

SITE PLAN NOTES:

- FINAL DRY UTILITY DESIGN (ELECTRIC, CATV, TELEPHONE, GAS) IS TO BE COORDINATED BETWEEN THE CONTRACTOR, OWNER'S REPRESENTATIVE, AND LOCAL UTILITY COMPANIES.
- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING ELECTRIC, TELEPHONE, AND CATV.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF LOCAL, STATE, AND FEDERAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 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. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR REMEDIAL WORK DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL HANDICAP SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS. CONTRACTOR SHALL USE MUTCD STANDARD R1-1 STOP SIGNS AND 24 INCH WHITE STOP STRIPE AT ALL INTERVAL INTERSECTIONS WITHIN PROPOSED DEVELOPMENT.
- DIMENSIONED STREET CROSS SECTIONS CAN BE FOUND ON THE C-800S SHEETS.
- ALL CURB RADII TO BE 5' UNLESS SPECIFIED OTHERWISE.

PAVEMENT MARKING & SIGNAGE NOTES:

- ALL PAVEMENT MARKINGS AND STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD.
- PAVEMENT MARKINGS SHALL COMPLY WITH NCDOT STANDARDS AND SPECIFICATIONS.
- FOR AREAS SUBJECT TO CONCENTRATED AND REPETITIVE LOADING CONDITIONS, I.E. DUMPSTER PADS AND INGRESS/EGRESS APRONS, OR IN AREAS WHERE VEHICLES WILL TURN AT LOW SPEEDS, NOVA ENGINEERING & ENVIRONMENTAL, INC. RECOMMENDS USING A PORTLAND CEMENT CONCRETE PAVEMENT WITH A THICKNESS OF AT LEAST 7 INCHES UNDERLAIN BY AT LEAST 4 INCHES OF CRUSHED STONE. FOR DUMPSTER PADS, THE CONCRETE PAVEMENT AREA SHOULD BE LARGE ENOUGH TO SUPPORT THE CONTAINER AND TIPPING ANGLE OF THE REFUSE TRUCK. SIGNS MUST USE PRISMATIC SHEETING AND MEET THE MINIMUM RETROREFLECTIVITY LEVELS SHOWN IN THE LATEST EDITION OF THE MUTCD. ALL STREET NAME SIGNS SHALL ADHERE TO MUTCD REQUIREMENTS RELATED TO COLOR, LETTER CASE AND LETTER HEIGHTS. SIGN DESIGNS SHALL BE SUBMITTED FOR OWNER APPROVAL PRIOR TO INSTALLATION.

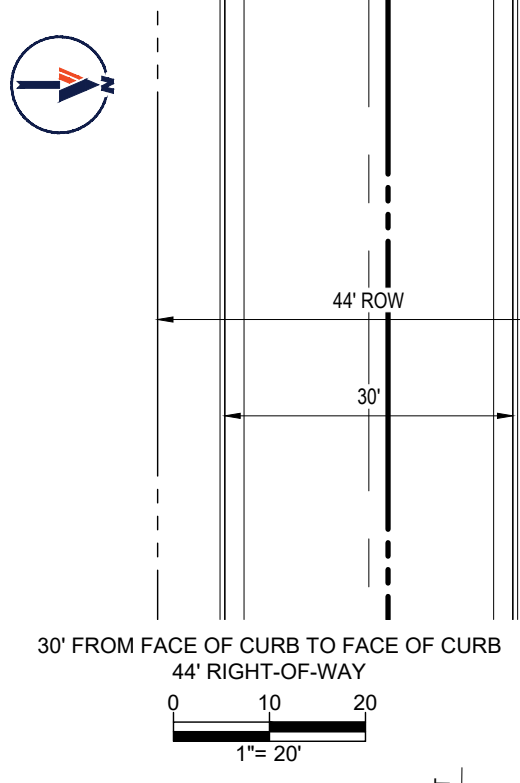
SITE DATA

ADDRESS:	430 WATERSTONE DRIVE HILLSBOROUGH, NC 27278
PIN #:	2850-11-6554
ZONING:	GENERAL BUSINESS
EXISTING LANDUSE:	VACANT
ADJACENT LANDUSE:	ADJACENT LOT LINE BUILDING OR PARKING SETBACK CURB & GUTTER
PROPOSED USE:	RETAIL-SHOPPING CENTER
FLOOD ZONE CLASSIFICATION:	NOT IN 0.01% FLOODPLAIN
FEMA MAP NUMBER:	371028500J
DEEDED ACREAGE (AC):	19.48 AC
WORK AREA (AC):	15.89 AC
INFRASTRUCTURE QUANTITIES	
AVERAGE SEWER FLOW (GPD):	xxx GPD
PROPOSED # OF DOMESTIC WATER TAPS:	2
PROPOSED # OF SEWER TAPS:	1
PROPOSED ROAD LENGTH	
ROAD A	±1619 LF
ROAD B	±458 LF
BUILT UPON AREA (BUA)	±0.08 AC
EXISTING BUA:	±1.44 AC
PROPOSED BUA:	±1.44 AC

GRAPHIC LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	PROPERTY/LEASE LINE	---
---	ADJACENT LOT LINE	---
---	BUILDING OR PARKING SETBACK	---
---	CURB & GUTTER	---
---	FLUSH CURB	---
---	PARKING COUNT	---
---	ELEC. TRANSFORMER ON CONC. PAD	---
---	PAVEMENT STRIPING - 4" SSYL	---
---	STOP SIGN	---
---	ADA ACCESSIBLE PARKING SIGN	---
---	PAINTED STOP BAR	---
---	TREE	---
---	LIGHT POLE	---

MODIFIED RIGHT-OF-WAY SECTION PER EMAIL WITH MARGARET HAUH ON 05/15/20



BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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DRAWN BY:	CCJ/MEV/L
CHECKED BY:	OAK/K/MA
DATE:	04/17/2023
CAD LID:	SITE-0

PROJECT:
SHOPPES AT WATERSTONE
FOR
SHAH TRUST
430 WATERSTONE DRIVE
HILLSBOROUGH, N.C. 27278

BOHLER
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NORTH CAROLINA PROFESSIONAL ENGINEER
PAUL M. ASCHLE
4/17/2023

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 04/17/2023