

PRELIMINARY CONCEPT PLANS

GOLDEN LEAF FOUNDATION

SHELL BUILDING PROGRAM

STREET ADDRESS | CITY, STATE ZIP | COUNTY
MONTH XX, XXXX

PROJECT DATA

OWNER: North State EDC, LLC
789 Main Street
Old North, NC 12345

PARCEL ID: 1234-56-0078

PARCEL ADDRESS: 1234 East Development Blvd
Old North, NC 12345

AREA/ACREAGE: 26.2 Acres

PLANNING JURISDICTION: Town of Old North

ZONING: Heavy Industrial

SETBACKS:

FRONT: 50'

SIDE: 10'

REAR: 30'

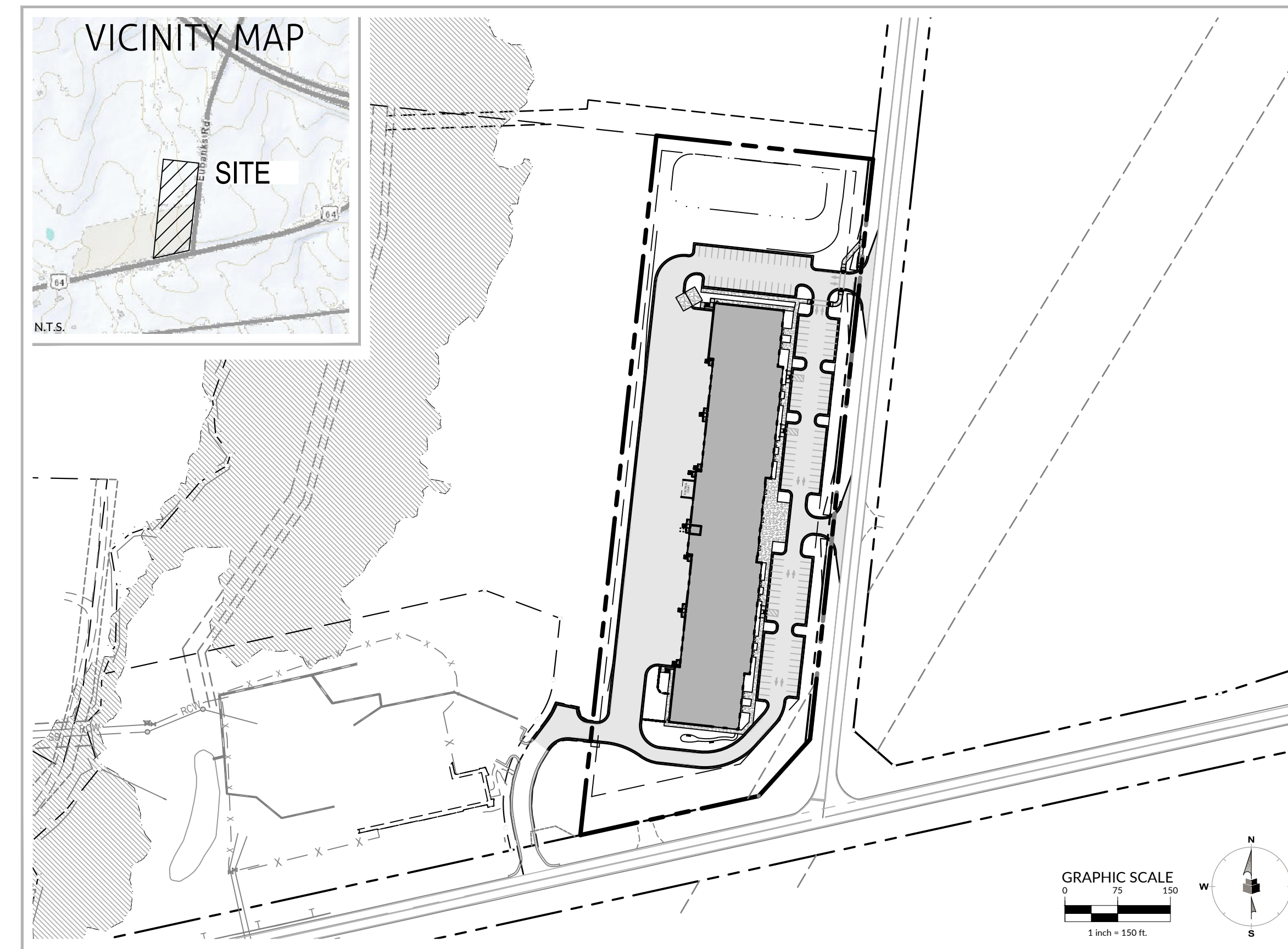
BUILDING DATA:

