

**PAVING LEGEND & NOTES**

- 6" STONE + 2" 1-2 ASPHALT (PER CONTRACTOR SPECIFICATIONS)
- 6" STONE + 2" BINDER + 1" 1-2 ASPHALT (PER CONTRACTOR SPECIFICATIONS)

ALL PAVING SPECIFICATIONS WERE PROVIDED BY THE OWNER. ANY DEVIATION FROM PAVEMENT SCHEDULE SHOWN MUST BE APPROVED PRIOR TO CONSTRUCTION.

SOILS REPORT PAVEMENT RECOMMENDATIONS TO OVERRIDE THE ABOVE PAVING SPECIFICATIONS ARE BY GENERAL CONTRACTOR AND APPROVED BY THE OWNER. CHRIS HOPE P.E. IS NOT RESPONSIBLE FOR PAVING SPECIFICATIONS.

**SURVEY & UTILITIES NOTES**

ALL BOUNDARY, TOPOGRAPHICAL, AND EXISTING INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY DATED NOV. 26, 2019 PROVIDED BY: EAGLE ENGINEERS, 2013A VAN BUREN AVENUE, INDIAN TRAIL, N.C. 28079, PH: 704-884-4222

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.

**KNOX BOX INFORMATION**

HEMBY BRIDGE FIRE DEPARTMENT SHALL BE SELECTED FOR KNOX BOX.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL FIRE MARSHAL AS TO NUMBER, LOCATION, AND PLACEMENT OF KNOX BOXES.

**EXTERIOR LIGHTING NOTE**

ANY POLE LIGHTS WILL MEET THE REQUIREMENTS OF THE BUSINESS PARK COVENANTS.

WALL PACK LIGHTS MOUNTED TO BUILDING WILL BE FULL OUT-OF-TYPE.

POLE LIGHTS AT STREET ARE EXISTING, NO MODIFICATIONS.

**PARKING REQUIREMENTS:**

OFFICE - 1 SPACE PER 400 SF

WAREHOUSE - 1 SPACE PER EMPLOYEE ON THE BUSIEST SHIFT BUT NOT LESS THAN 1 PARKING SPACE PER 5,000 SF DEVOTED TO WAREHOUSING OR STORAGE AREA

**CALCULATIONS:**

OFFICE - 6,048/400 = 16 SPACES  
WAREHOUSE - 15,082 /5,000 = 4

TOTAL SPACES REQUIRED: 20 SPACES  
TOTAL SPACES PROVIDED: 38 SPACES

H/C ACCESSIBLE SPACES REQUIRED: 2 SPACES  
H/C ACCESSIBLE SPACES PROVIDED: 2 SPACES

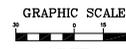
**BICYCLE PARKING:**

1 BICYCLE PARKING SPACE REQUIRED FOR EVERY 25 VEHICLE PARKING SPACES  
38 VEHICLE SPACES = 2 BICYCLE SPACES REQUIRED  
2 BICYCLE SPACES PROVIDED

**PROJECT DATA**

- EXISTING OWNER: Operating & Maintenance Specialties, Inc. 694 W. Crowell St Morris, NC 28112
- DESIGNER: CHRIS L. HOPE, P.E. 2617 ROLLING HILLS DRIVE MONROE, NORTH CAROLINA 28110 704-882-1500 Van Buren Ave.
- SITE ADDRESS: OLD HICKORY LOT 22-B
- PARCEL I.D.: 07-081-298B
- SITE LOCATION: INDIAN TRAIL
- LOT SIZE: 3.148 ACRES (137,127 SF)
- DISTURBED SOIL: 2.68 ACRES (116,753 SF)
- ZONING: LI
- ZONING OF ADJONING PARCELS: LI
- SETBACKS: FRONT = 50' BUILDING SETBACK FRONT PARKING SETBACK = 15' SIDE YARD = 20' REAR YARD = 50' SIDE AND REAR PARKING SETBACK = 10'
- EXISTING USE: VACANT
- PROPOSED USE: OFFICE/WAREHOUSE
- PROPOSED BUILDING AREA: 6,078 sf office + 15,082 sf warehouse 21,160 sf total under roof
- PROPOSED IMPERVIOUS AREA: 1.45 ACRES (63,260 SF)
- SOILS TYPE: Bx/B
- RECEIVING WATER COURSE: NORTH FORK CROOKED CREEK
- THIS SITE IS LOCATED IN THE OLD HICKORY MASTER PLAN AREA, AND WILL COMPLY WITH ALL APPLICABLE GUIDELINES.

