



## 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 Rudisill  
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  
81550 (portion) 1573 292  
Parcel # (5 digits) 13342 Deed Book(s) 1721 Page(s) 854

### PART III

Existing Zoning District Howards Creek R-S Proposed Zoning District Howards Creek CZB-G  
Howards Creek R-S

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

Block building - church meeting place  
1968 Single wide - Not of 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

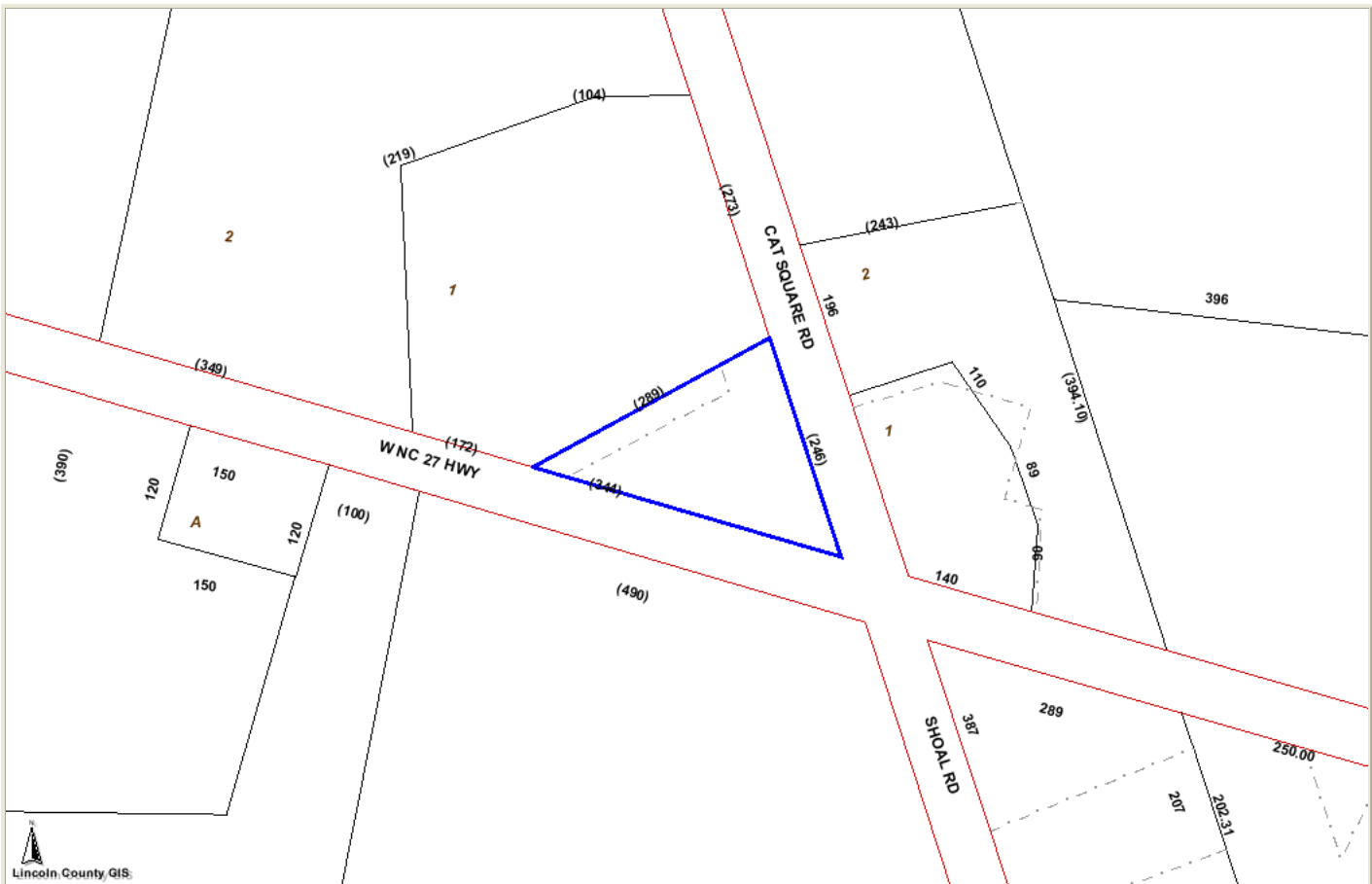
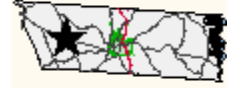
Date



