



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: George Wood, county manager

From: Randy Hawkins, zoning administrator

Date: January 19, 2010

Re: CZ #2010-1
Piedmont Companies Inc., applicant
Parcel ID# 13382 and 81550 (portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 1, 2010.

Request

The applicant is requesting the rezoning of 1.5 acres from R-S (Residential Suburban) to CZ B-G (Conditional Zoning General Business) to permit a 9,100-square-foot Dollar General store. If this request is approved, the development of this property would be governed by the B-G district's regulations, the Unified Development Ordinance's general development standards, the approved site plan and building elevations, and any conditions mutually approved by the county and the applicant.

Site Area & Description

The property is located at 4498 W. Hwy. 27 on the northwest corner of Hwy. 27 and Cat Square Road in Howards Creek Township. It is adjoined by property zoned R-S and B-N (Neighborhood Business). Land uses in the area include residential, agricultural, commercial and institutional (schools). County water is available at this location. This property is part of an area designated by the Lincoln County Land Use Plan as community business, suitable for retail/commercial uses of this scale.



Conditional Zoning District Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Piedmont Companies Inc
Applicant Address 2671 E. Main St, Lincolnton, N.C. 28092
Applicant Phone Number 704-736-4330
Property Owner Name Piedmont Companies Inc / Sheila Gilbert
802 N. Flint St., Lincolnton, N.C. 28092
Property Owner Address 2671 E. Main St, Lincolnton, N.C. 28092
Property Owner Phone Number 704-736-4330

PART II

Property Location 4498 WNC 27 Hwy / Cat. Square Road
2684-81-7225 1 acre approx.
Property ID (10 digits) 2684-80-8968 Property size 1.23 acres
Parcel # (5 digits) 81650 (part of) 1593 292
13342 Deed Book(s) 1721 Page(s) 854

PART III

Existing Zoning District Howards Creek R-3 Proposed Zoning District Howards Creek CZB-6

Briefly describe how the property is being used and any existing structures.

Block building - church meeting place
1968 single wide - not in any use

Briefly explain the proposed use and/or structure which would require a rezoning.

Retail store (Dollar General)

\$1,000 APPLICATION FEE* MUST BE RECEIVED BEFORE PROCESSING.
***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

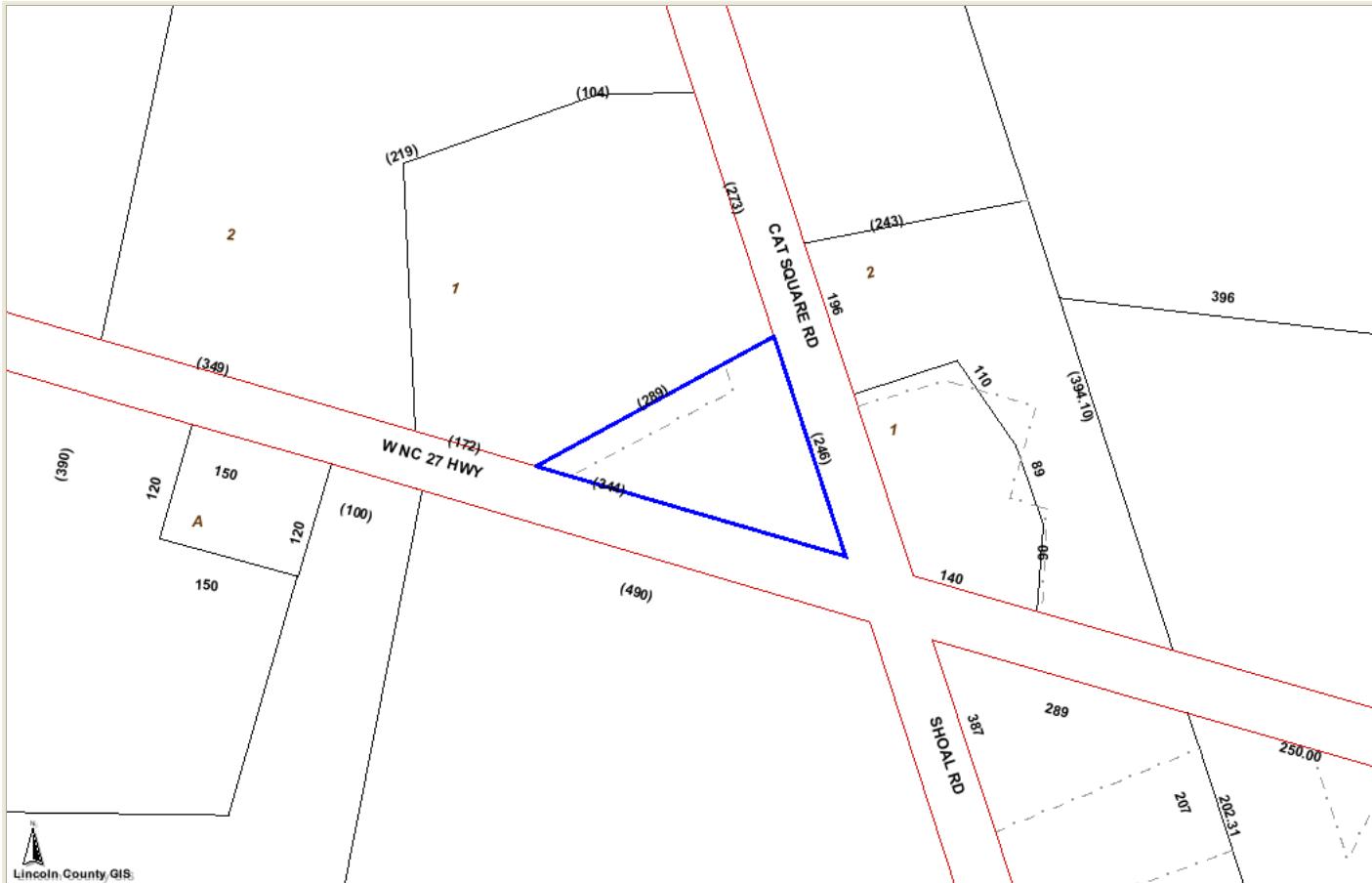
Applicant's Signature

Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for
 the information contained on this map. This map is not to be used for land
 conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 12/31/2009 Scale: 1 Inch = 200 Feet