SQ FT: 30,001 sqft

HEIGHT: 32' interior clear

CONSTRUCTION TYPE: Pre-Engineered Metal w/ Standing Seam Metal Roof

PROPOSED # OF PARKING SPACES: 15 passenger / 5 truck



INDEX OF SHEETS

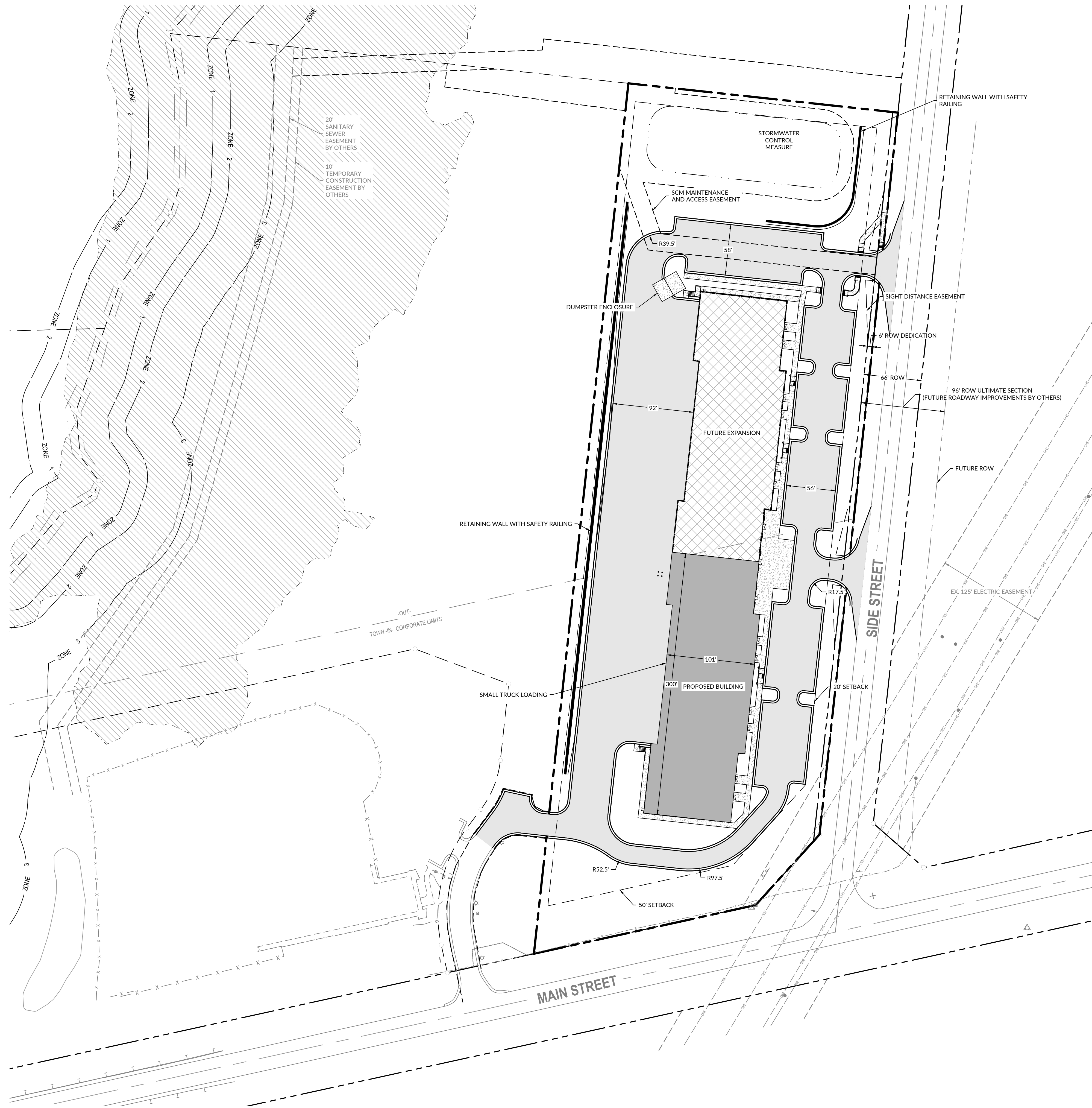
Sheet Number	Sheet Title
C0	COVER
C1	OVERALL EXISTING CONDITIONS
C2	OVERALL SITE PLAN
C3	OVERALL GRADING & DRAINAGE PLAN
C4	OVERALL UTILITY PLAN
C5	SITE DETAILS