# 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**



Lincoln County, GIS

### PHOTOS



13392



M3905

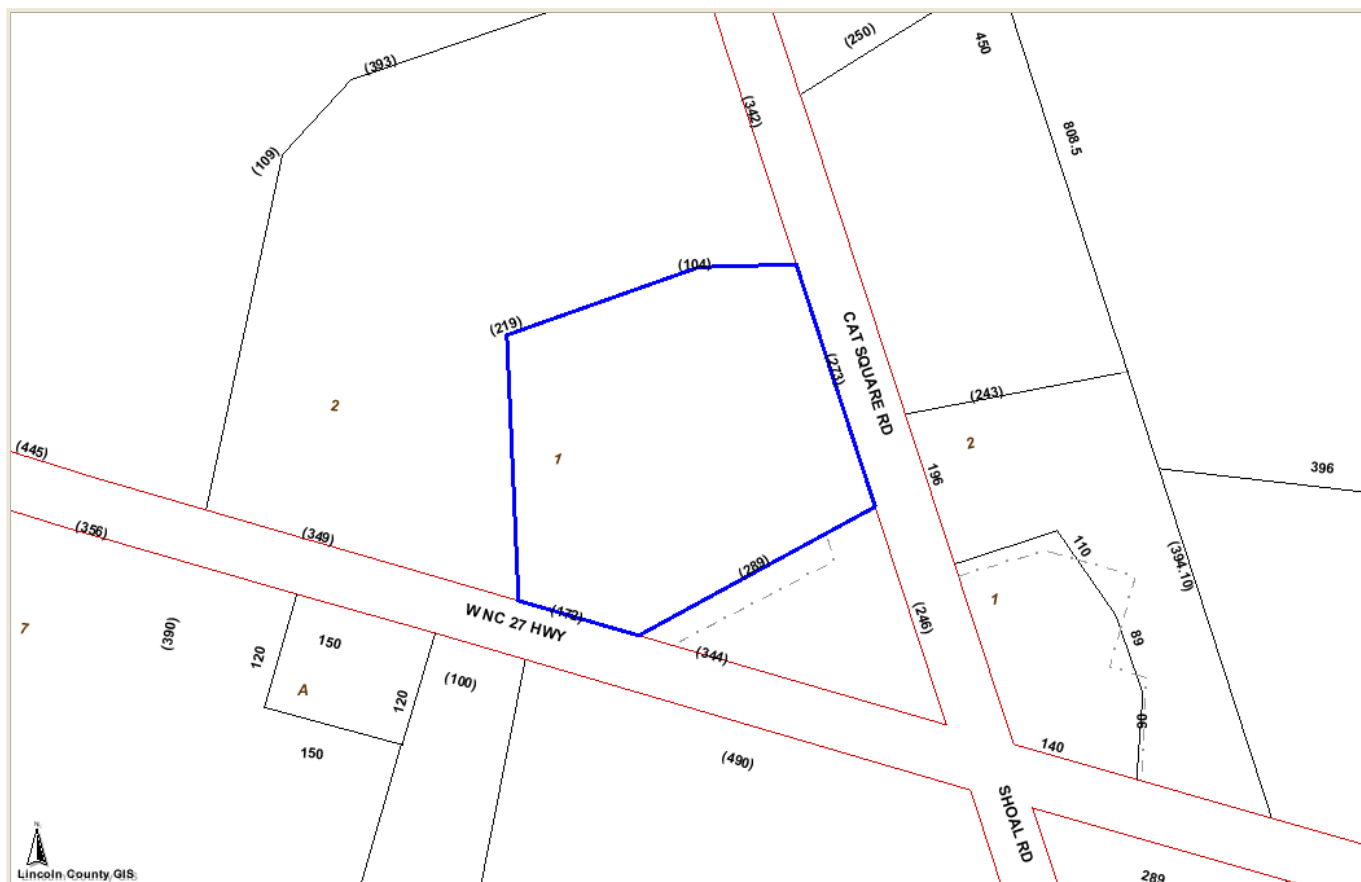
### PARCEL INFORMATION FOR 2684-80-8968

<b>Parcel ID</b>	<b>13392</b>	<b>Owner</b>	PIEDMONT COMPANIES INC		
<b>Map</b>	<b>2684-00</b>	<b>Mailing</b>	PO BOX 1732		
<b>Account</b>	0136745	<b>Address</b>	LINCOLNTON NC 28093-1732		
<b>Deed</b>	1721-854	<b>Recorded</b>	7/25/2005	<b>Sale Price</b>	\$67,000
<b>Land Value</b>	\$17,119	<b>Total Value</b>	\$50,215	<b>Previous Parcel</b>	53741
----- All values are for tax year 2009. -----					
<b>Description</b>	E GILBERT/RD 1002&27			<b>Deed Acres</b>	1.23
<b>Address</b>	4498 W NC 27 HWY			<b>Tax Acres</b>	0.8
<b>Township</b>	HOWARDS CREEK			<b>Tax/Fire District</b>	HOWARDS CREEK
<b>Main Improvement</b>	CONVENTIONAL			<b>Value</b>	\$30,996
<b>Main Sq Feet</b>	864	<b>Stories</b>	1	<b>Year Built</b>	1964
<b>Parcel ID</b>	<b>M3905</b>	<b>Owner</b>	PIEDMONT COMPANIES INC		
<b>Map</b>	<b>2684-00</b>	<b>Mailing</b>	PO BOX 1732		
<b>Account</b>	0136745	<b>Address</b>	LINCOLNTON NC 28093-1732		
<b>Deed</b>	1721-854	<b>Recorded</b>	7/25/2005	<b>Sale Price</b>	\$67,000
<b>Land Value</b>	\$0	<b>Total Value</b>	\$2,541	<b>Previous Parcel</b>	
----- All values are for tax year 2009. -----					
<b>Description</b>	1968 12 X 40			<b>Deed Acres</b>	0
<b>Address</b>	125 CAT SQUARE RD			<b>Tax Acres</b>	0
<b>Township</b>	HOWARDS CREEK			<b>Tax/Fire District</b>	HOWARDS CREEK
<b>Main Improvement</b>	MANUFACTURED HOME			<b>Value</b>	\$2,541
<b>Main Sq Feet</b>	480	<b>Stories</b>	1	<b>Year Built</b>	1968
<b>Zoning</b>	Calculated Acres			<b>Voting Precinct</b>	Calculated Acres
<b>District</b>	R-S			DANIELS-VALE (DV08)	0.32
<b>Watershed Class</b>	Not in a watershed			HEAVNERS (HV07)	0.48
WS-IIP	0.22			<b>Sewer District</b>	
	0.58			Not in the sewer district	0.8
<b>2000 Census County</b>	37109			<b>Tract</b>	<b>Block</b>
<b>Flood</b>	X			070600	1035
<b>Zone Description</b>	NO FLOOD HAZARD			<b>Panel</b>	0.8
				2684	



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### PHOTOS



M6452

