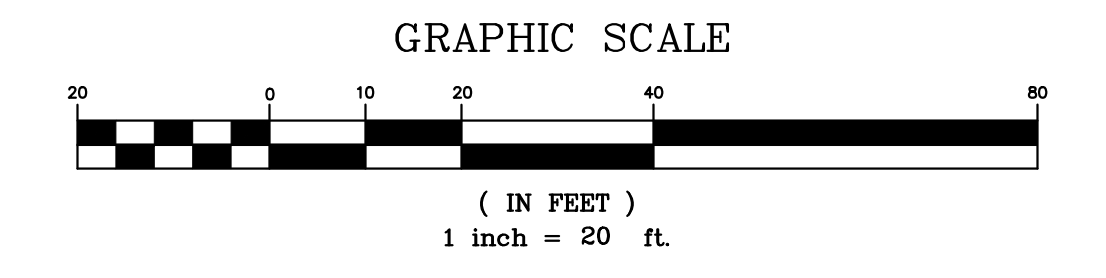


- SITE NOTES:**
1. PIN: 557503232035
DE 1329, PG. 179
SITE AREA: ±0.19 ACRE
 2. SITE ADDRESS: PARCEL 15A, RAY KENNEDY DRIVE
LOCUST, NC 28097
FURR #1 TOWNSHIP
 3. PROPERTY ZONING: LOCUST CC (CITY CENTER) DISTRICT
EXISTING USE: VACANT
PROPOSED USE: BREWPUBS/BREWERY-MICRO
 4. BUILDING SETBACKS PER CITY OF LOCUST PLANNING AND ZONING DEPARTMENT:
MIN. FRONT SETBACK: 0'
MIN. SIDE YARD SETBACK: 0'
MIN. REAR SETBACK: 0'
MIN. LOT SIZE: 5,000 S.F.
 5. TOTAL AREA OF BUILDING = ±4600 S.F. GFA
 6. PARKING DATA:
PARKING REQUIRED = 1 SPACE/500 S.F. = 9.2 SPACES
TOTAL PARKING PROVIDED = EX. 12 SPACES
H.C. PARKING REQ'D = 1 SPACES
H.C. PARKING PROVIDED = EX. 2 SPACES (2 VAN ACCESSIBLE)
 7. FEMA FLOOD PANEL: #3710557500J, DATED: 9/3/2008
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
 8. SURVEY & TOPO INFORMATION PROVIDED BY OWNER.

- UTILITY NOTES:**
1. ALL LATERALS SHALL HAVE NO LESS THAN 1.04% SLOPE.
 2. ALL WATER & SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH LOCAL JURISDICTIONAL STANDARDS & SPECIFICATIONS AND THE NORTH CAROLINA BUILDING CODES.
 3. CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
 4. ALL CLEANOUTS IN PAVEMENT SHALL BE TRAFFIC RATED.
 5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY SIZE OF EXISTING SANITARY SEWER LATERAL AND NOTIFY ENGINEER IF LESS THAN 6 INCH DIAMETER.

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.64	S42°31'11"E
L2	23.63	N09°00'50"W
L3	25.84	N47°28'35"E
L4	24.66	N42°34'00"W
L5	14.10	S42°40'59"E
L6	26.48	N47°28'44"E
L7	5.01	N42°49'56"W
L8	17.05	S47°26'54"W



Know what's below.
Call before you dig.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

NOTE TO INSTALLER
ALL OWNER SAFETY GUIDELINES, AS WELL AS MANUFACTURER SPECIFICATIONS, ALL APPLICABLE SAFETY CODES, REGULATIONS, AND STANDARDS, INCLUDING, BUT NOT LIMITED TO, NFPA AND OSHA, MUST BE FOLLOWED AS MINIMUM SAFETY PRECAUTIONS DURING CONSTRUCTION.



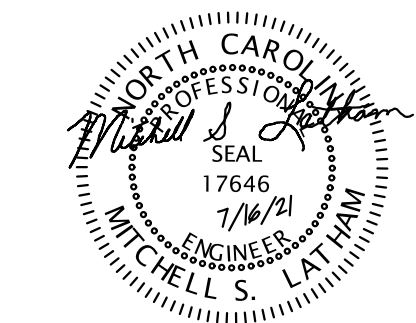
931 Industrial Drive, Matthews, NC 28105 (704) 246-2000
NC Firm Licence No. F-1101 www.perigoneng.com

Prepared with AutoCAD R2021 by

CURRENT PROJECT # 111013 FILENAME: 110558-S-01
CURRENT MISC DETAIL # PLOT FACTOR: 1:1
PREVIOUS PROJECT # N/A SHEET SIZE: 24x36

ENGINEER: M. LATHAM DESIGNER: M. LATHAM
PROJECT MANAGER: J. LARSON

NO	DESCRIPTION	DATE	NO	DESCRIPTION	DATE
0	APPROVED FOR CONSTRUCTION	07-16-21			
	ISSUE & REVISION				



LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



PROJECT CODE
111013

DWG. TITLE
SITE & UTILITY PLAN

PROJECT NAME
TLR HOLDINGS - THE BREW ROOM

DWG. NO.
C-02

REV
0

2122-SP.dwg