PREPARED BY:

XYZ ENGINEERING
456 MAIN STREET
OLD NORTH, NC 12345

DEVELOPER:

BEST COUNTY, NC
123 MAIN STREET
OLD NORTH, NC 12345

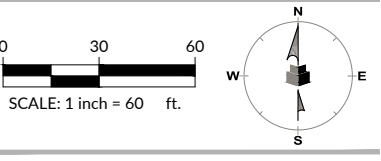


SYMBOL LEGEND:	
PAVEMENT -	[Hatched pattern]
CONCRETE -	[Dotted pattern]
BUILDING -	[Solid grey fill]

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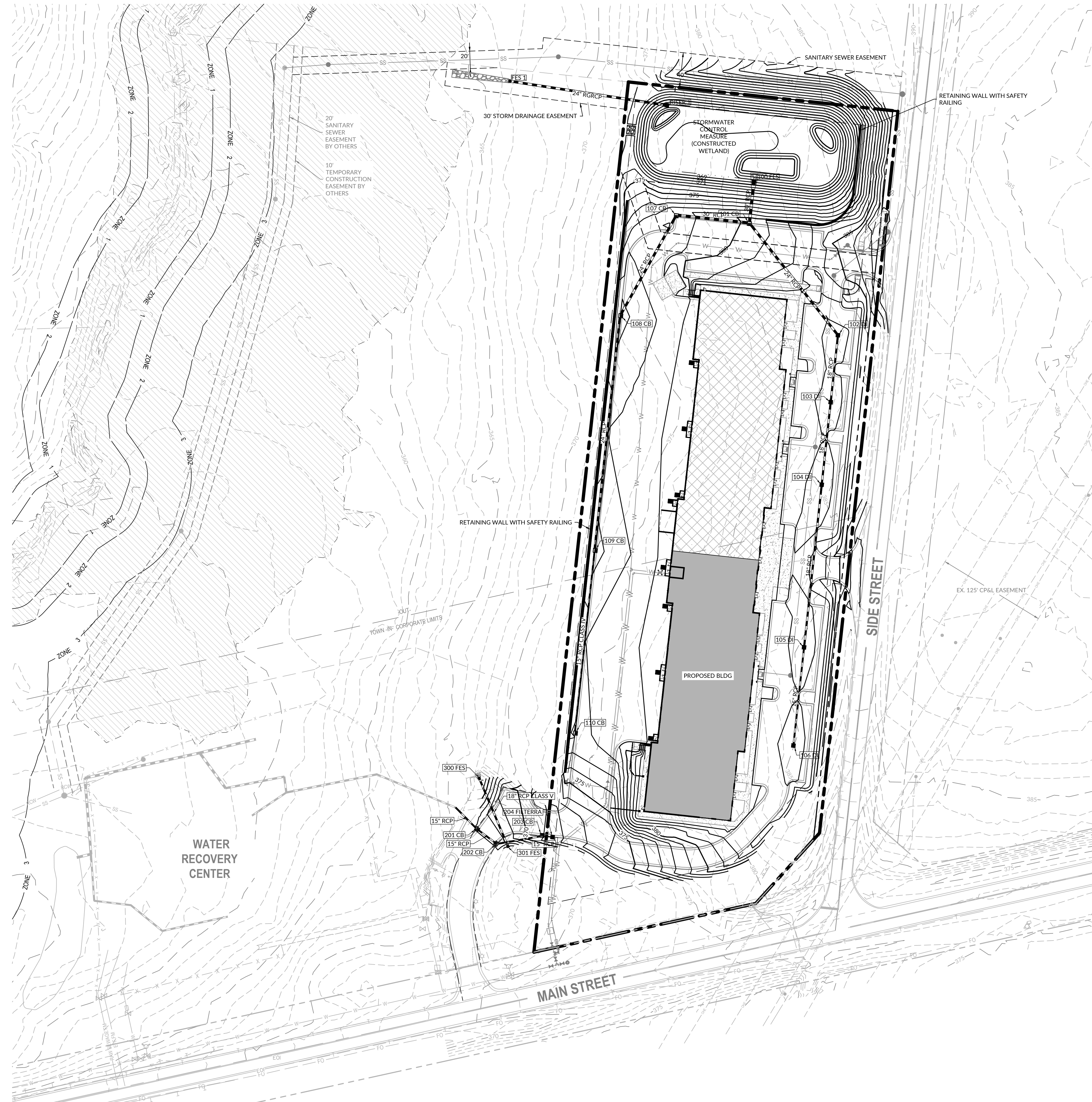
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 23-XXXX XX/XX/XXXX