PHOTOS



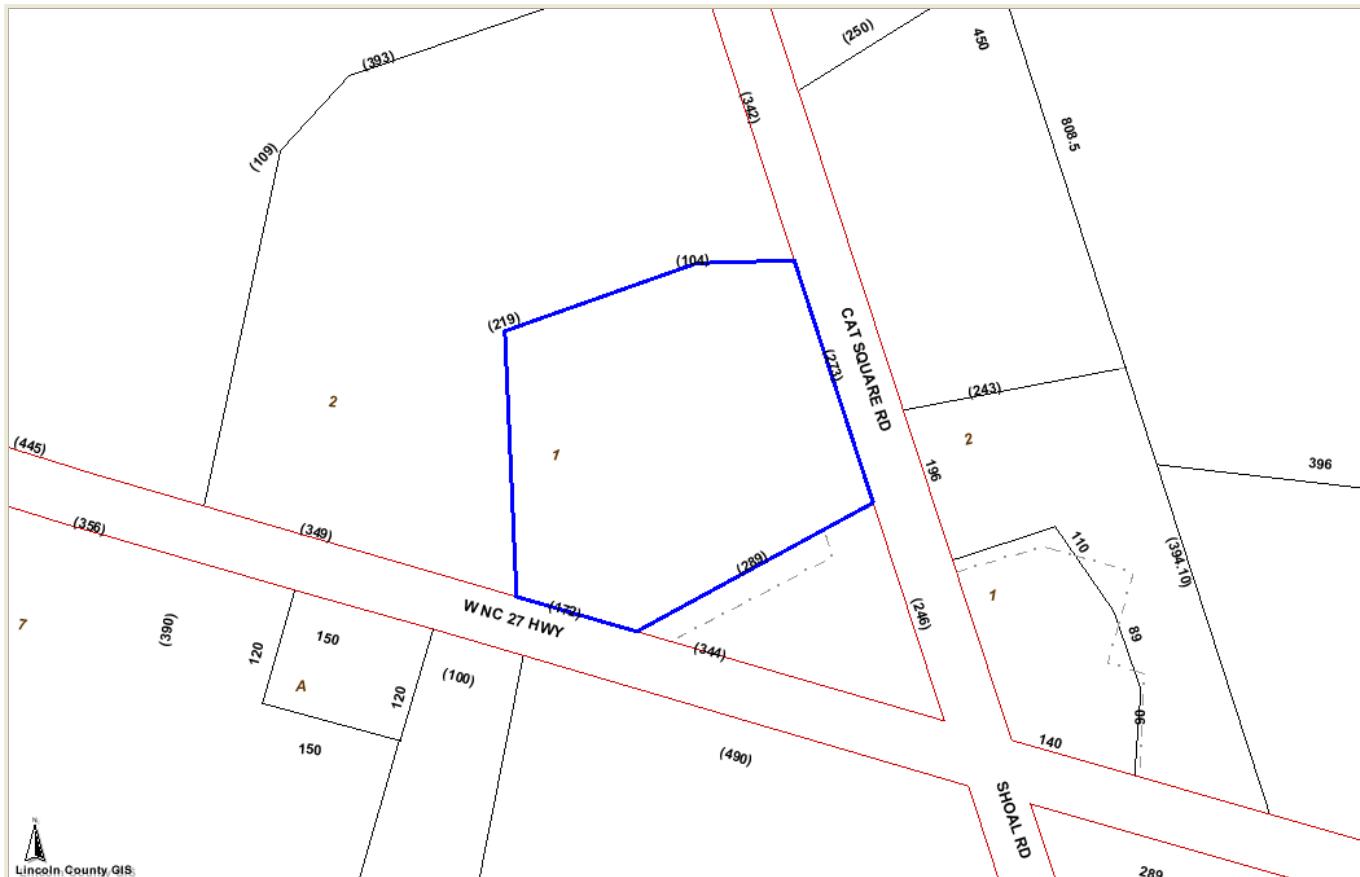
PARCEL INFORMATION FOR 2684-80-8968

Parcel ID	13392	Owner	PIEDMONT COMPANIES INC				
Map	2684-00	Mailing	PO BOX 1732				
Account	0136745	Address	LINCOLNTON NC 28093-1732				
Deed	1721-854	Recorded	7/25/2005				
Land Value	\$17,119	Total Value	\$50,215				
----- All values are for tax year 2009. -----							
Description	E GILBERT/RD 1002&27	Deed Acres	1.23				
Address	4498 W NC 27 HWY	Tax Acres	0.8				
Township	HOWARDS CREEK	Tax/Fire District	HOWARDS CREEK				
Main Improvement	CONVENTIONAL		Value				
Main Sq Feet	864	Stories	1	Year Built	1964	Total Value	\$30,996
Parcel ID	M3905	Owner	PIEDMONT COMPANIES INC				
Map	2684-00	Mailing	PO BOX 1732				
Account	0136745	Address	LINCOLNTON NC 28093-1732				
Deed	1721-854	Recorded	7/25/2005				
Land Value	\$0	Total Value	\$2,541				
----- All values are for tax year 2009. -----							
Description	1968 12 X 40	Deed Acres	0				
Address	125 CAT SQUARE RD	Tax Acres	0				
Township	HOWARDS CREEK	Tax/Fire District	HOWARDS CREEK				
Main Improvement	MANUFACTURED HOME		Value				
Main Sq Feet	480	Stories	1	Year Built	1968	Total Value	\$2,541
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres				
R-S	0.8	DANIELS-VALE (DV08)	0.32				
Watershed Class		HEAVNERS (HV07)	0.48				
Not in a watershed	0.22	Sewer District	0.8				
WS-IIP	0.58	Not in the sewer district					
2000 Census County		Tract	Block				
37109		070600	1035				
Flood	Zone Description	Panel					
X	NO FLOOD HAZARD	2684	0.8				



Lincoln County, NC

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Date: 12/31/2009 Scale: 1 Inch = 200 Feet



PHOTOS



PARCEL INFORMATION FOR 2684-81-7225

Parcel ID	81550	Owner	RUDISILL SHEILA GILBERT
Map	2684-00	Mailing	802 N FLINT ST
Account	29084	Address	LINCOLNTON NC 28092-0000
Deed	1573-292	Recorded	3/26/2004
Land Value	\$30,606	Total Value	\$30,606
----- All values are for tax year 2009. -----			
Subdivision	Lot 1 RICHARD E GILBERT ET AL FAMILY		
Description	#1 GILBERT FAMILY SUB		
Address	CAT SQUARE RD		
Township	HOWARDS CREEK		
Main Improvement	MH SPACE		
Main Sq Feet	1	Stories	0
		Year Built	1994
Parcel ID	M6452	Owner	RUDISILL SHEILA GILBERT
Map	2684-00	Mailing	802 N FLINT ST
Account	29084	Address	LINCOLNTON NC 28092-0000
Deed	1573-292	Recorded	3/26/2004
Value	Property Values Not Yet Determined		
----- All values are for tax year 2009. -----			
Subdivision	Lot 1 RICHARD E GILBERT ET AL FAMILY		
Description	1992 14 X 76		
Address	161 CAT SQUARE RD		
Township	HOWARDS CREEK		
Main Improvement	MANUFACTURED HOME		
Main Sq Feet	1064	Value	Not Determined
		1 Year Built	1992
		Total Value	\$0

Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-S	2.66	DANIELS-VALE (DV08)	2.32
Watershed Class		HEAVNERS (HV07)	0.34
Not in a watershed	0.72		
WS-IIP	1.94	Not in the sewer district	2.66
2000 Census County			
37109		Tract	
		070600	
Flood	Zone Description	Block	
X	NO FLOOD HAZARD	1035	2.66
		Panel	
		2684	2.66



COUNTY OF LINCOLN, NORTH CAROLINA
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PLANNING AND INSPECTIONS DEPARTMENT
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Zoning Amendment

Statement of Consistency and Reasonableness Adopted by the Lincoln County Planning Board on _____

Case No. **CZ #2010-1**

Applicant **Piedmont Companies Inc.**

Parcel ID# **13392 and a portion of 81550**

Location **northwest corner of Hwy. 27 and Cat Square Road**

Proposed amendment **Rezone from R-S to CZ B-G to permit a 9,100-square-foot retail store**

This proposed amendment is

- consistent
- inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

- reasonable and in the public interest
- not reasonable and not in the public interest

in that:

Community Involvement Meeting report

CZ #2010-1

Piedmont Companies Inc., applicant

A community involvement meeting on this rezoning request was held on January 7, 2010, at West Lincoln High School. About 25 people attended the meeting. Representing the applicant to discuss the project were William Heafner, president of Piedmont Companies; Bill Spurrier, a broker/Realtor with Piedmont Companies; Greg Googer, a real estate representative for Dollar General who works for Coldwell Banker, and Kelly Sellars, engineer with K.B. Sellars Engineering. Randy Hawkins, zoning administrator, was also on hand to answer questions.