### PARCEL INFORMATION FOR 2684-81-7225

<b>Parcel ID</b>	<b>81550</b>	<b>Owner</b>	RUDISILL SHEILA GILBERT		
<b>Map</b>	<b>2684-00</b>	<b>Mailing</b>	802 N FLINT ST		
<b>Account</b>	29084	<b>Address</b>	LINCOLNTON NC 28092-0000		
<b>Deed</b>	1573-292	<b>Recorded</b>	3/26/2004	<b>Sale Price</b>	0
<b>Land Value</b>	\$30,606	<b>Total Value</b>	\$30,606	<b>Previous Parcel</b>	13391
----- All values are for tax year 2009. -----					
<b>Subdivision</b>	Lot 1 RICHARD E GILBERT ET AL FAMILY	<b>Plat</b>		<b>Deed Acres</b>	12-170
<b>Description</b>	#1 GILBERT FAMILY SUB	<b>Deed Acres</b>		<b>Tax Acres</b>	3.02
<b>Address</b>	CAT SQUARE RD	<b>Tax/Fire District</b>	HOWARDS CREEK		
<b>Township</b>	HOWARDS CREEK				
<b>Main Improvement</b>	MH SPACE	<b>Value</b>	Not Determined		
<b>Main Sq Feet</b>	1	<b>Stories</b>	0	<b>Year Built</b>	1994
----- All values are for tax year 2009. -----					
<b>Parcel ID</b>	<b>M6452</b>	<b>Owner</b>	RUDISILL SHEILA GILBERT		
<b>Map</b>	<b>2684-00</b>	<b>Mailing</b>	802 N FLINT ST		
<b>Account</b>	29084	<b>Address</b>	LINCOLNTON NC 28092-0000		
<b>Deed</b>	1573-292	<b>Recorded</b>	3/26/2004	<b>Sale Price</b>	0
<b>Value</b>	Property Values Not Yet Determined	<b>Previous Parcel</b>			
----- All values are for tax year 2009. -----					
<b>Subdivision</b>	Lot 1 RICHARD E GILBERT ET AL FAMILY	<b>Plat</b>		<b>Deed Acres</b>	12-170
<b>Description</b>	1992 14 X 76	<b>Deed Acres</b>		<b>Tax Acres</b>	0
<b>Address</b>	161 CAT SQUARE RD	<b>Tax/Fire District</b>	HOWARDS CREEK		
<b>Township</b>	HOWARDS CREEK				
<b>Main Improvement</b>	MANUFACTURED HOME	<b>Value</b>	Not Determined		
<b>Main Sq Feet</b>	1064	<b>Stories</b>	1	<b>Year Built</b>	1992
<b>Zone</b>		<b>Total Value</b>	\$0		
<b>Zoning</b>	<b>Calculated</b>	<b>Voting Precinct</b>		<b>Calculated Acres</b>	
<b>District</b>	<b>Acres</b>	DANIELS-VALE (DV08)			2.32
R-S	2.66	HEAVNERS (HV07)			0.34
<b>Watershed Class</b>		<b>Sewer District</b>			
Not in a watershed	0.72	Not in the sewer district			2.66
WS-IIP	1.94				
<b>2000 Census County</b>		<b>Tract</b>		<b>Block</b>	
37109		070600		1035	2.66
<b>Flood</b>	<b>Zone Description</b>			<b>Panel</b>	
X	NO FLOOD HAZARD			2684	2.66



