

PROPOSED OFFICE / WAREHOUSE FOR:

General Hospital Supply Corporation

OLD HICKORY PHASE 3, LOT 12-A - 1050 VAN BUREN AVENUE
INDIAN TRAIL, NORTH CAROLINA 28079



Vicinity Map
Not To Scale

PROJECT DATA

- OWNER: HOWARD S. MONTEITH
1110 TECHNOLOGY DRIVE SUITE A
INDIAN TRAIL, NC 28079
- DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
- SITE ADDRESS: OLD HICKORY PHASE 3, LOT 12-A
1050 VAN BUREN AVENUE
- PARCEL ID: 07081010
- SITE LOCATION: INDIAN TRAIL
- LOT SIZE: 1.961 ACRES (85,432 SF)
- DISTURBED SOIL: 1.67 ACRES (75,564 SF)
- ZONING: LI
- ZONING OF ADJOINING PARCELS: LI
- SETBACKS:
FRONT= 50' BUILDING SETBACK
FRONT PARKING SETBACK = 15'
SIDE YARD = 20'
SIDE AND REAR PARKING SETBACK = 10'
REAR YARD = 20'
- EXISTING USE: VACANT
- PROPOSED USE: OFFICE/WAREHOUSE
- PROPOSED BUILDING AREA: 17,167 SF
- IMPERVIOUS AREA: 1.03 ACRES (44,709 SF)
- SOILS TYPE: B6b, C8b AND C8b
- RECEIVING WATER COURSE: NORTH FORK CROOKED CREEK

Parking Requirements:

OFFICE - 1 SPACE PER EMPLOYEE ON BUSINESS SHIFT
WAREHOUSE - 1 SPACE PER EMPLOYEE ON THE BUSIEST SHIFT BUT NOT LESS THAN 1 PARKING SPACE PER 3,000 SF DEVOTED TO WAREHOUSING OR STORAGE AREA

CALCULATIONS:
OFFICE - 18 Employees x 1 = 18 SPACES
WAREHOUSE = 11,972 / 5000 = 3 SPACES

TOTAL SPACES REQUIRED: 21 SPACES
TOTAL SPACES PROVIDED: 22 SPACES

H/C ACCESSIBLE SPACES REQUIRED: 1 SPACES
H/C ACCESSIBLE SPACES PROVIDED: 1 SPACES

BICYCLE PARKING:
1 BICYCLE PARKING SPACE REQUIRED FOR EVERY 25 VEHICLE PARKING SPACES
22 VEHICLE SPACES = 1 BICYCLE SPACES REQUIRED
1 BICYCLE SPACES PROVIDED

SURVEY & UTILITIES NOTES

ALL BOUNDARY, TOPOGRAPHICAL, AND EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY DATED NOVEMBER 14, 2018 PROVIDED BY:
RUSSELL L. WHITEHURST
EAGLE ENGINEERING
2013 VAN BUREN AVENUE
INDIAN TRAIL, N.C. 28079
PH: 704-882-4222

LOCATION OF UNDERGROUND UTILITIES AS PRESENTED ARE APPROXIMATE.

UTILITIES SHOULD BE LOCATED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.

A CERTIFIED SURVEYOR IS TO LAY OUT THE CORNERS OF THE BUILDING PRIOR TO CONSTRUCTION.

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811, ITS THE LAW.

TREE SAVE AREA CALCULATIONS

A MINIMUM OF 10% OF THE TOTAL SITE (MINUS RIGHT-OF-WAYS, EASEMENTS, AND PONDS) IS TO BE DESIGNATED AS TREE SAVE AREA

SITE AREA = 85,432 SQUARE FEET
TREE SAVE AREA REQUIRED = 85,432 SF X 10% = 8,543 SF
TREE SAVE AREA PROVIDED = 5,098 SF (10.8%)

PROPOSED OFFICE / WAREHOUSE FOR:
General Hospital Supply Corporation
OLD HICKORY PHASE 3, LOT 12-A - 1050 VAN BUREN AVENUE
INDIAN TRAIL, NORTH CAROLINA 28079



Revisions: Δ 5/28/19
Scale: AS NOTED
Drawn By: CTO
Checked By: CLH
Date: 2/21/2019
Job No: 1019



