SITE NOTES:

1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

4) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.

5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

6) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.

7) CITY OF LENOIR ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

8) CONTRACTOR SHALL COORDINATE WITH THE CITY OF LENOIR, THE CITY OF LENOIR WATER AND SEWER DEPARTMENT, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

9) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS. (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

10) REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

11) ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

12) CONTRACTOR SHALL REFER TO ARCHITECTS PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.

13) THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.

14) CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

15) IN HEAVY DUTY PAVEMENT AREAS G.A.B. SHALL EXTEND UNDER THE GUTTER TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.

SITE DATA

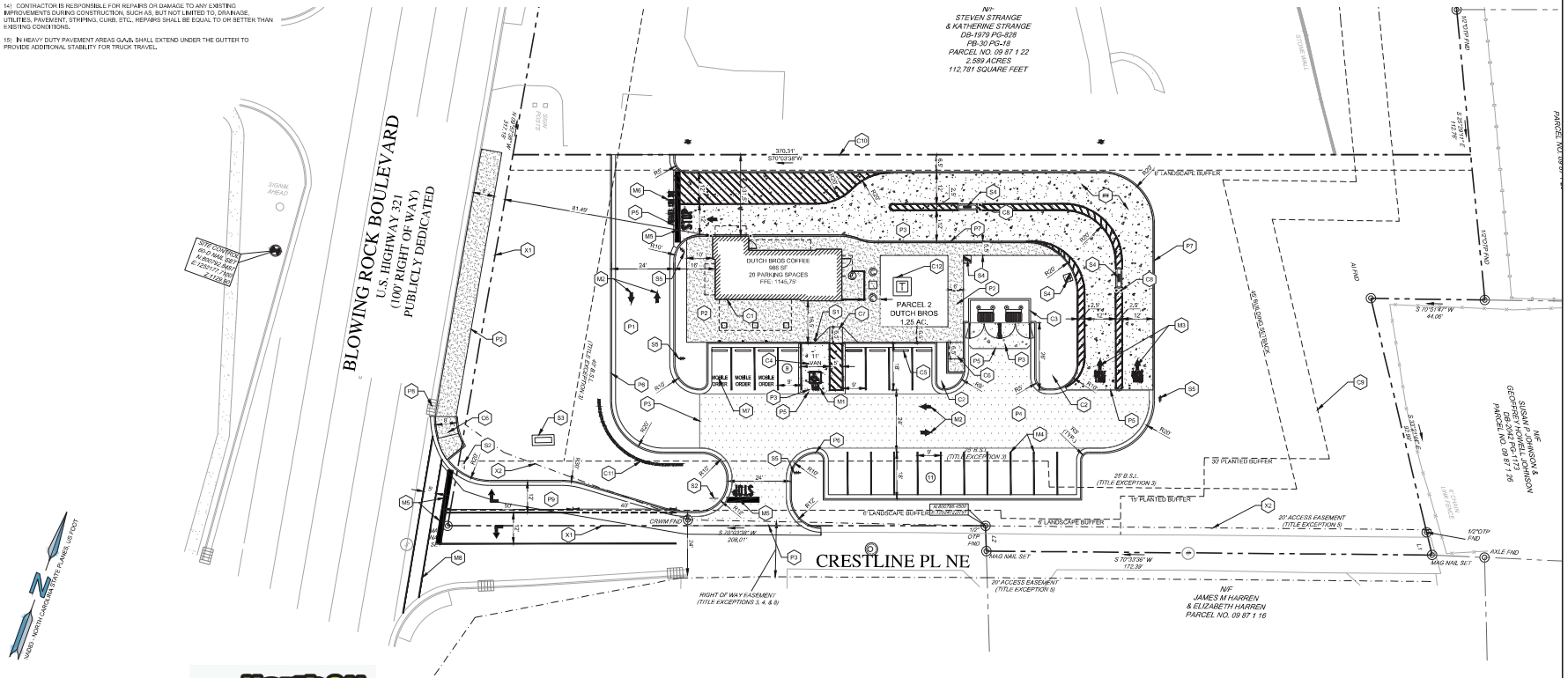
ZONING:		B-2 (GENERAL BUSINESS)
PARCEL IDENTIFICATION NUMBER:		2850213080
TOTAL SITE AREA:		2.589 AC.
PROJECT SITE AREA:		1.250 AC.
DISTURBED AREA:		1.2 AC.
IMPERVIOUS SURFACE AREA PROPOSED (%):		0.650 AC. (52.0%)
IMPERVIOUS SURFACE AREA EXISTING (%):		0.224 AC. (17.9%)
PERVIOUS SURFACE AREA PROPOSED (%):		0.600 AC. (48.0%)
BUILDING SETBACK -	FRONT:	40 FT
	SIDE:	25 FT
	REAR:	45 FT
LANDSCAPE BUFFER -	FRONT:	6 FT
	SIDE:	6-30 FT
	REAR:	30 FT
BUILDING FLOOR AREA:		984 S.F.
FLOOR AREA RATIO PROPOSED:		1.81
BUILDING HEIGHT:		24'-0"
PARKING RATIO REQUIRED -	RETAIL:	1 SPACE / 3 SEATS
PARKING REQUIRED:		0 SPACES
PARKING PROVIDED:		20 SPACES
ACCESSIBLE PARKING REQUIRED:		1 SPACES
ACCESSIBLE PARKING PROVIDED:		1 SPACES

