

PROPOSED BUILDING ADDITION

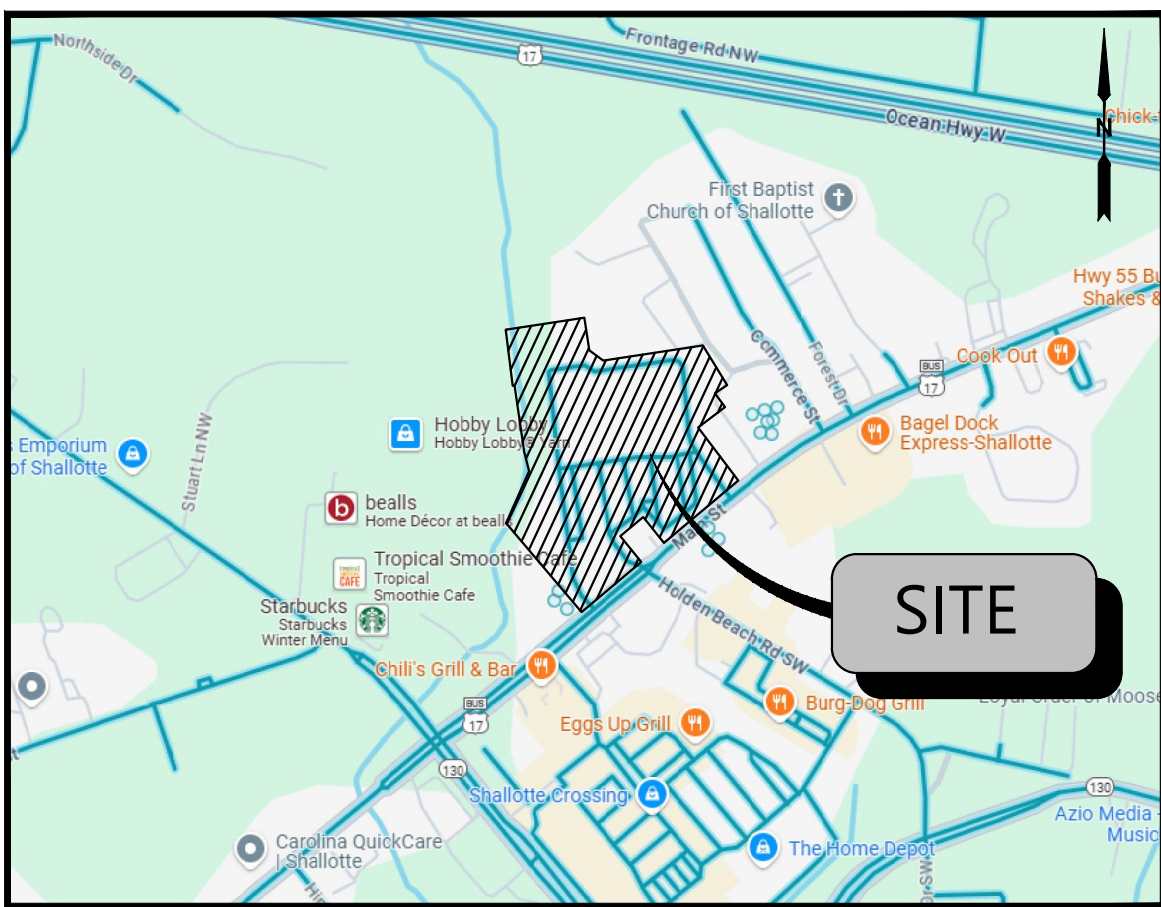


SUPERCENTER #01767.245

4540 MAIN STREET

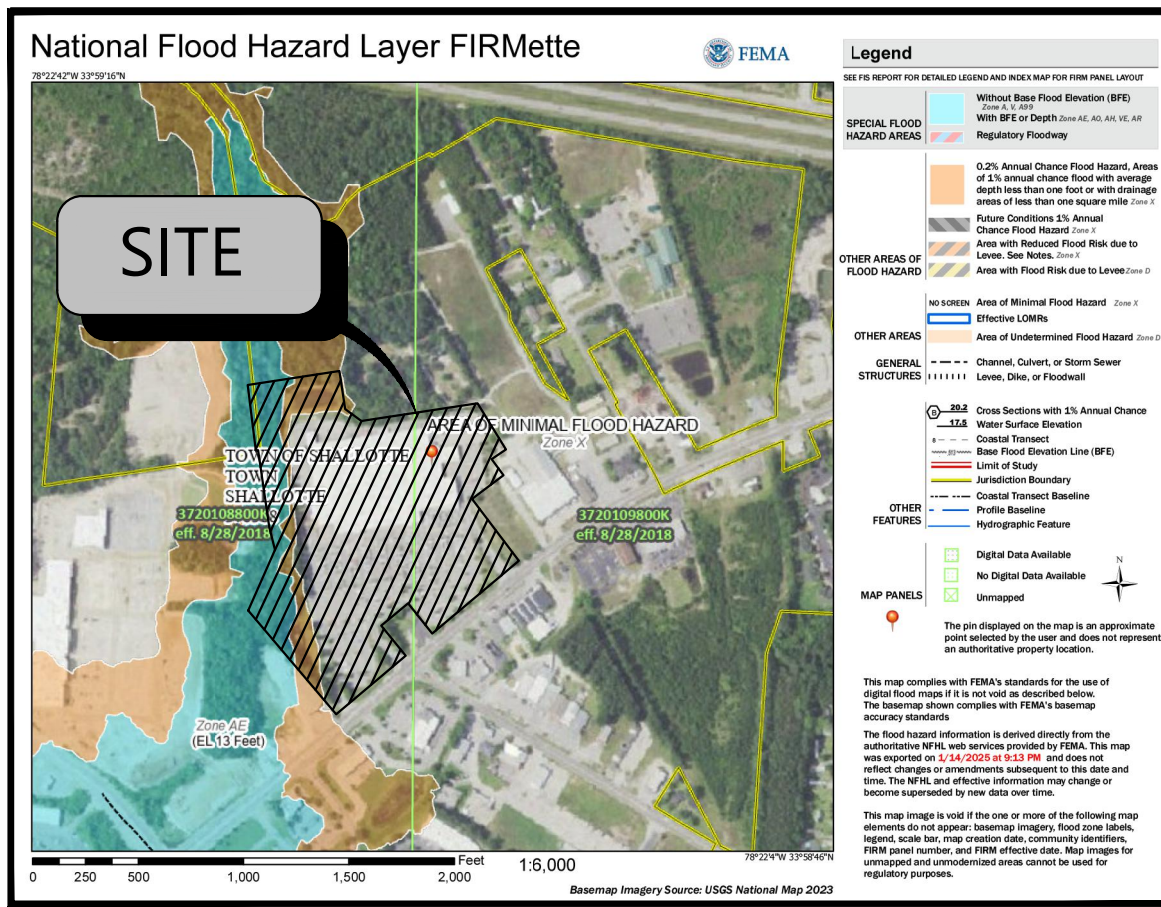
TOWN OF SHALLOTTE, BRUNSWICK COUNTY, NORTH CAROLINA

TAX PARCEL: 18200025



VICINITY MAP

N.T.S.



FEMA MAP

N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, A PORTION OF THE PROPERTY DOES LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 372010800K DATED 08/28/2018.



AERIAL MAP

N.T.S.

WALMART SUPERCENTER #01767.245

TOTAL SITE AREA: 19.880± AC.
ZONING: HIGHWAY BUSINESS (HB)
JURISDICTION: TOWN OF SHALLOTTE

DEVELOPMENT TEAM

OWNER WALMART REAL ESTATE BUSINESS TRUST PO BOX 8050 BENTONVILLE, AR 72712 PHONE: (479) 371-8448 CONTACT: KENNY KENWORTHY	CIVIL ENGINEER ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: BRIAN PELHAM, PE	SURVEYOR ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: JOSEPH A. AGENBROAD, PLS	ARCHITECT TEAM OF CHOICE/BENCHMARK 1805 N. 2ND ST. ROGERS, AR 72756 PHONE: (479) 636-5004 DIRECT: (479) 631-5295 CONTACT: EMILY CONKLIN
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GOVERNING AGENCIES AND UTILITY CONTACTS

TOWN OF SHALLOTTE P&Z
106 CHEERS STREET
P.O. BOX 2287
SHALLOTTE, NC 28459
PHONE: (910) 754-4032
CONTACT: ROBERT WARING

PROJECT NARRATIVE

PROPOSED 4,092± SQ.FT. BUILDING EXPANSION TO THE SOUTHWESTERN BUILDING CORNER OF WALMART SUPERCENTER #1767. IN ADDITION THE ADJACENT CONCRETE SIDEWALK WILL BE EXPANDED AND GRADES ADJUSTED TO ACCOMMODATE THE PROPOSED BUILDING EXPANSION .