## COUNTY OF LINCOLN, NORTH CAROLINA

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PLANNING AND INSPECTIONS DEPARTMENT

704-736-8440 OFFICE

704-732-9010 FAX

### 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

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### **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.

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## **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.

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## **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

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## **HYDROLOGIC CONDITIONS**

**Flood panel number:** 2684

**Zone:** X (no flood hazard)



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## **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.

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## **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

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## **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

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## **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.

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## **BUFFERS**

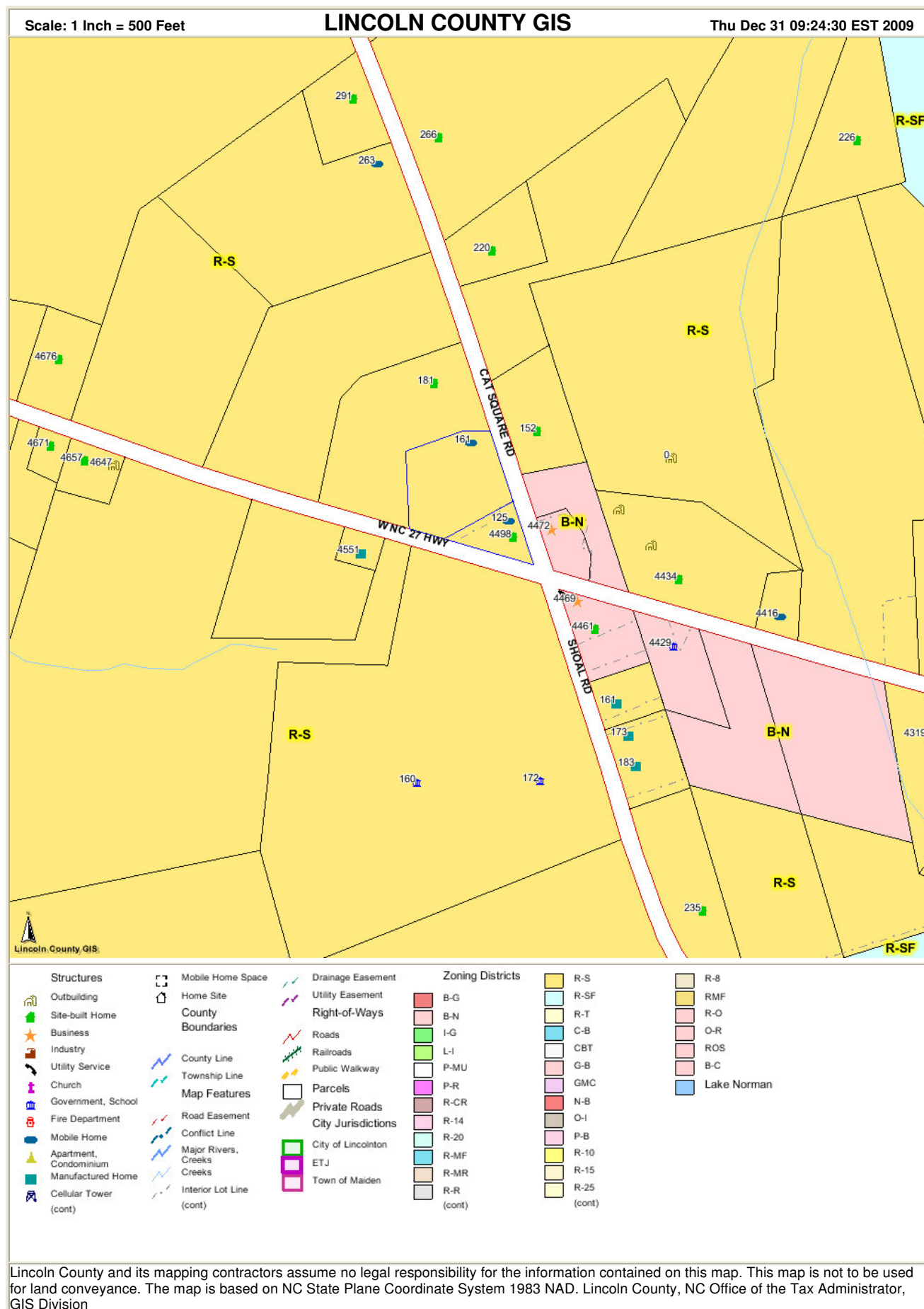
**Unified Development Ordinance requirements:** Class C buffer abutting residential district and Class A road buffer along Hwy. 27 and Cat Square Road

