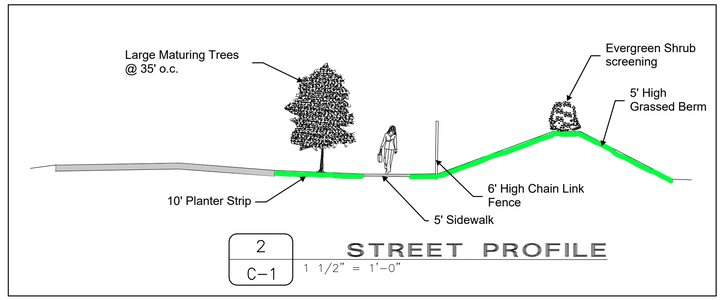
1 / C-1 SITE PLAN
1" = 50'-0"



2 / C-1 STREET PROFILE
1 1/2" = 1'-0"

ZONING CODE SUMMARY

PROJECT NAME: IPEX Pipe Yard Expansion
OWNER: IPEX Industrial Inc. PHONE # (704) 889-2431
PLANS PREPARED BY: D. Eric Sutton, PE PHONE # (704) 893-3777
ZONING: G-1 JURISDICTION: Pineville
PROPOSED USE: Outdoor Storage
BUILDING HEIGHT: – FEET, STORIES: –
BUILDING COVERAGE: – GROSS FLOOR AREA: – SQ. FT.
LOT SIZE: 10.707 SQ. FT./ACRES NUMBER OF UNITS/SUITES: –
YARD REQUIREMENTS:
SETBACK (FRONT): 20 FT. FROM R/W, – FT. FROM C/L OF R/W
SIDE YARD (R): 0 or 4 FT. SIDE YARD (L): 0 or 4 FT.
REAR YARD: 20 FT.
REQUIRED BUFFERS:
FRONT: ☐ YES / ☒ NO ____ FT. REAR: ☐ YES / ☒ NO ____ FT.
SIDE (R): ☐ YES / ☒ NO ____ FT. SIDE (L): ☐ YES / ☒ NO ____ FT.
REQUIRED SCREENING:
FRONT: ☐ YES / ☒ NO REAR: ☐ YES / ☒ NO
SIDE (R): ☐ YES / ☒ NO SIDE (L): ☐ YES / ☒ NO
PARKING ONLY: ☒ YES / ☐ NO
PAVEMENT COVERAGE: 5.48 ac (stone)
PARKING DATA:
REQUIRED: – PROVIDED: – HANDICAP: – COMPACT: –
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

PCCO SUMMARY

Original Parcel ID Number(s):	205-093-20	
Development Type:	Industrial	
Subject to PCCO? Y/N	Y	
If NO, why?	-	
Watershed:	Sugar	
Disturbed Area (ac):	6.0	
Site Area (ac):	10.707	
	DA#1	DA#2
Total on-site Drainage Area (ac):	7.52	
Existing Built-upon-area (SF):	0	
Existing BUA to be removed (SF):	0	
Existing BUA to remain (SF):	0	
Proposed New BUA (SF):	238,709	
Proposed % BUA:	51	
Density (High / Low)	H	
Total Post-Project BUA for site:	238,709	
Development or Redevelopment?	Development	
Natural Area Required (ac):	0	
Natural Area Provided (ac):	0	
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	N	
Distressed Business District? Y/N	N	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	N	
Buffer Mitigation? Y/N	N	
Total Phosphorous Mitigation? Y/N	N	

MECKLENBURG LAND DEVELOPMENT NOTES:

All "Std." numbers refer to Mecklenburg Land Development Standards Manual.

On-site burial pits require a demolition landfill permit from the Zoning Administrator.

Grading more than one acre without an approved Erosion Control Plan is a violation of the County Erosion Control Ordinance, and is subject to a fine.

Any grading beyond the denuded limits shown on the plan is a violation of the County Erosion Control Ordinance, and is subject to a fine.

Driveway permit for construction entrances in NCDOT right-of-way must be presented at pre-construction meeting.

All embankments must be constructed per Section 4.0.6 Embankment Requirements in the BMP Design Manual.

All perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3 horizontal to 1 vertical (3:1) shall be provided temporary or permanent stabilization with ground cover as soon as practicable, but in any event, within 7 calendar days from the last land-disturbing activity.

Fill slopes greater than 10' in height require adequate terracing per Std. 30.16.

All other disturbed areas shall be provided temporary or permanent stabilization with ground cover as soon as practicable, but in any event, within 7 calendar days from the last land-disturbing activity.

The stability of slopes graded greater than 2:1 to be verified by a soils engineer .

Additional measures to control erosion and sediment may be required by a representative of Mecklenburg County.

In order to ensure proper drainage, keep a minimum of 0.5% slope on the curb.

PE sealed shop drawings for retaining walls must be submitted to the County prior to construction.

Prior to CO, surveyor sealed as-built drawings of all water quality BMPs and detention systems must be provided.

Per the Mecklenburg Post Construction Controls Administrative Manual, all required Natural Areas, and/or Post Construction Controls easements (PCCEs) must be recorded prior to the issuance of a Certificate of Occupancy.

ZONING: G-1
TAX PARCEL 205-093-20

Asphalt paving material to meet the specifications of NCDOT.

Concrete paving is 3,500 psi placed per ACI 330.2R-17 Industrial Pavement Guide. Contraction joint spacing 12.5' x 12.5', 2" saw depth.

Construction joints: 1" dia. smooth bars x 20" long spaced 12" o.c.

ALL site work, paving and grading to follow the recommendations in the "Report of Test Pit Exploration" prepared by GTA Associates, Inc. dated August 28, 2019.

Know what's below. Call before you dig.

REVISIONS:

NO.	DESCRIPTION	BY	DATE
△			
△			
△			

REVISIONS:

NO.	DESCRIPTION	BY	DATE
△			
△			
△			

D. ERIC SUTTON, PE
6617 BERRYPATCH CT
CHARLOTTE, NORTH CAROLINA 28211
(704) 893.3777
eric@ericsuttonpe.com

SEAL NORTH CAROLINA PROFESSIONAL SEAL 11324 11.20.19 ENGINEER D. ERIC SUTTON

IPEX by aliaxis

Pipe Yard Expansion

9919 Industrial Drive Pineville, NC

Sheet Title: SITE PLAN

Project No: 19022
Date: 11/20/19
Scale: As Noted
Checked: DES

C-1