

REVISIONS			
SYMBOL	DESCRIPTION	DATE	BY
1	ADDED DUMPSTER PAD W/ENCLOSURE	05/03/07	JM
2	REVISE LOADING DOCK LOCATION	05/29/07	WM

11  
5.17 acres

ROBERT WALDEN, JR. & WIFE,  
RUTH HILL WALDEN  
ZONED INDUSTRIAL

PROPOSED CURB AND GUTTER  
UNDER SEPARATE CONTRACT

RAB INVESTMENTS  
ZONED INDUSTRIAL

PROPOSED 5' SIDEWALK  
UNDER SEPARATE CONTRACT

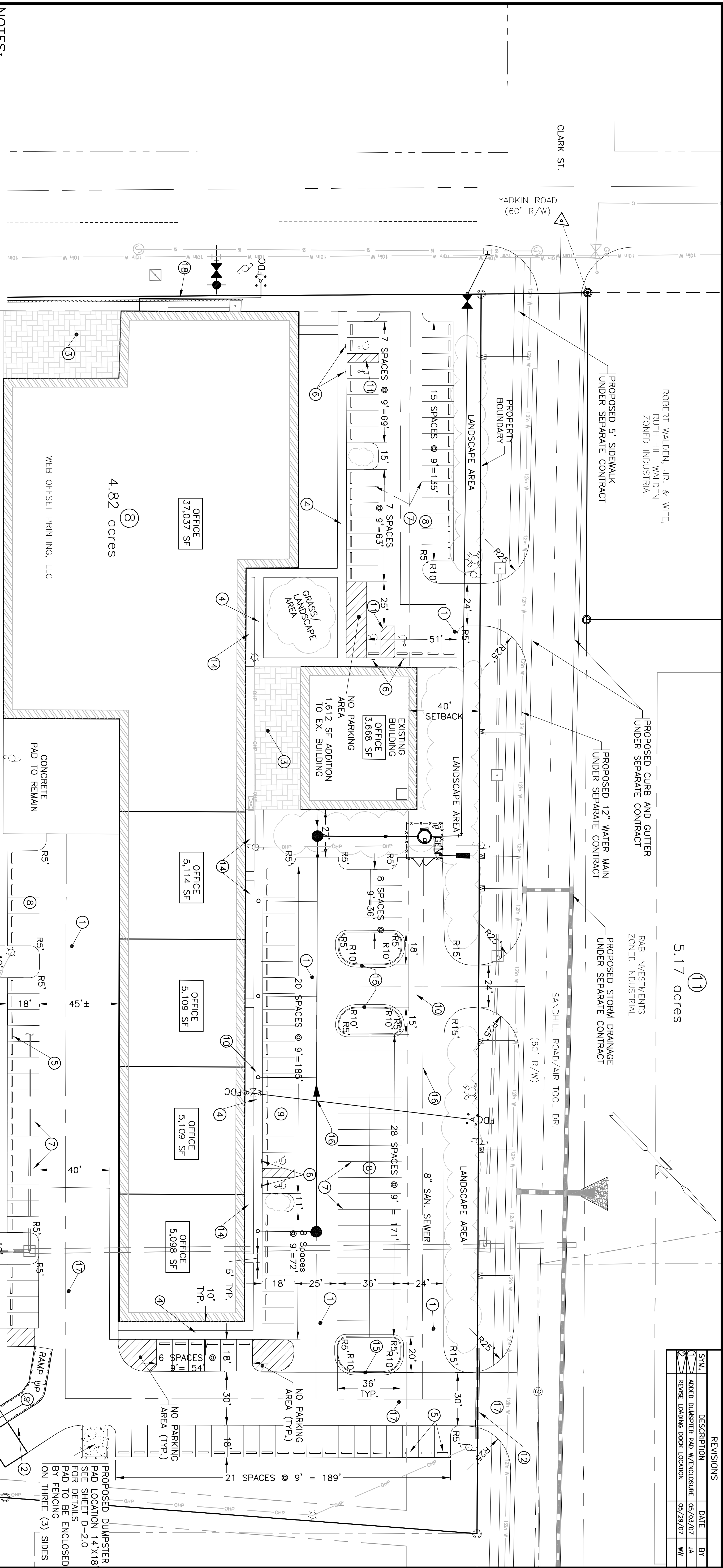
PROPOSED 12" WATER MAIN  
UNDER SEPARATE CONTRACT

PROPOSED STORM DRAINAGE  
UNDER SEPARATE CONTRACT

CLARK ST.