**Has a landscape plan been submitted:** yes

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## **Staff's recommendation and comments:**

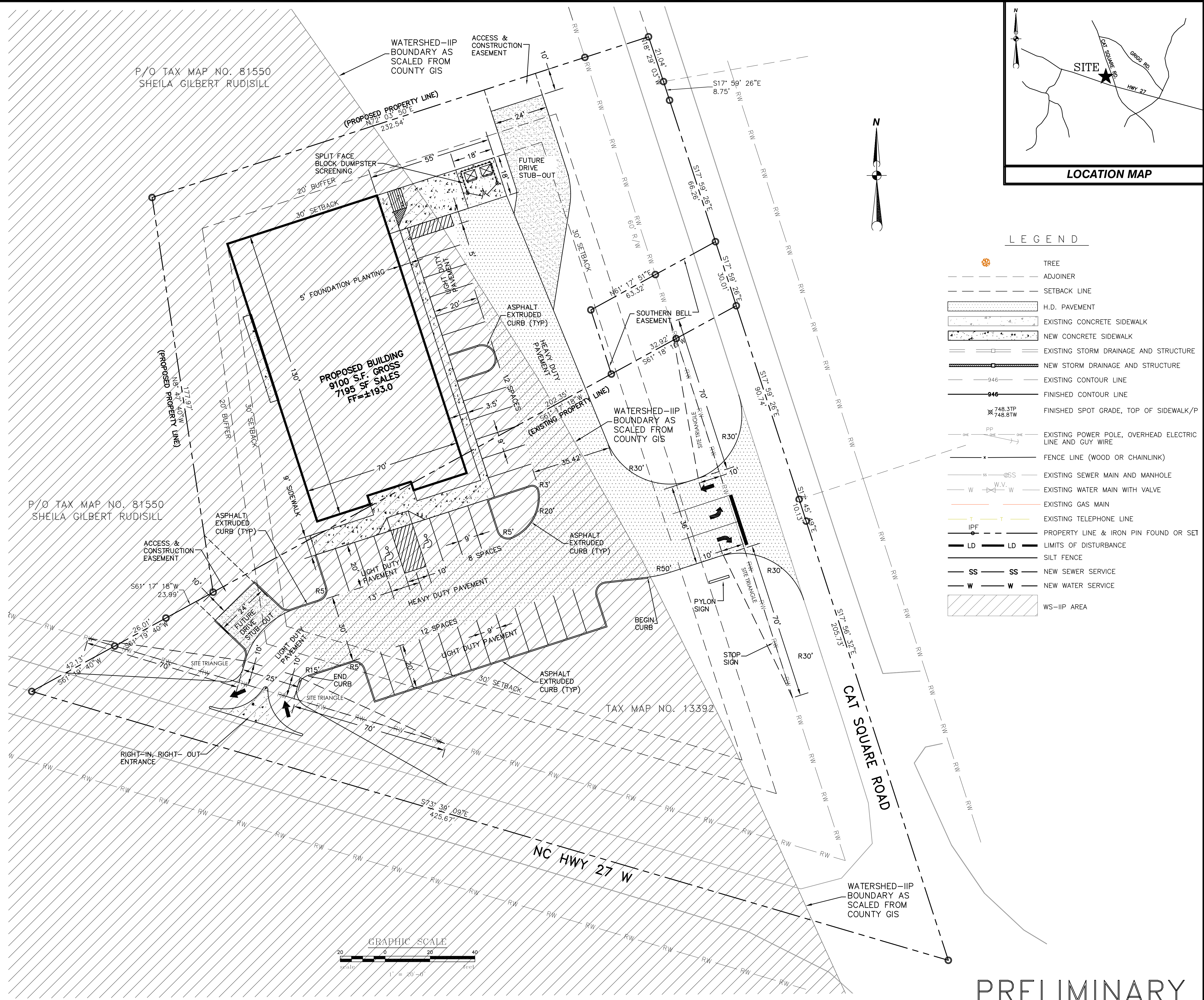
Staff recommends approval of the rezoning request. The rezoning is consistent with the Land Use Plan. This is a key intersection along a major highway, suitable for a store of this size. The proposed store would reduce the distance that area residents currently have to travel to purchase household items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