The following concerns were raised and addressed:

Stormwater runoff. The proposed building, parking areas and driveways will cover a significant area, leaving less ground to absorb rainfall. Sellars said runoff will be directed to a permanent stormwater structure, a dry detention pond that will be designed to handle a 25-year storm event and also serve to treat the runoff by allowing suspended solids to settle to the bottom of the pond before the water is released into the ditch along Hwy. 27.

Traffic. Googer said a typical retail operation of this size generates about 500 vehicles a day, but a Dollar General store generates only about 250 trips, and a sizeable share of those are motorists who are passing by anyway. According to the N.C. Department of Transportation, Hwy. 27 and Cat Square Road have the capacity to carry significantly more traffic than is currently on the roads. This project does not trigger a requirement for a traffic study. With a high school and middle school nearby, traffic congestion does occur at the signalized intersection during periods in the morning and afternoon.

The location of the proposed driveway on Cat Square Road. Questions were raised about its proximity to a driveway for the West Express convenience store on the opposite side of the road. The location of the proposed driveway wasn't settled at the time of this meeting. (At the direction of the N.C. Department of Transportation, the applicant has since shifted the location further away from Hwy. 27 and the convenience store driveway.)

Students possibly walking across Hwy. 27 to get to the store. Students aren't allowed to leave campus while school is in session, but some walk to the convenience store after school. One suggestion was to provide a crosswalk.

Other information:

Googer said a Dollar General store typically employs about 10 people. Due to the requirements of the Lincoln County Unified Development Ordinance, this would not be the typical Dollar General store in appearance, Heafner said. He estimated the store would increase the county's tax base by as much as \$750,000.



Lincoln County Building & Land Development
**Zoning Application Background
and Staff Comments**

Application #
CZ #2010-1

IDENTIFYING DATA

Parcel ID: 13392 and a portion of 81550

Location of property: northwest corner of Hwy. 27 and Cat Square Road

Name of current property owners: (1) Piedmont Companies Inc., (2) Sheila Gilbert Rudisill

Address of current property owners: (1) 2671 E. Main St., Lincolnton, N.C., (2) 802 N. Flint St., Lincolnton, N.C.

Date of application: December 16, 2009

ZONING INFORMATION

Current zoning: R-S (Residential Suburban)

Current use: block building used as church meeting place and vacant singlewide manufactured home

Property size: 1.5 acres

Proposed zoning: CZ B-G (Conditional Zoning General Business)

Proposed use: 9,100-square-foot Dollar General store

Description of request: conditional rezoning

Comments: At staff's recommendation, applicant opted to apply for conditional rezoning rather than regular rezoning.

LAND USE PLAN CONFORMANCE

Is the proposed zoning consistent with the Land Use Plan? yes

Land Use Plan classification: community business

Description: Community business areas are primarily found at key intersections along major highways and serve larger trading areas than neighborhood business areas. Total retail/commercial square footage per area shall be 75,000-150,000 square feet, with no individual use having a square footage of greater than 60,000 square feet. A community business area typically has a radius of not greater than 500 feet.

ENVIRONMENTAL

Soil type(s): Cecil sandy clay loam (CeB2)

Soil slopes: 2-8% (eroded)

Building site: well suited

Sanitary facilities: moderately suited

Water supply watershed classification: WS-II

How much impervious ground coverage allowed: 12 percent by right, up to 70 percent with the issuance of a conditional use permit for a special nonresidential intensity allocation

HYDROLOGIC CONDITIONS

Flood panel number: 2684

Zone: X (no flood hazard)

TRANSPORTATION

The proposed zoning request is located on or near what road(s): Hwy. 27 and Cat Square Road

Is a Traffic Impact Analysis required for this request: no

What is the average daily traffic: 4,900 vehicles on Hwy. 27; 2,500 vehicles on Cat Square Road

Has NCDOT reviewed the site plan: yes

What were NCDOT's comments: The driveway on Hwy. 27 must be right-in, right-out only, not a full access, due to its proximity to the intersection.

ADDITIONAL INFORMATION

What are the adjoining land uses and zoning (N, E, S & W): north: residential and agricultural uses, zoned residential; east: convenience store, zoned business; south: high school, zoned residential; west: agricultural uses, zoned residential.

List of potential uses under existing zoning: church, single-family home, duplex.

List of potential uses under proposed zoning: limited to retail sales under conditional rezoning

What is the stated reason for requesting the rezoning: to permit the development of a Dollar General store

SIGNAGE

Maximum number, size and type of signs allowed per the Unified Development Ordinance: one freestanding sign with a maximum sign area of approximately 47 square feet for a pole sign or 75 square feet for a monument sign; wall sign with an area of approximately 125 square feet

Number and type of signs proposed: one pole sign along Cat Square Road and one wall sign on the front of the store

BUILDING DESIGN

Unified Development Ordinance requirements: The road façade must be constructed of brick, stucco, architectural concrete, hardiplank, similar siding or stone, or wood; and no less than 20 percent glass. Any side or rear wall within 300 feet of a road, residential zoning district or public or semi-public area must be constructed of the same facing materials as the building front. In this case, both sides and the rear must be constructed of the same material as the front. The applicant is planning to use split face block (architectural concrete with a stone-like texture). The UDO also requires that the blank wall area of a facade facing a public road extend no more than 15 feet in the vertical direction or 30 feet in the horizontal direction. The applicant's plans include windows on the front of the building and on the side facing Cat Square Road.

Have elevations been submitted: yes

Comments: At the recommendation of staff, the applicant revised the original plans to raise the front wall in the middle and add a profile trim.