LINE LEGEND

- PROPERTY LINE
- PROPOSED BUILDING WALLS
- PROPOSED CURB AND GUTTER

KEY PLAN, SYMBOL LEGEND, & DETAIL REFERENCE

P1	STANDARD DUTY ASPHALT PAVING (TYP.)	C-6
P2	CONCRETE SIDEWALK PAVING (TYP.)	C-6
P3	HEAVY DUTY CONCRETE PAVING (TYP.)	C-6
P4	HEAVY DUTY ASPHALT PAVING (TYP.)	C-6
P5	HEAVY DUTY CONCRETE / HEAVY DUTY ASPHALT TRANSITION (TYP.)	C-6
P6	24" CONCRETE CURB AND GUTTER (TYP.)	C-6
P7	6" CONCRETE HEADER CURB (TYP.)	C-6
P8	TIE-IN CURB FLUSH WITH EXISTING	
P9	CONTRACTOR TO MATCH EXISTING PAVEMENT WITHIN CITY ROW.	
M1	ACCESSIBLE PARKING SPACE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING	C-7
M2	PAINTED TRAFFIC ARROWS - DRIVEWAY TRAFFIC FLOW DIRECTIONAL ARROWS	C-7
M3	PAINTED TRAFFIC ARROWS - DRIVE THROUGH MARKING	C-7
M4	PARKING STRIPING	C-7
M5	24" STOP BAR AND "STOP" LABEL STRIPING	C-7
M6	"DO NOT ENTER" LABEL STRIPING	
M7	MOBILE ORDER PAVEMENT MARKING AND SIGNAGE (SEE ARCH. PLANS FOR DETAILS)	
M8	CROSSWALK STRIPING - 5' WIDE	
C1	ACCESSIBLE SERVICE COUNTER	C-7
C2	LANDSCAPE ISLAND (TYP.)	
C3	DUMPSTER WITH ENCLOSURE TO MATCH BUILDING EXTERIOR. SEE ARCHITECTURAL FILES FOR DETAILS	
C4	ACCESSIBLE PARKING	C-7
C5	CONCRETE WHEEL STOP (TYP.)	C-7
C6	ACCESSIBLE CURB RAMP	C-7
C7	ACCESSIBLE CURB RAMP WITH FLARES	C-7
C8	BOLLARD (SEE ARCH. PLANS FOR DETAILS AND EXACT LOCATIONS, TYP.)	
C9	PROPOSED PLANTED BUFFER (CONDITION OF REZONING)	
C10	PROPOSED PROPERTY LINE	
C11	PROPOSED RETAINING WALL WITH 4 FT TALL ORNAMENTAL FALL PROTECTION FENCE WHERE WALL IS GREATER THAN 30" TALL. FALL PROTECTION FENCE SHALL MEET ALL IBC REQUIREMENTS.	
C12	TRANSFORMER ON 7'x7' CONCRETE PAD	
8	PARKING COUNT	
S1	POLE MOUNTED ACCESSIBLE SIGNAGE (TYP.)	C-7
S2	R1-1 "STOP" SIGN	
S3	MONUMENT SIGN. SEE SIGNAGE PACKAGE FOR DETAILS.	
S4	MENU BOARD (SEE ARCH. PLANS FOR DETAILS, TYP.)	
S5	DIRECTIONAL SIGNAGE (SEE ARCH. PLANS FOR DETAILS, TYP.)	
X1	*EXISTING PROPERTY LINE (TYP.)*	
X2	*EXISTING 20' ACCESS EASEMENT (TYP.)*	



North Carolina 811
www.nc811.org

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CONTACT: TBD

PROJECT:
DUTCH BROS
710 BLOWING ROCK BLVD
LENOIR, NC 28645
PARCEL # 2850213080

SEAL:
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055255 NATHAN RILEY IPHINCE
03/10/26
FOR REVIEW PURPOSES ONLY
(NOT RELEASED FOR CONSTRUCTION)

REVISIONS	DATE

PROJECT MANAGER:	MFK
DRAWING BY:	CAH
JURISDICTION:	LENOIR, NC
DATE:	JULY 31, 2026
TITLE:	

SITE PLAN

SHEET NUMBER:
C-3

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER:
1580.026