

DEVELOPMENT DATA

TOTAL SITE AREA:	3.138 acres
PROPOSED IMPERVIOUS:	75,000 SF
GROSS BUILDING AREA:	10,371 SF
OFFICE:	2,520 SF
INDUSTRIAL SERVICES:	7,851 SF
TAX PARCEL NUMBER:	07048013N
STREET ADDRESS:	GRAY FOX RD. (if not assigned)
ZONING DISTRICT:	L-1 (Light Industrial)
ZONING OVERLAY DISTRICT:	NONE
JURISDICTION:	INDIAN TRAIL
PROPOSED USE:	CONTRACTOR OFFICE WITH OUTDOOR STORAGE
BUILDING SETBACK (GRAY FOX RD.):	40' 50'
SIDE YARD SETBACK (TYP.):	10' 20'
REAR YARD SETBACK (TYP.):	20' 50'
BUILDING HEIGHT ALLOWED:	100' Max.
BUILDING HEIGHT PROPOSED:	34'
WATERSHED:	YADKIN PEE DEE

PARKING DATA

AUTO PARKING:				
OFFICE	AREA	RATIO	# REQUIRED	# PROVIDED
2620 SF	2620 SF	2 per 1000 SF	5.04 spaces	5 SPACES
WAREHOUSE	7851 SF	1 per 2000 SF	3.93 spaces	3 SPACES
TOTAL REQUIRED			8.97 spaces >>	9 spaces
ACCESSIBLE PARKING:				
TYPE			# REQUIRED	# PROVIDED
VAN ACCESSIBLE			1 SPACE	1 SPACES
+ STD. ACCESSIBLE			0 SPACES	0 SPACES
BICYCLE PARKING:				
TYPE	RATIO		# REQUIRED	# PROVIDED
SHORT TERM (OUTDOOR)	1 PER 25 AUTOMOBILE SPACES		1	2
LOADING and UNLOADING:				
TYPE	SIZE		# REQUIRED	# PROVIDED
SMALL	10' x 25'		0	0
LARGE	10' x 50'		1	2

NOTES & REFERENCES

SUBJECT TRACT:
 TAX PARCEL 07048013N
 AREA: 3.135 ACRES
 DEED BOOK 8797 PAGE 372
 LOT #15A INDUSTRIAL VENTURE IV CAB P FILE 20
 GRAY FOX ROAD (ADDRESS # NOT ASSIGNED)
 ADJACENT OWNERS AS SHOWN
 OWNER: HERIC PROPERTIES, LLC

ZONING: L-1 (LIGHT INDUSTRIAL)

JURISDICTION: TOWN OF INDIAN TRAIL

SETBACKS (see Development Data table)

THE FOLLOWING DOCUMENTS WERE CONSIDERED DURING THE PREPARATION OF THIS PLAN:
 DEED BOOK 8797 PAGE 372 (OWNER)
 PLAT CABINET P FILE 020
 ALTA/NSPS LAND TITLE SURVEY PREPARED FOR HERIC PROPERTIES, LLC
 TITLED "GRAY FOX ROAD" BY ATLAS SURVEYING, INC. DATED SEPT. 22, 2023

TOPOGRAPHY AND UTILITY LOCATIONS SHOWN ARE FROM THE SURVEY ABOVE

VERTICAL DATUM NAVD 88

CONTACT INFO

DEVELOPER:	HERIC PROPERTIES, LLC
ADDRESS:	1112 BUTTERBURR DR. MATTHEWS, NC 28104
TELEPHONE #:	800.721.2841
EMAIL:	heric@solutions@outlook.com
ENGINEER:	LUCAS-FORMAN INC.
ADDRESS:	4000 STUART ANDREW BLVD, CHARLOTTE, NC 28217
TELEPHONE #:	(704) 527-6626
EMAIL:	CHODGEE@LUCAS-FORMAN.COM
SURVEYOR:	ATLAS SURVEYING, INC.
ADDRESS:	13331 YORK CENTER DR. STE E, CHARLOTTE NC 28273
TELEPHONE #:	800-649-6475
WEBSITE:	WWW.ATLASSURVEYING.COM