OVERALL SITE PLAN



GRADING & DRAINAGE NOTES:

- EXISTING CONTOUR DATA TAKEN FROM NC ONE MAP PROCESSED AT 1' INTERVALS
- WETLAND DATA FROM FIELD RECONNAISSANCE AND CAPTURED WITH HANDHELD GPS UNIT

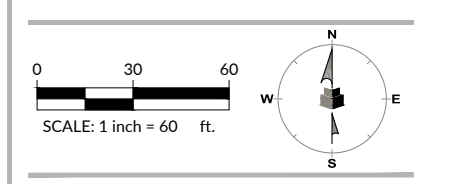
LEGEND

CB - CATCH BASIN
 DI - DROP INLET
 FES - FLARED END SECTION
 RCP - REINFORCED CONCRETE PIPE

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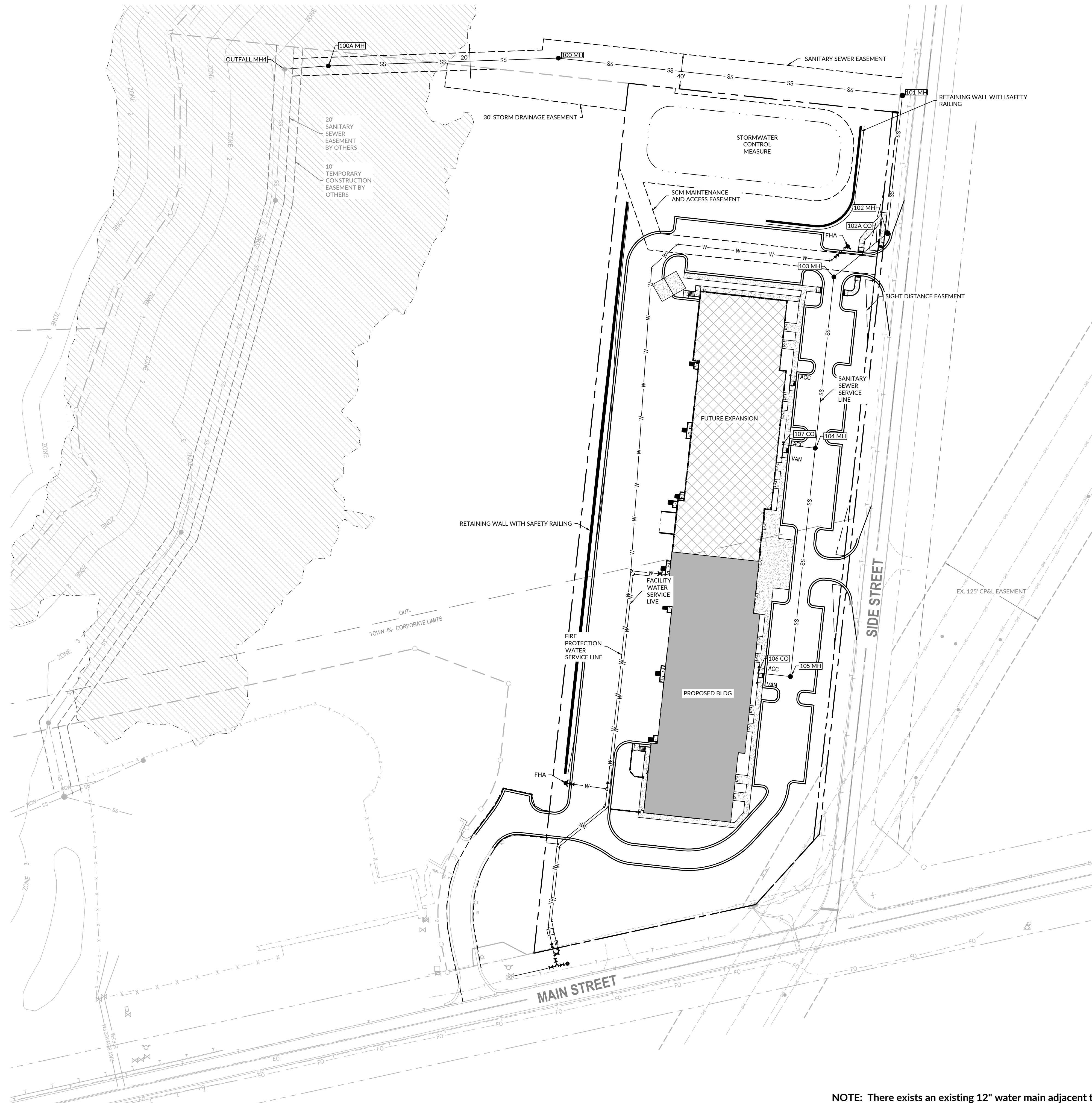
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**OVERALL GRADING
 & DRAINAGE PLAN**

C3



UTILITY NOTES:

1.