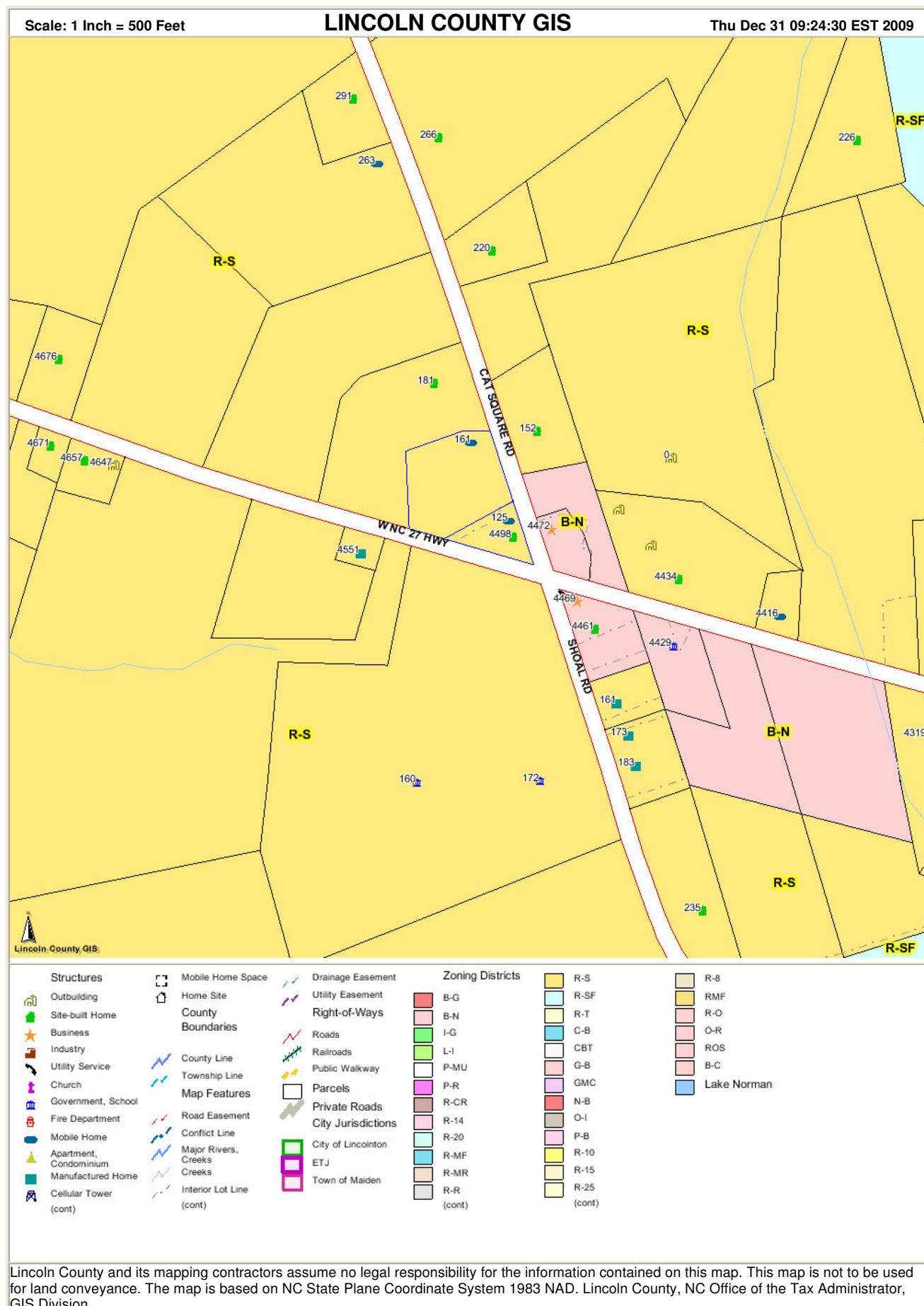
BUFFERS

Unified Development Ordinance requirements: Class C buffer abutting residential district and Class A road buffer along Hwy. 27 and Cat Square Road

Has a landscape plan been submitted: yes

Staff's recommendation and comments:

Staff recommends approval of the rezoning request. The rezoning is consistent with the Land Use Plan. This is a key intersection along a major highway, suitable for a store of this size. The proposed store would reduce the distance that area residents currently have to travel to purchase household items and other products. The rezoning would be subject to the approved site plan and building elevations.



INSIDE WATERSHED:

EXISTING AREA TABULATION

IMPERVIOUS AREA	0 SF
PAVEMENT BUILDINGS	1,800 SF
SUBTOTAL	1,800 SF (3.9%)

PERVIOUS AREA

GRASS/WOODED AREA	44,780 SF
SUBTOTAL	44,780 SF (96.1%)

TOTAL AREA 46,580 SF (1.07 ACRES)

NEW DEVELOPMENT AREA TABULATION

IMPERVIOUS AREA	
BUILDINGS	9,100 SF
CONCRETE & PAVEMENT	16,280 SF
SUBTOTAL	25,380 SF (54.5%)

PERVIOUS AREA

LANDSCAPE/PLANTING/WOODED	21,200 SF
SUBTOTAL	21,200 SF (45.5%)

TOTAL AREA 46,580 SF (1.07 ACRES)

OUTSIDE WATERSHED:

EXISTING AREA TABULATION

IMPERVIOUS AREA	550 SF
PAVEMENT BUILDINGS	750 SF
SUBTOTAL	1,300 SF (6.4%)

PERVIOUS AREA

GRASS/WOODED AREA	19,030 SF
SUBTOTAL	19,030 SF (93.6%)

TOTAL AREA 20,330 SF (0.47 ACRES)

NEW DEVELOPMENT AREA TABULATION

IMPERVIOUS AREA	
BUILDINGS	0 SF
CONCRETE & PAVEMENT	8,750 SF
SUBTOTAL	8,750 SF (43.0%)

PERVIOUS AREA

LANDSCAPE/PLANTING/WOODED	11,580 SF
SUBTOTAL	11,580 SF (57.0%)

TOTAL AREA 20,330 SF (0.47 ACRES)

DEVELOPMENT INFORMATION:

NAME OF DEVELOPMENT: CAT SQUARE RD. DOLLAR GENERAL

DEVELOPER: PIEDMONT COMPANIES, INC.
2667 EAST MAIN STREET
LINCOLNTON, NC 28092
PHONE No. (704) 736-4340

ENGINEER: KELLY B. SELLARS
571 WINDRIDGE CIRCLE
INMAN, SC 29349
PHONE No. (864) 699-9512

PROPERTY ADDRESS: PARCEL LOCATED AT INTERSECTION OF
CAT SQUARE ROAD & NC HWY 27 W

LOT SIZE: ±2.08 ACRES (INCLUDING ROAD RW & EASE.)

