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PROJECT NUMBER	10.10.2020 CON
DESIGN BY	HAR
APPROVED BY	ME
DRAWN BY	HAR
Date	10.10.2020
DIGITAL FILE	2020PROJECT/LOT 19 TECHNOLOGY DIVE

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1.	PER INDIAN TRAIL/UCPW AND NCDCEO CYCLE I REVIEW COMMENTS COMMENT 01.27.2022

DEVELOPER
GROUND THUNDER BUILDING LLC
 511 JOHNSON ROAD
 CHARLOTTE, NC 28206
 BUDDY@GT1253.COM
 704.332-0000

INDIAN TRAIL INDUSTRIAL PARK LOT 19 PHASE 2 TECHNOLOGY DRIVE PN. 07066992

SITE PLAN AND PAVEMENT PLAN
C2.0

FOR REVIEW PURPOSES ONLY

PRINTING SHEET SIZE 24X36

DEVELOPMENT SUMMARY	
PID #	07066992
PARCEL AREA:	±2.649 ACRES
EXISTING ZONING:	L-1
EXISTING USE:	VACANT
PROPOSED USE:	FLEX COMMERCIAL BUILDING
BUILDING FLOOR AREA:	±14,060 SF
BUILDING HEIGHT:	±24 SF
SETBACK REQUIREMENT:	FRONT YARD: 50 FEET SIDE YARD: 20 FEET SIDE YARD: 25 FEET * (ALONG FAITH CHURCH RD) REAR YARD: 60 FEET
BUFFER REQUIREMENT:	10 FEET ALONG TECHNOLOGY DRIVE 50 FEET ALONG FAITH CHURCH ROAD 10 FEET ALONG LEFT SIDE 50 FEET ALONG REAR
IMPERVIOUS AREA:	
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	52,200 SF
BUILD UPON AREA:	(52,200/115,390.44)=45.2%
DISTURB AREA:	2.0 AC

CONSTRUCTION SCHEDULE :	
APPROVALS:	2021
BEGIN CONSTRUCTION:	2021
COMPLETE CONSTRUCTION:	2022

PARKING REQUIREMENT SUMMARY	
BUSINESS USE LIGHT INDUSTRIAL SERVICE	
PARKING REQUIRED (2 SPACES PER 1,000 SF)	14,060 SF 28 SPACES
TOTAL SPACES PROVIDED	28 SPACES
HANDICAP PROVIDED	2 SPACES
BICYCLE PARKING REQUIRED 1/25 SPACES	2 SPACES
BICYCLE PARKING PROVIDED	2 SPACES

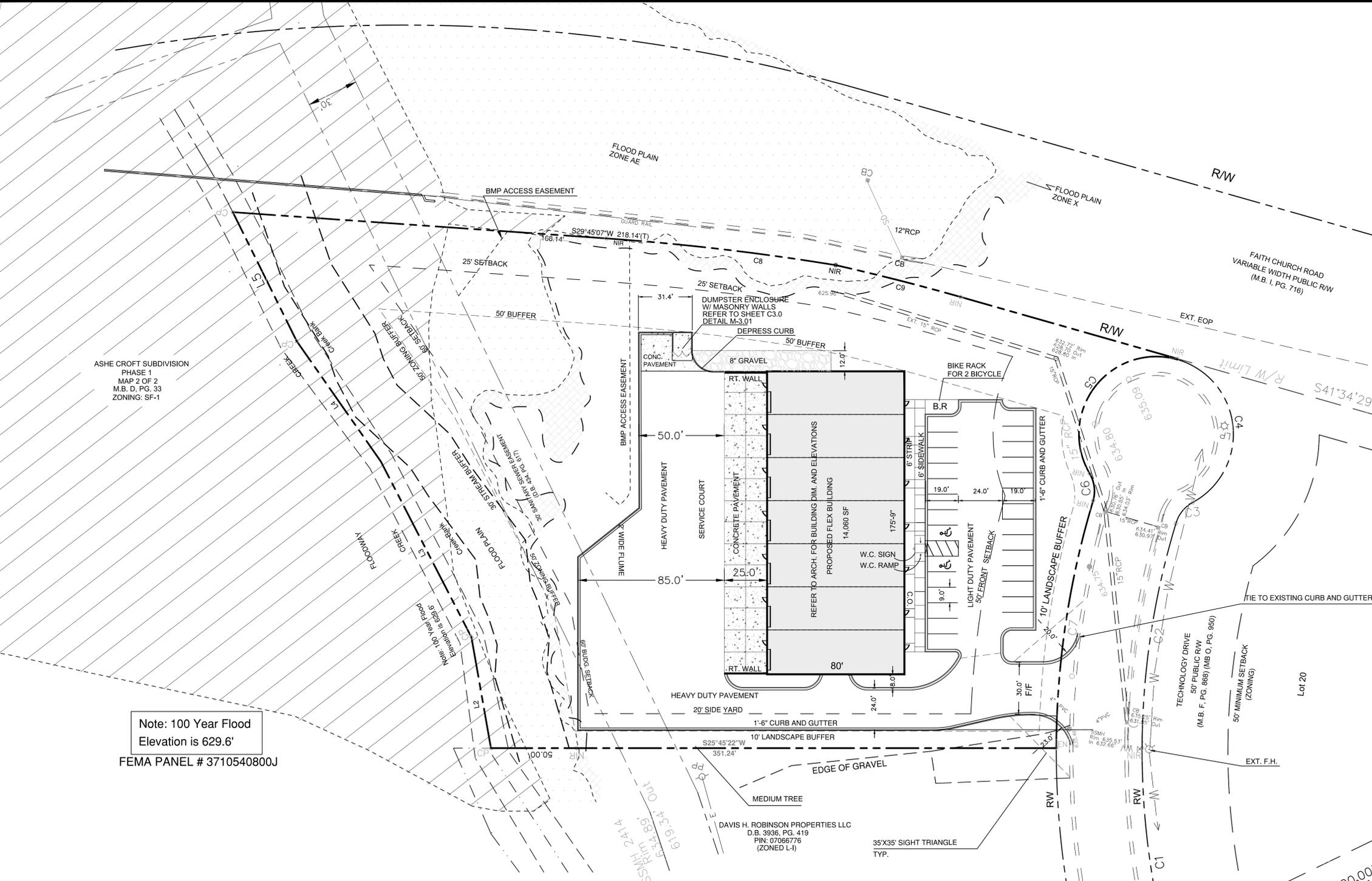
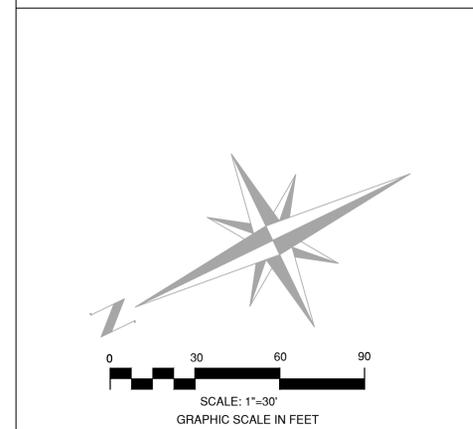
TREE SAVE AREA:	
TOTAL SITE AREA :	±2.649 ACRES GROSS (115,390.44 SF)
REQUIRED TREE SAVE AREA: 10% = 0.2649 ACES (11,539.044 SF)	
PROVIDED SITE TREE SAVE AREA: = +0.447 ACES (19,471 SF)	
BETWEEN SEWER EASEMENT AND NORTHERN PROPERTY LINE	

