

PROJECT DATA:

APPLICANT:
 1. SUNOCO, INC. (R&M)
 10 INDUSTRIAL HIGHWAY, BUILDING C
 LESTER, PA 19029

2. TAX MAP NO. 162-09-04-002, 162-05-05-002, 162-05-05-003

3. EXISTING ZONING: B-3

4. PROPOSED ZONING: B-3

5. PROPOSED USE: 4,810 S.F. CONVENIENCE STORE / GAS STATION

TOWN OF SUMMERVILLE ZONING REQUIREMENTS (B-3)	REQUIRED	PROPOSED
FRONT YARD SETBACK	30 FT.	30 ± FT. (PARLOR DR), 138.26 ± FT. (DORCHESTER RD)
SIDE SETBACK (WEST)	0 FT.	10.87 ± FT.
SIDE SETBACK (NORTH)	0 FT.	0 ± FT.
SIDE BUFFER (WEST)	5 FT.	5 ± FT.
SIDE BUFFER (NORTH)	10 FT.	0 ± FT.
OFF-STREET PARKING	(1 + 1/200 S.F. TOTAL FLOOR SPACE + 2/200 DISPENSER) = 42 SPACES	32 ± 16 @ DISPENSERS = 48 SPACES
PARKING SPACE DIMENSIONS	10' x 20'	10 x 20'

- GENERAL NOTES:**
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODEIC SURVEY MONUMENTS. THE CONTRACTOR SHALL LOCATE, MARK, SATISFACTION, AND PRESERVE CONTROL AND RIGHT-OF-WAY MONUMENTS IN AREAS OF CONSTRUCTION.
 - THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT GUARANTEED TO THE ACCURACY OF THEIR LOCATION AND DEPTH OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-888-721-7877.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
 - ALL ROADS, DRAINAGE SYSTEMS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS. CONTRACTOR RESPONSIBLE TO VERIFY ALL BUILDING CONSTRUCTION IS WITHIN PROPERTY OF SUNOCO.
 - THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
 - IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE. USE A TRENCH SHIELD OR PROTECT SHEETING AND BRACING.
 - IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE OWNER HAS OBTAINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
 - EVAKUATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL.
 - THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN A MINIMUM OF 1' OF COVER OVER ALL EXISTING AND NEW STORM AND SANITARY PIPES, DURING CONSTRUCTION.
 - ALL EXISTING SURFACE APPURTENANCES TO REMAIN (E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS, MONITORING WELLS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE. (NO SEPARATE PAYMENT).
 - AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
 - UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 - REFER TO SUNOCO STANDARD DETAILS - "ADA SITE WORK DETAILS" FOR ADA RELATED ITEMS, SUCH AS ACCESSIBILITY DECALS AT DISPENSERS, STRIPING LAYOUT AT HANDICAP PARKING SPACES, RAMPS AND TRUNCATED DOMES.
 - SEE SUNOCO STANDARD DRAWINGS FOR EXPANSION JOINT AND KEY JOINT DETAILS.

LEGEND

PROPOSED CONCRETE PAVEMENT SECTION

CAUTION - NOTICE TO CONTRACTORS:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOT APPROVED:
 THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

WILLMSOWENS 1, LLC
 TMS #162-05-05-001

PROPOSED TANK CONFIGURATION
 3-20K TANKS (NEW) (1 BAFFLE)
 -40K REG
 -8K ULTRA
 -12K DIESEL

DORCHESTER ROAD 120' R/W
 (S-18-642)

PARLOR DRIVE 66' R/W
 (S-18-259)

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D BY	APP'D BY
4	4/2/14	REVISED SITE LAYOUT WITH ADDITIONAL PARCEL			
3	2/25/14	REV BUILDING FOOTPRINT			
2	1/24/14	REV PER PROJECT REVIEW			
1	2/30/13	REV PER TOWN COMMENTS, SUBMISSION TO TOWN			

BASED ON CONCEPT PLAN CP-4, REV 4

REVISIONS

SUNOCO, INC. (R&M)
 Retail Engineering
 Lester, PA

LOCATION: Dorchester & Parlor
 Summerville, SC
 Dorchester County

PROJECT NO.

DEVELOPMENT PLAN
 PROPOSED CONDITIONS

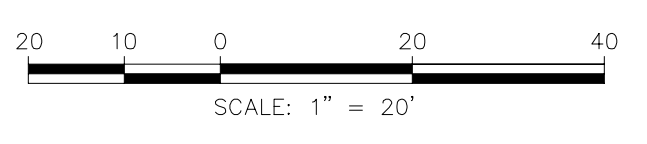
SCALE: 1" = 20'-0"

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	0028-9991	D-1	4
DRAWN			
DATE			

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