PIN #'S: P 2684-80-8968
P/O 2684-81-7225

ZONING INFORMATION:
EXISTING ZONING: R-S
PROPOSED ZONING: CZ B-G

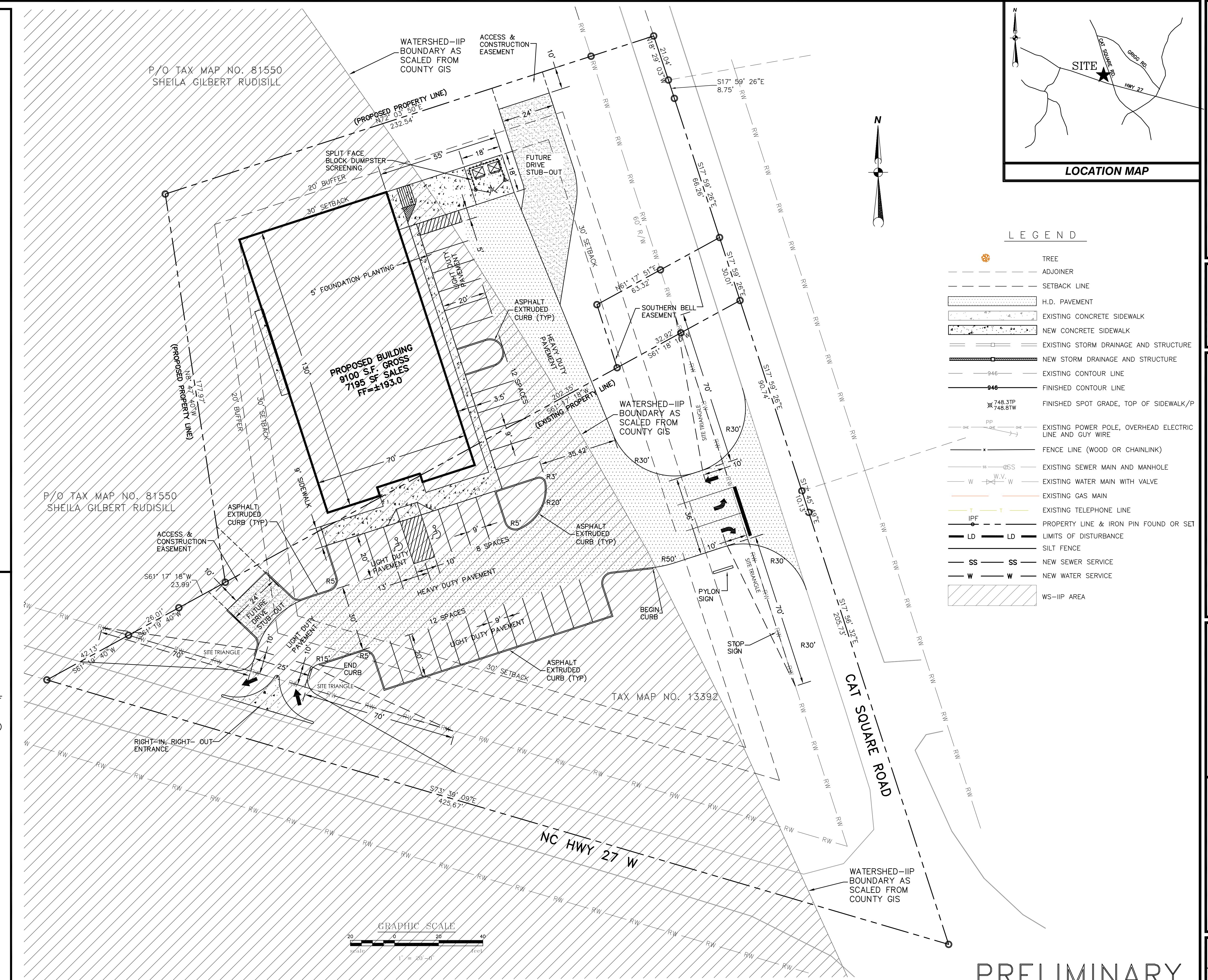
BUILDING DIMENSIONS : SEE SITE LAYOUT PLAN

REQUIRED MINIMUM BUILDING SETBACKS :

FRONT (HWY 24)	30'
RIGHT SIDE (CAT SQUARE)	30'
LEFT SIDE	20'
REAR	20'

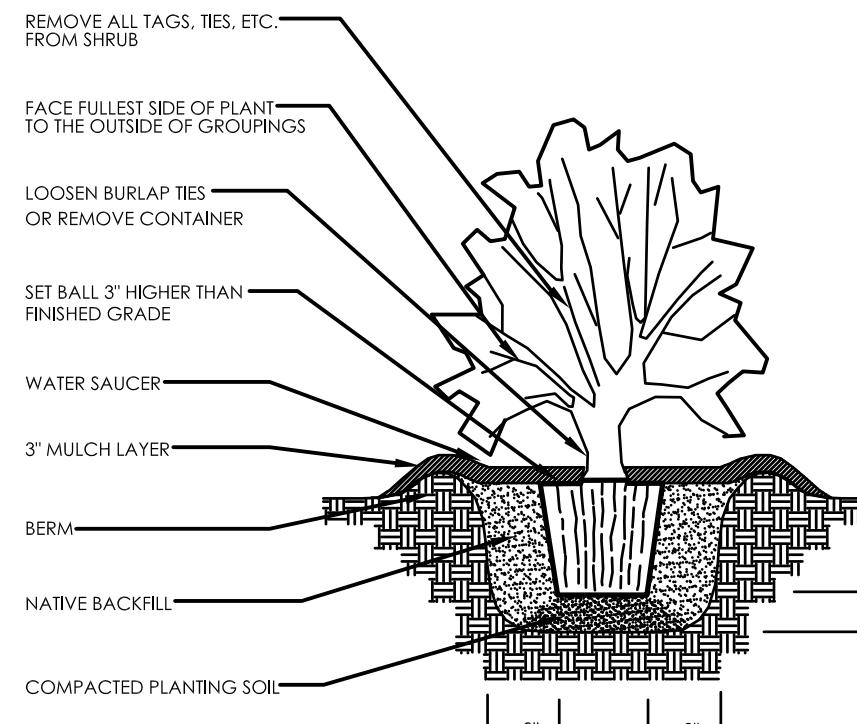
PARKING REQUIREMENTS:
B-G
ONE SPACE PER 300 SF GROSS FLOOR AREA
9100 SF/300=30 SPACES REQUIRED