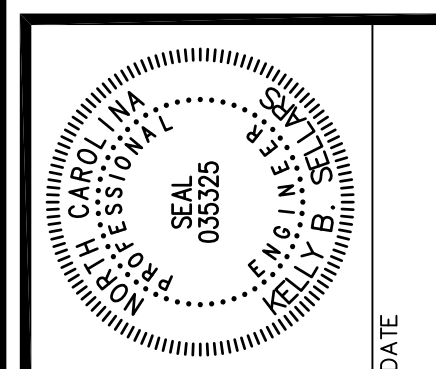
**CALL BEFORE YOU DIG!**  
**1-800-632-4949**  
NORTH CAROLINA ONE-CALL CENTER

PARKING SUMMARY :	
REGULAR SPACES	30
HANDICAP SPACES	2
TOTAL	<u>32</u>



# PRELIMINARY

**ENGINEER:**  
**KELLY B. SELLARS**  
571 WINDRIDGE CIRCLE  
INMAN, SOUTH CAROLINA 29349  
(864) 699-9512 PHONE  
(864) 699-9523 FAX  
EMAIL KBSELLARS@CHARTER.NET

[illegible]

PROJECT TITLE: CAT SQUARE ROAD  
DOLLAR GENERAL  
LINCOLN COUNTY

SHEET TITLE: SITE PLAN

SHEET NO.	OF
PROJECT NO. 09-282	



THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF K. B. SELLARS. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO

MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.

PLANT MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR CONTAINER GROWN, ALL PLANT MATERIAL MUST ADHERE TO ANSI Z601-2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT BALLS AND CONTAINER SIZES.

CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.

PLANT MATERIALS SHALL BE PROTECTED FROM DAMAGE BY WEATHER, INCLUDING BUT NOT LIMITED TO, STORMS AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE QUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS OR LARVAE; AND WITHOUT DEFECTS, SUCH AS UNWELLED-GROWN ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.

SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNDER AGREEMENT IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH APPROVAL OF THE ARCHITECT. THE REPLACEMENT PLANT SHALL BE OF EQUAL OR BETTER QUALITY THAN THE SPECIFIED PLANT.

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 FLARE OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE, PULP MULCH BACK 6 IN. FROM ROOT FLARE.

TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASSIONS, SUNSCALD, OR OTHER DEFECTS, SUCH AS UNWELLED-GROWN ROOT SYSTEMS, OR CRACKS IN DIAPHRAGM THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.

TREE PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING MUST BE FOLLOWED. DETAILS ARE PROVIDED ON SHEET 1.

PLANTING METHODS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS. PLANTING SHALL BE ACCORDING TO THE METHOD SET FORTH FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.

ALL PLANT BEDS TO RECEIVE 4" DEEP HARDWOOD MULCH.

CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS THROUGHOUT DURING THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.

IN THE PLANT SCHEDULE, PLANTS NOTED AS "LANDSCAPE" SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOGRAPHS OF THE PLANTING SITE SHALL BE SUBMITTED AS THE SPECIFIC PLANT FOR APPROVAL.

PREFERTIGATION TREATMENTS SHALL BE APPLIED TO PLANTING AREAS PRIOR TO PLANTING AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

PLANT BED SHALL BE TESTED FOR SOIL AND AMENDED PRIOR TO INSTALLATION.

PLANTED MATERIAL SHALL CONFORM TO STANDARD SET FORTH BY "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z601-2004 PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF PROTECTION.

ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.

ALL TREES MUST BE STRAIGHT TRUNK, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.

CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL UTILITY MARKING AND SURROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL COMPLY WITH ALL RULES SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES REQUIREMENTS.

CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITTS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL RILL ALL TREE PITTS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CONTRACTOR SHALL PROVIDE COVER FOR TOP LAYER AGES FOR ALL PLANTINGS TO PROTECT THEM FROM DAMAGE BY WEATHER.

BALLED AND BURLAP MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRAPS REMOVED.

