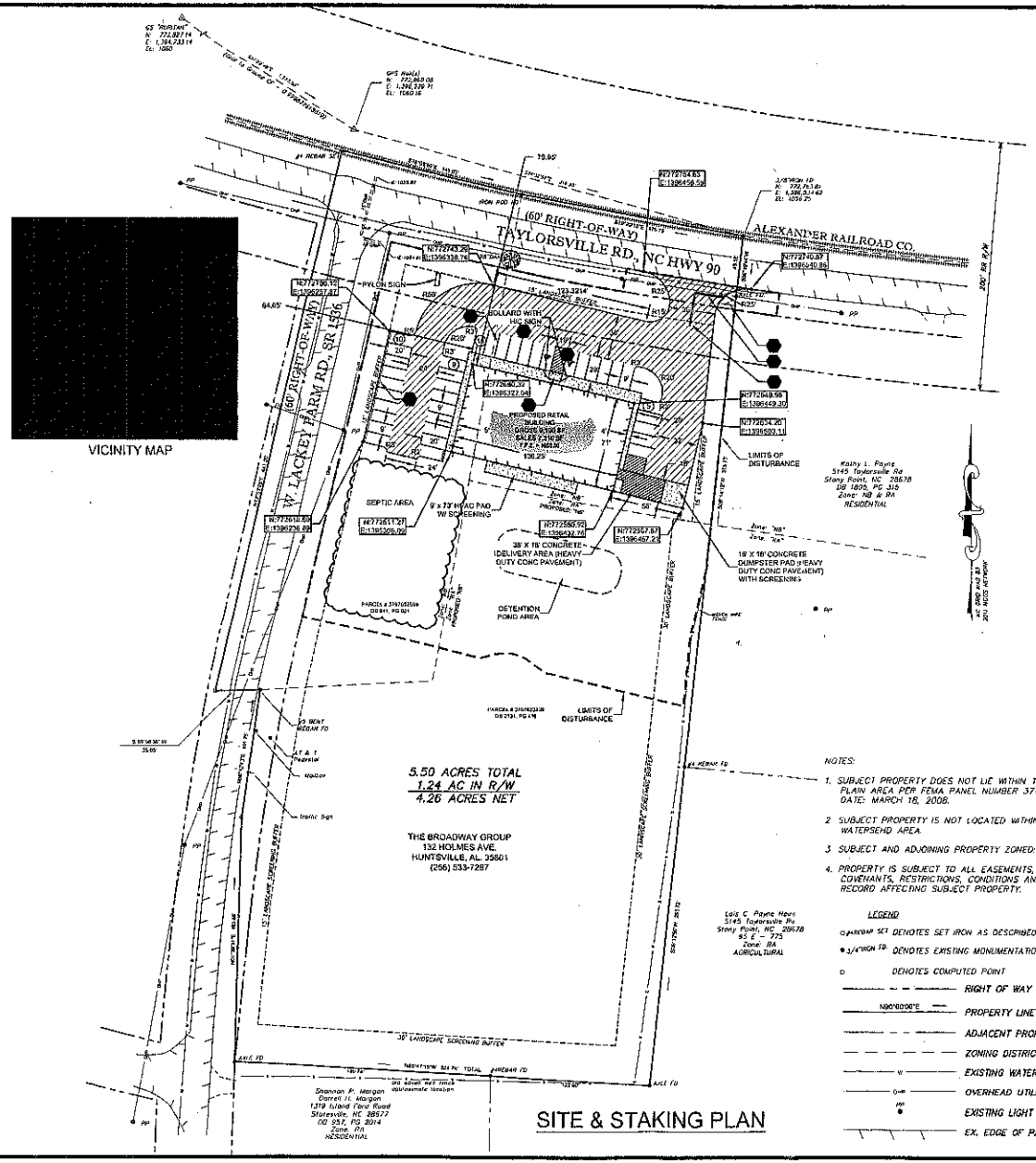


NOTES:

1. SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AREA PER FEMA PANEL NUMBER 37103786 K, EFFECTIVE DATE: MARCH 18, 2008.
2. SUBJECT PROPERTY IS NOT LOCATED WITHIN THE WS-IV PROTECTED WATERSHED AREA.
3. SUBJECT AND ADJOINING PROPERTY ZONED: IREDELL COUNTY "NB" & "RA".
4. PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AFFECTING SUBJECT PROPERTY.

