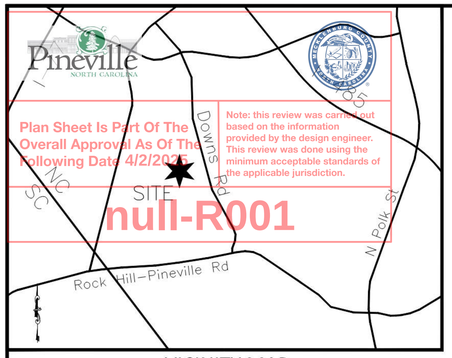

VICINITY MAP
NOT TO SCALE

THE COMMUNITY ENCROACHMENT LINE MUST BE CLEARLY MARKED PRIOR TO ANY GRADING AND MUST BE MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.

NORTH

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

NATIONS FORD ROAD

CAROLINA LOGISTICS DRIVE (APPROX. 3,650')

DOWNS ROAD

12220 CAROLINA LOGISTICS DRIVE (PROPOSED BUILDING 10) (EPM# 413890) FFE 608.5 — LOT H 2,500,249 SF (57.398 AC)

12034 CAROLINA LOGISTICS DRIVE (BLDG 8C PUMP HOUSE) (EPM# 454902)

12038 CAROLINA LOGISTICS DRIVE (PROPOSED BUILDING 8A) (EPM# 450023) FFE 595.5 — LOT E 1,227,004 SF (28.168 AC)

12026 CAROLINA LOGISTICS DRIVE (PROPOSED BUILDING 8D) (EPM# 454802) FFE 595.5 — LOT F 1,432,900 SF (32.895 AC)

12020 CAROLINA LOGISTICS DRIVE (PROPOSED BUILDING 8B) (EPM# 450025) FFE 595.5

12031 CAROLINA LOGISTICS DRIVE (PROPOSED BUILDING 6) (EPM# 457222) FFE 554.0 — LOT C 1,773,382 SF (40.7 AC)

11925 CAROLINA LOGISTICS DRIVE (PROPOSED BUILDING 4) (EPM# 458527) FFE 568.0

12004 CAROLINA LOGISTICS DRIVE (PROPOSED BUILDING 2) (EPM# 456578) FFE 573.0 FPE 547.6

12012 CAROLINA LOGISTICS DRIVE (PROPOSED BUILDING 3) (EPM# 456579) FFE 575.0

LOT A 1,155,510 SF (26.527 AC)

LOT B 1,965,957 SF (45.14 AC)

EXISTING BUILDING 1 FFE 552.60 (UNDER CONSTRUCTION)

EXISTING BMP 1 (PERMITTED UNDER SEP. PROJECT)

PCCO NATURAL AREA 1 = 21.99 AC

BMP 2 | BMP 3 | BMP 4 | BMP 5 | BMP 6 | BMP 7

423 LF INTERMITTENT STREAM
383 LF INTERMITTENT STREAM
375 LF INTERMITTENT STREAM
0.044 AC ADJACENT WETLAND
0.013 AC ADJACENT WETLAND
0.016 AC ISOLATED WETLAND
0.242 AC ADJACENT WETLAND
0.637 AC ISOLATED WETLAND
0.014 AC ADJACENT WETLAND
0.004 AC ADJACENT WETLAND

30' PCCO BUFFER
PCCE
100' SWIM BUFFER
100' LANDSCAPE BUFFER
25' UPLAND ZONE
45' MANAGED USE ZONE
30' STREAM SIDE ZONE
10' STREAM SIDE ZONE
10' SIDE YARD
20' PARKING SETBACK
0' BUILDING SETBACK
60' EX. SS EASEMENT
POST CONSTRUCTION CONTROL EASEMENT
EXISTING COMMUNITY FLOOD FRINGE LINE
EXISTING FEMA FLOOD FRINGE LINE (PCCO BUFFER)
FEMA FLOODWAY ENCROACHMENT
COMMUNITY ENCROACHMENT SHALL BE FLAGGED TO NOT BE DISTURBED
PCCO BUFFER DISTURBANCE EXEMPT FOR BMP
UNDISTURBED BUFFER MITIGATION AREA (FROM EPM# 396287)
SUGAR CREEK

PURPOSE OF RTAP12 IS TO RECONFIGURE PAVEMENT IN LOT H / GUARDHOUSE AREA AND REALLOCATION OF BUA CONTRIBUTING TO BMP6.