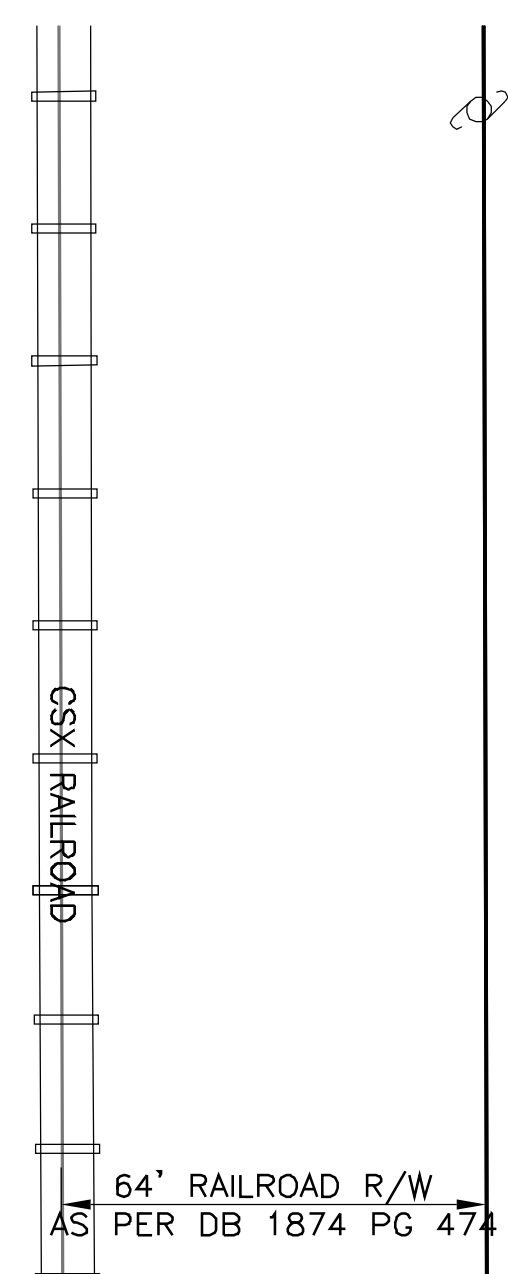
YADKIN ROAD  
(60' R/W)

SANDHILL ROAD/AIR TOOL DR.  
(60' R/W)



**NOTES:**

- HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY."
- ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE TOWN OF SOUTHERN PINES.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
- ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING.
- ALL CURB RADIi ARE FACE OF CURB AND EDGE OF PAVEMENT.
- UTILITY REMOVAL AND RELOCATION TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR INSTALLATION OF ALL USC APPROVED BACKFLOW PREVENTER INSIDE PROPOSED BUILDINGS.
- TREES TO BE PLANTED AFTER REMOVAL OF EXISTING ASPHALT AND REPLACEMENT/AMENDING OF SOIL AS REQUIRED. SEE LANDSCAPE PLAN.



**BUILDINGS**

TOTAL EXISTING BUILDINGS	61,135 SF
PROPOSED BUILDING ADDITION	1,612 SF
PROPOSED STORAGE AREA	300 SF
<b>TOTAL BUILDING SF</b>	<b>63,052 SF</b>

**IMPERVIOUS AREA**

TOTAL ACREAGE	4.82 ACRES
EXISTING IMPERVIOUS	4.61 ACRES
EXISTING PERVIOUS	0.21 ACRES
IMPERVIOUS AREA REMOVED	0.92 ACRES
PROPOSED IMPERVIOUS TOTAL	3.54 ACRES
EXISTING PERCENTAGE IMPERVIOUS	95.64%
PROPOSED PERCENTAGE IMPERVIOUS	73.44%

**PARKING**

PARKING SPACES REQUIRED (63,052 SF / 400)	158
PARKING SPACES PROVIDED	161
HANDICAPPED SPACES PROVIDED	6
<b>TOTAL SPACES PROVIDED</b>	<b>167</b>

BEFORE YOU DIG  
CALL 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!

- KEY NOTES:**
- CONSTRUCT LIGHT DUTY ASPHALT PAVEMENT. SEE SHEET D-2.0 FOR DETAILS
  - CONSTRUCT P.C.C. LOADING PAD. COORDINATE WITH OWNER FOR THICKNESS AND REQUIRED STRENGTH (P.S.I.)
  - OPEN AIR PATIO/COURTYARD
  - CONSTRUCT 5' P.C.C. SIDEWALK
  - CONCRETE WHEELSTOP
  - SUPPLY AND INSTALL HANDICAP SIGN W/ POST
  - WHITE PAINTED PARKING STRIPING 4" WIDE
  - 90" STANDARD PARKING LAYOUT - 9'X18'
  - LOADING DOCK WITH RAMP ACCESS
  - CONSTRUCT RETAINING WALL
  - 6" PVC SANITARY SEWER SERVICE LATERALS WITH BRASS CLEANOUT COVER
  - HANDICAP PAVEMENT STRIPING. SEE SHEET D-2.1 FOR DETAILS
  - PROPOSED 24" RCP STORM CULVERT
  - BEEHIVE GRATE INLET & 15" RCP STORM DRAIN TO EXISTING DROP INLET.
  - 5' PLANTING STRIP
  - 24" SPILL CURB & GUTTER ISLAND
  - 8" SANITARY GRAVITY SEWER SEE PLAN AND PROFILE C-04
  - CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT SEE SHEET D-2.0 FOR DETAILS
  - CONSTRUCT RETAINING WALL

LOT #8  
SOUTHERN PINES CORP.  
PARK

SOUTHERN PINES, NORTH CAROLINA

OVERALL LAYOUT PLAN

DATE: JAN. 2007  
DRAWN: JLF  
CHECKED: JEH  
SCALE: 1"=30'  
SHEET NO. C-02  
OF 16

**Hoobs, Upchurch & Associates, P.A.**  
Consulting Engineers, Surveyors & Land Planners  
Southern Pines, North Carolina 28387  
300 S.W. Broad Street, Southern Pines, North Carolina 28387  
Phone: (910) 692-5616 - Fax: (910) 692-7342

NORTH CAROLINA PROFESSIONAL ENGINEER  
SEAL 8983  
FREDRICK M. HOBS