LEGEND

- DENOTES SET IRON AS DESCRIBED
- DENOTES EXISTING MONUMENTATION
- DENOTES COMPUTED POINT
- RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONING DISTRICT LINE
- EXISTING WATER LINE
- OVERHEAD UTILITY
- EXISTING LIGHT POLE
- EX. EDGE OF PAVEMENT

SITE INFORMATION

EXISTING CONDITIONS SURVEY PROVIDED BY KING ENGINEERING OF CONCORD, INC., TITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY FOR THE BROADWAY GROUP, LLC.", DATED FEBRUARY 27, 2014. THERE MAY BE EASEMENTS, SETBACK LINES OR OTHER MATTERS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

ADDRESS: NC HWY. 90, STONY POINT, NC 28678

PROJECT AREA: 4.26 ACRES

PROPERTY ZONING: NEIGHBORHOOD BUSINESS

BUILDING SQUARE FOOTAGE: 9,100 SF GROSS; 7,310 SF SALES

BUILDING SETBACKS:
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 20 FEET

MAX. BUILDING HEIGHT:
35 FEET

PARKING NOTE

REQUIRED PARKING: 37 SPACES
1 SPACE PER 250 SF (9,100/250 = 37 SPACES)

HC PARKING SPACES PROVIDED: 2
PARKING SPACES PROVIDED: 35

PROPOSED PARKING SPACES PROVIDED: 37 SPACES

SITE LAYOUT AND STAKING NOTES

1. IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 706-595-5905 FOR CLARIFICATION IMMEDIATELY.
2. ALL NORTHING AND EASTING ARE TO THE EDGE OF PAVEMENT, EDGE OF BUILDING, OR CENTERLINE OF TRAVELWAY.
3. CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
4. ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
5. ALL STRIPING AND SIGNS SHALL CONFORM WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
6. ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
7. DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS

UTILITY NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
2. UNDERGROUND UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES.
3. BEFORE EXCAVATIONS ARE BEGUN, GIVE THREE WORKING DAYS NOTICE TO THE UTILITIES PROTECTION CENTER AT 811 (www.nc811.org) PRIOR TO ANY EXCAVATION IN ORDER THAT UNDERGROUND UTILITIES MAY BE LOCATED AND PROTECTED.
4. OWNER TO PROVIDE SITE LIGHTING PLAN.

HATCH LEGEND:

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE PAVEMENT

LANDSCAPING NOTE:
ALL LANDSCAPING AND SCREENING MEASURES SHALL BE INSTALLED IN PROPOSED PARKING LOT AND LANDSCAPE / SCREENING BUFFERS IN ACCORDANCE WITH IREDELL COUNTY LAND DEVELOPMENT CODE, CHAPTER 5.

SPECIAL NOTES:

1. CONSTRUCT HANDICAP RAMP AT 12:1 MAXIMUM SLOPE WITH 6" MAX. DROP.
2. CONCRETE WHEEL STOP.
3. 24" WIDE WHITE STOP BAR STRIPING.
4. 4" WIDE WHITE PARKING STALL STRIPING.
5. 6" WIDE DOUBLE YELLOW CENTERLINE STRIPING.
6. HANDICAP SIGN AND VAN ACCESSIBLE SIGN (R7-8 AND R7-8P)
7. HANDICAP STALL STRIPING (SEE DETAIL)
8. STOP SIGN - 24"x24" (R1-1)