NOTES TO GENERAL CONTRACTOR (GC)

- GC TO EXECUTE COMPLETE PARKING LOT RESTRIPING. STRIPE/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDES, AND REAR OF STORE).
- PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/REPAINTED. IF LIGHT POLE BASE IS OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY MORE THEN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS.
- PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.
- EXISTING STRIPING SHALL BE REMOVED BY APPROVED PHYSICAL MEANS PRIOR TO SEAL COAT.
- GC TO ASSESS AND TRIM ANY TREES ON SITE THAT OBSCURE EXISTING OR PROPOSED SIGNAGE.
- IN THE EVENT STRIPING OR SIGNAGE IN THE PLANS DO NOT MATCH ONSITE CONDITIONS OR DIRECTION IS UNCLEAR, CONTRACTOR SHOULD NOTIFY THE ENGINEER FOR PROPER DIRECTION VIA THE RFI (REQUEST FOR INFORMATION) PROCESS.

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C010	OVERALL SITE PLAN
C020	ALTA/NSPS LAND TITLE SURVEY
C030	ALTA/NSPS LAND TITLE SURVEY
C100	EROSION AND SEDIMENTATION CONTROL PLAN
C110	EROSION AND SEDIMENTATION CONTROL DETAILS 1
C150	DEMOLITION PLAN
C200	SITE DIMENSION PLAN
C300	GRADING & UTILITY PLAN
C400	UTILITY PLAN
C500	STOP SIGNS AND MARKINGS PLAN
C550	DEMOLITION AND SITE CONSTRUCTION PLAN
C600	PICKUP STRIPING AND SIGNAGE PLAN
C700	SITE CONSTRUCTION DETAIL SHEET 1
C705	SITE CONSTRUCTION DETAIL SHEET 2
C710	SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET 1
C720	SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET 2
C730	SPECIFICATIONS SHEET 1
C740	SPECIFICATIONS SHEET 2
C750	SPECIFICATIONS SHEET 3
C800	LANDSCAPE PLAN

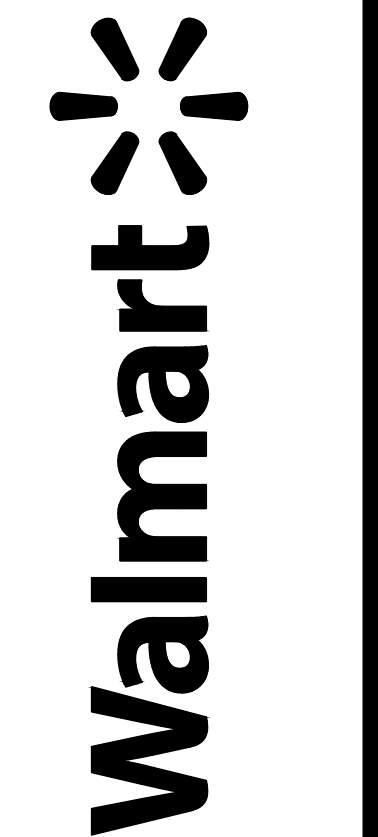
NOT TO BE USED AS CONSTRUCTION DRAWINGS

COVER SHEET

REVISIONS	BY



SUPERCENTER #01767.245
4540 MAIN STREET
TOWN OF SHALLOTTE, BRUNSWICK COUNTY, NORTH CAROLINA
WALMART, INC.
BENTONVILLE, AR



DRAWN RS/MB
CHECKED BL
DATE 02/25/2025
SCALE
JOB No. 240009245
SHEET

C000

[illegible][illegible]

AND BEING THE SAME PROPERTY CONVEYED TO WAL-MART STORES, INC., FROM THELMA G. HEWETT, AND HENRY L. CARTER AND WIFE, BETTIE L. CARTER BY NORTH CAROLINA GENERAL WARRANTY DEED DATED JULY 19, 1991 AND RECORDED JULY 19, 1991 IN DEED BOOK 849, PAGE 908; AND FURTHER CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST FROM WAL-MART STORES, INC., A DELAWARE CORPORATION BY WARRANTY DEED DATED OCTOBER 31, 1996 AND RECORDED JUNE 1, 1999 IN DEED BOOK 1306, PAGE 1125.