PARKING SUMMARY :	
REGULAR SPACES	30
HANDICAP SPACES	2
TOTAL	32



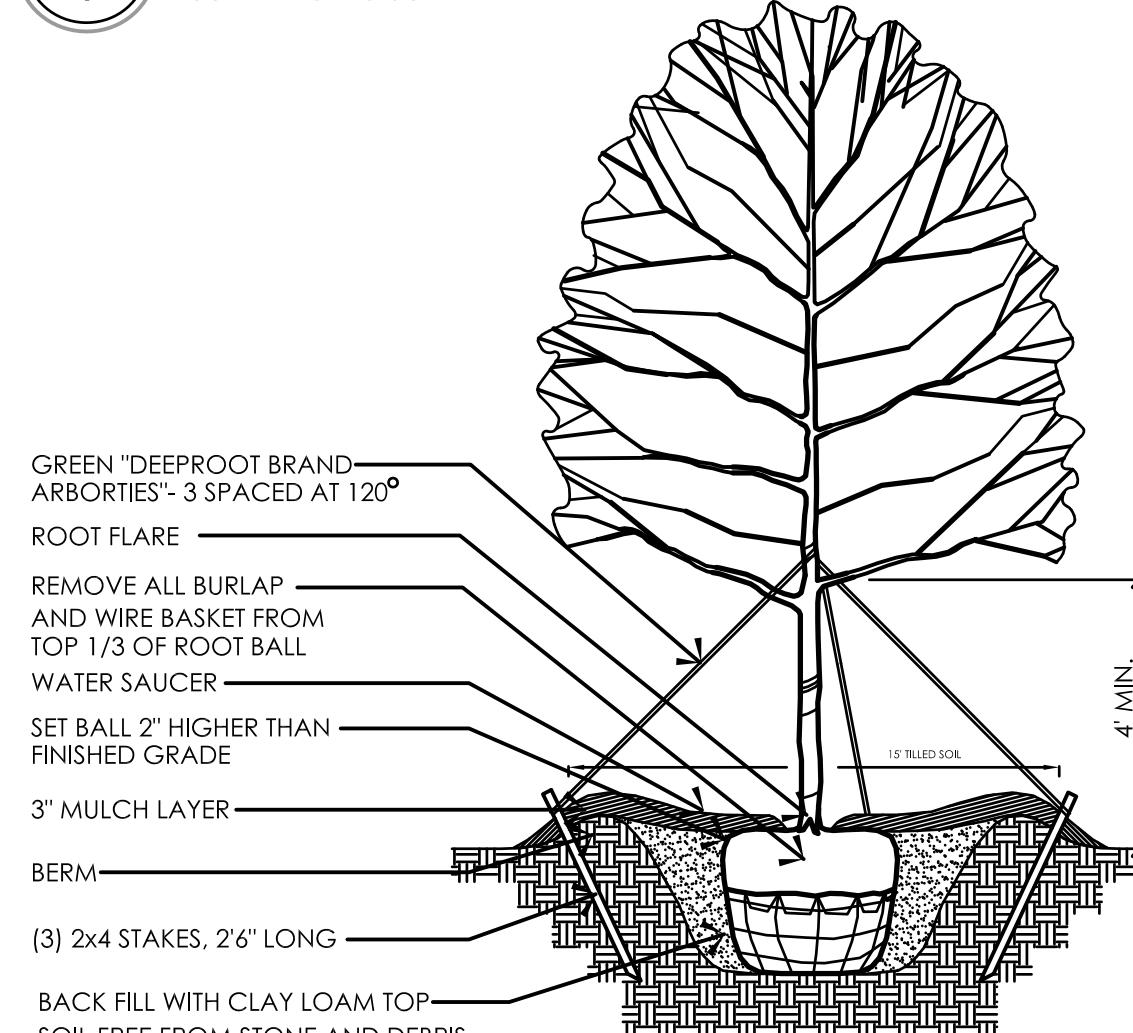
PLANTING NOTES

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS. CONTRACTOR REPORTING ON QUANTITY, SPECIES AND QUALITY WHICH MAY EFFECT BIDDING.
2. ROOT BALL MAY BE FREELY SUBSTITUTED IN CASE OF BALLED OR CONTAINER GROWN. ALL PLANT MATERIAL MUST ADHERE TO ANSI Z60.1-2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT BALLS AND CONTAINER SIZES.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
4. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, SYMMETRICAL AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE MOULDED AND TRAINED VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
5. SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROPOSAL IS SUBMITTED IN WRITING THAT A PLANT MATERIAL IS NOT AVAILABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CONTRACTOR'S ADJUSTMENT OF CONTRACT PRICE.
6. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
7. ROOT FLARE OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE. PULL MULCH BACK 6 IN. FROM ROOT FLARE.
8. REMOVES ALL LEADERS AND CROOKED BRANCHES, REPAIRS WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SUNSCALD, DISCIRLING KNOTS, INSECT DAMAGE, CUTS OF LIMBS OVER 20 MM (3/4 IN.) IN DIAMETER THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.
9. TREE PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING MUST BE FOLLOWED. DETAILS ARE PROVIDED ON SHEET 1.
10. CONTRACTOR SHALL TEST SOIL pH AND CONDUCTS FOR ALL SOIL AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWNS. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
11. ALL PLANTS BEING RECEIVED IN DEEP HARDWOOD MULCH.
12. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
13. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN" SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
14. PRE-PLANT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
15. PLANT BED SHALL BE TESTED FOR pH AND AMENDED PRIOR TO INSTALLATION.
16. ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SET FORTH BY "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2004 PUBLISHED BY THE AMERICAN SOCIETY FOR HORTICULTURE AND LANDSCAPE ASSOCIATION.
17. ALL PLANT MATERIAL SHALL BE PROTECTED FROM TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
18. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
19. ALL TREES MUST BE STRAIGHT TRUNK, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
20. PROPOSAL AND CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE AT CONTRACTOR'S EXPENSE.
21. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES REQUIREMENTS.
22. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TRAPS AND DRAINS AFTER PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO THE DRAINS OR TRAPS DUE TO PLANTING ACTIVITIES.
23. BALED AND BURLAP MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRAPS REMOVED.
24. CONTRACTORS SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LISTS, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
25. TURF GRASS SHALL BE PLANTED AND MAINTAINED IN A SOFT AND FINE GRADE AREA REMOVING ANY ROCKS, ROOTS, TRASH, AND CLODS OVER ENTIRE AREA.
26. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE OWNER AND LANDSCAPE ARCHITECT ACCEPT CONSTRUCTION IN FULL AT THE END FOR THE ESTABLISHED PERIOD.
27. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR 12 MONTHS ESTABLISHMENT PERIOD FOLLOWING DATE OF COMPLETED CONSTRUCTION.



2 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



3 CANOPY TREE PLANTING DETAIL

SCALE: NOT TO SCALE

LANDSCAPE AND BUFFER REQUIREMENTS

BASED ON LINCOLN COUNTY UNIFIED LAND MANAGEMENT ORDINANCE - DESIGN & DEVELOPMENT STANDARDS

SECTION 3.4.5 DESIGN STANDARDS FOR CERTAIN NONRESIDENTIAL DEVELOPMENT

GRASS NOTES:

1. CONTRACTOR SHALL PROVIDE TEMPORARY COVER GRASS UNTIL SEASON PERMITS ESTABLISHING PERMANENT GRASS.
2. TEMPORARY GRASS COVER AREAS SHALL BE SEDED WITH ANNUAL RYEGRASS (LOLIDIUM MULTIFLORUM) AT A RATE OF NOT LESS THAN 10 TO 12 LBS. PER 1000 SQUARE FEET.

