



Site Plan Requirements (Revised April, 2007)

All site plans must contain the following information and be drawn accordingly. Prepare plans carefully and thoroughly. Site plans not conforming to the requirements below may be rejected outright or sent back for revisions resulting in likely delays in corporate site review/approval process and/or lease preparation.

All site plans should be prepared by an architect or civil engineer and should incorporate the code requirements listed in the completed Site Information Form. This S.I.R. report, when finished, will contain important information, criteria, specifications, requirements, etc. important in creating accurate site plans.

- 1. Submission requirements:
a. Submit as a scanned image file (PDF, TIFF, JPG or DWG etc.)
b. Must be mechanically drawn to scale. Hand-drawn site plans are not acceptable.
c. Send in largest copy possible on 8-1/2" x 11"
d. Our preferred buildings are 100' x 90', 80' x 102', 100' x 80' and 80' x 100'. The 70' x 100' or 100' x 70' are not preferred and should be used only by exception.

- 2. Property detail required on each plan:
a. Show entire site and all property line dimensions; north arrow
b. All setback requirements for building, parking, landscaping and signs
c. Name of each road; add highway number also if applicable
d. Identify all paved and unpaved areas
e. Show roadway sign location proposed and current if one
f. Show dumpster pad; # of dumpsters required is:
i. Sales proj. less than \$1.0 mil = 2 (min. size 10'x22')
ii. Proj. greater than \$1.0 mil = 3 (min. size 10'x34')
g. Dumpster pad must be adjacent to the delivery door and be easily accessible to large trash collection trucks

- 3. Building and Parking:
a. Building usually should face primary road with highest traffic count; position building for optimum visibility
b. Provide all building and sidewalk dimensions
c. Show sidewalk: Prefer 10' but will accept min 8'. Add 5' sidewalk to side if there is parking against building
d. Preferred parking for freestanding sites is 36+. Minimum is 25 depending on layout. Parking should be designed to be convenient and close to front door. Show 2 handicapped spaces
e. Parking spaces normally 9' x 18'

4. Curb Cuts and Drive Aisles:

- a. Site design shall conform to one of the approved standard delivery templates. Requires conditional approval for all exceptions.
b. Note: Proper access for Family Dollar's 75' long freight trucks is required during normal business hours. This includes a truck path that is free of landscape islands, signs, light poles and other barriers while maintaining wide radius curves at all entrances and exits.

- c. Show location and size of all curb cuts. Prefer two on primary road but will accept one. Prefer 36' wide; absolute minimum is 30'. Curb cuts should be sweeping or rounded; not sharp 90 degree turns.
d. If a corner site, add curb cut near delivery area.
e. Front driveway should be minimum of 30' wide; prefer 36'. Side driveways where truck backs into delivery area should be 36' also; 30' is absolute minimum width.
f. Identify proposed truck delivery path on site plan itself
g. Delivery door to be at parking lot grade (no docks)
h. Those areas striped are done so purposely to eliminate curbing and landscaping to facilitate truck maneuverability.

5. Easements and Alleys:

- a. Show location of all existing and proposed easements, both on-site and off-site, required for customer ingress/egress and deliveries.
b. Show existing or common driveways if different from above.
c. Show all alleys; designate width and direction of traffic.
d. Designate off-site sign easements area as well as utility easements to provide electrical power

6. Off-Site:

- a. Show improvements and existing traffic pattern on any adjacent property that is considered for cross easement access.
b. In ROW show width and number of lanes. Indicate any deceleration or acceleration lanes. Show all center turn lanes, medians, median breaks, etc. and actual turning movements. This is critical needed information to evaluate the deliverability of a proposed location using our fleet of 75' long freight trucks.

IMPORTANT TO NOTE: In addition to Real Estate and Store Planning reviewing and approving all proposed site plans, so does Family Dollar's Transportation Department. It is extremely important that all criteria listed here, especially curb cuts and driveways, be adhered to in order to facilitate their timely site plan review.