SWIM/PCO BUFFERS NOTES

1. BUFFER WIDTHS ARE SHOWN AND LABELED ON PLANS AND ARE CORRECT BASED ON POLARIS.
2. PLANS INDICATE THAT ALL ENGINEERED CHANNELS, PIPED OUTFALLS, AND RIP RAP APRONS END OUTSIDE OF THE BUFFER.
3. DRAINAGE OUTFALLS MUST BE DESIGNED TO ALLOW WATER TO SHEET FLOW ACROSS THE BUFFER TO FILTER OUT POLLUTANTS.
4. ENERGY DISSIPATORS, DIVERSION DEVICES OR WETLAND FLOW MUST BE USED TO SPREAD CONCENTRATED FLOWS AND MUST BE LOCATED OUTSIDE THE BUFFER AREA. ADEQUATE VEGETATIVE COVER MUST BE RETAINED OR RE-ESTABLISHED BELOW ENERGY DISSIPATORS TO PREVENT EROSION.
5. NO OUTLET DRAINS MORE THAN 10 ACRES DRAINAGE AREA TO ANY ONE POINT IN A STREAM BUFFER.
6. WHERE DISTURBANCE TO THE BUFFER IS SHOWN, A LETTER FROM WATER QUALITY IS REQUIRED STATING THAT THE DISTURBANCE SHOWN IS ALLOWABLE OR WHETHER A MITIGATION PLAN HAS BEEN APPROVED.
7. ALL TEMPORARY SEDIMENT BASINS AND ALL OTHER EROSION CONTROL DEVICES ARE LOCATED OUTSIDE OF THE MINIMUM BUFFER WIDTH.
8. BUFFER DELINEATION
   - BUFFER AREA IS CLEARLY IDENTIFIED ON PLANS IN BOLD, CLEAR TYPE AS "S.W.I.M./PCO STREAM BUFFER".
   - THE OUTSIDE BOUNDARY OF EACH BUFFER ZONE IS CLEARLY MARKED AND LABELED ON PLANS (STREAM SIDE, MANAGED USE, UPLAND).
   - FIELD LOCATED TOP OF BANK FROM WHERE THE BUFFER WIDTH IS MEASURED IS LABELED ON PLANS.
   - SHOW ORANGE FABRIC FENCING ON GRADING AND EROSION CONTROL PLANS.
   - STREAMS AND BUFFER BOUNDARIES INCLUDING THE DELINEATION OF EACH ZONE AND A DIMENSION FROM A SPECIFIC LOCATION ARE SHOWN ON ALL SURVEYS AND RECORD PLATS, INCLUDING INDIVIDUAL RECORD PLATS FOR ANY LOTS AFFECTED.
   - WHERE APPLICABLE FOR 100' BUFFERS/50% ADDITIONAL WIDTH: PROVIDE CALCULATIONS FOR 50% ADDITIONAL WIDTH BASED ON THE AREA BETWEEN THE CURRENT 100-YEAR FEMA FRINGE BOUNDARY TO THE 100' SWIM BUFFER OR THE 0.1 FLUM ENCROACHMENT LINE, WHICHEVER IS LESS.
9. THE STREAMSIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE MANAGE USE ZONE, A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6-INCH CALIPER PER 1,000 SQUARE FEET. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
10. PLANS CLEARLY INDICATE THAT NO FILL MATERIAL IS TO BE BROUGHT INTO THE BUFFER AND THAT NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER AREAS (EXCEPT NON-COMMERCIAL OUT BUILDINGS NOT EXCEEDING 150 SQUARE FEET).
11. GRADING AND OTHER LAND-DISTURBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.
12. THE OUTSIDE BOUNDARY OF THE BUFFER MUST BE CLEARLY MARKED WITH ORANGE FABRIC FENCING PRIOR TO ANY LAND-DISTURBING ACTIVITIES (GRADING, TREE-CUTTING OR STUMPING, ETC.) AT THE SITE AND THIS FENCING MUST BE CALLED OUT ON THE PLANS.
13. THE OUTSIDE BOUNDARY OF THE STREAM BUFFER MUST BE PERMANENTLY MARKED WITH AN IRON PIN OR OTHER ACCEPTABLE PROPERTY CORNER MARKER AT STREET CROSSINGS AND THIS MARKER MUST BE CALLED OUT ON THE PLANS.
14. ANY ACTIVITY IN THE BUFFER MUST ALSO COMPLY WITH THE APPLICABLE ZONING ORDINANCE.
15. STREAM BUFFERS MUST BE SURVEYED AND CLEARLY MARKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE WATER QUALITY STAFF.