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

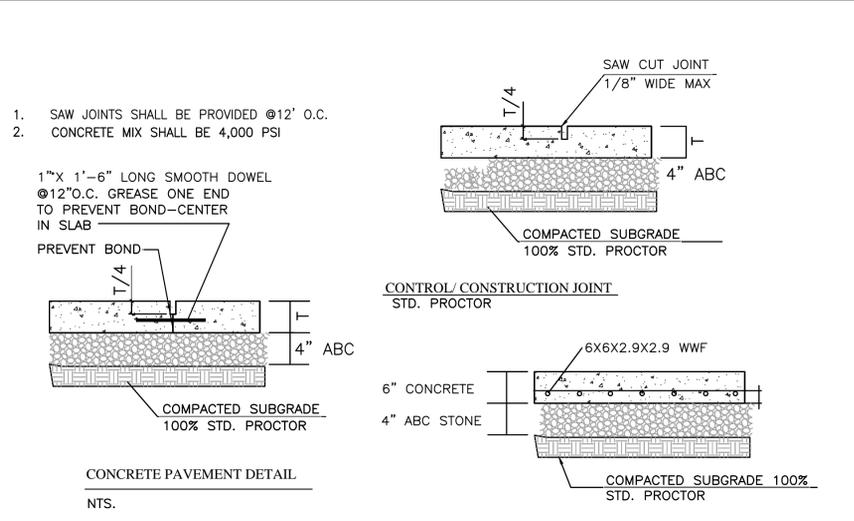
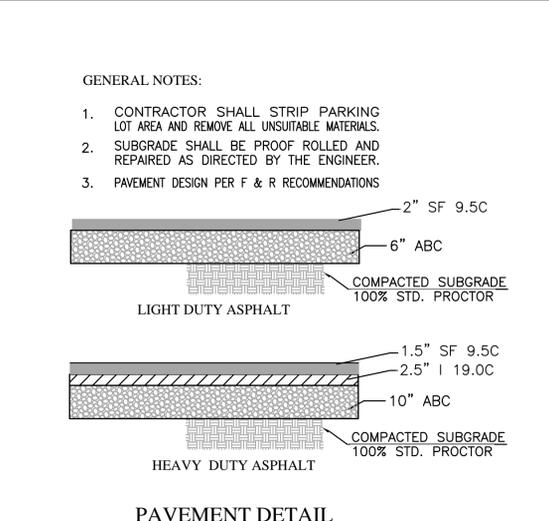
SIGNAGE NOTES :
 SUBMITTAL AND PERMITTING FOR SITE AND BUILDING SIGNAGE SHALL BE HANDLED UNDER A SEPARATE PERMIT BY OTHERS.

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.



Note: 100 Year Flood Elevation is 629.6' FEMA PANEL # 3710540800J



ACCESSIBLE PARKING REQUIREMENTS

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE ROUTES 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-BP, R7-B, R7-1, AND 50.100) 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 RAMPS 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.