- 5. Not sure - further investigation needed.
a) Existing buildings on site? Yes No
b) If yes, currently occupied? Yes No
c) If yes, type of existing occupant: (circle one) Residential / Commercial / Industrial / Other
d) Is the occupant the owner or tenant? Owner Tenant
e) If occupied is a tenant, give explanation or estimated lease termination date:
f) Is existing building going to be demolished? Yes No
6. Describe any unusual or noteworthy conditions around this site:

C. STREET AND ACCESS INFORMATION:

- 1. Front street name or number:
State City County Private
a. Elevation relative to the middle of the site: ft.
b. Is there an existing deceleration/acceleration lane? Yes No Existing Traffic Signal? Yes No
c. Number of lanes in each direction: Condition: Good Fair Poor
d. Pavement material: Condition: Good Fair Poor
e. Median: Yes No Width:
Material: Condition: Good Fair Poor
f. Existing curb? Yes No Material and Type:
Condition: Good Fair Poor
g. Existing curb cuts: Number Material(s)
Width(s) Location(s)
Condition: Good Fair Poor
h. Existing sidewalk? Yes No Width:
Condition: Good Fair Poor
i. Speed Limit: MPH

- 5. Does property have to be subdivided or Platted? Yes No If yes, how long is the subdivision/plating process?
6. Is there any Community Group "Architectural Review" requirement for building materials and color or architectural design? Yes No If Yes, Describe:
7. Is there any Historic Review or Requirements to consider? Yes No
8. Parking Requirements:
a. Min. number or formula for determining
b. Min. size or min. pavement area S.F.
c. Handicap: Size Number:
Van accessible: Size Number:
9. What is the required parking aisle width of drive aisles between parking rows? (must be at least 24 feet):
10. Are there Landscaping requirements? Yes No Describe:
a. Is interior parking lot landscaping required? Yes No
b. Is landscape irrigation required? Yes No
c. Is an irrigation plan required for review? Yes No
d. Are there any trees or other plant materials that must not be disturbed? Yes No
11. Lighting:
a. Does the City/City/County State have a lighting ordinance? Yes No
b. Does the city require a Photometric Plan? Yes No

F. REQUIRED APPROVAL PROCESS:

- 1. Describe any and all Zoning Changes, Variances, Special Use Permits, Special Approvals, etc. which will be needed in connection with this project and any applicable review fees:
a.
b.
c.
2. List any and all Impact Fees required, their cost, and how they might be minimized:
a.
b.
c.

- 5. Is a Fire Department Connection (Siamese connection) required on the building? Yes No
6. List any other Fire Code Requirements:
7. Is a separate Plan Submittal to the Fire Department required? Yes No # of sets:
K. HEALTH DEPARTMENT:
Department:
Contact: Telephone #:
1. Is a cold and/or hot water hose bibb required in the Trash Enclosure? Yes No
2. Is a drain required in the Trash Enclosure? Yes No
3. May rain water enter this drain? Yes No
4. Is a separate Plan Submittal required for the Health Dept? Yes No

L. UTILITIES:

- (WATER)
Department:
Contact: Telephone #:
1. Location of Main: Pressure psi. Can we tap? Yes No
2. Size:
Who makes tap?
3. Is a boring or street cut required? Yes No By whom:
4. If main is not in R.O.W., is an easement required? Yes No Describe
5. Construction Fees: (3/4" meter) Meter: \$ (1" meter) Meter: \$
a. Connection: \$ b. Tap: \$
6. Where is meter to be located?
7. Describe any Off-Site work required:
8. Explain if any easements are existing or needed?

(SANITARY SEWER)

- Department:
Contact: Telephone #:
1. Location of Sewer Main:
Public/Private: Size/Type: Gravity/Forced:
2. Distance to our property line: ft. Can we tap? Yes No
3. Who makes tap?
4. Is a boring or street cut required? Yes No By whom:
5. If main is not in R.O.W., is an easement required? Yes No Describe
6. Tap Fee: \$ Special Assessments: \$
7. Describe any Off-Site work required:
8. Explain if any easements are existing or needed?

G. SCHEDULE:

- 1. How long do you anticipate it will take from the time the lease is signed to receiving all permits?
2. Once plans are submitted for permit, how long will the permitting process take?