North Carolina 811 www.nc811.org

NO.	REVISION DESCRIPTION	BY	DATE

GRAPHIC SCALE: 1"=40'-0"

EMC ENGINEERING SERVICES, INC.
CIVIL MARINE ENVIRONMENTAL
3315 MACON ROAD SUITE 15
COLUMBUS, GEORGIA 31907
PHONE: (706) 565-5905
FAX: (706) 565-5993
columbus@emceng.com
BRANCH OFFICES: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

SITE & STAKING PLAN

NEW RETAIL STORE

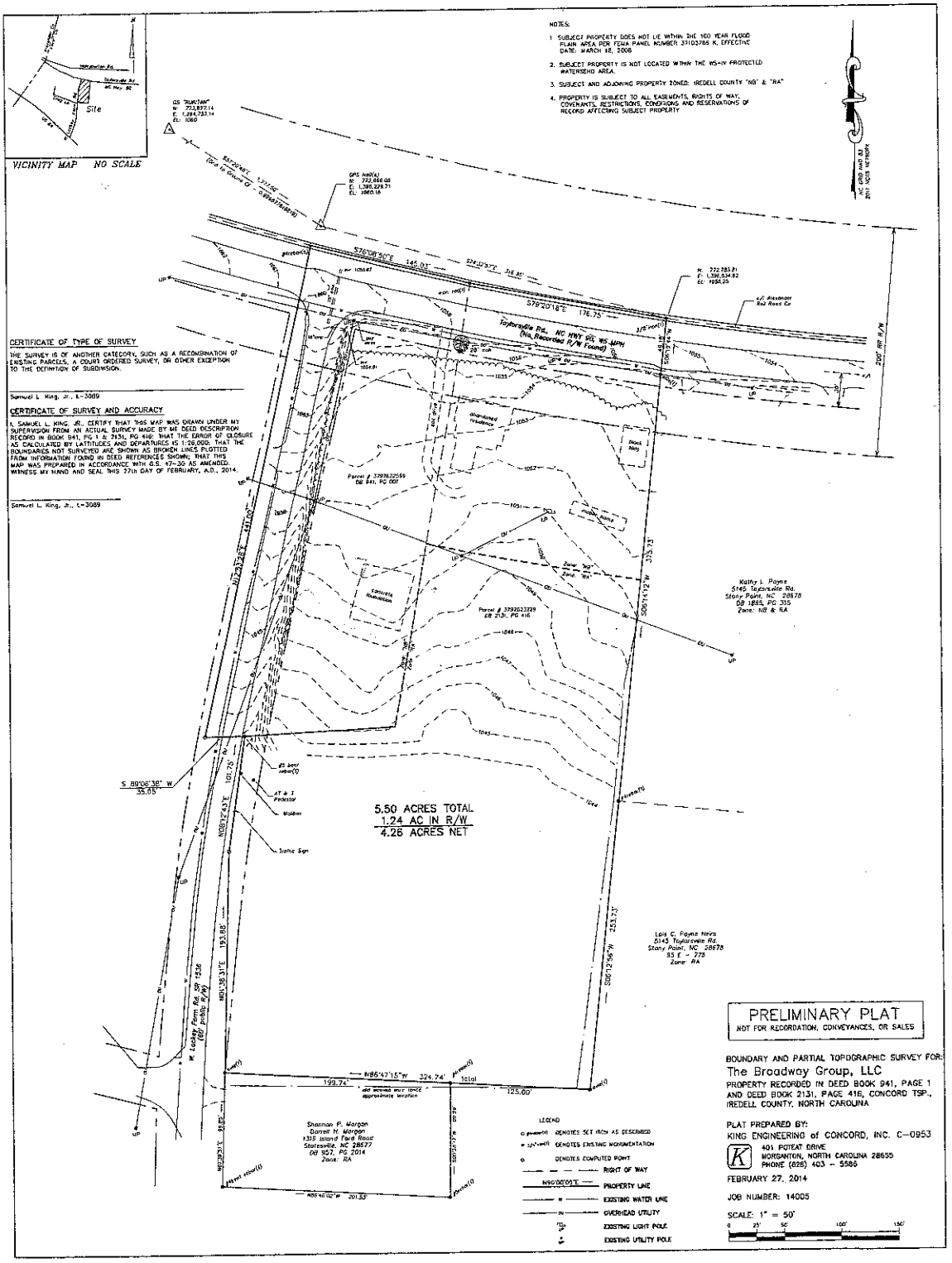
TOWNSHIP 10
STONY POINT, IREDELL COUNTY, NORTH CAROLINA
Prepared for:
THE BROADWAY GROUP

