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PROJECT NUMBER 09.09.2021 CON

DESIGN BY HAR

APPROVED BY ME

DRAWN BY HAR

Date 09.09.2021

DIGITAL FILE 2022PROJECTSTARCREST.DRIVE

REVISION

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3.	
2.	PER INDIAN TRAIL REVIEW CYCLE II 05.27.2022
1.	PER INDIAN TRAIL REVIEW CYCLE I 01.06.2022

OWNER/DEVELOPER

DALTON R TAYLOR

6016 FOXCREST DR.
 MINT HILL, NC 28227

4809
 STARCREST
 DRIVE

PN. 07048046

SITE PLAN

C2.0

FOR REVIEW PURPOSES ONLY

PRINTING SHEET SIZE 24X36

DEVELOPMENT SUMMARY

PID #	07048046
PARCEL AREA:	±2.045 ACRES
EXISTING ZONING:	L-1
EXISTING USE:	OFFICE / WAREHOUSE
PROPOSED USE:	WAREHOUSE
EXISTING BUILDING FLOOR AREA:	±15,112 SF
BUILDING EXPANSION:	±7,080 SF
BUILDING HEIGHT:	24 SF
SETBACK REQUIREMENT:	FRONT YARD: 50 FEET SIDE YARD: 20 FEET SIDE YARD: 20 FEET REAR YARD: 50 FEET
IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA:	1.05 AC
PROPOSED IMPERVIOUS AREA:	0.105 AC
BUILD UPON AREA:	(1.155AC/2.147)=53.8%
DISTURBED AREA:	0.27 AC

CONSTRUCTION SCHEDULE :

APPROVALS:	2021
BEGIN CONSTRUCTION:	2021
COMPLETE CONSTRUCTION:	2022

PARKING REQUIREMENT SUMMARY

BUSINESS USE LIGHT INDUSTRIAL SERVICE		
OFFICE PARKING REQUIRED (2 SPACES PER 1,000 SF)	1,500 SF	3 SPACES
EXT. WAREHOUSE PARKING REQUIRED (1 SPCE PER 2,000 SF)	15,092 SF	8 SPACES
PROP. WAREHOUSE PARKING REQUIRED (1 SPCE PER 2,000 SF)	7,371 SF	4 SPACES
TOTAL SPACES REQUIRED		15 SPACES
EXISTING SPACES TO REMAIN		20 SPACES
HANDICAP PROVIDED		1 SPACES
BICYCLE PARKING REQUIRED 1/25 SPACES		1 SPACES
BICYCLE PARKING PROVIDED		1 SPACES

TREE SAVE AREA:

TOTAL SITE AREA :	±2.04 ACRES GROSS (88,862 SF)
REQUIRED TREE SAVE AREA: 10% = 0.204 ACES (8,886.2 SF)	
PROVIDED SITE TREE SAVE AREA: = ±0.204 ACES (8,886.2 SF)	

SITE LIGHTING NOTE:

PER DEVELOPER, SITE LIGHTING IS BEING PROVIDED BY WALL PACKS ATTACHED TO BUILDING WALLS. THERE WILL BE NO FREESTANDING LIGHT POLES

SIGNAGE NOTES :

SUBMITTAL AND PERMITTING FOR SITE AND BUILDING SIGNAGE SHALL BE HANDED UNDER A SEPARATE PERMIT BY OTHERS.

FIRE LANE NOTES:

HEAVY DUTY ASPHALT DRIVE AISLE MUST BE CAPABLE OF SUPPORTING AN 80,000 LB FIRE APPARATUS

GENERAL NOTES

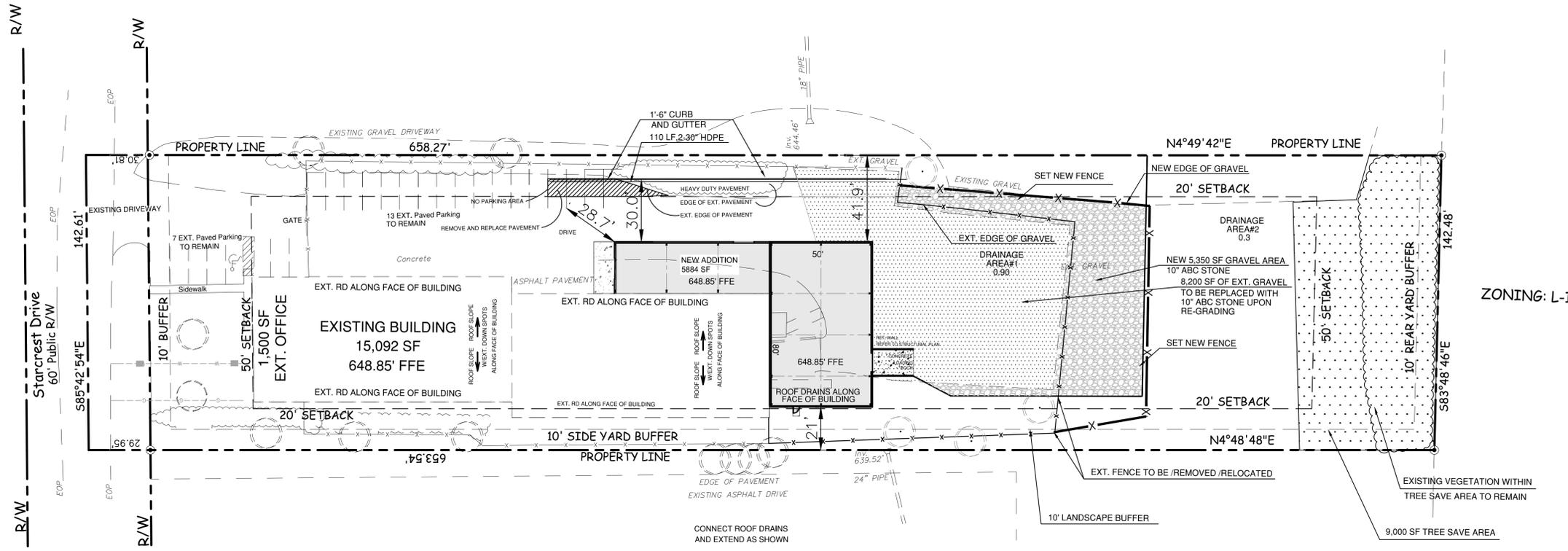
- ALL DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED ON PLAN.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL TRAFFIC SIGNS SHALL CONFORM WITH NCDOT STANDARDS AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENT AND APPLICABLE BUILDING CODES.
- ALL FIELD ADJUSTMENTS MUST BE REVIEWED AND APPROVED BY THE OWNER AND/OR HIS AUTHORIZED REPRESENTATIVE.
- OWNER SHALL OBTAIN SIGNAGE PERMIT FROM THE TOWN OF INDIAN TRAIL
- THE SURVEYOR SHALL ESTABLISH ALL THE NECESSARY HORIZONTAL CONTROL TO LAYOUT AND STAKE THE PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THIS SITE PLAN. ALL MODIFICATIONS MUST RECEIVE PRIOR APPROVAL OF THE CIVIL ENGINEER AND FIELD SUPERINTENDENT
- ALL ABOVE GROUND STRUCTURES AND ENCLOSURES ASSOCIATED WITH BACK FLOW DEVICES SHALL BE SET BEHIND REQUIRED SETBACK
- BOUNDARY AND TOPO SURVEY BY: FLOWE & SON LAND SURVEYING.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- REFER TO GRADING PLAN FOR LIMITS OF CLEARING AND GRADING.
- REFER TO LANDSCAPE AND PLANTING PLAN FOR PROPOSED TREES AND SHRUBS REQUIRED TO MEET ZONING AND TREE ORDINANCE REQUIREMENTS
- THE PROPOSED DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCE S EMBANKMENT, BLASTING, DUST CONTROL AND POST CONSTRUCTION.

AS BUILT NOTE

ASBUILT DRAWINGS NEED TO BE SUBMITTED BEFORE A CO CAN BE ISSUED. ADDITIONALLY, ALL AUTOCAD AS-BUILT FILES FOR ANY COMMERCIAL OR MAJOR RESIDENTIAL SITES MUST CONTAIN THE PROPER GEOSPATIAL REFERENCING INFORMATION BEFORE A CO CAN BE ISSUED.

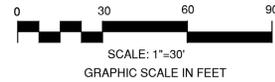
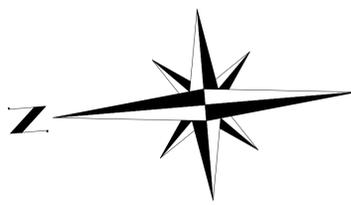


N.C. Grid
 NAD 83/2011
 by GPS Observation
 of the NC VRS

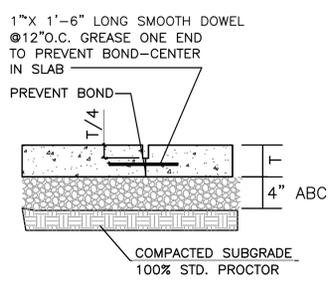


ZONING: L-I

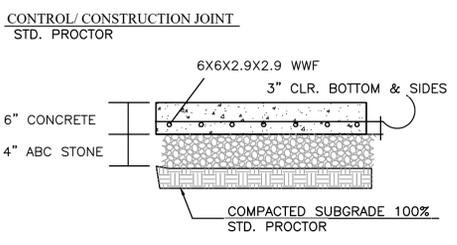
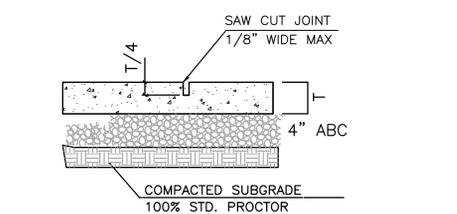
Lot 12
 ZONING: L-I



- SAW JOINTS SHALL BE PROVIDED @12' O.C.
- CONCRETE MIX SHALL BE 4,000 PSI



CONCRETE PAVEMENT DETAIL
 NTS.



ACCESSIBLE PARKING REQUIREMENTS

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	2
301 TO 400	8	2
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 6 ACCESSIBLE SPACES
1001 AND OVER	2% PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 6 ACCESSIBLE SPACES

REFERENCE: SECTION 1106 OF NC BUILDING CODE

- NOTES:**
- ALL ACCESSIBLE SIGNS (R7-8P, R7-8, R7-1, AND 50.10C) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (PER MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
 - IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMP ARE REQUIRED AT LOADING ZONE AREA. MAINTAIN MIN. 4' WIDE CONTINUOUS PASSAGE.
 - VERTICAL CLEARANCE FOR VANS MUST BE GREATER THAN 98-INCHES.
 - THIS DETAIL IS TO PROVIDE GENERAL GUIDANCE FOR PARKING LAYOUT AND DESIGN. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT AND NC BUILDING CODE FOR ADDITIONAL INFORMATION.