H. ENVIRONMENTAL CONDITION:

- 1. Is or has site been registered as an EPA Superfund site or otherwise identified by the state as a contaminated site?
Yes No Phase I ordered on and waiting for report
2. Any existing underground storage tanks (USTs)? Yes No
Phase I ordered on and waiting for report
3. Have any USTs ever been removed? Yes No
Phase I ordered on and waiting for report
4. Any knowledge of spills on the site or on neighboring properties? Yes No
Phase I ordered on and waiting for report
5. Any knowledge of groundwater or soil contamination on the site? Yes No
Phase I ordered on and waiting for report
6. Have any remediation activities been performed on the site? Yes No
If yes, has the site been fully remediated and a state "No Further Action" letter been issued? If yes, attach a copy. Phase I ordered on and waiting for report
7. Is site in a flood area? Yes No
Phase I ordered on and waiting for report

I. (ELECTRIC)

- Department:
Contact: Telephone #:
1. Location of nearest power source:
Is it Overhead or underground?
2. Power characteristics available: WYE 120/208, DELTA 120/240, 3 Phase
3. Is there an additional charge for Underground Service? Yes No Charge \$
4. Will Power Company relocate existing Utility poles? Yes No Cost \$ /pole
5. Service should be: Overhead Underground
6. Explain if any easements are existing or needed?

(NATURAL GAS)

- Gas Co.:
Department:
Contact: Telephone #:
1. Location of Main:
2. If main is not available, will Gas Co. bring Service to the Property? Yes No
3. Size of Main: Pressure: BTU/CF Rating:
4. Connection Fee: \$ Meter Deposit: \$
5. Anticipated changes in the Gas Main:
Where is meter to be located?
6. Explain if any easements are existing or needed?

(STORM SEWER)

- Department:
Contact: Telephone #:
1. How will Storm Water Run-off be handled?
(a) best drain to R.O.W., on-site detention/retention, or into existing storm sewer, etc.
2. Storm Drainage Design Criteria: Frequency (in. 100 year) Duration (hr., 24hour)
Intensity in/in/hr Flood Plain/Flood Criteria Elevation ft. above sea level.
3. Is a Hydrology Study required for the design of the Storm Drainage System?
Yes No Give details:
4. Is a Storm Sewer available to the site? Yes No Is a Tap permitted? Yes No
5. Distance to Storm Sewer: ft. Off-Site extension to be made by:
6. Tap Fee: \$ Special Assessments: \$
7. Is the Line or System at or near capacity? Yes No Does the area have a history of drainage problems?
Yes No Describe:
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SITE INVESTIGATION REPORT FOR BUILD TO SUIT DEALS v.3

Prepared by: Date of Report:
Site Location:
City: State: County:

SECTION 1: REQUIRED FOR ALL PROPOSED FREE STANDING AND CONVENIENCE CENTER STORES.

A. OWNER/LANDLORD/DEVELOPER INFORMATION

- 1. Name:
2. Address:
3. Tax Parcel Number:
4. Attach the following:
a) Copy of meeting deed (from Seller).
b) Title insurance policy (if available, from Seller).
c) Boundary Survey or Plat Map.
d) Environmental Reports (if available, from Seller).
5. Does Developer own this site? Yes No
If No, Developer must have site under contract or option to purchase. Attach copy of contract or option REQUIRED!
When does the contract or option expire?
How long is the Developer's due diligence period, including any extension periods?
6. Site must meet the minimum standards on the second sheet (Sheet No. C-1 - Site Plan Criteria) of Family Dollar's Prototype plans and specifications, a copy of which is attached. (Items available by request through FDS's Real Estate Manager)
Yes, it does No, it does not Not sure - further investigation needed. Elaborate:
(Attach copy of Preliminary Site Plan.)

B. SITE INFORMATION:

- 1. Property Dimensions:
Front: +/- Right: +/- Rear: +/- Left: +/-
Area: +/- S.F. Acres:
2. Existing Topography: Assume left-front corner of property as viewed from street as 0;
Estimate elevation at: Right-front +/- Left-rear +/- Right-rear +/-
3. Current use of property:
4. Former use of property: Not sure - further investigation needed.
Has the site ever been used as a gas station or dry cleaners? Yes No

SECTION 2: REQUIRED FOR ALL PROPOSED DRIVE THRU STORES.

- 2. Will additional dedication of right-of-way be required? Yes No
3. Describe any anticipated changes in existing roadways and indicate projected start and completion times:
4. Would any anticipated plans result in Partial or Total Condemnation of this site? Yes No Comment:
5. What are the Curb Cut Requirements, if any? Are standard details available? Yes No
Max. Number 2-Way Width Radius 1-Way Width Radius
Max. Min. Max. Min. Max. Min.
6. What are the minimum distances and spacing between DOT drives and/or neighborhood drives?
7. Is a Deceleration or Acceleration Lane required? Yes No Describe:
8. If a median exists, can a cut be obtained? Yes No Elaborate:
9. Existing R.O.W. width: Street: ft.
Street: ft. Street: ft.
10. Are there any special requirements due to adjacent zoning? Yes No Elaborate:

E. ZONING:

- 1. Present zoning of property:
2. Is rezoning required? Yes No If yes, how long is the rezoning process?
Is a "Special Use" permit or use variance required? Yes No
Adjacent property: Zoning Use
Left:
Right:
Rear:
3. Across street:
4. Required setbacks: BUILDING PARKING TRASH ENCL.
Front:
Side (Interior):
Side (R.O.W.):
Rear:
Are the setbacks measured from R.O.W. line or Center Line of R.O.W.?