[illegible]

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO KIMBALL BELLAMY FROM WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST BY NORTH CAROLINA GENERAL WARRANTY DEED DATED OCTOBER 11, 2001 AND RECORDED OCTOBER 25, 2001 IN DEED BOOK 1513, PAGE 689.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST FROM FRANK M. MORRISON AND WIFE, JULIA M. MORRISON BY NORTH CAROLINA GENERAL WARRANTY DEED DATED MAY 10, 1999 AND RECORDED MAY 12, 1999 IN DEED BOOK 1301, PAGE 685.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 5000010823 - COMMITMENT DATE: JANUARY 3, 2025 AT 12:00AM
SCHEDULE B SECTION II - EXCEPTIONS

THIS SURVEY AND COMMENTS TO TITLE EXCEPTIONS ARE BASED ON THE SURVEY AREA LIMITS SHOWN
HEREON, WHICH IS A PORTION OF THE LAND DESCRIBED IN THE TITLE COMMITMENT EXHIBIT "A".

- DATUMS

Horizontal:	Grid North, NAD83, North Carolina State Plane (North American Datum of 1983) (2011) US Survey Foot, Brunswick County, North Carol
Vertical:	NAVD88 (North American Vertical Datum of 1988)
Geoid:	Geoid1B (Conus)

(SEE TABLE "A" NOTE #1)

A ZONING REPORT CONTAINING
RESTRICTIONS, AND PARKING
SURVEY.

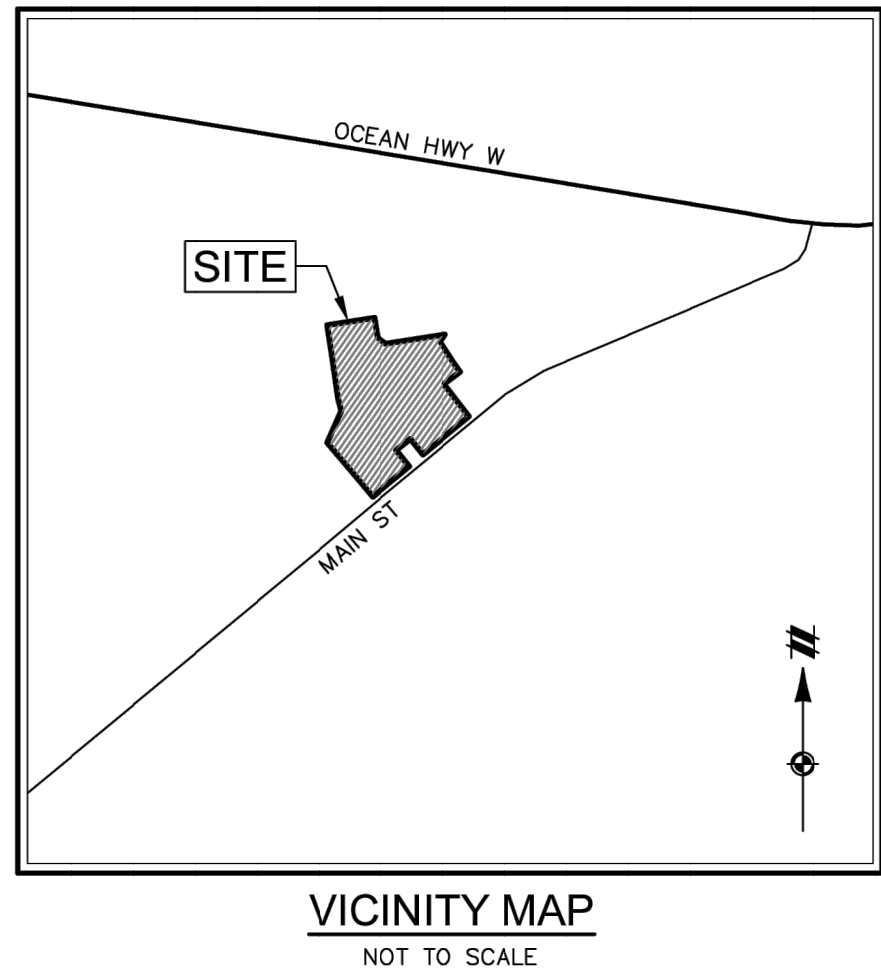
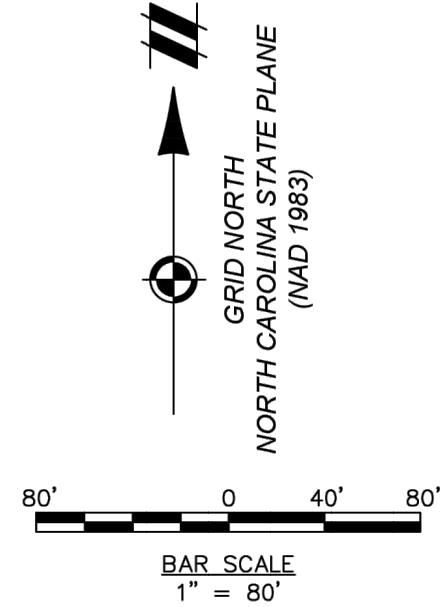
THE SUBJECT PROPERTY IS ZONED "HB" (HIGHWAY BUSINESS) PER A ZONING VERIFICATION LETTER PREPARED BY DEBRA WHITE, CZO, DATED 01/06/2025.