RETAINING WALL REQUIREMENTS

1. RETAINING WALLS > 4 FT (RESIDENTIAL) OR 5 FT (COMMERCIAL) IN HEIGHT REQUIRES A PERMIT FROM CODE ENFORCEMENT PRIOR TO CONSTRUCTION.

MECKLENBURG COUNTY REQUIREMENTS

1. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
2. ALL ROAD IMPROVEMENTS AT DOWNS ROAD / NATIONS FORD ROAD ARE TO BE COORDINATED WITH THE TOWN OR COUNTY LUESA PRIOR TO CONSTRUCTION.
3. DEVELOPER WILL PROVIDE STREET NAME SIGNS PER MCLDS# 50.05 (9" SIGNS ONLY).
4. DIRECT VEHICULAR ACCESS TO DOWNS ROAD FROM LOTS A, E , AND B IS PROHIBITED.
5. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF_SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
7. HANDRAILS MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY, IF WARRANTED BY FIELD CONDITIONS (MCLDS 50.04A.B).
8. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB ON PUBLIC STREETS.
9. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
10. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED. (ADD AS NOTE STATING WHO IS RESPONSIBLE FOR THE EASEMENT)
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST:
    - 11.1. BE APPROVED BY PUBLIC WORKS REPRESENTATIVE FROM THE TOWN PRIOR TO GETTING PLAN APPROVAL.
    - 11.2. BE APPROVED BY THE COUNTY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
    - 11.3. BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
    - 11.4. IF TOWN PUBLIC WORKS AGREE TO HAVE THE PIPE INSTALLED THERE SHALL BE AN APPROVED BEDDING DETAIL AND A THIRD PARTY INSPECTOR SHALL VERIFY COMPACTION AND SUPPLY WRITTEN EVIDENCE OF COMPACTION RESULTS.
12. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
13. ANY BUILDING WITHIN THE 100+1 BUILDING RESTRICTION FLOODLINE IS SUBJECT TO THE RESTRICTIONS OF THE ORDINANCE IN THE GOVERNING JURISDICTION.
14. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE NORTHERN TOWNS AND MECKLENBURG COUNTY.
15. ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON LOT #'S 1-9 SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)
16. RETAINING WALLS INVOLVING A CULVERT OR LOCATED WITHIN THE INFLUENCE OF A ROAD MUST BE REVIEWED AND APPROVED BY LAND DEVELOPMENT. CULVERTS MUST HAVE HEADWALLS OR BE COLLARED.
17. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
18. AS-BUILTS FOR ALL APPLICABLE DETENTION STRUCTURES AND BMP MEASURES ARE REQUIRED. AS-BUILTS ARE TO INCLUDE LATITUDE AND LONGITUDE FOR CENTER OF MEASURE AND INLETS AND OUTLETS OF ALL STRUCTURES. ELEVATIONS ARE REQUIRED FOR ALL MEASURES AS WELL AS DIMENSIONS OF ALL MEASURES.
19. PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS AND OUTLET RESTRICTION DEVICES MUST BE FURNISHED TO LUESA FOR APPROVAL.
20. NON-STANDARD ITEMS (I.E. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE TOWN/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
21. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
22. THE DEVELOPER SHALL CONTACT THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