CONTRACTORS SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LISTS, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

PLANTING MATERIALS SHALL BE STORED AND HANDLED AS INSTALLED AND MULCHED. SEED AND/OR SOI BED PREPARATIONS BY MEANS OF PULVERIZATION TO LOOSEN SOIL. SMOOTH AND FINE GRADE AREA REMOVING ANY ROCKS, ROOTS, TRUNK AND CLOS OVER ENTIRE AREA. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, WEEDING, ETC.) UNTIL PLANTING MATERIAL HAS BEEN ESTABLISHED.

CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR 12 MONTHS ESTABLISHMENT PERIOD FOLLOWING DATE OF COMPLETED CONSTRUCTION.

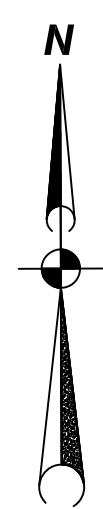
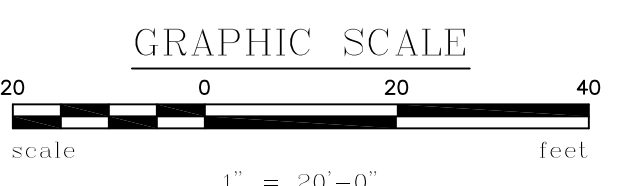


BASED ON LINCOLN COUNTY UNIFIED LAND MANAGEMNT ORDINANCE - DESIGN & DEVELOPMENT STANDARDS  
SECTION 3.4.5 DESIGN STANDARDS FOR CERTAIN NONRESIDENTIAL DEVELOPMENT

**BUFFER LANDSCAPING ADJOINING HIGHWAY 27 AND CAT SQUARE ROAD**

- ### 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



DATE \_\_\_\_\_

CAT SQUARE ROAD  
DOLLAR GENERAL  
LINCOLN COUNTY

LANDSCAPE PLAN

SHEET NO.

OF

PROJECT NO.

09-282

NORTH CAROLINA ONE-CALL CENTER

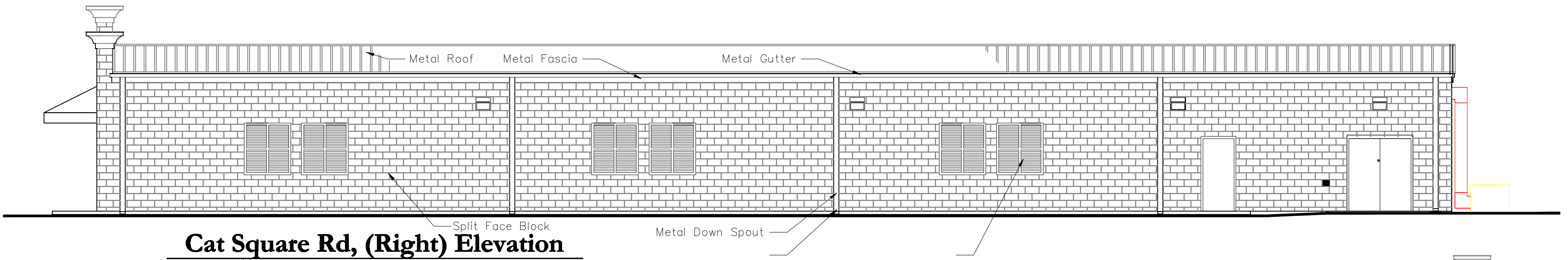
**GRASS NOTES:**

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



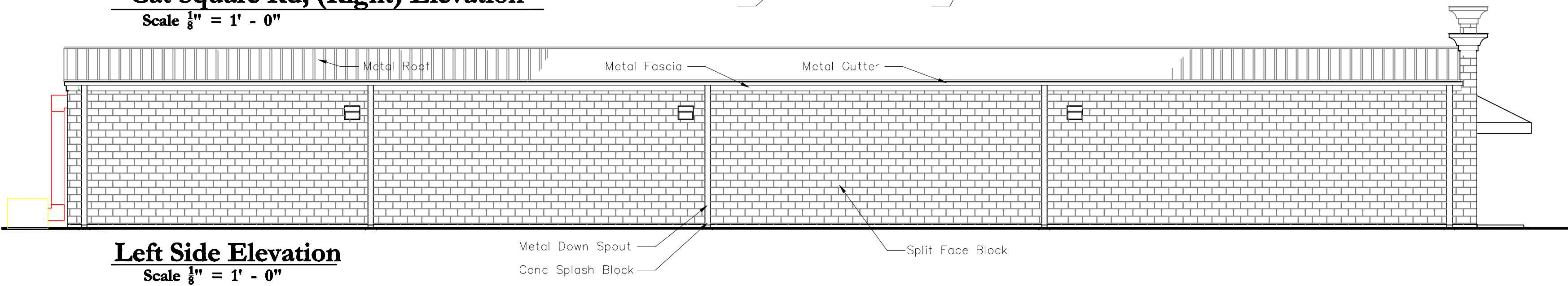
Acanthus Architects, LLC  
Architecture Planning Interiors  
364 843 2039 864 371 0429  
Liberty, South Carolina 29657