MANHOLE LEGEND

CONCRETE SIDEWALK

WETLANDS

LINE TYPE LEGEND (UNLESS OTHERWISE NOTED)

ADJOINER

BOUNDARY

EASEMENT

RIGHT OF WAY

RAILROAD

POND EDGE

SEWER LINE

OVERHEAD POWER LINE

TREE LINE

WETLANDS

STORM DRAINAGE

UTILITY LINE

FIBEROPTIC

RIGHT OF WAY

PHONE LINE

WATER LINE

FENCE

LEGEND (UNLESS OTHERWISE NOTED)

ASP - ASPHALT

C&G - CURB AND GUTTER

CONC - CONCRETE

CB - CATCH BASIN

CM - CORRUGATED METAL PIPE

CCP - CORRUGATED PLASTIC PIPE

DI - DUCT IRON PIPE

DIP - DUCTILE IRON PIPE

EOP - EDGE OF PAVEMENT

FIR - SPLIT RAIL FENCE

FCL - CHAIN LINK FENCE

PWD - WOOD FENCE

GW - GUY WIRE

IPF - IRON PIPE FOUND

IRF - IRON ROD FOUND

UP - UTILITY POLE

RF - REBAR FOUND

BCP - REINFORCED CONCRETE PIPE

SMH - SEWER MANHOLE

TLP - TELEPHONE PEDESTAL

TBR - TO BE REMOVED

WMH - WATER MANHOLE

WATER VALVE

UTILITY POLE

SIGN

SANITARY SEWER MANHOLE

TEMPORARY BENCH MARK

FLARED END SECTION