MINIMUM BUILDING SETBACKS LISTED BELOW ARE PER TOWN OF SHALLOTTE UNIFIED DEVELOPMENT ORDINANCE:

FRONT:	20'
SIDE:	10'
REAR:	20'

DB	=	DEED BOOK
LB	=	LICENSED BUSINESS
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
PB	=	PLAT BOOK
PG	=	PAGE
PID	=	PARCEL IDENTIFICATION NUMBER
PK	=	PARKER - KALON
(R)	=	RECORD
RLS	=	REGISTERED LAND SURVEYOR
RTK	=	REAL-TIME KINEMATIC
R/W	=	RIGHT-OF-WAY
SQ FT	=	SQUARE FEET
VRS	=	VIRTUAL REFERENCE STATION

○	ANGLE POINT
⊙	BOUNDARY MARKER FOUND
Ⓢ	TITLE EXCEPTION NUMBER
—————	SUBJECT BOUNDARY LINE
- - - - -	ADJACENT BOUNDARY LINE
———R/W———	RIGHT OF WAY LINE
- - - - -	TITLE DESCRIPTION PARCEL LINE
- - - - -	TIE LINE
———	EASEMENT



3 SITE ADDRESS: 4540 MAIN STREET, SHALLOTTE, NC

4 FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR
5 "COUNTY CORNOCK, NORTH CAROLINA", FLOOD ZONE PANEL NUMBER 220108000K,
6 DATED 01/01/2013, THE SUBJECT SITE IS NOT IN A FLOOD ZONE AND THE LANDS
7 WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
8 FLOOD FLOOD RISK.

9 VERTICAL RELIEF, ELEVATIONS & 1' CONTOURS SHOWN HEREON PER GROUND SURVEY
10 AND ARE PUSSANT TO NORTH AMERICAN VERTICAL DATUM OF 1988.

11 (A) THE SUBJECT PROPERTY IS ZONED "H" (HIGHWAY BUSINESS) PER A ZONING
12 VERIFICATION REPORT DATED 01/01/2013. THE ZONING REQUIREMENTS, SETBACK
13 SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND
14 PARKING REQUIREMENTS WERE NOT PROVIDED AT THE TIME OF SURVEY.
15 (B) A ZONING VERIFICATION REPORT DATED 01/01/2013, BY FREEDLAND & SUTPHAM
16 CONFIRMS THE ZONING OF THE SUBJECT PROPERTY AS "H" (HIGHWAY BUSINESS) PER A ZONING
17 VERIFICATION REPORT DATED 01/01/2013, BY FREEDLAND & SUTPHAM.

18 (A) EXTERIOR BUILDING DIMENSIONS SHOWN AT GROUND LEVEL.
19 (B) SQUARE FOOTAGE OF BUILDINGS SHOWN ON PLANS PREPARED BY BENCHMARK
20 GROUP, INC. DATED 01/01/2013.

21 (C) MEASURED HEIGHT OF BUILDINGS AS SHOWN

22 8. SUBSTANTIAL FEATURES: PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS,
23 LANDSCAPED AREAS, OR SUBSTANTIAL AREAS OF REFUSE LOCATED AS SHOWN
24 THEREON. THE SURVEYOR HAS NOT OBSERVED ANY HANDICAP PARKING SPACES ON THE
25 SUBJECT PROPERTY WITHIN THE SUBJECT AREA.