**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



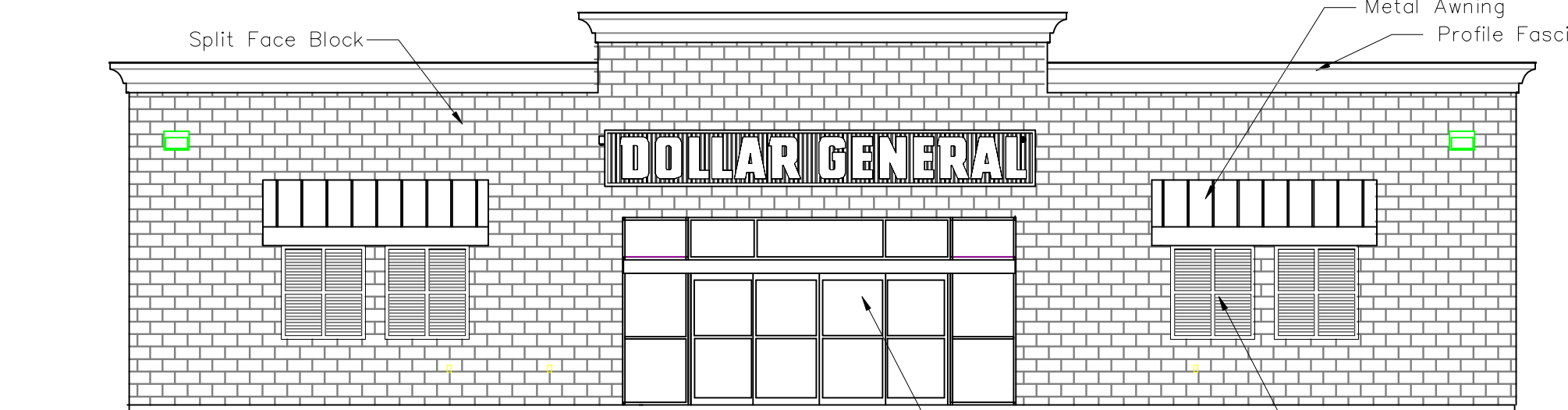
**Cat Square Rd, (Right) Elevation**

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



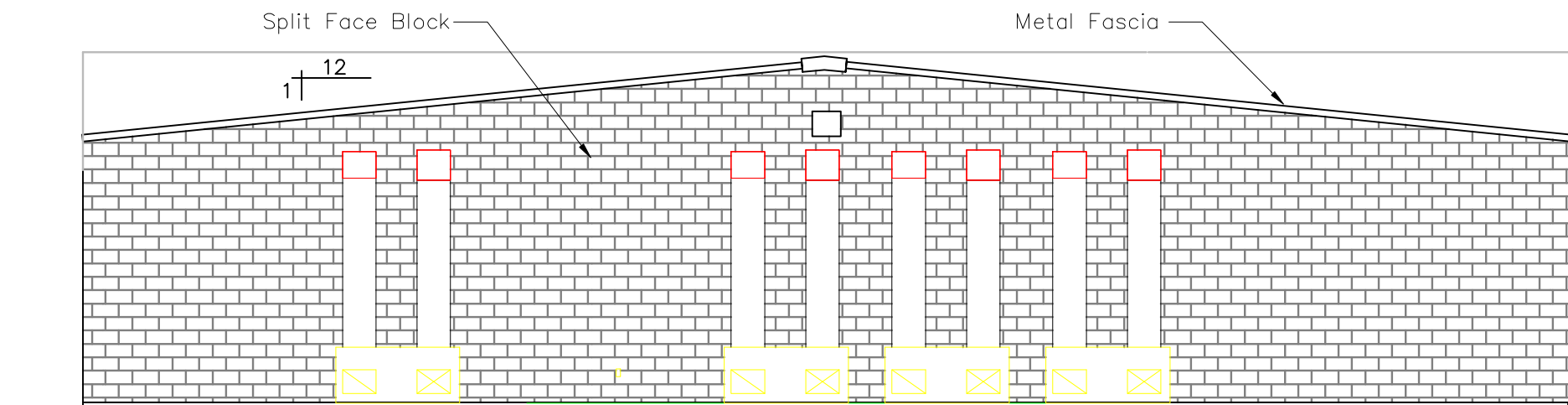
**Left Side Elevation**

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