BUFFER REQUIREMENTS

BUFFER LANDSCAPING ADJOINING HIGHWAY 27 AND CAT SQUARE ROAD

±556' LENGTH

BUFFER CLASS "A" PROVIDED

20 FOOT WIDTH OF BUFFER (PLANTS/ 100 LF)

1 CANOPY TREE

2 UNDERSTORY TREES

8 SHRUBS

BUFFER LANDSCAPING ADJOINING RESIDENTIAL

±358' LENGTH

BUFFER CLASS "C" PROVIDED

20 FOOT WIDTH OF BUFFER (PLANTS/ 100 LF)

3' HEIGHT (2:1 SLOPE) BERM

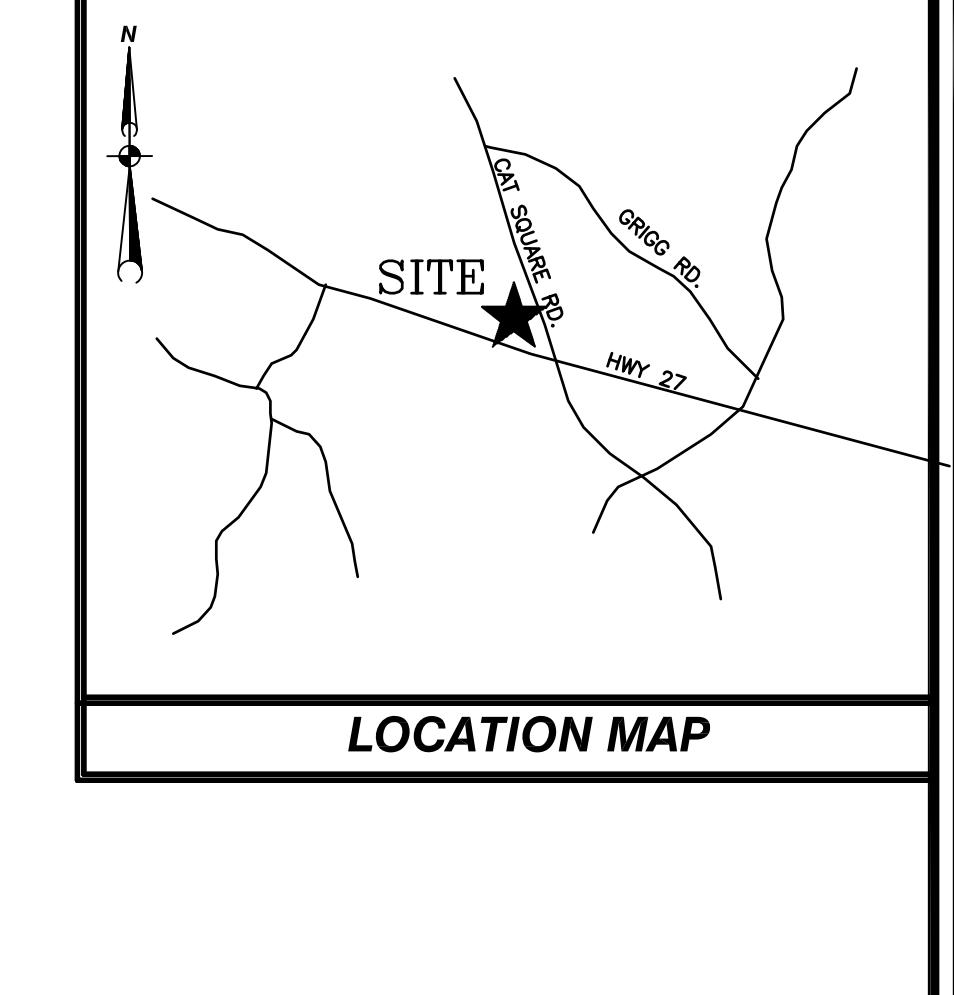
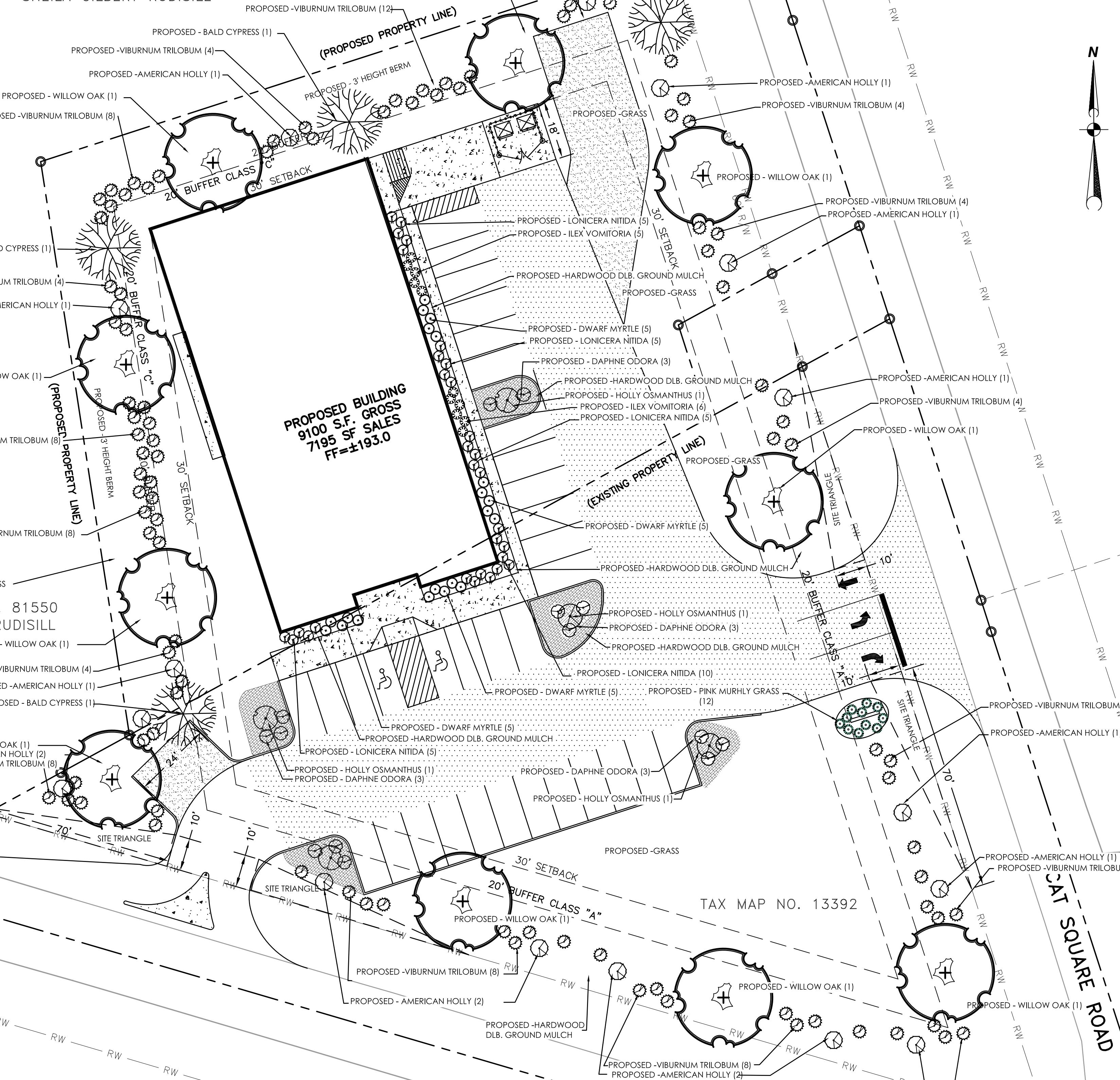
1 EVERGREEN TREE

1 CANOPY TREE

2 UNDERSTORY TREES

12 SHRUBS

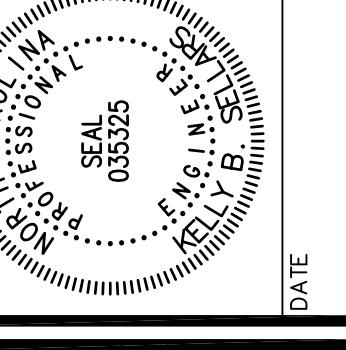
P/O TAX MAP NO. 81550
SHEILA GILBERT RUDISILL



LOCATION MAP

ENGINEER:
KELLY B. SELLARS

571 WINDRIDGE CIRCLE
INMAN, SOUTH CAROLINA 29349
(843) 699-9512 PHONE
(843) 699-9523 FAX
EMAIL: KBSSELLARS@CHARTER.NET



REVISIONS	DESCRIPTION	BY:

PROJECT TITLE:	CAT SQUARE ROAD DOLLAR GENERAL LINCOLN COUNTY

SHEET TITLE:	LANDSCAPE PLAN

SHEET NO.	OF

PROJECT NO.
09-282

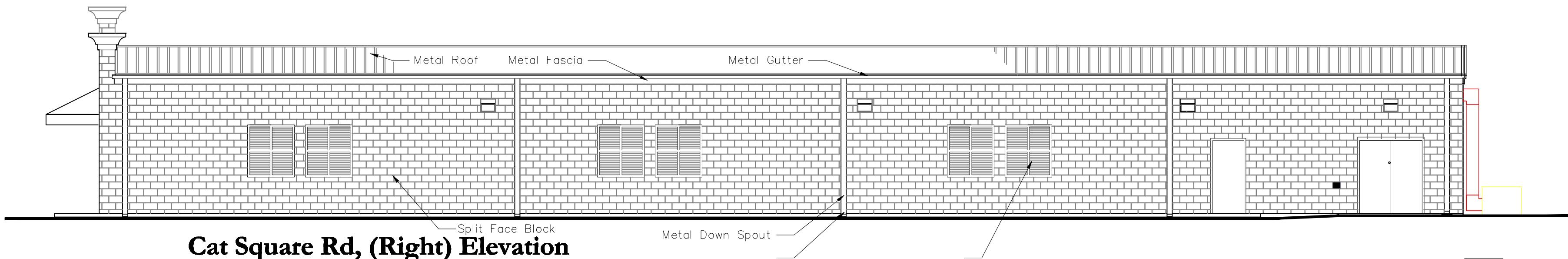
GRAPHIC SCALE
20 0 20 40
feet
1" = 20'-0"