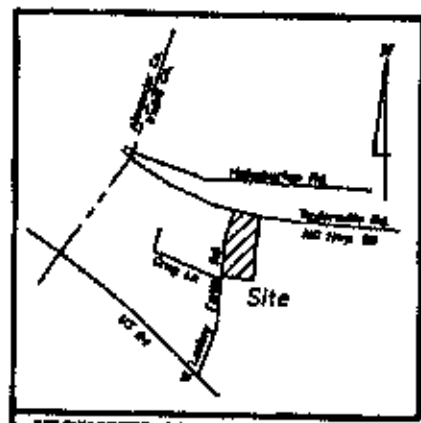
PROJECT NO.:	14-7024
DRAWN BY:	JWT
DESIGNED BY:	BMI
SURVEYED BY:	
SURVEY DATE:	
CHECKED BY:	DEB
SCALE:	1"=30'
DATE:	03/06/2014

SHEET 4 OF 12

N:\LAND PROJECTS 2014\14-7024 DOLLAR GENERAL STONY POINT NC\DWG\14-7024C_SITE.DWG 3/11/2014 12:05 PM

Just Anderson 5-19-14


VICINITY MAP NO SCALE
Site
NOTES:
1. SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AREA PER FEMA PANEL NUMBER 3710037585 K, EFFECTIVE DATE: MARCH 18, 2008
2. SUBJECT PROPERTY IS NOT LOCATED WITHIN THE WS-IV PROTECTED WATERSHED AREA.
3. SUBJECT AND ADJOINING PROPERTY ZONED: IREDELL COUNTY "NB" & "RA"
4. PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AFFECTING SUBJECT PROPERTY
CERTIFICATE OF TYPE OF SURVEY
THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
Samuel L. King, Jr., L-3089
CERTIFICATE OF SURVEY AND ACCURACY
I, SAMUEL L. KING, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME DEED DESCRIPTION RECORDED IN BOOK 941, PG 1 & 2131, PG 416; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:29,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED REFERENCES SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 27th DAY OF FEBRUARY, A.D., 2014.
Samuel L. King, Jr., L-3089
Taylorsville Rd., NC HWY 901, WS-IV (No Recorded R/W Found)
200' HR R/W
Parcel # 3792822569 DB 941, PG 001
Parcel # 3792823229 DB 2131, PG 416
Kathy L. Payne 5145 Taylorsville Rd. Stony Point, NC 28678 DB 1895, PG 355 Zone: NB & RA
Lois C. Payne Nevis 5145 Taylorsville Rd. Stony Point, NC 28678 93 E - 775 Zone: RA
5.50 ACRES TOTAL
1.24 AC IN R/W
4.26 ACRES NET
S 89°08'38" W 35.05'
W. Lackey Farm Rd. SR 1536 (60' public R/W)
Shannon P. Morgan Donnie N. Morgan 1318 Island Ford Road Statesville, NC 28677 DB 957, PG 2014 Zone: RA
LEGEND
DENOTES SET IRON AS DESCRIBED
DENOTES EXISTING MONUMENTATION
DENOTES COMPUTED POINT
RIGHT OF WAY
PROPERTY LINE
EXISTING WATER LINE
OVERHEAD UTILITY
EXISTING LIGHT POLE
EXISTING UTILITY POLE
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR:
The Broadway Group, LLC
PROPERTY RECORDED IN DEED BOOK 941, PAGE 1 AND DEED BOOK 2131, PAGE 416, CONCORD TSP., IREDELL COUNTY, NORTH CAROLINA
PLAT PREPARED BY:
KING ENGINEERING of CONCORD, INC. C-0953
401 POTEAT DRIVE
MORGANTON, NORTH CAROLINA 28655
PHONE (828) 403 - 5580
FEBRUARY 27, 2014
JOB NUMBER: 14005
SCALE: 1" = 50'



