

Piedmont Instruments and Controls

PROPOSED OFFICE/WAREHOUSE BUILDING FOR

OLD HICKORY BUSINESS PARK LOT 43
 FORSYTH AVENUE
 INDIAN TRAIL, NORTH CAROLINA 28079

Bids Due _____
 10/30/07
 Rev. 10/23/07
 Scale NOTED
 Drawn By RMU
 Checked By CLH
 Date 10/23/2007
 Job No. 16707

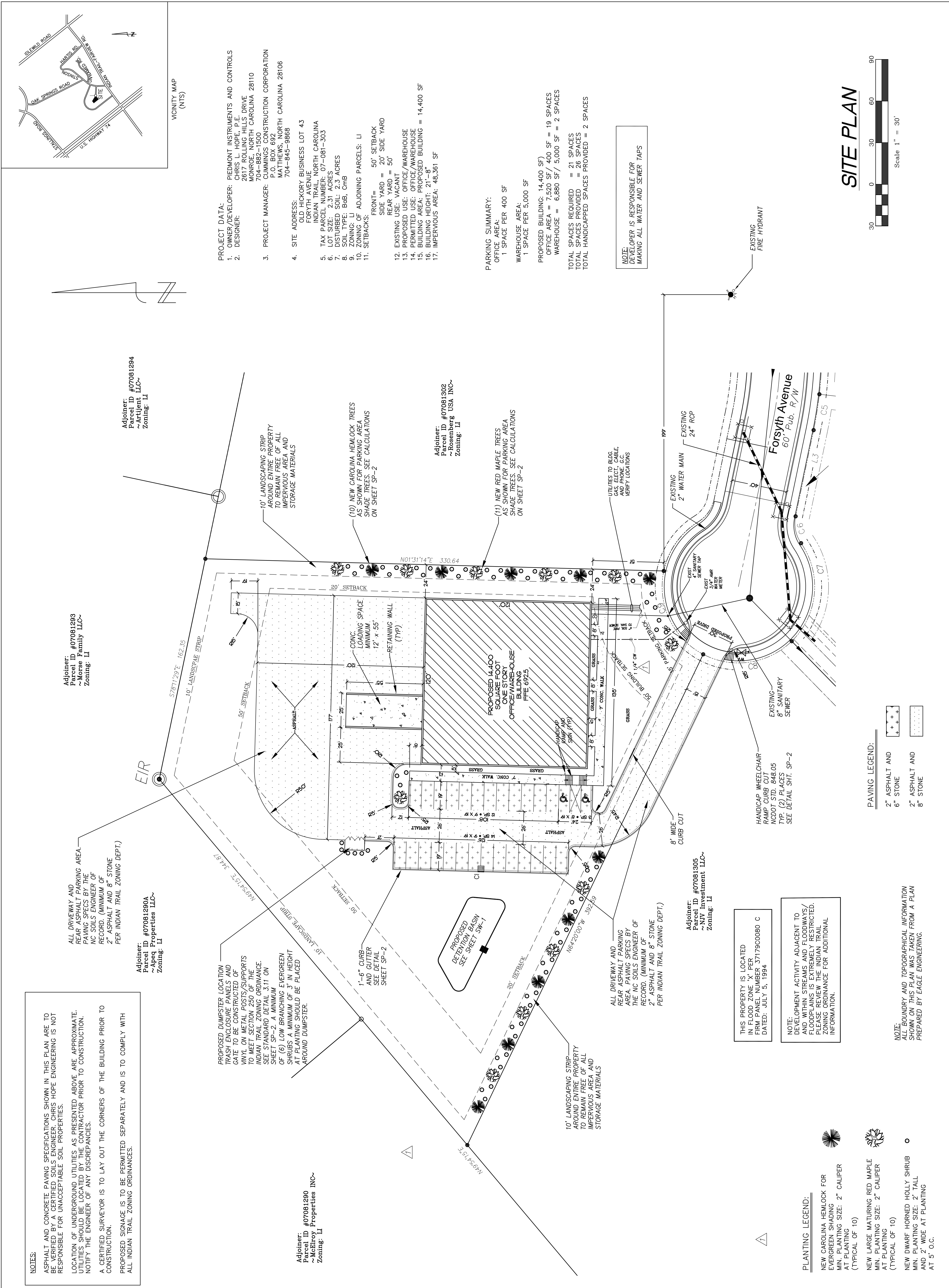
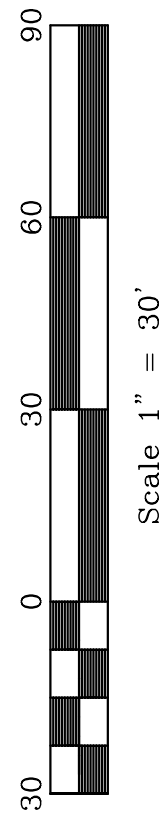
SP-1
 OF 2