SITE NOTES

1. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, P.A., DATED OCTOBER 22, 2018.
2. [illegible]MENTS ARE THE MINIMUM REQUIRED.
3. [illegible] SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
4. [illegible] OR USE WITHIN THE AREAS DELINEATED AS COMMUNITY ENCROACHMENT (0.1') FLOODWAY ENCROACHMENT AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE NORTHERN TOWNS AND MECKLENBURG COUNTY.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BENCHMARKS AND OTHER REFERENCE POINTS THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL CONSTRUCTION ELEMENTS. ALL DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.
7. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
8. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
9. ALL IMPROVEMENTS AND WORK SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL STANDARDS. IN THE ABSENCE OF SPECIFIC PRODUCT SPECIFICATIONS OR CONSTRUCTION PROCEDURE, CONTRACTOR SHALL REFER TO THE 2012 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, AND SHALL SUBMIT THE DETAIL/SPECIFICATIONS TO THE ENGINEER FOR APPROVAL.
10. IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS ON THESE PLANS, SPECIFICATIONS REFERENCED ON THESE PLANS, DETAILS ON THESE PLANS, AND MANUFACTURERS RECOMMENDATIONS, THE CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A MANNER SUCH THAT WORKERS, OWNER REPRESENTATIVES, AND THE GENERAL PUBLIC IS PROTECTED FROM HARM. CONTRACTOR MAY INSTALL TEMPORARY PERIMETER FENCING AS APPROVED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO INSTALLATION OF FENCING.
12. ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY NCDOT.
13. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC PAINT INSTALLED PER NCDOT STD. SPEC. SECTION 1205. UNLESS OTHERWISE INDICATED, ALL PAVEMENT MARKINGS OUTSIDE THE RIGHT-OF-WAY SHALL BE PAINT INSTALLED PER NCDOT STD. SPEC. SECTION 1205.
14. UNLESS OTHERWISE INDICATED, PARKING STALLS SHALL BE 4" WHITE LINES.
15. CONTRACTOR SHALL VERIFY THAT ALL REQUIRED ENCROACHMENT PERMITS ARE IN PLACE BEFORE WORKING IN ANY EASEMENTS AND RIGHT-OF-WAYS. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE ENCROACHMENT DOCUMENTS. CONTRACTOR SHALL TOWN OF PINEVILLE PUBLIC WORKS PRIOR TO CONSTRUCTION TO OBTAIN THE NECESSARY PERMITS FOR ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY.
16. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE PROJECT PERMITS AND APPROVALS INCLUDING BUT NOT LIMITED TO DRIVEWAY PERMITS AND "APPROVED AS NOTED" COMMENTS. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN CONDITIONS/PROVISIONS AND CONSTRUCTION DOCUMENTS TO ENGINEER AND OWNER.
17. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
18. BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
19. CONTRACTOR SHALL INSTALL PVC SLEEVES UNDER PAVED AREAS FOR UTILITY AND IRRIGATION BEING INSTALLED AFTER PAVING OPERATIONS COMMENCE. COORDINATE WITH EACH UTILITY AND IRRIGATION INSTALLER FOR NUMBER OF SLEEVES, LOCATION, AND SIZE REQUIRED. ALSO REFER TO ELECTRICAL SITE PLAN.
20. CONTRACTOR SHALL REVIEW COMPLETE SET OF PLANS FOR COORDINATION BETWEEN CIVIL, ARCHITECTURAL, LANDSCAPE, MEP, ETC. PRIOR TO CONSTRUCTION.
21. ALL WALKS AND OTHER PAVED AREAS SHALL COMPLY WITH ADA CODE FOR LONGITUDINAL SLOPE AND CROSS SLOPE. WALK SLOPES SHALL NOT EXCEED 5% AND SHALL NOT EXCEED 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
22. FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.
23. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE TOWN OF PINEVILLE LAND DEVELOPMENT STANDARDS MANUAL (PLDSM), LATEST EDITION.

ZONING CODE SUMMARY

PROJECT NAME: CAROLINA LOGISTICS PARK
PROJECT ADDRESS: DOWNS ROAD — TAX LOT: 20505244, 20518107, 20518108, 20518109, 20518110, 20518106, 20518105, 20518104, 20518101, 20518102, 20504111, 20504110, 20504124, 20504118
OWNER: BEACON PARTNERS — PHONE # –
OWNER ADDRESS: 500 E. MOREHEAD STREET, SUITE 200, CHARLOTTE NC 28202
PLANS PREPARED BY: ORSBORN ENGINEERING GROUP — PHONE # (704) 749-1432
ZONING: G-I (CONDITIONAL USE) — JURISDICTION: PINEVILLE
PROPOSED USE: INDUSTRIAL
AVERAGE BUILDING HEIGHT: <40 FEET — STORIES: 1
YARD REQUIREMENTS: — REQUIRED BUFFERS:
SETBACK (FRONT): 0 FT. 20' PARKING SETBACK — FRONT: NO / YES FT.
SETBACK (SIDE): 10FT. — REAR: NO / YES 100 FT.
SIDE YARD: 10ET. — SIDE (L): NO / YES FT.
REAR YARD: 10 FT. — SIDE (R): NO / YES FT.