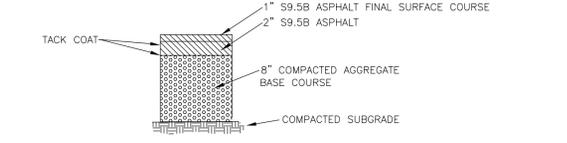
TREE SAVE AREA CALCULATION:

TOTAL SITE AREA:	3.138	AC
AREA IN R/W:	0	AC
AREA IN UTILITY EASEMENTS:	0.218	AC
AREA IN LAKES OR PONDS:	0	AC
NET AREA:	2.920	AC
10% REQUIRED TREE SAVE:	0.292	AC
TREE SAVE PROVIDED:	0.321	AC

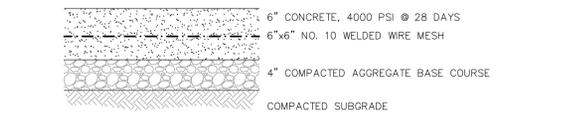
POST CONSTRUCTION SUMMARY

Parcel ID Number(s):	07048013N
Development Type:	Industrial
Subject to PCSO? Y/N	Yes
Watershed:	YADKIN-PEEDEE RIVER BASIN
Site Area (ac):	3.138 ac
Disturbed Area (ac):	3.0 ac
Total on-site Drainage Area (ac):	2.56 ac
Existing Built-upon-area (SF):	0 sf
Existing BUA to be removed (SF):	0 sf
Existing BUA to remain (SF):	0 sf
Proposed New BUA (SF):	1.72 ac
Proposed % BUA:	70.5%
Density (High / Low)	High
Total Post-Project BUA for site:	1.72 ac
Development or Redevelopment?	Development

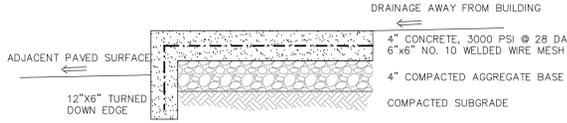
PHASE II STORMWATER requirements: 85% TSS removal, 2yr, 10yr, 25yr 6-hour peak flow attenuation