PRELIMINARY

Acanthus Architects, LLC
Architecture Planning Interiors
364 843 2039 864 371 0429
Liberty, South Carolina 29657

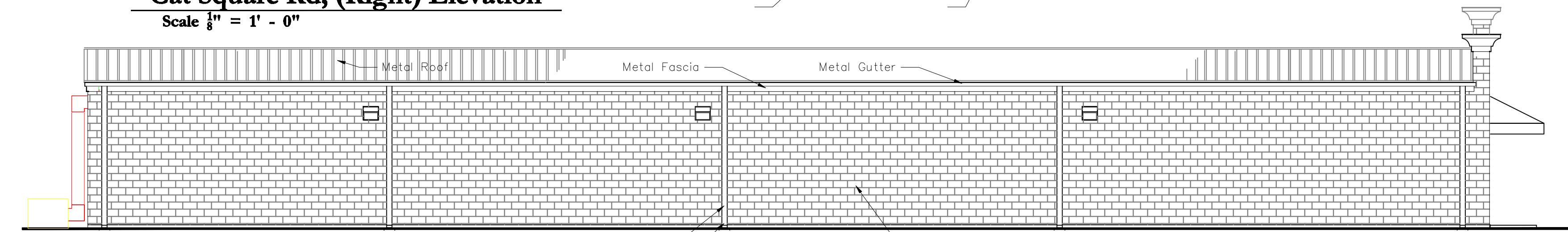
Architectural Materials

Walls Split Face Block
Simulated Wood Shutters White
Metal Awnings (5' Projection Front)
Stucco Profile Fascia Trim on Front
Entrance Clear Anodized Alum
Roof Metal



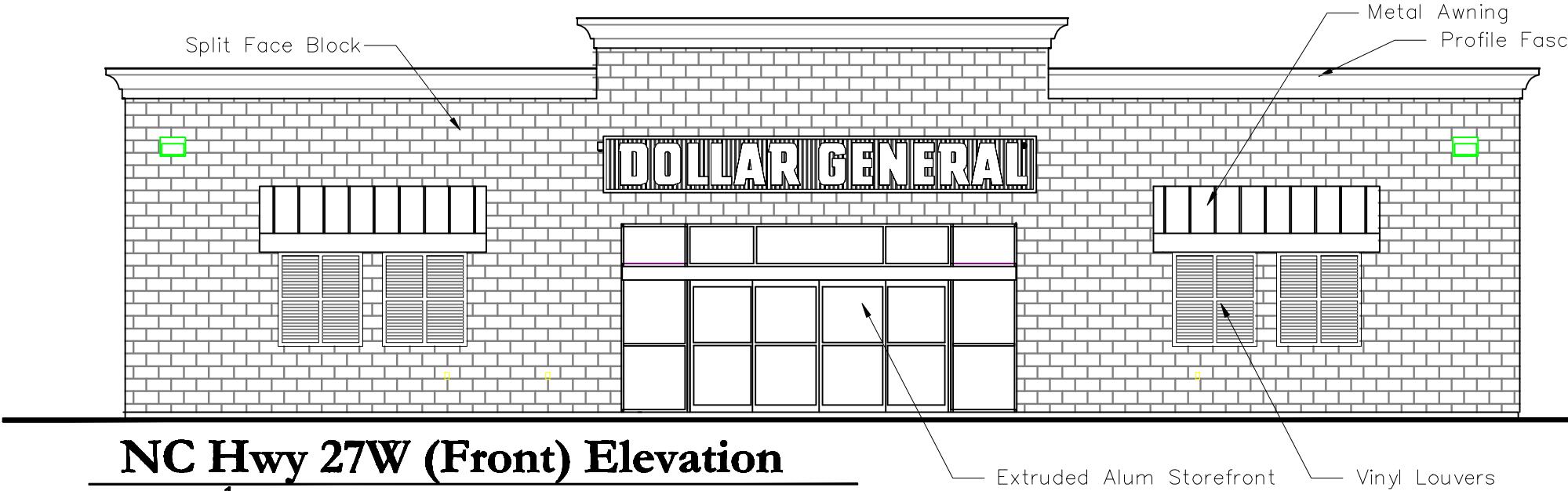
Cat Square Rd, (Right) Elevation

Scale $\frac{1}{8}$ " = 1' - 0"



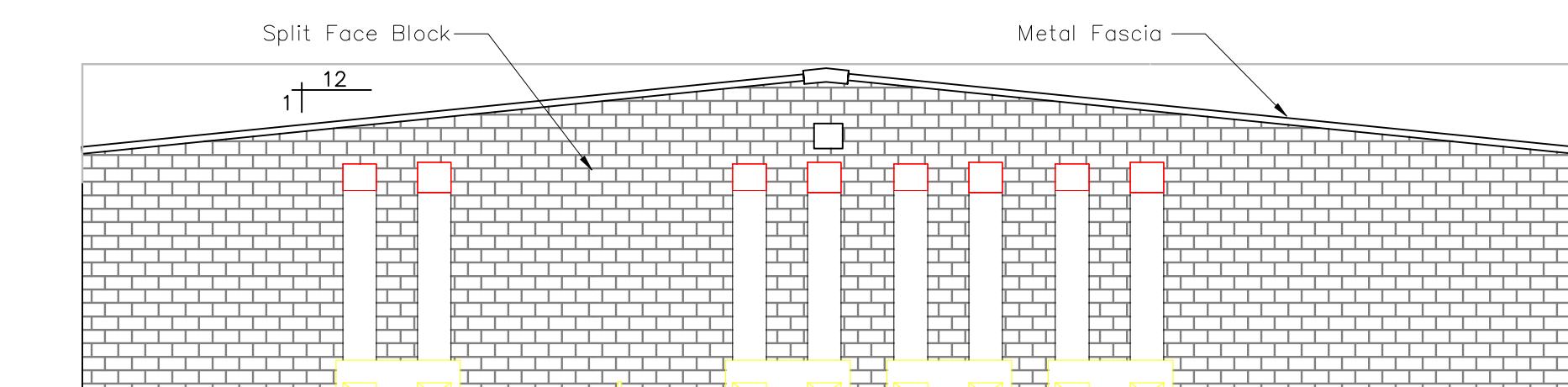
Left Side Elevation

Scale $\frac{1}{8}$ " = 1' - 0"



NC Hwy 27W (Front) Elevation

Scale $\frac{1}{8}$ " = 1' - 0"



Rear Elevation

Scale $\frac{1}{8}$ " = 1' - 0"



GRAPHIC SCALE

A New Dollar General Store

4498 W NC Hwy 27 Rd., Lincolnton, NC 28092

Patton Development Company