VICINITY MAP NO SCALE

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, William M. Allen, REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

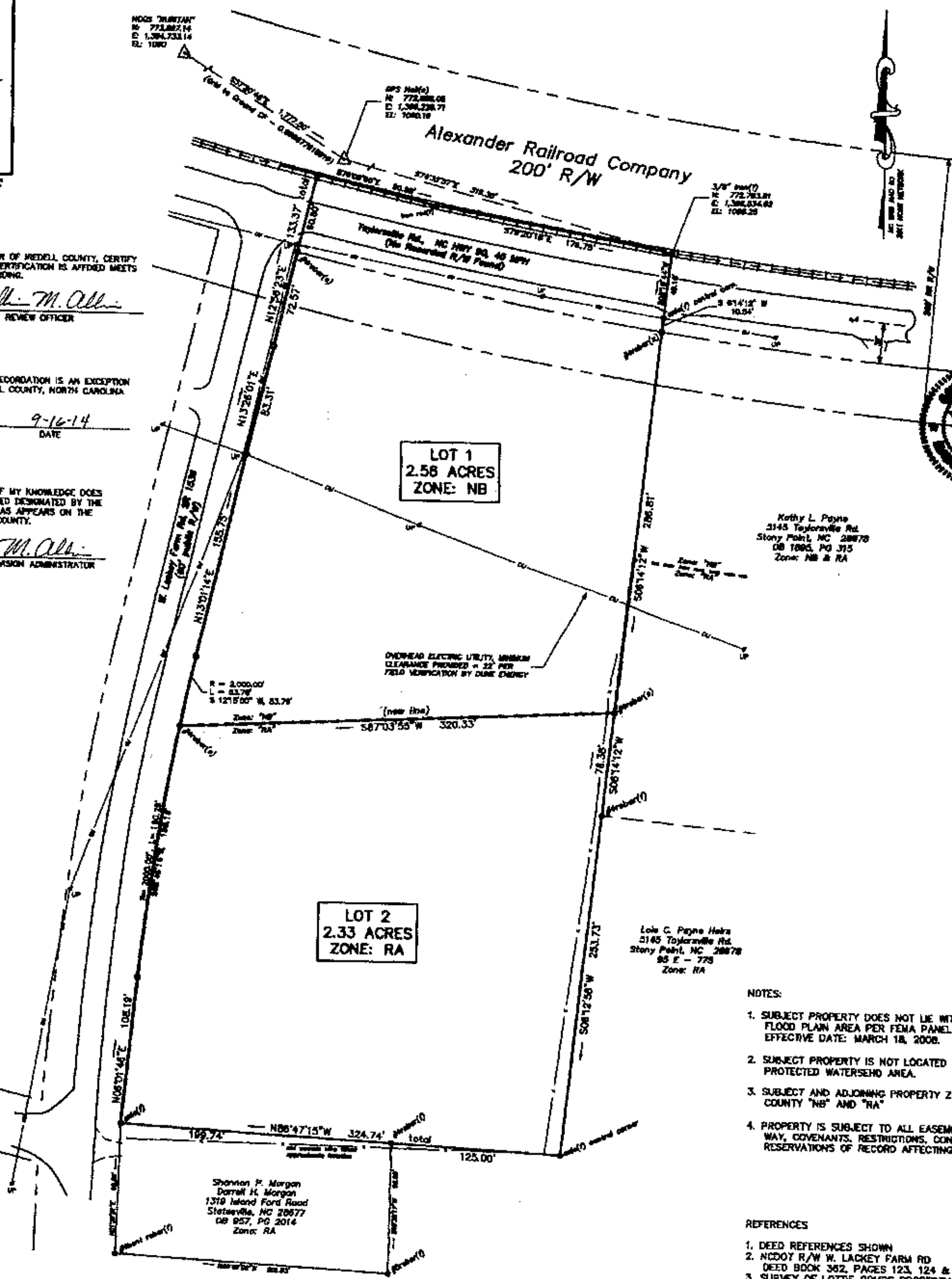
9-16-14 — DATE
William M. Allen — REVIEW OFFICER