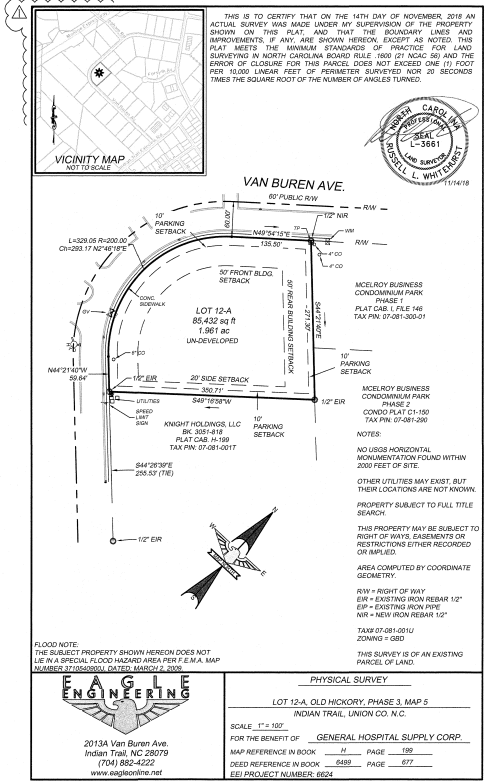
CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500

INDEX OF DRAWINGS

- SP-1 SITE PLAN
- SP-2 SITE PLAN DETAILS
- SP-3 DUMPSTER ENCLOSURE DETAILS
- U-1 UTILITY PLAN
- U-2 UNION COUNTY PUBLIC WORKS DETAILS
- LP-1 LANDSCAPE PLAN
- LP-2 LANDSCAPING DETAILS
- TM-1 TRUCK MANEUVERING PLAN
- SE-1 PHASE 1 EROSION CONTROL PLAN
- SE-2 PHASE 2 EROSION CONTROL PLAN
- SE-3 EROSION CONTROL DETAILS
- SE-4 EROSION CONTROL DETAILS
- SE-5 EMBANKMENT REQUIREMENT NOTES
- SW-1 GRADING AND STORM WATER DETENTION PLAN
- SW-2 STORM WATER DETENTION DETAILS
- SD-1 SITE DISTANCE
- DM-1 DRAINAGE MAP
- A-1 BUILDING FLOOR PLAN
- A-2 BUILDING EXTERIOR ELEVATIONS
- PM PHOTOMETRIC PLAN

REVISIONS

- Δ ADDED PHYSICAL SURVEY FROM EAGLE ENGINEERING
- Δ REVISED PARKING SUMMARY
- Δ REVISED 'SURVEY & UTILITIES NOTES'
- Δ REVISED L-329.04 TO L-329.05 (BOUNDARY)
- Δ ADDED PHOTOMETRIC PLAN 'INDEX OF DRAWINGS'
- Δ SEE REMAINING DRAWINGS FOR ANY OTHER REVISIONS (ANY REVISIONS WILL BE LISTED ON THE SHEET THAT WAS REVISED)
- Δ ADDED SITE DISTANCE PLAN

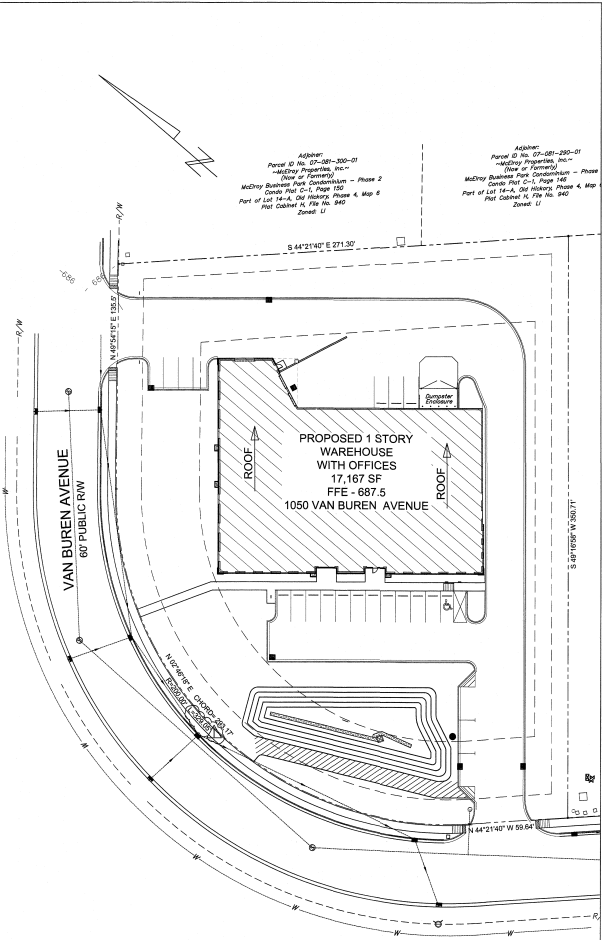


UTILITY COMPANY LISTINGS

- POWER:** UNION POWER COOPERATIVE
PH: 800-922-6840
- GAS:** NORTH CAROLINA NATURAL GAS
PH: 800-275-6264
- CABLE:** SPECTRUM CABLE
PH: 704-377-9900
- PHONE:** ALLTEL
PH: 800-632-4949
- WATER/SEWER:** UNION COUNTY PUBLIC WORKS
PH: 704-296-4210



Know what's below.
Call before you dig.



REFERENCE PLAN
NO SCALE