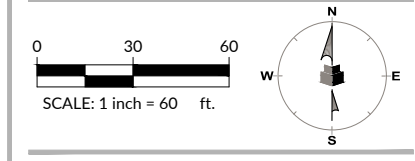
FIRE HYDRANT

TELEPHONE/FIBER OPTIC PEDESTAL

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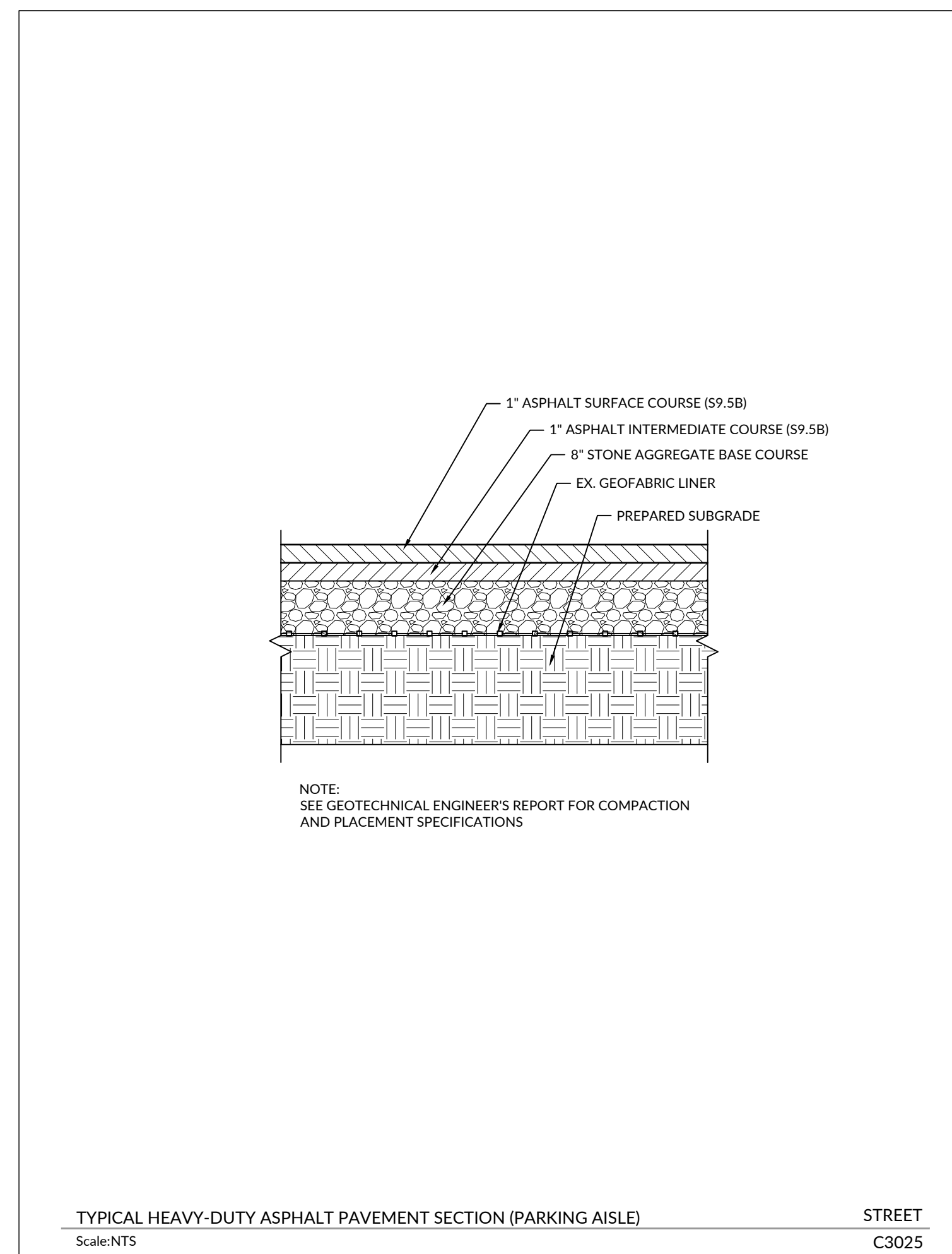
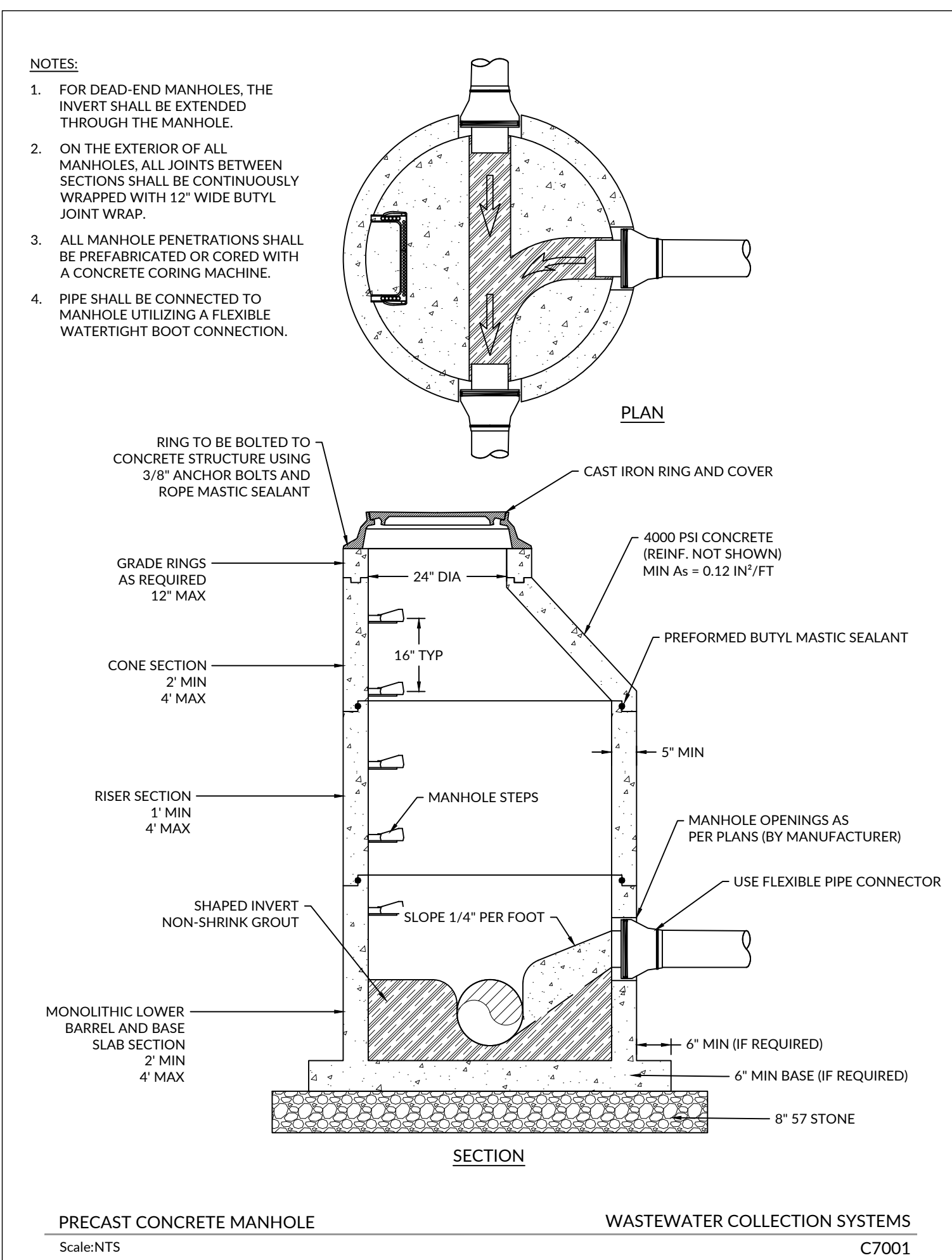
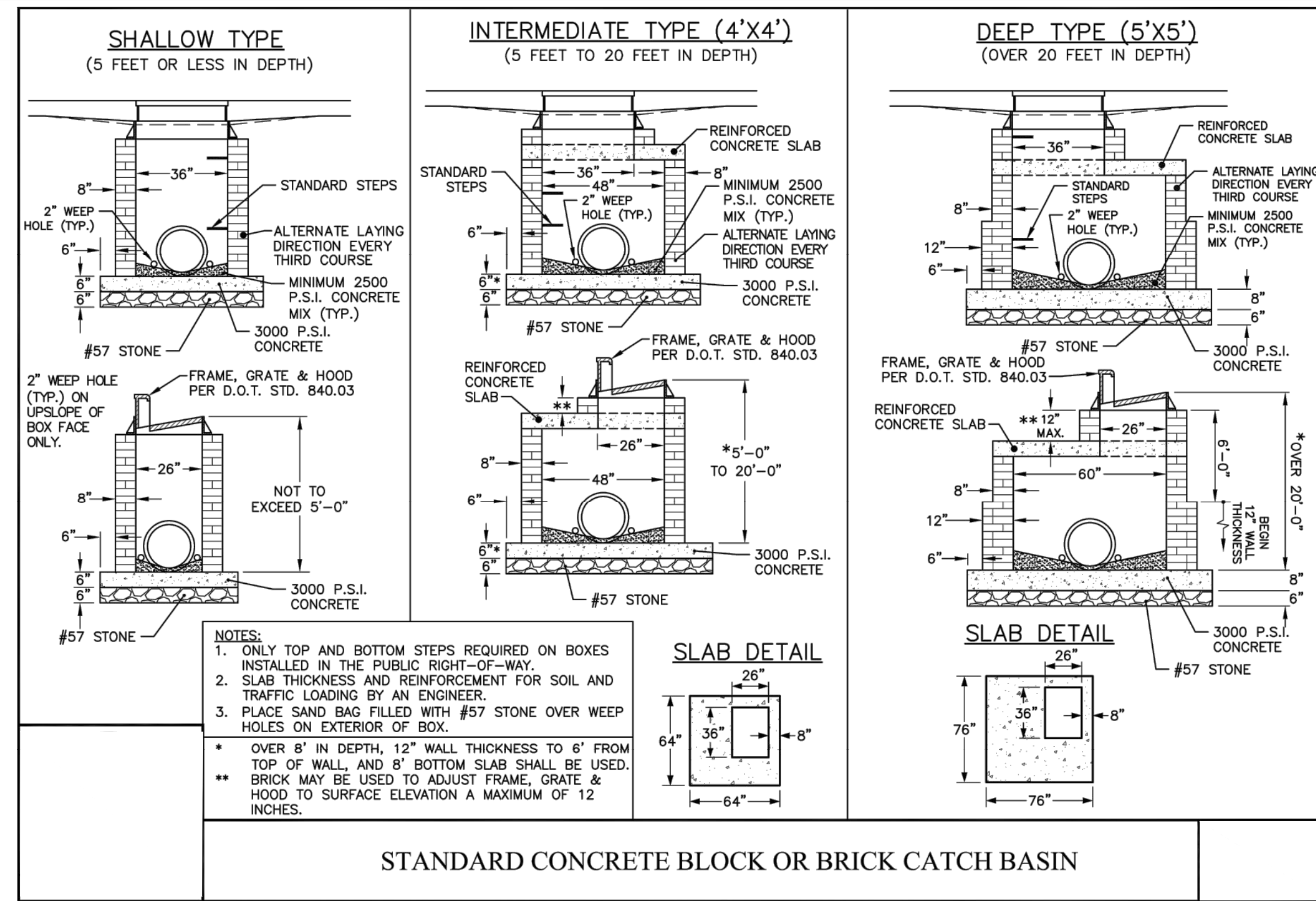
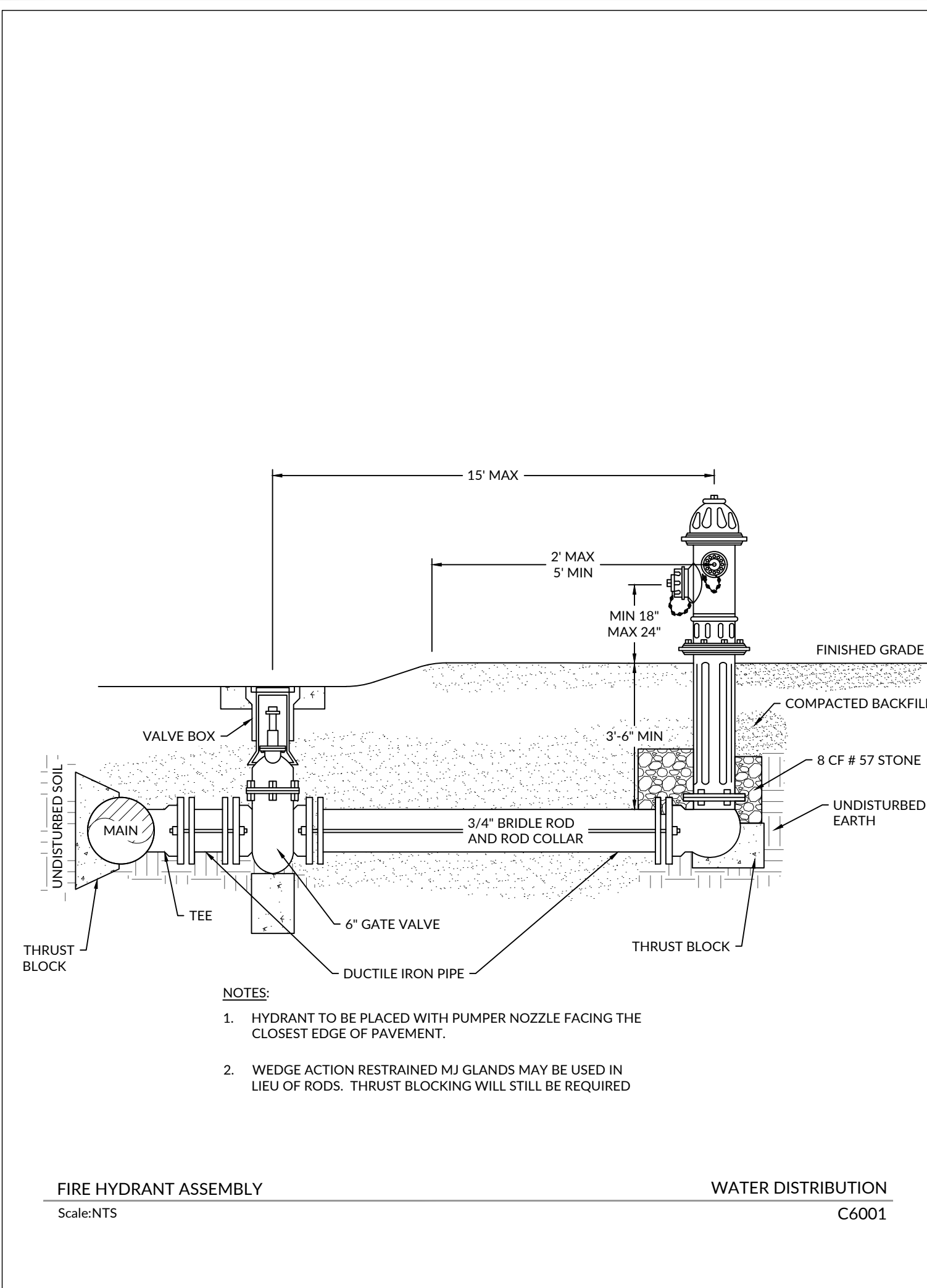
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NOTE: There exists an existing 12" water main adjacent to the site along Main Street. Sewer will mains will need to be extended approximately 500' offsite and into the water recovery center property to the west. Fiber Optic internet is located across Main Street in the NCDOT right-of-way. Overhead power is located adjacent to the site and runs parallel to an existing transmission main

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**OVERALL UTILITY
 PLAN**



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SITE DETAILS

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