26 9. UTILITIES: THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED
27 ON ABOVE-GROUND VISIBLE STRUCTURES. A UTILITY REPORT PREPARED BY GPS
28 SURVEYING, INC. DATED 01/01/2013, AND BY FREEDLAND & SUTPHAM, DATED 01/01/2013,
29 DATED 06/01/1999, THE PROPERTY MAY BE SERVED BY UNDERGROUND UTILITIES WHICH
30 WHICH WERE NOT OBSERVED BY THE SURVEYOR. UTILITIES SHOULD BE CONTACTED
31 BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.

32 10. RECTIFIED ORTHOPHOTOPGRAPHY: N/A. ALL IMPROVEMENTS SHOWN WITHIN THE
33 SURVEY SUBJECT AREA LIMITS ARE FIELD LOCATED.


34 11. SURVEY INFORMATION: THE SURVEYOR HAS REVIEWED THE RECORDING INFORMATION
35 FOR ANY EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT OR OWNERSHIP
36 AND ENCUMBRANCE REPORT OF WHICH THE SURVEYOR HAS KNOWLEDGE OF WITHIN THE
37 SURVEYED AREA AND HAS DETERMINED THAT THE SURVEYOR HAS NO KNOWLEDGE OF
38 ANY EASEMENTS OR ENCUMBRANCES THAT WERE FOUND ON ANY RECORDED OR
39 UNRECORDED SURVEYS OR DEEDS THAT MAY HAVE BEEN PROVIDED TO THE
40 SURVEYOR.

1. THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. TOPOGRAPHIC SURVEY EXTENTS AND LIMITS OF ON-THE-TERMINUS IMPROVEMENTS SHOWN HEREON ARE NOT TO BE CONSIDERED A GUARANTEE OF ACCURACY.
3. EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON. OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
4. NORTH ARROWS AND BEARINGS SHOWN HEREON ARE BASED ON NORTH CAROLINA MAGNETIC DECLINATION DATA AND ARE NOT NECESSARILY HORIZONTAL. HORIZONTAL MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
5. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1989. ORIGINATING BENCHMARK: NSC D22593 (PUBLISHED ELEVATION: 34.60').
6. EQUIPMENT USED FOR MEASUREMENT: ANGULAR/ANALOG: TRIMBLE 5-S ROBOTIC TOTAL STATION, TRIMBLE RTI GPS RECEIVER.
7. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT NOT BE THE SUBJECT PROPERTY OR NOT SHOWN HEREON.
8. THIS ALTA SURVEY IS LIMITED TO THE SUBJECT AREA SHOWN HEREON.


TO: WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST; FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 5, 6(A)(B), 7(A)(B)(1)(C), 8, 9, 11(A)(B), 15, 19 & 20A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/14/2025.

DATE OF MAP OR PLAT: 03/03/2025


PROFESSIONAL LAND SURVEYOR: WAYNE A. POWERS, PLS L-4837
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR #4837
ATWELL, LLC DBA ATWELL, PLLC CO#P-P-2380

L WAYNE A. POWERS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE CLASS 1 SURVEY CLASS (A) AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS 1 STANDARD; AND THAT THE ORIGINAL DATA WAS OBTAINED ON JANUARY 3, 2025, THAT THE SURVEY WAS COMPLETED MARCH 3, 2025, THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD, AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE NAD 83 AND REALIZATION ADJUSTED 2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88.


PROFESSIONAL LAND SURVEYOR- WAYNE A. POWERS, PLS L-4837
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR #4837
ATWELL, LLC DBA ATWELL, PLLC COAF P-2380

8

Know what's below.

Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN AS-BUILT MAP. THE WAY ONE MAY USE THIS MAP INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND MARK EXISTING UTILITIES AND TO PROTECT THEM FROM UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY OCCASIONAL RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
770.423.0807
ATWELL, LLC DBA ATWELL, PLLC CONF #-2380

LOCATED IN
TOWN OF SHALLOTTE
LOCKWOOD FOLLY TOWNSHIP
BRUNSWICK COUNTY, NORTH CAROLINA

WALMART, INC.	ALTA/NSPS LAND TITLE SURVEY
4540 MAIN STREET SHALLOTTE, NC	

[illegible]