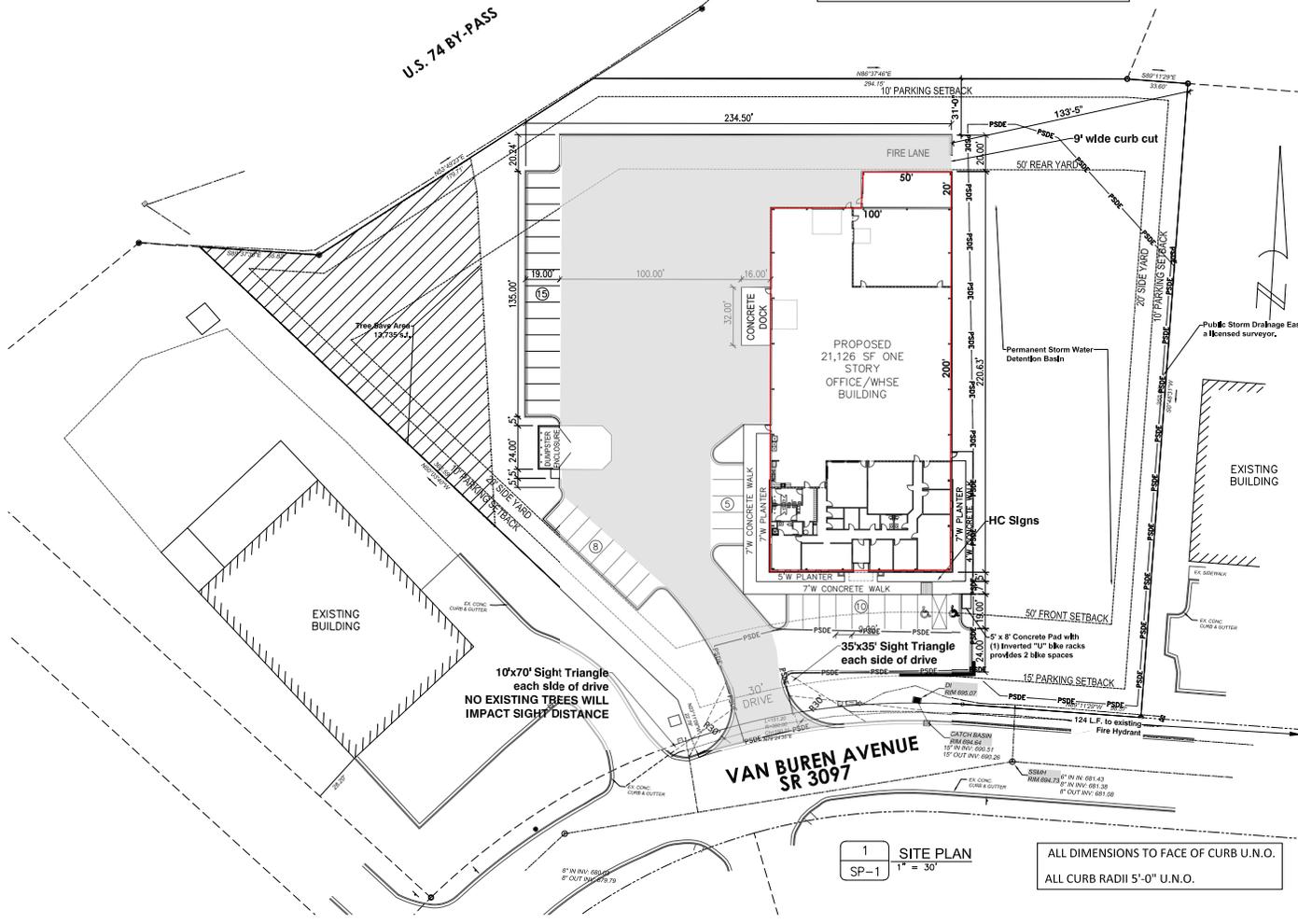
SEE UTILITY PLAN U-1 FOR ALL WATER AND SEWER CONNECTIONS



Know what's below. Call before you dig. ZONING: LI TAX PIN 07-081-298B

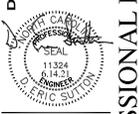
1 SITE PLAN SP-1 1" = 30'

ALL DIMENSIONS TO FACE OF CURB U.N.O. ALL CURB RADII 5'-0" U.N.O.



PROPOSED MANUFACTURING AND OFFICE FACILITY FOR:  
**Operating & Maintenance Specialties, Inc.**  
OLD HICKORY PHASE 4, LOT 21-B  
2009 VAN BUREN AVENUE  
INDIAN TRAIL, NORTH CAROLINA 28079

D. ERIC SUTTON  
6612 BERRYWATCH CT  
CHARLOTTE, NC 28211  
dsutton@ericsutton.com



Revision	06/14/2021
	03/08/2021
	02/11/2021
Scale	1" = 30'
Drawn By	
Checked By	
Dwg	02/01/2021
Job No.	10121

**SP-1**

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