REQUIRED SCREENING:
REAR: NO / YES
REAR: NO / YES
SIDE (L): NO / YES
SIDE (R): NO / YES
PARKING ONLY: NO / YES

PARKING DATA:
AUTOMOBILE:
REQUIRED: 1 SPACE/4000 SF OF WAREHOUSE USE + 1 SPACE/400 SF OF OFFICE USE

	LOT A	LOT B	LOT C
REQUIRED:	94 SPACES	132 SPACES	138 SPACES
PROVIDED:	286 SPACES	402 SPACES	291 SPACES

	LOT E	LOT F	LOT H
REQUIRED:	109 SPACES	219 SPACES	251 SPACES
PROVIDED:	369 SPACES	443 SPACES	382 SPACES

*343 PARKING SPACES ALLOWED BETWEEN BUILDINGS & CAROLINA LOGISTICS DRIVE PER APPROVED CONDITIONAL USE PLAN. 839 SPACES PROPOSED

BICYCLE:
REQUIRED: FOR LOTS WHERE MORE THAN 19 SPACES ARE PROVIDED, PROVIDE 1 BIKE PARKING SPACE FOR EVERY 50 SPACES.

	LOT A	LOT B	LOT C
REQUIRED:	2 SPACES	3 SPACES	3 SPACES
PROVIDED:	6 SPACES	7 SPACES	6 SPACES

	LOT E	LOT F	LOT H
REQUIRED:	8 SPACES	9 SPACES	6 SPACES
PROVIDED:	8 SPACES	10 SPACES	6 SPACES

LOADING:

	LOT A	LOT B	LOT C
REQUIRED:	1 SPACES	1 SPACES	1 SPACES
PROVIDED:	75 SPACES	94 SPACES	23 SPACES

	LOT E	LOT F	LOT H
REQUIRED:	1 SPACES	1 SPACES	1 SPACES
PROVIDED:	50 SPACES	68 SPACES	150 SPACES

BUILDING DATA:

	GROSS FLOOR AREA:	OVERALL LOT SIZE:	RATIO:
LOT A:	375,940 SF	1,155,510 SF	0.33:1
LOT B:	525,030 SF	1,962,957 SF	0.27:1
LOT C:	422,624 SF	1,773,382 SF	0.24:1
LOT E:	433,586 SF	1,227,004 SF	0.35:1
LOT F:	433,764 SF	1,432,900 SF	0.30:1
LOT H:	1,006,462 SF	2,500,249 SF	0.40:1

ORSBORN ENGINEERING GROUP
605 LEXINGTON AVENUE , SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com

OVERALL SUBDIVISION PLAN
FOR
CAROLINA LOGISTICS PARK
PINEVILLE, NORTH CAROLINA

BIN - CLP LLC.
500 EAST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28202

PROFESSIONAL ENGINEERING C-3139 NORTH CAROLINA
SEAL 027864 ENGINEER
07/24/20

			DATE
53	01/20/25	REVISION TO APPROVED PLANS - LOT H GUARDHOUSE	
45	01/22/24	OWNER REQUESTED REVISIONS	
44	12/11/23	REVISION TO APPROVED PLANS - BLDG 8D	
40	08/23/23	REVISED PER COMMENTS	
39	04/14/23	REVISION TO APPROVED PLANS - LOT E	
31	02/16/23	REVISED PER ADDRESS COORDINATION	
29	12/08/22	REVISION TO APPROVED PLANS - BLDG 6	
		REVISIONS	

JOB #	20007
DATE:	07/24/20
SCALE:	1" = 200'
DRAWN BY:	JAW
APPROVED BY:	JCO

C2.0

February 07, 2025 - 7:35pm By: mmcool
J:\Cloud Projects\20007 Carolina Logistics Park - King\Grant\Dwg\20007 C2.0 OVSITE.dwg

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