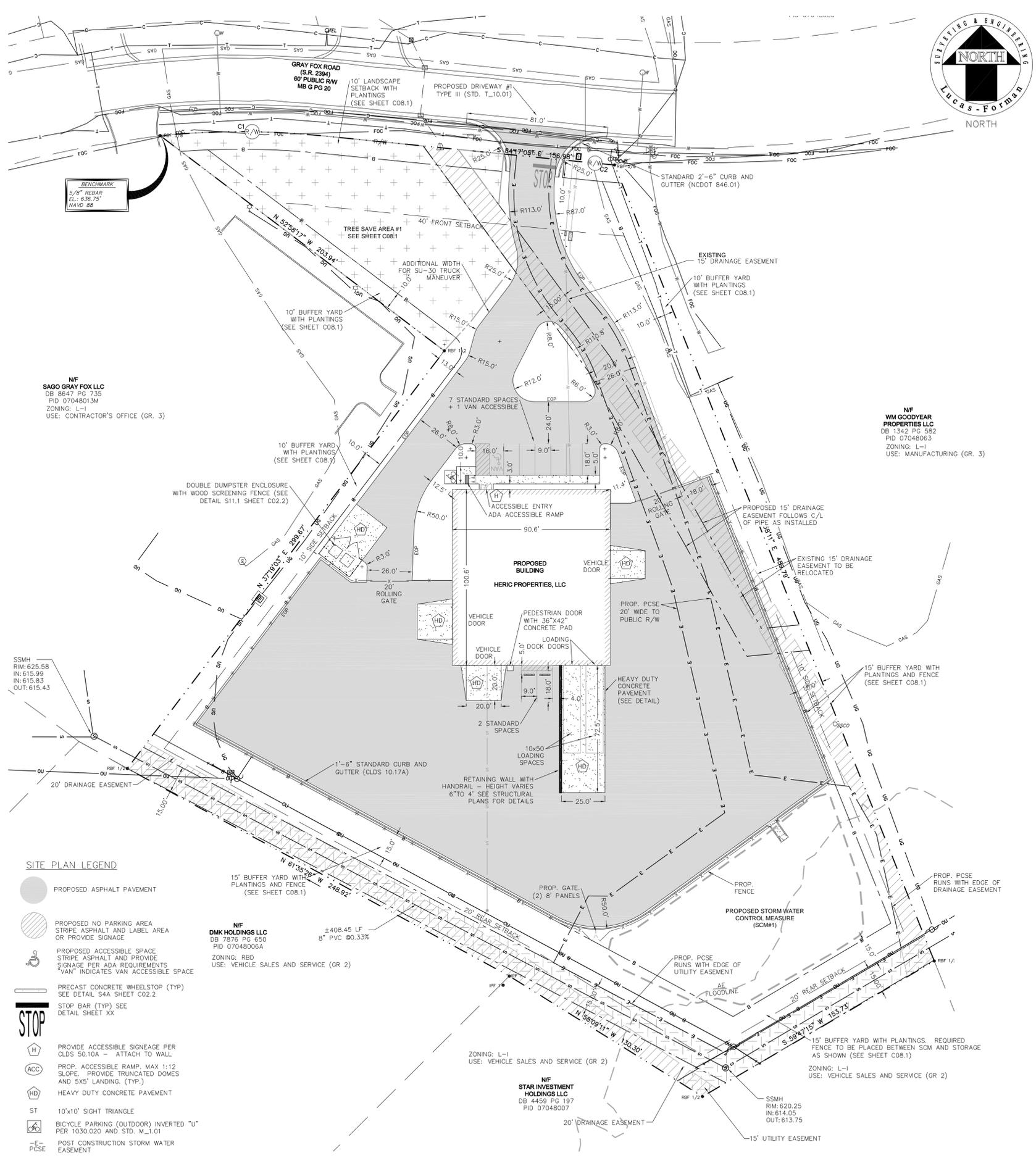
TYPICAL ASPHALT PAVEMENT SECTION



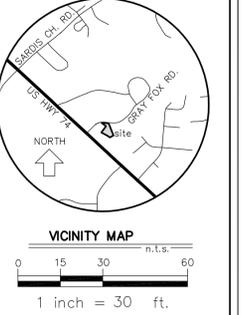
HEAVY DUTY CONCRETE PAVEMENT SECTION



SIDEWALK AT PARKING TYP. SECTION

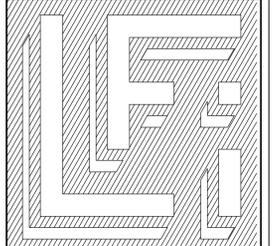


- SITE PLAN LEGEND**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED NO PARKING AREA STRIPE ASPHALT AND LABEL AREA OR PROVIDE SIGNAGE
 - PROPOSED ACCESSIBLE SPACE STRIPE ASPHALT AND PROVIDE SIGNAGE PER ADA REQUIREMENTS "VAN" INDICATES VAN ACCESSIBLE SPACE
 - PRECAST CONCRETE WHEELSTOP (TYP) SEE DETAIL S4A SHEET C02.2
 - STOP BAR (TYP) SEE DETAIL SHEET XX
 - PROVIDE ACCESSIBLE SIGNAGE PER CLDS 50.10A - ATTACH TO WALL
 - PROP. ACCESSIBLE RAMP. MAX 1:12 SLOPE. PROVIDE TRUNCATED DOMES AND 5x5' LANDING. (TYP.)
 - HEAVY DUTY CONCRETE PAVEMENT
 - 10'x10' SIGHT TRIANGLE
 - BICYCLE PARKING (OUTDOOR) INVERTED "U" PER 1030.020 AND STD. M.1.01
 - POST CONSTRUCTION STORM WATER EASEMENT



DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION



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HERIC PROPERTIES, LLC
 1112 BUTTERBURR DR.
 MATTHEWS, NC 28104

LOT 15 A
INDUSTRIAL VENTURES IV
INDIAN TRAIL, NC
 GRAY FOX ROAD

SITE PLAN

DRAWN BY CHH	DWG. FILE NAME 23081-SITE-SUB-01.dwg	DATE 03.30.2024
SURVEYED BY EAGLE	DESIGNED BY CHH	SHEET NUMBER C02.1
JOB NUMBER 23081	FILE NUMBER	