SECTION 2 of Site Investigation Report for Build to Suit Deals: RECOMMENDED COMPLETION BY ALL DEVELOPERS OR BY THEIR ARCHITECT/CIVIL ENGINEER.

Prepared by: Date of Report:
Site Location:
City: State: County:

I. BUILDING:

- Department:
Contact: Telephone #:
1. Building Code: Year
2. Plumbing Code: Year
3. Mechanical Code: Year
4. Electrical Code: Year
5. Handicap Code: Year
6. Energy Code: Year
7. Special Code requirements:
8. List any unusual Structural requirements:
a. Snow Loads:
b. Wind Loads:
c. Seismic zone:
d. Frost Line depth:
e. Other:
9. Maximum allowed Building Height:
10. Is there a Min. Floor Elevation for this site? Yes No
Elevation ft. above sea level.
11. Are any Approvals required prior to Building Dept. submission? Yes No Elaborate:
12. Is an "AS-BUILT" survey required for issuance of a Certificate-of-Occupancy? Yes No

J. FIRE PREVENTION:

- Department:
Contact: Telephone #:
1. Fire-Zone designation: Comment on the restrictions of the zone:
2. Is a Sprinkler System, or other general Fire Suppression System required? Yes No
Elaborate:
3. Is a separate water line required? Yes No Give details (size, type, meter/diameter, etc.):
4. Is a Fire Hydrant or Fire Well required at this site? Yes No Who pays?

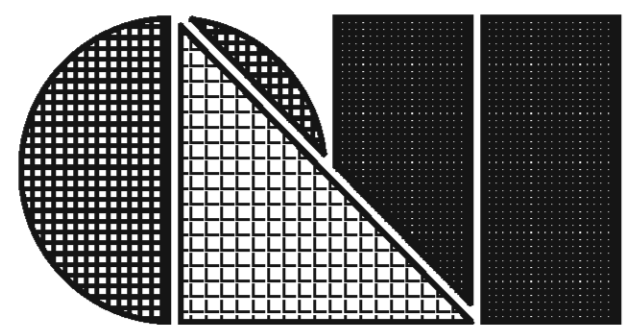
SECTION 3: REQUIRED FOR ALL PROPOSED DRIVE THRU STORES.

- 8. Anticipated changes to the existing Drainage System:
9. Is a Erosion and Sedimentation Control Plan Required? Yes No
10. Is a Dust Control Permit Required? Yes No

(TELEPHONE)

- Telephone Co.:
Contact: Telephone #:
1. Where is the closest available Service?
2. How long after placing order will Service be installed?
3. Is a Deposit required? Yes No Amount: \$

USE THIS PAGE, AND ADDITIONAL PAGES AS NEEDED, TO ELABORATE ON ANY TOPIC FOR WHICH YOU DID NOT HAVE ENOUGH SPACE ABOVE.



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ARCHITECT'S PROJECT # 11-001

Project:
FAMILY DOLLAR STORE
9180, 8320, OR 8000 SF PROTOTYPES
CITY, STATE
PLAN # 2011-01
NOT FOR CONSTRUCTION

Sheet Description:
SITE PLAN SUBMISSION
REQUIREMENTS / SITE
INVESTIGATION REPORT

FOR ELECTRONIC OR PAPER COPY OF THIS FULL DOCUMENT CONTACT FAMILY DOLLAR REAL ESTATE REP YOU ARE WORKING WITH ON THIS PROJECT.

LANDLORD MUST SUBMIT ALL ENGINEERED CIVIL AND ARCHITECTURAL PLANS TOGETHER TO FAMILY DOLLAR OR THEY WILL NOT BE ACCEPTED

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Drawn By: D. MYERS

Checked By: CHET HELT

Revisions:

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Date: 01-01-11
Sheet No. D-1
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