- PROJECT DATA:**
- OWNER/DEVELOPER: PIEDMONT INSTRUMENTS AND CONTROLS
 CHRIS L. HOPE, P.E.
 2617 ROLLING HILLS DRIVE
 MONROE, NORTH CAROLINA 28110
 704-882-1500
 - DESIGNER: CUMMINGS CONSTRUCTION CORPORATION
 P.O. BOX 692
 MATTHEWS, NORTH CAROLINA 28106
 704-845-9868
 - PROJECT MANAGER: OLD HICKORY BUSINESS LOT 43
 1147 VENU NORTH CAROLINA
 INDIAN TRAIL, NORTH CAROLINA
 PARCEL NUMBER: 07-081-303
 LOT SIZE: 2.31 ACRES
 DISTURBED SOIL: 2.3 ACRES
 SOIL TYPE: BdB, Cmb
 - SITE ADDRESS: OLD HICKORY BUSINESS LOT 43
 1147 VENU NORTH CAROLINA
 INDIAN TRAIL, NORTH CAROLINA
 PARCEL NUMBER: 07-081-303
 LOT SIZE: 2.31 ACRES
 DISTURBED SOIL: 2.3 ACRES
 SOIL TYPE: BdB, Cmb
 - TAX PARCEL NUMBER: 07-081-303
 - LOT SIZE: 2.31 ACRES
 - DISTURBED SOIL: 2.3 ACRES
 - SOIL TYPE: BdB, Cmb
 - ZONING: LI
 - ZONING OF ADJOINING PARCELS: LI
 - SETBACKS:
 FRONT = 50' SETBACK
 SIDE YARD = 20' SIDE YARD
 REAR YARD = 50'
 - EXISTING USE: VACANT
 - PROPOSED USE: OFFICE/WAREHOUSE
 - PERMITTED USE: OFFICE/WAREHOUSE
 - BUILDING AREA: PROPOSED BUILDING = 14,400 SF
 - BUILDING HEIGHT: 21'-8"
 - IMPERVIOUS AREA: 48,361 SF

- PARKING SUMMARY:**
- OFFICE AREA:
 1 SPACE PER 400 SF
 - WAREHOUSE AREA:
 1 SPACE PER 5,000 SF
- PROPOSED BUILDING: 14,400 SF**
 OFFICE AREA = 7,520 SF / 400 SF = 19 SPACES
 WAREHOUSE = 6,880 SF / 5,000 SF = 2 SPACES
- TOTAL SPACES REQUIRED = 21 SPACES**
TOTAL SPACES PROVIDED = 26 SPACES
TOTAL HANDICAPPED SPACES PROVIDED = 2 SPACES

NOTE: DEVELOPER IS RESPONSIBLE FOR MAKING ALL WATER AND SEWER TAPS

SITE PLAN



PAVING LEGEND:

[Symbol]	2" ASPHALT AND 6" STONE
[Symbol]	2" ASPHALT AND 8" STONE

PLANTING LEGEND:

[Symbol]	NEW CAROLINA HEMLOCK FOR EVERGREEN SHADING WITH PLANTING AT PLANTING (TYPICAL OF 10)
[Symbol]	NEW LARGE MATURING RED MAPLE MIN. PLANTING SIZE: 2" CALIBER (TYPICAL OF 10)
[Symbol]	NEW DWARF HORNED HOLLY SHRUB MIN. PLANTING SIZE: 2" TALL AND 2" WIDE AT PLANTING AT 5" O.C.

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER FIRM PANEL NUMBER 37179C0080 C DATED: JULY 5, 1994

NOTE: DEVELOPMENT ACTIVITY ADJACENT TO AND WITHIN STREAMS AND FLOODWAYS/FLOODPLAINS IS EXTREMELY RESTRICTED. PLEASE REVIEW THE INDIAN TRAIL ZONING ORDINANCE FOR ADDITIONAL INFORMATION.

NOTE: ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A PLAN PREPARED BY EAGLE ENGINEERING.

NOTES:

- ASPHALT AND CONCRETE PAVING SPECIFICATIONS SHOWN IN THIS PLAN ARE TO BE VERIFIED BY A CERTIFIED SOILS ENGINEER. CHRIS HOPE ENGINEERING IS NOT RESPONSIBLE FOR UNACCEPTABLE SOIL PROPERTIES.
- LOCATION OF UNDERGROUND UTILITIES, AS PRESENTED ABOVE, ARE APPROXIMATE. UTILITIES SHOULD BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- A CERTIFIED SURVEYOR IS TO LAY OUT THE CORNERS OF THE BUILDING PRIOR TO CONSTRUCTION.
- PROPOSED SIGNAGE IS TO BE PERMITTED SEPARATELY AND IS TO COMPLY WITH ALL INDIAN TRAIL ZONING ORDINANCES.

Adjoiner:
 Parcel ID #07081290A
 ~Apeeq Properties LLC~
 Zoning: LI

Adjoiner:
 Parcel ID #07081294
 ~Artijent LLC~
 Zoning: LI

Adjoiner:
 Parcel ID #07081293
 ~Morse Family LLC~
 Zoning: LI

Adjoiner:
 Parcel ID #07081302
 ~Rosenberg USA INC~
 Zoning: LI

Adjoiner:
 Parcel ID #07081305
 ~NY Investment LLC~
 Zoning: LI

VICINITY MAP (NTS)