I, HEREBY CERTIFY THAT THIS PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA

William M. Allen — SUBDIVISION ADMINISTRATOR IREDELL COUNTY
9-16-14 — DATE

THE PLAT SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED DESIGNATED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

9-16-14 — DATE
William M. Allen — SUBDIVISION ADMINISTRATOR



Doc ID: 014858140001 Type: CRP
Recorded: 09/29/2014 at 03:13:36 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 62 PG 57

OWNER CERTIFICATION

THE BROADWAY GROUP, LLC, an ALABAMA LIMITED LIABILITY COMPANY
132 HOLMES AVENUE, NW HUNTSVILLE, ALABAMA 35801

NOW ALL MEN BY THESE PRESENTS THAT WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE OUR FREE ACT AND DEED.

Robert M. Broadway, Manager

COUNTY: Madison
STATE: Alabama

I, Gayle M. Mauldin, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT Robert M. Broadway PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 15th DAY OF September 2014.

NOTARY PUBLIC
5/1/2017 — MY COMMISSION EXPIRES

CERTIFICATE OF SURVEY AND ACCURACY

I, SAMUEL L. KING, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME DEED DESCRIPTION RECORD IN BOOK 941, PG 1 & 2131, PG 418; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATTITUDES AND DEPARTURES IS 1:20,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED REFERENCES SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 8th DAY OF AUGUST, A.D., 2014.

Samuel L. King, Jr., L-3089

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-3089 SAMUEL L. KING, JR.

CERTIFICATE OF TYPE OF SURVEY

THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Samuel L. King, Jr., L-3089

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4. PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AFFECTING SUBJECT PROPERTY.

REFERENCES

1. DEED REFERENCES SHOWN
2. NCDOT R/W W. LACKEY FARM RD DEED BOOK 362, PAGES 123, 124 & 125.
3. SURVEY OF LOTTIE COMBS PROPERTY PREPARED BY CARL D. BUNTON, PLS. L-3032, OCTOBER 13, 1988.

Owner:
The Broadway Group, LLC
132 Holmes Avenue, NW
Huntsville, Alabama 35801
(256) - 536 - 1388

LEGEND

- DENOTES SET IRON AS DESCRIBED
- DENOTES EXISTING MONUMENTATION
- DENOTES COMPUTED POINT
- RIGHT OF WAY
- N90°00'00"E PROPERTY LINE
- OVERHEAD UTILITY
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE

SCALE: 1" = 60'
0 30' 60' 120' 180'

DATE: AUG. 8, 2014 DWG NO. 14005.MNR SHEET NUMBER 1 OF 1	**Broadway – Stony Point, NC** RECOMBINATION PLAT for: The Broadway Group, LLC CONCORD TSP., IREDELL COUNTY, NORTH CAROLINA	PREPARED BY: KING ENGINEERING of CONCORD, INC. 401 POTEAT DRIVE MORGANTON, NORTH CAROLINA 28655 PHONE (828) 403 - 5586 C-0953 samkingjr@gmail.com	DRAWN BY: SLK Jr. CHECKED BY: SLK Jr. PROJ. MGR. SLK Jr.	NO. / DATE / DESCRIPTION OF REVISIONS